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STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Northwest Region Office
PO Box 330316, Shoreline, WA 98133-9716 • 206-594-0000

October 5, 2023

Maninder Singh
8701 Greenwood, LLC
12620 NW 85th Avenue, Suite 108
Kirkland, WA 98033
(msingh@kagreaterseattle.com)

Re: No Further Action opinion for the following contaminated Site:

Site name: Texaco 211544
Site address: 8701 Greenwood Avenue N, Seattle, WA 98103
Facility/Site ID: 63538329
Cleanup Site ID: 6416
VCP Project No.: NW3329

Dear Maninder Singh:

The Washington State Department of Ecology (Ecology) received your request on March 29, 2023 for an opinion regarding the sufficiency of your independent cleanup of the Texaco 211544 facility (Site) under the [Voluntary Cleanup Program \(VCP\)](#).¹ To provide an opinion, we requested additional information from you in writing on March 29, 2023. We received the additional information on April 6, 2023. This letter provides our opinion and analysis. We are providing this opinion under the authority of the Model Toxics Control Act (MTCA), Chapter [70A.305](#) RCW.²

Opinion

Ecology has determined that no further remedial action is necessary to clean up contamination at the Site.

¹ <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Voluntary-Cleanup-Program>

² <https://app.leg.wa.gov/RCW/default.aspx?cite=70A.305>

This opinion depends on the continued performance and effectiveness of the post-cleanup controls and monitoring specified in this letter and in the Environmental Covenant in **Enclosure A**.

Ecology bases this opinion on an analysis of whether the remedial action meets the substantive requirements of MTCA and its implementing regulations, which are specified in Chapter 70A.305 RCW and Chapter [173-340](#) WAC³ (collectively called “MTCA”).

Site Description

This opinion applies only to the Site described below. The Site is defined by the nature and extent of contamination associated with the following release(s):

- Gasoline (TPH-G)-, diesel (TPH-D)-, and oil (TPH-O)-range total petroleum hydrocarbons, benzene, and carcinogenic polycyclic aromatic hydrocarbons (cPAHs) in soil.
- TPH-G, TPH-D, TPH-O, and benzene in groundwater.

Enclosure B includes a Site description, history, and diagrams.

Please note the SMI Inc. Trust facility (Facility Site ID No. 74731271) also affects a parcel of real property (the Property) associated with this Site. As discussed below in the Post-Cleanup Controls and Monitoring Section of this opinion letter, due to the presence of contamination from the SMI Inc. Trust Facility on the Property, the Environmental Covenant attached in **Enclosure A** was recorded on the Property to protect human health and the environment. This opinion does not apply to any contamination associated with the SMI Inc. Trust facility.

Basis for the Opinion

Ecology bases this opinion on information in the documents listed in **Enclosure C**. A number of these documents are accessible in electronic form from the [Site Webpage](#).⁴ The complete records are stored in the Central Files of the Northwest Regional Office of Ecology (NWRO) for review by appointment only. You can request these documents by filing a [records request](#).⁵ For help making a request, contact the Public Records Officer at recordsofficer@ecy.wa.gov or call (360) 407-6040.

This opinion is void if information in any of the listed documents is materially false or misleading.

³ <https://apps.leg.wa.gov/WAC/default.aspx?cite=173-340>

⁴ <https://apps.ecology.wa.gov/cleanupsearch/site/6416>

⁵ <https://ecology.wa.gov/About-us/Accountability-transparency/Public-records-requests>

Analysis of the Cleanup

Ecology has concluded that no further remedial action is necessary to clean up contamination at the Site. Ecology bases its conclusion on the following analysis:

Characterizing the Site

Ecology has determined your completed Site characterization is sufficient for setting cleanup standards and selecting a cleanup action. **Enclosure B** describes the Site.

Soil.

Soil at the Site contained TPH, benzene, and cPAHs above the Method A cleanup levels. Contamination at the Site originated from former fuel and waste oil underground storage tanks (USTs) and auto maintenance operations on the Site. Use of the Property as a service station began by the 1940s and continued until 1994, when the USTs, pump islands, and other service station infrastructure were removed and cleanup of the Site began.

Following documentation of the cleanup effort in the *Independent Remedial Action Report*, dated January 5, 1996, Ecology issued a No Further Action Opinion Letter (1996 NFA) for the Site. As part of the NFA, a Restrictive Covenant was recorded on the Property, to document the location of the soil containing site contaminants above the Method A cleanup level and prevent additional contamination at the Site.

During redevelopment of the Property in 1996 and 1997, additional soil contaminated with TPH was removed from the western and southeastern portions of the Property. Confirmation samples were collected from the extents of excavations in the southeastern corner of the Site. Further investigations were conducted at the Site from 2020 through 2022 following the purchase of the Site and proposed redevelopment. With the exception of soils along the northern boundary of the Property, soil samples collected since 1996 indicate that soil at the Site is in compliance with the cleanup standards discussed below.

Soil samples collected from boring Well-12 installed along the north Property boundary contained TPH-D above the Method A cleanup level. As currently understood, service station operations were not present in this portion of the site at any point in its history. Documents available for the SMI Inc. Trust site, located on the north-adjacent parcel indicate that auto maintenance activities may have taken place in the immediate vicinity of the boundary between the two parcels. Based on these two lines of evidence, Ecology concurs that contamination in this portion of the Property is related to releases from the SMI Inc. Trust Site.

Groundwater.

Groundwater samples were first collected at the Site in 1991. Groundwater samples collected prior to the initial remedial activities in 1994 contained TPH-G and benzene above the Method A cleanup levels, primarily in the southern portion of the Property. Groundwater samples were

collected from MW-8 in the southwestern corner of the Site from 1997 to 1998. Following four quarters of TPH-G and benzene concentrations in groundwater samples falling below the applicable Method A cleanup levels in this well, groundwater sampling was discontinued.

Additional groundwater sampling took place at the Site from 2020 to 2022 as part of due diligence work following purchase of the Property. Groundwater samples collected from select permanent monitoring wells at the Site during four consecutive quarters in 2022 did not contain TPH or benzene above their applicable Method A cleanup levels.

Setting cleanup standards

Ecology has determined the cleanup levels and points of compliance you set for the Site meet the substantive requirements of MTCA.

Soil.

As discussed in Ecology's *Opinion on Proposed Cleanup of the Following Site: Texaco 211544, 8701 Greenwood Avenue N*, dated February 3, 2023 (*February 2023 Opinion*) and your *Model Remedy Site Closure Report, Former Texaco 211544 Facility, 8701 Greenwood Avenue North, Seattle WA*, dated November 22, 2022 (*November 2022 Closure Report*), MTCA Method A cleanup levels based on the direct-contact exposure pathway are appropriate (WAC 173-340-740(2), Table 740-1). The point of compliance for direct contact is defined as soils throughout the site to a depth of 15 feet below ground surface (bgs; WAC-173-340-740(6)(d)).

Soils contaminated with TPH-D along the north Property boundary related to releases from the SMI Inc. Trust Site should be compared with Method A cleanup levels protective of groundwater per WAC 173-340-740(2). The point of compliance for protection of groundwater is defined as soils throughout the Site (WAC 173-340-740(6)(2)).

Groundwater.

The highest beneficial use for groundwater is considered to be as a potable source, unless it can be demonstrated that groundwater is non-potable. MTCA Method A cleanup levels, which are protective of groundwater as a potable source, are appropriate for the Site (WAC 173-340-720(3), Table 720-1).

Selecting the cleanup action

Ecology has determined the cleanup action you selected for the Site meets the substantive requirements of MTCA.

Excavations completed since the issuance of the *1996 NFA* discussed in **Enclosure B** removed additional soil contaminated with TPH, benzene, and cPAHs from the Site. Ecology concurs that analytical data collected during due-diligence investigations from 2020 to 2022 and compiled in the *November 2022 Closure Report* meets the cleanup standards discussed above.

Implementing the cleanup action

Ecology has determined your cleanup meets the cleanup standards set for the Site. This determination depends on the continued performance and effectiveness of the post-cleanup controls and monitoring specified in this letter.

Further excavations conducted at the Site in 1996 and 1997 following issuance of the *1996 NFA*, discussed above and in **Enclosure A**, removed additional soil contaminated with TPH, benzene, and cPAHs from the Site. Ecology concurs with your finding that soils at the Site meet the cleanup standards established for the Site.

As discussed above, Soil in the vicinity of Well-12 on the northern property boundary still contains TPH-G and TPH-D above the Method A cleanup level as a result of releases from the north-adjacent SMI Inc. Trust site. Institutional controls are necessary as discussed below to ensure that engineered controls in this part of the Property protect disturbance of this area of contamination.

In Ecology's *February 2023 Opinion*, Ecology concurred with your use of the three-part statistical rule for determining compliance with soil cleanup levels at the Site. Based on the results of four quarters of groundwater samples collected from Site monitoring wells, discussed above, Ecology concurs that groundwater at the Site meets cleanup standards.

Based on the presence of remaining soil on the Property containing TPH-G and TPH-D above cleanup levels, Ecology determined that Groundwater Model Remedy 2 is applicable for the Site. Since this Site qualifies for a Model Remedy, a feasibility study and disproportional cost analysis are not required for the Site. Groundwater Model Remedy 2 includes the use of institutional controls at the Site, discussed below.

Since soil and groundwater at the Property related to the Texaco 211544 Site meet Site cleanup standards, the Restrictive Covenant recorded on the Property in July 1996 as part of the *1996 NFA* is no longer needed. Language included recitals section of the Environmental Covenant for this property specifies that the Environmental Covenant supersedes and replaces the existing Restrictive covenant (see **Enclosure A**).

You must decommission [resource protection wells](#)**Error! Bookmark not defined.** installed as part of the remedial action that are not needed to conduct post-cleanup monitoring or for any other purpose at the Site. Wells must be decommissioned in accordance with WAC [173-160-460](#).⁶

⁶ <https://app.leg.wa.gov/WAC/default.aspx?cite=173-160-460>

Post-Cleanup Controls and Monitoring

Post-cleanup controls and monitoring are remedial actions performed to ensure compliance with cleanup standards. Ecology is issuing this No Further Action opinion based on the continued performance and effectiveness of the following post-cleanup remedial actions at the Site. Ecology may rescind this opinion if these remedial actions are not performed or do not effectively maintain the cleanup standards.

Compliance with institutional controls

Institutional controls prohibit or limit activities that may interfere with the integrity of engineering controls or result in exposure to contamination. The following site-specific institutional controls are needed at the Site:

- Containment of Soil. The cleanup action for the Site is based on containing contaminated soil beneath the pavement within the restricted area of the Property. Therefore, restrictions apply within the Property to assure that containment of contaminated soil is maintained.
- Groundwater Use. The groundwater beneath the restricted area of the Property shall not be extracted for any purpose other than investigation, monitoring, or remediation performed in accordance with the requirements imposed by Ecology for the Property. Drilling of a well for any water supply purpose on or beneath the Property is strictly prohibited.
- Stormwater Facilities. No new stormwater infiltration facilities shall be constructed within the restricted area of the Property. If approved by Ecology, all new stormwater conveyance systems and other appurtenances located within the restricted area shall be of watertight construction.

To implement the controls, you recorded an Environmental Covenant on the following parcel of real property in King County:

- Tax parcel 292070-0030

Ecology signed the Environmental Covenant as the Grantee. The recorded Environmental Covenant is included in **Enclosure A**. To amend or terminate the covenant, you must request additional review under the VCP and follow Ecology [Toxics Cleanup Program Procedure 440C](#).⁷

Operation and maintenance of engineering controls

Engineering controls prevent or limit movement of, or exposure to, contamination. The Site needs the following engineering controls:

⁷ <https://apps.ecology.wa.gov/publications/SummaryPages/1509057.html>

- Containment of Soil. Contaminated soil beneath the restricted area is contained by asphalt pavement.

Ecology has determined the requirements specified in Section 2 and Exhibit E (Soil Cap Management Plan) of the Environmental Covenant (see **Enclosure A**) regarding maintenance of this engineered control meet the substantive requirements of MTCA.

Periodic review of post-cleanup conditions

Ecology will conduct periodic reviews of post-cleanup conditions at the Site every 5 years to evaluate if they remain protective of human health and the environment. Based on a periodic review, if Ecology determines the Site needs further remedial action, Ecology will rescind this opinion.

Listing of the Site

Based on this opinion, Ecology will update the Site status on the Confirmed and Suspected Contaminated Sites List and the Leaking Underground Storage Tanks List.

Limitations of the Opinion

Opinion does not settle liability with the state

Liable persons are strictly liable, jointly and severally, for all remedial action costs and for all natural resource damages resulting from the release or releases of hazardous substances at the Site. This opinion does not:

- Resolve or alter a person's liability to the state.
- Protect liable persons from contribution claims by third parties.

To settle liability with the state and obtain protection from contribution claims, a person must enter into a consent decree with Ecology under RCW [70A.305.040](#)(4).⁸

Opinion does not constitute a determination of substantial equivalence

To recover remedial action costs from other liable persons under MTCA, one must demonstrate that the action is the substantial equivalent of an Ecology-conducted or Ecology-supervised action. This opinion does not determine if the action you performed is substantially equivalent. Courts make that determination. See RCW [70A.305.080](#)⁹ and WAC [173-340-545](#).¹⁰

⁸ <https://app.leg.wa.gov/RCW/default.aspx?cite=70A.305.040>

⁹ <https://app.leg.wa.gov/RCW/default.aspx?cite=70A.305.080>

¹⁰ <https://apps.leg.wa.gov/WAC/default.aspx?cite=173-340-545>

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State is immune from liability

The state, Ecology, and its officers and employees are immune from all liability, and no cause of action of any nature may arise from any act or omission in providing this opinion. See RCW [70A.305.170\(6\)](#).¹¹

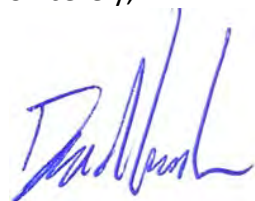
Termination of Agreement

Thank you for cleaning up the Site under the VCP. This opinion terminates the VCP Agreement governing VCP Project No. NW3329.

Questions

If you have any questions about this opinion or the termination of the Agreement, please contact me by phone at (206) 459-6287 or email at david.unruh@ecy.wa.gov.

Sincerely,



David Unruh
Site Manager
NWRO, Toxics Cleanup Program

Enclosures (3): A – Environmental Covenant for Institutional Controls
 B – Site Description, History, and Diagrams
 C – Basis for the Opinion: List of Documents

cc: Lynn D. Green, EVREN Northwest (LynnG@EVREN-NW.com)
 Mike Podowski, City of Seattle (mike.podowski@seattle.gov)
 Ecology VCP Fiscal Cost Recovery (ecyrevcp@ecy.wa.gov)
 Sonia Fernández, Ecology (sonia.fernandez@ecy.wa.gov)

¹¹ <https://app.leg.wa.gov/RCW/default.aspx?cite=70A.305.170>

Enclosure A

Environmental Covenant for Institutional Controls

Instrument Number: 20231003000466 Document: COV Rec: \$250.50 Page-1 of 48

Record Date: 10/3/2023 12:28 PM

King County, WA

Return Address:

David Unruh
 Toxics Cleanup Program
 Department of Ecology PO Box 330316
 Shoreline, WA 98133

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

Document Title(s) (or transactions contained therein): (all areas applicable to your document must be filled in)	
1. Environmental Covenant	2. _____
3. _____	4. _____
Reference Number(s) of Documents assigned or released:	
Additional reference #'s on page _____ of document	
Grantor(s) Exactly as name(s) appear on document	
1. 8701 Greenwood LLC	
2. _____	
Additional names on page _____ of document.	
Grantee(s) Exactly as name(s) appear on document	
1. State of Washington, Department of Ecology	
2. _____	
Additional names on page _____ of document.	
Legal description (abbreviated: i.e. lot, block, plat or section, township, range)	
Greenwood Park 3rd Add, Bik. I, Vol. 18 ofPlats, Pg. 14, S40Ft ofSDLot	
I&All SD Lots 2Thru 6 Less CO Rd	
Additional legal is on page _____ of document.	
Assessor's Property Tax Parcel/Account Number	<input type="checkbox"/> Assessor Tax # not yet
assigned 292070-0030	
The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.	
<p>"I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."</p> <p style="text-align: right;">Signature of Requesting Party</p>	
Note to submitter: Do not sign above nor pay additional \$50 fee if the document meets margin/formatting requirements	

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Record Date:10/3/2023 12:28 PM King County, WA

After Recording
Return Original Signed Covenant to:
David Unruh
Toxics Cleanup Program
Department of Ecology PO Box 330316
Shoreline, WA 98133

Environmental Covenant

Grantor: 8701 Greenwood LLC, a Washington limited liability company
Grantee: State of Washington, Department of Ecology (hereafter "Ecology")
Brief Legal Description: Greenwood Park 3rd Add, Blk. 1, Vol. 18 of Plats, Pg. 14, S 40 Ft of SD Lot 1 & All SD Lots 2 Thru 6 Less CO Rd
Tax Parcel No.: 292070-0030
Cross References: Restrictive Covenant, King County Rec. # 9607290604; Site No Further Action Opinion Letter, VCP Project No. NW3329, FSID No. 63538329, CSID No. 6416

RECITALS

- a. This document is an environmental (restrictive) covenant (hereafter "Covenant") executed pursuant to the Model Toxics Control Act ("MTCA"), chapter 70.105D RCW, and Uniform Environmental Covenants Act ("UECA"), chapter 64.70 RCW.
- b. The Property that is the subject of this Covenant (hereafter "Property") is part of a site commonly known as Texaco 211544, 8701 Greenwood Ave N, Seattle, Washington, Facility Site ID 63538329. The Property is depicted on the sketch attached as Exhibit C. The Property is affected by releases from the SMI Inc. Trust site, 8733 Greenwood Avenue N, Seattle, Washington, Facility Site ID 74731271, Cleanup Site ID 4350 and is part of Grantor's real property legally described in Exhibit A, and illustrated in Exhibit B, both of which are attached. If there are differences between these two Exhibits, the legal description in Exhibit A shall prevail.
- c. This Covenant is required because residual contamination remains on the Property from the SMI Inc. Trust site. A No Further Action (NFA) Opinion Letter for the Texaco 211544 site, which describes the remedial actions related to the Texaco 211544 site and the residual contamination on the Property from the SMI Inc. Trust site, will be issued by Ecology following recording of this Covenant. Based on the completed remedial actions, Ecology agrees to release the existing Restrictive Covenant (King County Recording No. 9607290604, dated July 29, 1996) related to the Texaco 211544 site as a condition of this Covenant. Ecology held a public comment period from August 10, 2023 to September 8, 2023 regarding release of the Restrictive Covenant, in accordance with Toxics Cleanup Program Procedure 440C, Releasing Environmental Covenants under the Model Toxics Control Act (Publication Number 15-09-057, revised December 22, 2016)¹.

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Contamination on the Property in the location described in Exhibit C, related to contamination from the north-adjacent SMI Inc. Trust site, has come to be located on the Property in soil and groundwater at concentrations which exceed the minimum allowable amount under MTCA (as described in the Texaco 211544 site NFA Opinion Letter). Therefore, this new Covenant is required for the Property. Specifically, the following principal contaminants remain on the Property:

Medium	Principal Contaminants Present
Soil	Total Petroleum Hydrocarbons as Diesel (TPH-D)
Groundwater	TPH-D

d. It is the purpose of this Covenant to restrict certain activities and uses of the Property to protect human health and the environment and the integrity of remedial actions conducted at the site. Records describing the extent of residual contamination and remedial actions conducted are available through Ecology. This Covenant includes the following Exhibits:

- Exhibit A – Legal Description
- Exhibit B – Property Map
- Exhibit C – Map Illustrating Location of Restrictions
- Exhibit D – Restrictive Covenant, King County Recording No. 9607290604, dated July 29, 1996
- Exhibit E – Soil Cap Management Plan

Records describing the extent of residual contamination and remedial actions conducted are available through Ecology.² These include the following documents:

Department of Ecology (Ecology). Opinion on Proposed Cleanup of the following Site: Texaco 211544, 8701 Greenwood Avenue N, Seattle, WA. February 3, 2023.

EVREN Northwest, Inc. (EVREN). Model Remedy Site Closure Report, Former Texaco 211544 Facility, 8701 Greenwood Avenue North, Seattle, WA. November 22, 2022.

EVREN Northwest, Inc., Focused Sub-Slab Vapor Investigation, Future Kiddie Academy Property, 8701 Greenwood Avenue North, Seattle, Washington, February 23, 2022.

EVREN Northwest, Inc. Soil Cap Management Plan, Commercial Property, 8701 Greenwood Avenue North, Seattle, Washington, June 5, 2023 (the "Soil Cap Management Plan")

¹ <https://apps.ecology.wa.gov/publications/SummaryPages/1509057.html>

² <https://apps.ecology.wa.gov/cleanupsearch/site/6416>

e. This Covenant grants Ecology certain rights under UECA and as specified in this Covenant. As a Holder of this Covenant under UECA, Ecology has an interest in real property; however, this is not an ownership interest which equates to liability under MTCA or the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), 42 U.S.C. § 9601 *et seq.* The rights of Ecology as an "agency" under UECA, other than its right as a holder, are not an interest in real property.

f. This Covenant supersedes and releases the existing Restrictive Covenant, which is recorded with King County as #9607290604.

COVENANT

8701 Greenwood LLC, as Grantor and fee simple owner of the Property, hereby grants to the Washington State Department of Ecology, and its successors and assignees, the following covenants. Furthermore, it is the intent of the Grantor that such covenants shall supersede any prior interests the Grantor has in the property and run with the land and be binding on all current and future owners of any portion of, or interest in, the Property.

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Section 1. General Restrictions and Requirements.

The following general restrictions and requirements shall apply to the Property:

- a. **Interference with Remedial Action.** The Grantor shall not engage in any activity on the Property that may impact or interfere with the remedial action, which is further described in the Soil Cap Management Plan attached as Exhibit E and the other associated documents referenced above in Recitals Paragraph (d) (hereafter referred to as "remedial action") and any operation, maintenance, inspection or monitoring of that remedial action without prior written approval from Ecology.
- b. **Protection of Human Health and the Environment.** The Grantor shall not engage in any activity on the Property that may threaten continued protection of human health or the environment without prior written approval from Ecology. This includes, but is not limited to, any activity that results in the release of residual contamination that was contained as a part of the remedial action or that exacerbates or creates a new exposure to residual contamination remaining on the Property.
- c. **Continued Compliance Required.** Grantor shall not convey any interest in any portion of the Property without providing for the continued adequate and complete operation, maintenance and monitoring of remedial actions and continued compliance with this Covenant.
- d. **Leases.** Grantor shall restrict any lease for any portion of the Property to uses and activities consistent with this Covenant and notify all lessees of the restrictions on the use of the Property.
- e. **Preservation of Reference Monuments.** Grantor shall make a good faith effort to preserve any reference monuments and boundary markers used to define the areal extent of coverage of this Covenant. Should a monument or marker be damaged or destroyed, Grantor shall have it replaced by a licensed professional surveyor within 30 days of discovery of the damage or destruction.

Section 2. Specific Prohibitions and Requirements.

In addition to the general restrictions in Section 1 of this Covenant, the following additional specific restrictions and requirements shall apply to the Property.

- a. **Containment of soil.** The remedial action for the Property is based on containing residual contaminated soil under a cap consisting of pavement and located in the restricted area as illustrated in Exhibit C. The primary purpose of this cap is to minimize the potential for contact with contaminated soil. As such, the following restrictions shall apply within the area illustrated in Exhibit C:

Any activity on the Property that will compromise the integrity of the cap including: drilling; digging; piercing the cap with sampling device, post, stake or similar device; grading; excavation; installation of underground utilities; removal of the cap; or, application of loads in excess of the cap load bearing capacity, is prohibited without prior written approval by Ecology.

Should the Grantor propose to remove all or a portion of the pavement in the restricted area illustrated in Exhibit C so that access to the underlying contamination is feasible, Ecology may require treatment or removal of the underlying contaminated soil. If the Grantor is only repairing all or a portion of the asphalt pavement to maintain the cap over the underlying contaminated soil, Ecology will not require treatment or removal of the underlying contaminated soil.

The Grantor shall report to Ecology within forty-eight (48) hours of the discovery of any damage to the cap. Unless an alternative plan has been approved by Ecology in writing, the Grantor shall promptly repair the damage and submit a report documenting this work to Ecology within thirty (30) days of completing the repairs.

The Grantor covenants and agrees that it shall annually, or at another time as approved in writing by Ecology, inspect the cap and report within thirty (30) days of the inspection the condition of the cap and any changes to the cap that would impair its performance.

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b. **Stormwater facilities.** To minimize the potential for mobilization of contaminants remaining in the soil and groundwater on the Property, no stormwater infiltration facilities or ponds shall be constructed within the restricted area of the Property illustrated in Exhibit C. All new stormwater catch basins, conveyance systems, and other appurtenances located within this area shall be of water-tight construction.

c. **Groundwater use.** The groundwater within the restricted area of the Property illustrated in Exhibit C remains potentially contaminated and shall not be extracted for any purpose other than temporary construction dewatering or for remedial activities including investigation, monitoring or additional remediation. Drilling of a well that could potentially capture contaminated groundwater associated with the restricted area for any water supply purpose is strictly prohibited. Groundwater extracted within the area that could potentially capture contamination associated with the restricted area for any purpose shall be considered potentially contaminated and any discharge of this water shall be done in accordance with state and federal law.

Section 3. Access.

a. The Grantor shall maintain clear access to all remedial action components necessary to construct, operate, inspect, monitor and maintain the remedial action.

b. The Grantor freely and voluntarily grants Ecology and its authorized representatives, upon reasonable notice, the right to enter the Property at reasonable times to evaluate the effectiveness of this Covenant and associated remedial actions, and enforce compliance with this Covenant and those actions, including the right to take samples, inspect any remedial actions conducted on the Property, and to inspect related records.

c. No right of access or use by a third party to any portion of the Property is conveyed by this instrument.

Section 4. Notice Requirements.

a. **Conveyance of Any Interest.** The Grantor, when conveying any ownership interest within the area of the Property described and illustrated in Exhibits B and C, including but not limited to title, easement, leases, and other interests, but excluding security interests must:

- i. Provide written notice to Ecology of the conveyance by email no later than fourteen (14) following the date of the conveyance.
- ii. Include in the conveying document a notice in substantially the following form, as well as a complete copy of this Covenant:

NOTICE: THIS PROPERTY IS SUBJECT TO AN ENVIRONMENTAL COVENANT GRANTED TO THE WASHINGTON STATE DEPARTMENT OF ECOLOGY ON _____, 20____ AND RECORDED WITH THE KING COUNTY AUDITOR UNDER RECORDING NUMBER _____. USES AND ACTIVITIES ON THIS PROPERTY MUST COMPLY WITH THAT COVENANT, A COMPLETE COPY OF WHICH IS ATTACHED TO THIS DOCUMENT.

- iii. Unless otherwise agreed to in writing by Ecology, provide Ecology with a complete copy of the executed document no later than fourteen (14) days after the date of execution of such document.

b. **Reporting Violations.** Should the Grantor become aware of any violation of this Covenant, Grantor shall promptly report such violation in writing to Ecology.

c. **Emergencies.** For any emergency or significant change in site conditions due to Acts of Nature (for example, flood or fire) resulting in a violation of this Covenant, the Grantor is authorized to respond to such an event in accordance with state and federal law. The Grantor must notify Ecology in writing of the event and response actions planned or taken as soon as practical but no later than within 24 hours of the discovery of the event.

d. **Notification procedure.** Any required written notice, approval, reporting or other communication shall be

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personally delivered or sent by first class mail to the following persons. Any change in this contact information shall be submitted in writing to all parties to this Covenant. Upon mutual agreement of the parties to this Covenant, an alternative to personal delivery or first-class mail, such as e-mail or other electronic means, may be used for these communications.

Maninder Singh KAGS Ecology Coordinator 8701 Greenwood LLC 12620 NE 85 th St, Suite 108 Kirkland, WA 98033 (425) 243-2120	Environmental Covenants Coordinator Washington State Department of Ecology Toxics Cleanup Program P.O. Box 47600 Olympia, WA 98504 – 7600 (360) 407-6000
Ecology@KAGreaterSeattle.com	ToxicsCleanupProgramHQ@ecv.wa.gov

Section 5. Modification or Termination.

- a. Grantor must provide written notice and obtain approval from Ecology at least sixty (60) days in advance of any proposed activity or use of the Property in a manner that is inconsistent with this Covenant. For any proposal that is inconsistent with this Covenant and permanently modifies an activity or use restriction at the site:
 - i. Ecology must issue a public notice and provide an opportunity for the public to comment on the proposal; and
 - ii. If Ecology approves of the proposal, the Covenant must be amended to reflect the change before the activity or use can proceed.
- b. If the conditions at the site requiring this Covenant have changed or no longer exist, then the Grantor may submit a request to Ecology that this Covenant be amended or terminated. Any amendment or termination of this Covenant must follow the procedures in MTCA and UECA and any rules promulgated under these chapters.
- c. By signing this agreement, per RCW 64.70.100, the original signatories to this agreement, other than Ecology, who no longer have a real property interest in the Property, agree to waive all rights to sign amendments to and termination of this Covenant.

Section 6. Enforcement and Construction.

- a. This Covenant is being freely and voluntarily granted by the Grantor.
- b. Within ten (10) days of execution and recording of this Covenant, Grantor shall provide Ecology with an original signed Covenant and proof of recording and a copy of the Covenant and proof of recording to others required by RCW 64.70.070.
- c. Ecology shall be entitled to enforce the terms of this Covenant by resort to specific performance or legal process. All remedies available in this Covenant shall be in addition to any and all remedies at law or in equity, including MTCA and UECA. Enforcement of the terms of this Covenant shall be at the discretion of Ecology, and any forbearance, delay or omission to exercise its rights under this Covenant in the event of a breach of any term of this Covenant is not a waiver by Ecology of that term or of any subsequent breach of that term, or any other term in this Covenant, or of any rights of Ecology under this Covenant.
- d. The Grantor shall be responsible for all costs associated with its implementation of this Covenant. Furthermore, the Grantor, upon request by Ecology, shall be obligated to pay for Ecology's costs to process a request for any modification or termination of this Covenant and any approval required by this Covenant.
- e. This Covenant shall be liberally construed to meet the intent of MTCA and UECA.
- f. The provisions of this Covenant shall be severable. If any provision in this Covenant or its application to

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any person or circumstance is held invalid, the remainder of this Covenant or its application to any person or circumstance is not affected and shall continue in full force and effect as though such void provision had not been contained herein.

g. A heading used at the beginning of any section or paragraph or exhibit of this Covenant may be used to aid in the interpretation of that section or paragraph or exhibit but does not override the specific requirements in that section or paragraph.

Section 7. Release of Restrictive Covenant. This Covenant supersedes and releases the existing Restrictive Covenant which is recorded in the records of the King County Recorder under recording number 9607290604.

Unofficial Copy

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The undersigned Grantor warrants he/she holds the title to the Property and has authority to execute this Covenant.

EXECUTED this 25th day of September, 2023.

The undersigned further acknowledges Restrictive Covenant 9607290604 filed in King County, is hereby terminated and replaced with the above Environmental Covenant. The undersigned acknowledges termination of Restrictive Covenant 960729-0604 as successor to the original Grantor, pursuant to Section 6 of the 1996 Covenant, granting such authority to "The owner of the Site ... and the owner's assigns and successors in interest..."

8701 GREENWOOD LLC, a Washington limited liability company

MSL

by: Maninder Singh

Title: KAGS ECOLOGY COORDINATOR

STATE OF Washington
COUNTY OF King

On this 25th day of September, 2023, I certify that Maninder Singh personally appeared before me, acknowledged that he/she is the KAGS Ecology Coordinator of the limited liability company that executed the within and foregoing instrument, and signed said instrument by free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute said instrument for said limited liability company.

Forrest Craig
Notary Public in and for the State of Washington
Residing at Redmond, WA
My appointment expires 4-22-27

Notary Public
State of Washington
Forrest Craig
Commission No. 183356
Commission Expires 04-22-27

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The Department of Ecology hereby accepts the status as GRANTEE and HOLDER of the above Environmental Covenant pertaining to the Texaco 211544 site, Facility Site ID 63538329, Cleanup Site ID 6416, and the SMI Inc. Trust site, 8733 Greenwood Avenue N, Seattle, Washington, Facility Site ID 74731271.

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Kimberly Wooten

by: Kimberly Wooten

Title: Section Manager - Toxics Cleanup Program

Dated: 9/28/23

Unofficial Copy

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Exhibit A

LEGAL DESCRIPTION

THE SOUTH 40 FEET OF LOT 1 AND ALL OF LOTS 2 THROUGH 6, BLOCK 1, GREENWOOD PARK
THIRD ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN
VOLUME 18 OF PLATS, PAGE 14, IN KING COUNTY, WASHINGTON;

EXCEPT THE EAST 15 FEET OF SAID LOTS AS TAKEN BY OR CONVEYED TO KING COUNTY FOR
WIDENING OF GREENWOOD AVENUE PURSUANT TO PROCEEDINGS FILED IN KING COUNTY
SUPERIOR COURT CAUSE NO. 238428 AND DEEDS RECORDED UNDER AUDITOR'S FILE NOS. 2579428,
2582718, 2581733 AND 2589364.

Official Copy

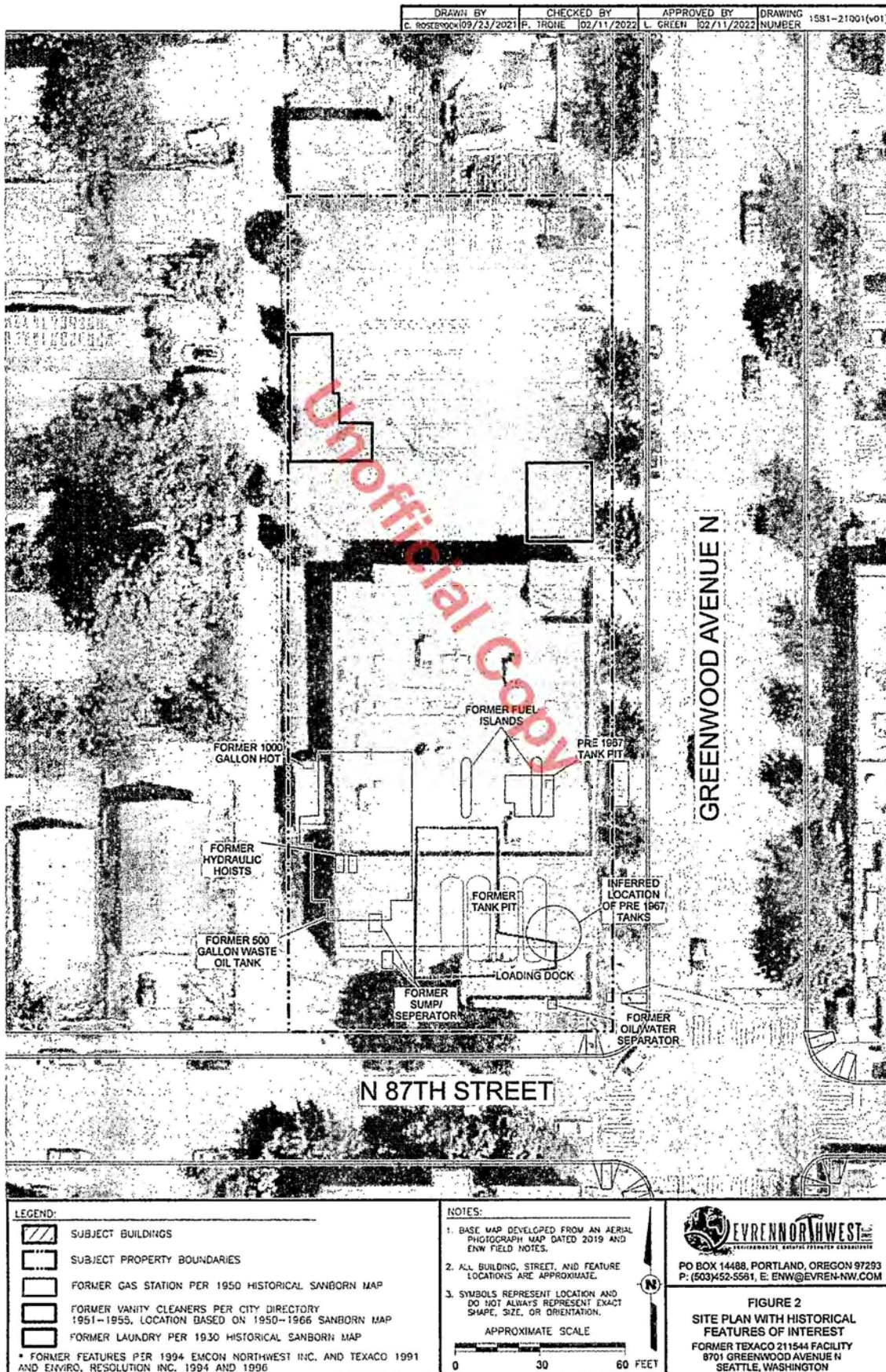
Instrument Number: 20231003000466 Document:COV Rec: \$250.50 Page-11 of 48

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Exhibit B

PROPERTY MAP

Unofficial Copy



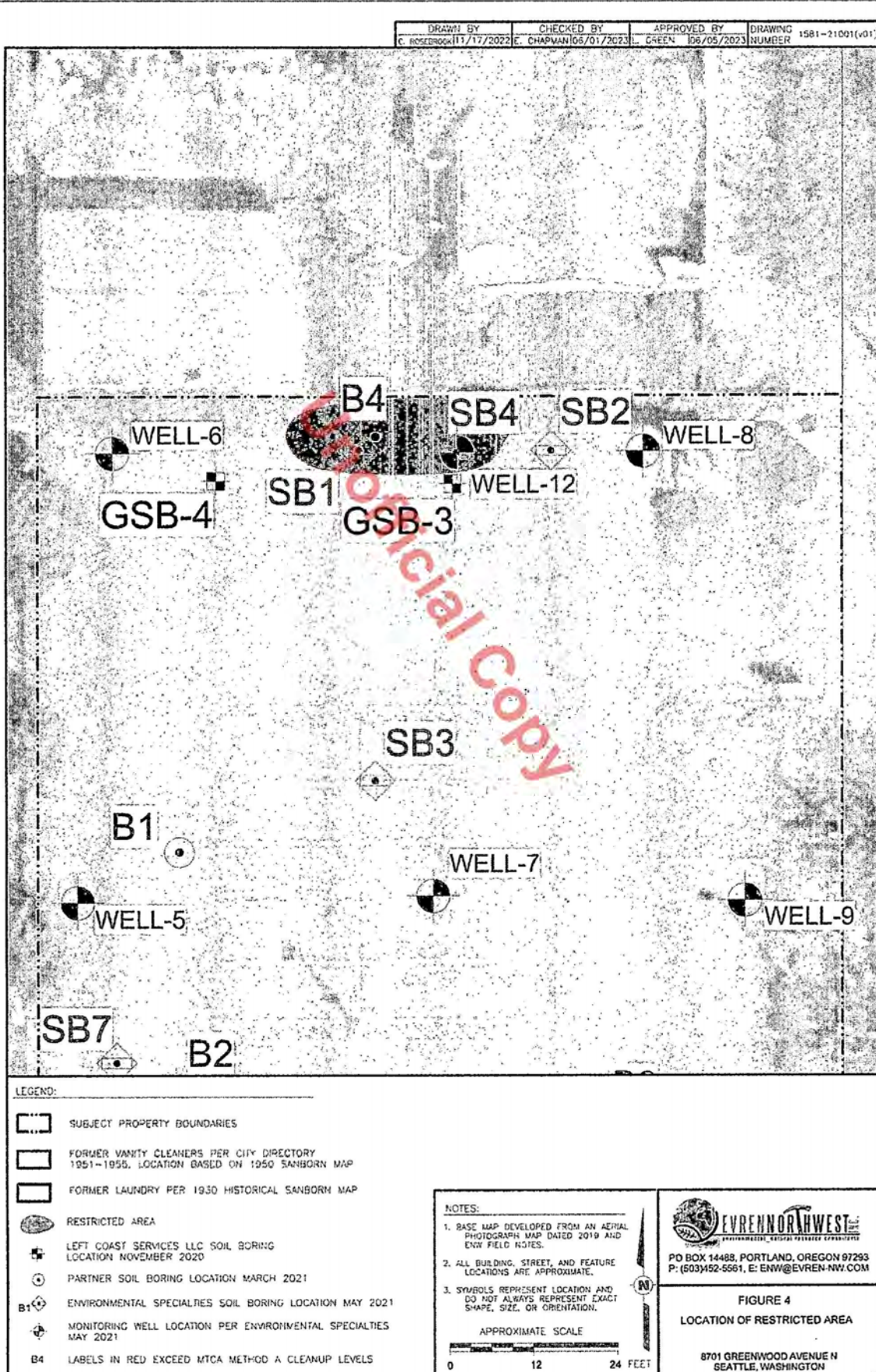
Instrument Number: 20231003000466 Document:COV Rec: \$250.50 Page-13 of 48

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Exhibit C

MAP ILLUSTRATING LOCATION OF RESTRICTIONS

Unofficial Copy



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Exhibit D

RESTRICTIVE COVENANT, KING COUNTY RECORDING NO. 9607290604

Unofficial Copy

RESTRICTIVE COVENANT
on the former TEXACO property
8701 Greenwood Ave. North, Seattle, WA

COPY RECEIVED

JUL 29 1996

NO RECORDS

960729-0604 11:24:00 AM KING COUNTY RECORDS 005 PTD 13.00

The property that is the subject of this Restrictive Covenant has been the subject of an independent remedial action under Chapter 70.105D RCW. The remedial action undertaken to clean up the property is described in various reports on file at the Northwest Regional Office of the Department of Ecology ("Ecology") under the file heading: Incident No. 2298, "Texaco Station 63-232-0037." This Restrictive Covenant is required under Ecology's rule WAC 173-340-440 because the remedial action resulted in residual concentrations of petroleum contaminated soil which exceed Method A cleanup levels for soil established under WAC 173-340-740.

The undersigned, Village/Seattle Partners, is the fee owner of real property in the County of King, State of Washington (legal description attached as Exhibit A hereto), hereafter referred to as "Site." The Site contains the following subsurface areas with the residual hydrocarbon concentrations in the soil exceeding Model Toxics Control Act ("MTCA") Method A Cleanup Levels:

1. Soil approximately three (3) feet below ground surface at the western sidewall of the former waste oil/sump excavation at the southwestern portion of the Site (Sample WOWWH-3).
2. Soil beneath the former waste oil/sump excavation at the southwestern portion of the Site approximately seven (7) feet below ground surface (Sample WOPM3-7).
3. Soil approximately five (5) and six (6) feet below the ground surface at the eastern side wall of the former waste oil/sump excavation at the southwestern portion of the Site (Samples WOEWO-5 and WOEW-6).

A drawing of the areas of known remaining soil contamination is attached hereto as Exhibit B.

Groundwater has not been impacted in these areas. Soil sample locations are shown on Plat-4 in the *Independent Remedial Action Report* dated January 6, 1996, prepared by Environmental Resolutions, Inc.

Village/Seattle Partners makes the following declaration as to limitations, restrictions and uses to which the Site may be put, and specifies that such declarations shall constitute covenants to run with the land, as provided by law, and shall be binding on all parties and all persons claiming under it, including all current and future owners of any portion or interest in the Site.

Section 1 - Soil with the hydrocarbon concentrations exceeding MTCA Method A Cleanup Levels that is excavated during activities at the Site shall be treated or disposed of at an approved facility. Documentation for disposal of impacted

COPY

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soil and results of all laboratory testing shall be submitted to Ecology following completion of activities. If previously unknown areas of soil with hydrocarbon contamination exceeding MTC Method A cleanup levels are discovered during site activities, (1) Ecology must be notified, (2) the impacted soil will be removed as practicable, and (3) additional impacted soil left on the Site will be characterized and recorded in an addendum to this Restrictive Covenant.

Section 2 - Monitoring well AGW-6 must be sampled semi-annually, five times beginning September 1996. Any values of TPHG, TPHD, and BTEX exceeding Method A cleanup levels for groundwater must be reported to Ecology. Activities at the Site which interfere with the groundwater monitoring are prohibited. If construction or other activities require relocation of AGW-6, Ecology's prior approval must be obtained. Ecology's prior approval is not required for modifications to the surface elevation only of AGW-6 that do not affect sampling or monitoring.

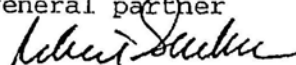
Section 3 - The owner of the Site must give written notice to Ecology, or to a successor agency, of the owner's intent to convey interest in the Site.

Section 4 - The owner must notify and obtain approval from Ecology, or from a successor agency, prior to any use of the Site that is inconsistent with the terms of this Restrictive Covenant. Public notice and comment may be sought by Ecology, or a successor agency, prior to the approval of the proposed change.

Section 5 - The owner shall allow authorized representatives of Ecology, or from a successor agency, the right to enter the Site at reasonable times for the purpose of evaluating compliance with the terms of this Restrictive Covenant.

Section 6 - The owner of the Site and the owner's assigns and successors in interest reserve the right under WAC 173-340-720 and WAC 173-340-440 to record an instrument which provides that this Restrictive Covenant shall no longer limit use of the Site or be of any further force or effect. However, such instrument may be recorded only with the consent of Ecology, or of a successor agency. Public notice and comment may be sought by Ecology, or a successor agency, prior to recording of such an instrument.

DATED this 26th day of July, 1996

VILLAGE/SEATTLE PARTNERS, a California general partnership
By: K & I ASSOCIATES, L.P., a California limited partnership,
its managing general partner
By: VPI, Inc., a California corporation,
its general partner
By: 
Robert Isackson
President

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EXHIBIT A

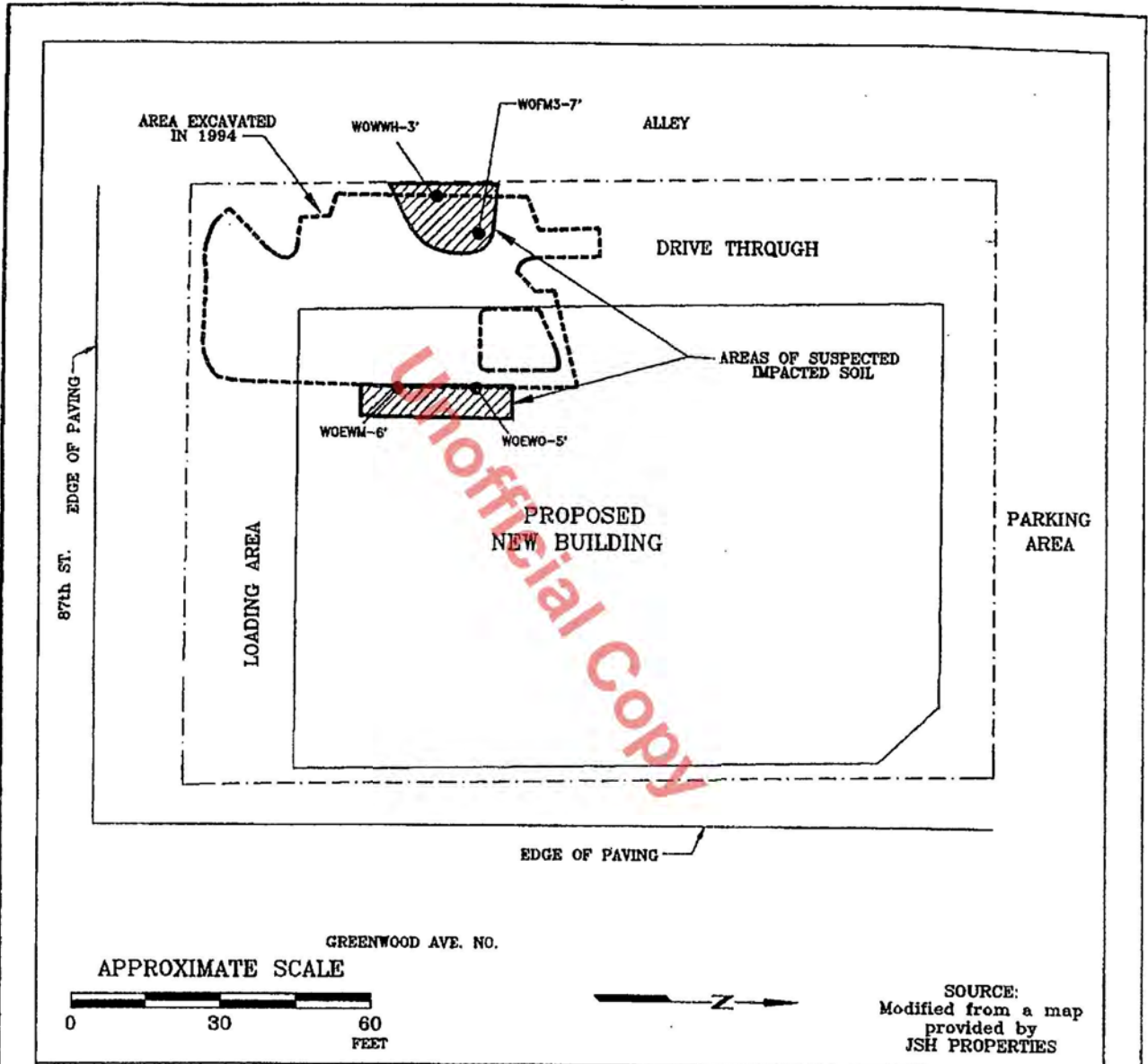
Legal description of that certain real property located at 8701 Greenwood Avenue North, City of Seattle, County of King, State of Washington:

Lots 5 and 6, Block 1, Greenwood Park Third Addition to the City of Seattle, according to the plat recorded in Volume 18 of Plats, page 14, in King County, Washington; EXCEPT the East 15 Feet thereof conveyed to King County for road purposes by Deeds recorded under Auditor's File No. 2579428 and 2582718.

SUBJECT TO: Easements, restrictions and reservations of record, if any.

INCLUDING,
Lot 4, Block 1, Greenwood Park Third Addition to the City of Seattle, according to plat recorded in Volume 18 of Plats, page 14, in King County, Washington, EXCEPT the East 15 Feet condemned for Greenwood Avenue under King County Superior Court Cause No. 238428.

Unofficial Copy



FN 31001003

EXPLANATION

- Soil Sample Location and Identification
- WOFM3-7'
- Upper Limit of Excavation

EXHIBIT B



AREAS OF SUSPECTED IMPACTED SOIL
 FORMER TEXACO FACILITY 63-232-0037
 8701 Greenwood Avenue North
 Seattle, Washington

PROJECT NO.
31001
PLATE
P-4
 DATE 12/29/96

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5907

State of California

County of San Francisco

On July 26, 1996 before me, Debra L. Murray, Notary Public
DATE NAME, TITLE OF OFFICER - E.G. JANE DOE, NOTARY PUBLIC

personally appeared Robert Isackson
NAME(S) OF SIGNER(S)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Debra L. Murray
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

INDIVIDUAL
 CORPORATE OFFICER
President, VPI, Inc.
TITLE(S)

PARTNER(S) LIMITED
 GENERAL

ATTORNEY-IN-FACT
 TRUSTEE(S)
 GUARDIAN/CONSERVATOR
 OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

Restrictive Covenant
TITLE OR TYPE OF DOCUMENT

4 + notary page
NUMBER OF PAGES

7/26/96
DATE OF DOCUMENT

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)
Village/Seattle Partners

N/A
SIGNER(S) OTHER THAN NAMED ABOVE

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Exhibit E

SOIL CAP MANAGEMENT PLAN

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SOIL CAP MANAGEMENT PLAN

Unofficial Copy

Commercial Property

8701 Greenwood Avenue N
Seattle, Washington

Prepared for:

KIDDIE ACADEMY
EDUCATIONAL CHILD CARE

Attn: Maninder Singh

1260 NE 85th Street
Suite-108
Kirkland, Washington 98033

Issued on:

July 14, 2023

Project No. 1581-21001-04

EVREN NORTHWEST, INC.
P.O. Box 14488, Portland, Oregon 97293
T. 503-452-5561 / E. ENW@EVREN-NW.com

Purpose

This Soil Cap Management Plan (Plan) has been prepared to assist site ownership with implementing Washington Department of Ecology (Ecology)-mandated land use restrictions at 8701 Greenwood Avenue North in Seattle, Washington (the "Subject Property"). Ecology has imposed land use restrictions to protect human health and the environment and preserve the integrity of remedial actions conducted at the site.

Use

This document details the following:

- Contaminated soil – historical use, chemicals present and estimated extent.
- Overview of requirements, including:
 - Containment of Soil Beneath a Cap
 - Annual soil cap inspections
 - Restrictions on Storm Water Facilities and Ground Water Use
 - Staff training
 - Maintenance and Inspection
 - Procedures for preventing unauthorized subsurface work
- Annual report
- Management of contaminated soil and soil cap during subsurface work.

Identified personnel who have responsibility for exterior areas of the Subject Property should review this Plan on an annual basis.

Documentation of Compliance

Please acknowledge the completion of required actions on an annual basis, to be completed when the annual report is completed.

Year	Annual Report Submitted		Document Completion & Inclusion of Attachments in Annual Report			
	Date	By (Name & Initials)	B	C	D	E
2023						
2024						
2025						
2026						
2027						
2028						
2029						
2030						
2031						

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This
Soil Cap Management Plan

for:

Commercial Property
8701 Greenwood Avenue N
Seattle, Washington

Has been prepared for the sole benefit and use of our Client:

KIDDIE ACADEMY
EDUCATIONAL CHILD CARE
Attn: Maninder Singh
1260 NE 85th Street
Suite-108
Kirkland, Washington 98033

and its assignees

Issued
July 17, 2023

by:



Lynn D. Green

EXP. 12/14/2023

Erik Chapman, L.G.
Principal Geologist



Lynn D. Green, L.E.G.
Principal Engineering Geologist

Limitations. No warranties are expressed or implied concerning potential contaminants or environmental media not addressed through sampling and analysis. EVREN Northwest, Inc. is not responsible for conditions or consequences arising from relevant information that is concealed or not fully disclosed at the time of Plan preparation. This Plan was prepared in accordance with generally accepted professional practice in the area at this time for the exclusive use of our client and their agents or authorized third parties. No other warranty, either expressed or implied, is made.

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- 1 Site Vicinity Map
- 2 Site Plan
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(within text)

- 4-1 Key Staff and Roles

Attachments

- A Soil Cap Annual Inspection Form
- B Documentation Form for Annual Staff Training
- C Subsurface Work Log Form
- D Subsurface Work Documentation Form

List of Acronyms and Abbreviations

bgs	below ground surface
BTOC	below top of casing
Client	Kiddie Academy
CMMP	Contaminated Media Management Plan
Ecology	Washington Department of Ecology
Covenant	Environmental Covenant
ENW	EVREN Northwest, Inc.
Plan	Soil Cap Management Plan

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SOIL CAP MANAGEMENT PLAN
8701 Greenwood Avenue N, Seattle, Washington

1.0 Site Setting & Environmental Conditions

This Plan applies to the Commercial Property (former Texaco 211544 Facility) located at 8701 Greenwood Avenue North in Seattle, Washington (subject site or subject property). Please reference Figure 1 for a site vicinity map and Figure 2 for site features.

1.1 Site Location and Setting

The subject property occupies 0.75 acres of commercial property occupying the northwest corner of the intersection of Greenwood Avenue N and N 87th Street in Seattle, Washington. The subject property is currently developed with one vacant commercial building and an asphalt parking lot with no current onsite operations. Land use in the surrounding area consists of a mix of commercial and residential uses.

Historical Use. Historical land use of the subject property has included a Texaco-branded gasoline service station, a cleaners and dyers operation (Vanity Cleaners), residential dwellings and several commercial businesses. In 1994, the service station ceased operations and all underground storage tanks (USTs) and associated product dispensing systems were removed. In 1996, a new commercial building was constructed across the entire site and Walgreens occupied the new commercial building from 1996 until 2009.

Previous site structures, including the former Vanity Cleaners building and the former Texaco service station are illustrated on the Site Plan on Figure 2.

Topography. The subject property is at an approximate elevation of 260 feet above mean sea level and slopes to the west-southwest (Figure 1). The subject vicinity is in a densely developed urban environment. Greenwood Park to the east and Sandel Park to the northeast are the nearest green spaces to the subject property, both of which are approximately 0.2 miles distance from the subject property. Approximately 95% of the subject property is covered by impervious surfaces.

Local and Regional Geologic Setting. The subject site is underlain by Holocene age Peat deposits, which are accumulations of wood and other plant material forming layers of greater than about 1 meter (3.3 feet) thickness and of mappable extent.¹ The peat units are underlain by Pleistocene age glacial deposits consisting of glacially transported silt, sand and sub-rounded to well-rounded gravel.

Local Hydrogeologic Setting. Soils encountered at the site during previous investigations consisted of poorly graded sands and gravels to a depth of between two and 10 feet below ground surface (bgs) overlying organic silts and peat ranging up to 12 feet thick. A wet sand to silty sand layer was encountered below the organic silt and peat layer. Underlying the wet silty sands was a gray gravel/silt hard pan layer at approximately 20 feet bgs.

Shallow (perched) ground water occurs within the silty sands beneath the peat layer and above the sand and gravel hardpan layer under confined to semi-confined conditions. Stabilized static ground water levels

¹ Booth, D.B., Goetz, K., Schimel, S.A., 2009, Geologic Map of Northeastern Seattle (Part of the Seattle North 7.5' x 15' Quadrangle), King County, Washington: U.S. Geological Survey Scientific Investigations Map 3065, Map 1:24,000.

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SOIL CAP MANAGEMENT PLAN
8701 Greenwood Avenue N, Seattle, Washington

in monitoring wells have ranged from approximately 0.0 feet below top of casing (BTOC) to 3.45 feet BTOC and flows generally to the southwest.²

1.2 Background

Environmental investigations began at the subject site in 1996 to address a release of petroleum hydrocarbons to soil and ground water at the former Texaco 211544 Facility, identified as 8701 Greenwood Avenue North, Seattle, Washington (Ecology Facility Site ID 63538329). Based upon remedial actions and ground water sampling results, Ecology issued a Conditional No Further Action determination for the Texaco site in July 1996, subject to a restrictive covenant recorded against the property deed.

In 2020 and 2021, Mr. Maninder Singh, engaged with several environmental firms to conduct additional investigations at the subject site in preparation of redeveloping the site into a daycare facility (Kiddie Academy). Recent environmental work conducted on behalf of Mr. Singh has been through Ecology's Volunteer Cleanup Program. Recent investigations have determined the property is also affected by releases from the SMI Inc. Trust site at 8733 Greenwood Avenue North, Seattle, Washington (Facility Site ID 74731271).

Based on recent site characterization investigations, a cleanup remedy was selected and approved by Ecology, contingent upon land use restrictions which are recorded in a new restrictive covenant. The Covenant is required because residual contamination from the SMI Inc. Trust site remains on a portion of the subject property. Based on remedial actions already completed, Ecology is preparing a "No Further Action Likely" letter, outlining their opinion that no further actions will be required and that a formal opinion of No further Action required will be provided in the near future, following updating the restrictive covenant for this site. Ecology will release the existing Restrictive Covenant related to the Texaco 2115444 site when the new Covenant is issued. Additionally, Ecology will require certain activity and land use restrictions to protect human health and the environment.

This Plan was completed according to Ecology's site-specific requirements to facilitate bringing the site to No Further Action status.

1.3 Overview of Known Residual Contamination

Records describing the extent of residual contamination and remedial actions conducted are available at Ecology's website (<https://apps.ecology.wa.gov/cleanusearch/site/6416>). These documents include:

- ENW, 2022. *Model Remedy Site Closure Report*, Former Texaco 211544 Facility, 8701 Greenwood Avenue North, Seattle, WA. November 22, 2022.
- ENW, 2022. *Focused Sub-Slab Vapor Investigation*, Future Kiddie Academy Property, 8701 Greenwood Avenue North, Seattle, WA. February 23, 2022.
- Ecology, 2023. *Opinion on Proposed Cleanup of the following site: Texaco 211544, 8701 Greenwood Avenue N., Seattle, WA.* February 3, 2023.

² ENW, February 28, 2022. *Ground Water Monitoring: First Quarter 2022*, Future Kiddie Academy Property, 8701 Greenwood Avenue North, Seattle, Washington 98103: Prepare for Kiddie Academy, Attn: Maninder Singh.

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SOIL CAP MANAGEMENT PLAN
8701 Greenwood Avenue N, Seattle, Washington

Contamination related to the SMI Inc. Trust site that has come to be located on the subject property contain impacts to soil and ground water at concentrations exceeding the minimum allowable under Model Toxics Control Act. The location and extent of residual contamination is described briefly below.

1.3.1 Soil

Ecology understands that former site features related to the former Texaco site were located on the southern portion of the site (see Figure 2). Therefore, contaminated soil located along the north property boundary is likely related to migration from the SMI Inc. Trust site. The Method A cleanup level was used to evaluate soil contaminated with total petroleum hydrocarbons in this portion of the property.

Total petroleum hydrocarbons in the diesel range (diesel-range organics, or DRO) are the principal contaminant present in soil connected to the SMI Inc. Trust site. DRO is present at a depth of 10 feet bgs at sample location SB4 in the vicinity of Well-12 near the shared boundary with SMI Inc. Trust site (i.e., north property boundary).

1.3.2 Reconnaissance Ground Water

DRO is the principal contaminant present in ground water. DRO was detected from a temporary well point at soil boring B4, located at the central part of the north property boundary across from the SMI Inc. Trust site, and is likely related to migration of impacts from that property.

The above areas of residual soil and ground water impacts exceeding the established site cleanup levels are highlighted in orange on Figure 4. The orange-highlighted area corresponds to the area in Exhibit C of Ecology's draft Restrictive Covenant. All of the land and activity use restrictions in the Covenant shall apply to the area illustrated on Figure 4 as the "Restricted Area."

1.4 Remedial Action Development

Since soil in the northern portion of the Property does not comply with cleanup standards, institutional controls in the form of an Environmental Covenant (Covenant) are necessary to protect human health and the environment.³

Ecology has drafted a restrictive covenant that addresses residual soil and ground water impacts related to the SMI Inc. Trust site. The following specific restrictions and requirements shall apply to the restricted area of the property as illustrated on Figure 4 of this Plan and Exhibit C of the Covenant.

- **Containment of Soil.** Residual contaminated soil in the restricted area shall be contained under a cap consisting of pavement, which primary purpose is to minimize the potential for contact with contaminated soil.

³ Since soil and ground water in the southern portion of the site meets cleanup standards, institutional controls are no longer necessary for contamination related to the former Texaco 1211544 facility. At the writing of this Plan (June 2023) Ecology is working with owners to remove the existing restrictive covenant that was placed on the property for the Texaco site on July 26, 1996.

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SOIL CAP MANAGEMENT PLAN

8701 Greenwood Avenue N, Seattle, Washington

- **Stormwater Facilities.** Since there is a potential for mobilization of contaminants remaining in the soil and ground water at the north property boundary, no stormwater infiltration facilities such as ponds or drywells shall be constructed within the restricted area of the property.
- **Groundwater Use Restrictions.** Owner may not extract through wells or by other means or use the groundwater within the restricted area for any purpose except temporary construction dewatering or remedial activities. This prohibition does not apply to extraction of groundwater associated with groundwater treatment or monitoring activities approved by Ecology or to temporary dewatering activities related to construction, development, or the installation of sewer or utilities at the Property approved in writing by Ecology. Owner must conduct a waste determination on any groundwater that is extracted during such monitoring, treatment, or dewatering activities and handle, store and manage wastewater according to applicable laws.
- **Long-Term soil cap monitoring and management** (see Sections 3 and 4) including:
 - Maintain all protective surfaces within restricted area (i.e., pavement) to prevent direct soil contact and storm water infiltration.
 - Implement the Contaminated Media Management Plan (CMMP)⁴

1.5 Remedial Action Implementation

Soil Cap. The soil cap was in place at the time this Plan was prepared. It consists of the existing paved parking area labeled "Restricted Area" on Figure 4 of this plan.

Institutional Controls. At the time this Plan was prepared (June 2023), Mr. Maninder was working with Ecology to complete the restrictive covenant and meet all legal requirements of implementing Institutional controls (described in the next section).

2.0 Institutional Controls

The institutional controls provided in Ecology's Restrictive Covenant apply to the restricted area illustrated in Figure 3 of this Plan.

The following institutional controls (restrictions) shall apply in regards to containment of soil:

- Covenant restricts any activity on the property that will compromise the integrity of the cap. Any drilling, digging, grading, installation of underground utilities, removal of the cap, or application of loads in excess of the cap load bearing capacity is prohibited without prior written approval by Ecology.
- Ecology may require treatment or removal of contaminated soil if all or a portion of the pavement cap in the restricted area is removed. Ecology will not require treatment or removal of the underlying contaminated soil if the owner/operator is only repairing all or a portion of the asphalt pavement to maintain the cap over the underlying contaminated soil.

⁴ Partner. March 9, 2021. Soil Management Plan

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- Owner/operator shall notify Ecology within 48 hours of the discovery of any damage to the cap. The owner/operator shall repair any damage and submit a report documenting this work to Ecology within 30 days of completing repairs.
- Cap shall be inspected annually and a report submitted to Ecology documenting the condition of the cap and any changes to the cap that could impair its performance. The soil cap is to be regularly inspected and maintained under a management plan as long as hazardous substances remain at the site in quantities in excess of cleanup levels. (This Plan serves as the site's management plan)

In addition to restrictions pertaining to soil containment, the following general restrictions shall apply to the restricted area on Figure 4.

- Management of impacted media will be performed under a CMMP developed for the subject site.
- Procedures to ensure that all responsible persons that need to know about the restrictions are informed and trained in known practices to ensure that all subsurface work is done in accordance with the management plan.
- A health and safety plan as part of the site management plan to be followed whenever the soil cap is breached.
- Any digging/excavating will require prior permission from Ecology and the property owner.
- A log of all work that breaches the cap will be maintained and include information on how the cap was restored to be protective.
- Preparation and submittal of an annual report documenting compliance with all of the above.

3.0 Soil Cap

The soil cap encompasses the restricted area shown on Figure 4, meeting the following engineering control objectives:

- A physical barrier to prevent exposure to hazardous substances remaining on the property.
- Minimize water infiltration to the subsurface.
- Minimize long-term maintenance while meeting the above two goals.

The location of the soil cap is shown on Figure 4. The cap consists of the existing asphalt paving that is present above the Restricted Area.

4.0 Staff – Required Actions

Maintaining the soil cap integrity and security is an ongoing responsibility. The **Property Owner** shall be designated as the person responsible for ensuring this Plan is implemented, that the soil cap integrity is maintained and that this Plan will be reviewed on an annual basis.

The property owner may at his or her discretion assign tasks to appropriate personnel.

SOIL CAP MANAGEMENT PLAN
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Table 4-1. Key Staff & Roles

Date	Name	Role	Company	Contact
June 2023	Maninder Singh	Owner	Kiddie Academy	Office: (425) 223-7583 MSingh@KAGreaterSeattle.com
June 2023	Lynn Green	Consultant	EVREN Northwest, Inc.	Cell: (509) 452-5561 lynng@evren-rw.com

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4.1 Cap Annual Inspection

The cap is to be inspected on an annual basis. Attachment A provides an example form that may be used to conduct this inspection. The cap must be inspected for erosion, wildlife disturbance and any unauthorized human activity that is breaching (penetrating) the cap, cap thickness, and vegetation establishment.

In addition to annual inspections, cap inspections should be considered following “significant storm events or other unexpected or infrequent occurrences such as significant soil disturbances, earthquakes or similar events.” Examples of events that could trigger a cap inspection are:

- Greater than 2 inches of precipitation during a 24-hour period, or any short-duration, high intensity rain event that causes erosion by running water: sheet erosion, rill erosion, and/or gully erosion.
- Mass wasting, mass movement, or slope movement: slides, slumps, debris flows, earth flows, creep, etc.
- Earthquakes: which may promote mass wasting.
- Wildfires: which may strip the surface vegetation and make the surface more susceptible to erosion by running water and mass wasting.

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The site director shall report to Ecology within 48 hours of the discovery of any damage to the cap. If any damage to the cap is found, measures will be immediately taken to repair the damage and submit a report to Ecology within 30 days of completing the repairs.

4.2 Annual Training

The following tasks to be conducted annually will ensure that all individuals who need to know about site restrictions are informed:

- The cap will be explained to all appropriate persons (e.g., anyone with responsibilities including the property and anyone actively working on the property). The nature of the site, the importance of and legal obligations of maintaining soil cap integrity, the importance of not breaching the soil cap, as well as procedures for obtaining approval to breach the cap will be discussed. Anyone visiting the subject property should be encouraged to report conditions they may observe (e.g., degradation or unauthorized human activities) that pose a threat to the integrity of the cap and safety to humans on site to the Property Owner.
- The Property Owner, along with staff designated by him or her, will review this Plan and acknowledge their understanding of Plan requirements. Designated staff should include all landscape and maintenance personnel, and any staff responsible for contracting work conducted at the site.

Attachment B provides a form that may be used to collect acknowledgement signatures. These will be included with the Annual Report.

4.3 Approval Process for Authorization to Breach the Soil Cap

As outlined in Section 2a of the new restrictive covenant prepared for the site, any activity that will compromise the integrity of the cap must be approved by Ecology prior to implementation. The Property Owner is responsible for development of an approval process for any subsurface work, so that no unauthorized work is conducted. This includes work conducted by any contractors or utilities. The process must:

- Allow for documentation required by the work log described in the next section.
- Require personnel or entity conducting work to review, acknowledge understanding and agree to adhere to both this Plan and the CMMP.

These procedures will be reviewed on an annual basis and adjusted as necessary to improve effectiveness or allow for changing conditions.

4.4 Maintain Log of Authorized Soil Cap Breaches

Anytime work is conducted that breaches the soil a log must be maintained. Attachment D provides a form that may be used as a log of work. At a minimum, the following should be documented:

- Personnel/entity performing work.
- Reason for and description of work performed.
- Management and disposal of any impacted soils.

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Precautions taken to prevent exposure to impacted excavated soils.

4.5 Submit an Annual Report

A report shall be completed within 30 days of the annual cap inspection the condition of the cap and any changes to the cap that would impair its performance. The forms in Attachments A through E have been designed to document compliance on an annual basis. A copy of the annual report should be submitted to the Property Owner for permanent filing and to Ecology.

The Property Owner shall establish a due date for the Annual Report. This due date may be scheduled for convenience, but once established should be adhered to annually. At the first five-year periodic review conducted by Ecology, this frequency may be reassessed.

5.0 Subsurface Work – Methods and Procedures

Work conducted on the Subject Property must be done in a manner that is protective of human health and is consistent with the Ecology institutional controls described previously in this Plan.

Users of the plan are advised that regulations may change in the future and therefore the regulations should be reviewed prior to commencing any subsurface work. If it is believed that local and State regulations have changed, revisions to the Plan may be necessary from time to time to reflect current regulatory standards.

5.1 Prior to Starting Any Work

Any personnel or entity who will be breaching the soil cap must first:

- Obtain authorization following the approval process developed according to Section 4.4 of this Plan.
- Read and provide signature acknowledgement of the requirements of and intention to adhere to this Plan.
- Obtain all required permits to complete scope of work.
- Complete the Project Initiation portion of the Subsurface Work Documentation form in Attachment E, including designation of responsible parties.

5.2 Earthwork on Site

Anyone conducting any earthwork that that will encounter soil or ground water beneath the soil cap **MUST** reference and adhere to the CMMP for complete soil and water management protocol.

5.3 Reporting Requirements

Detailed notes of field work shall be kept and submitted to the Property Owner or their designee using the Subsurface Work Documentation form in Attachment E. Reason for and dates of work, personnel/contractor/utility performing work, location of soil excavation, soil and water management and disposal, waste disposal receipts and maps/photos of work shall be submitted to Ecology.

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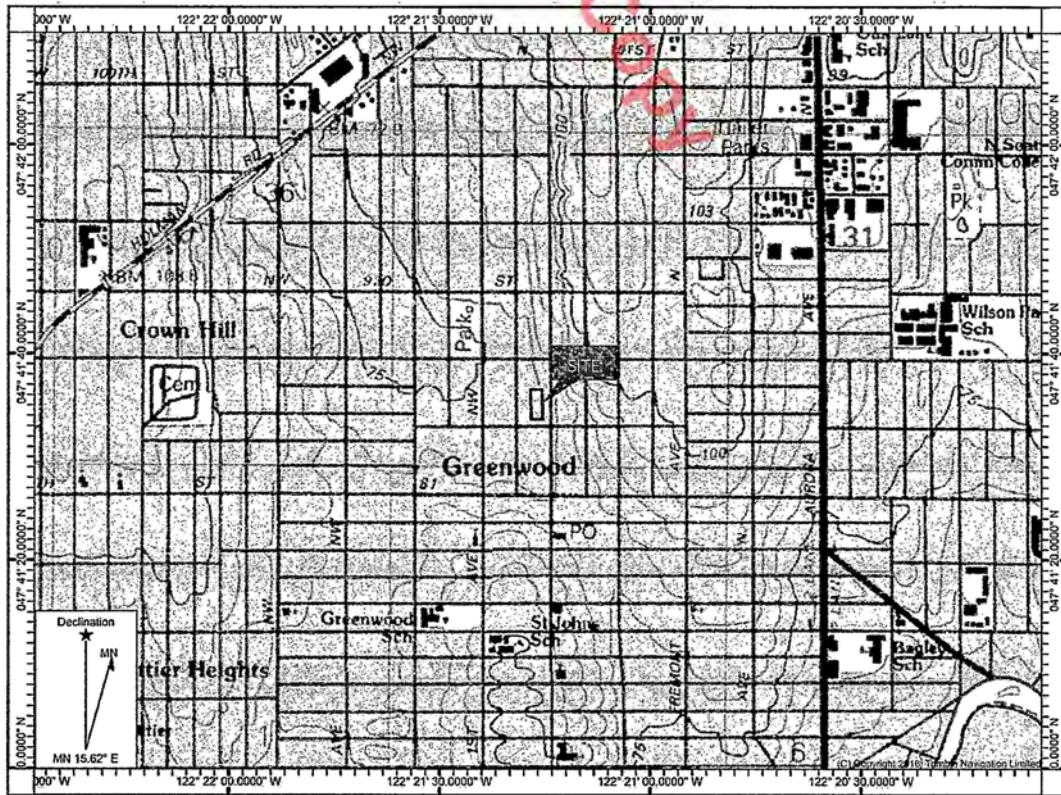
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Figures

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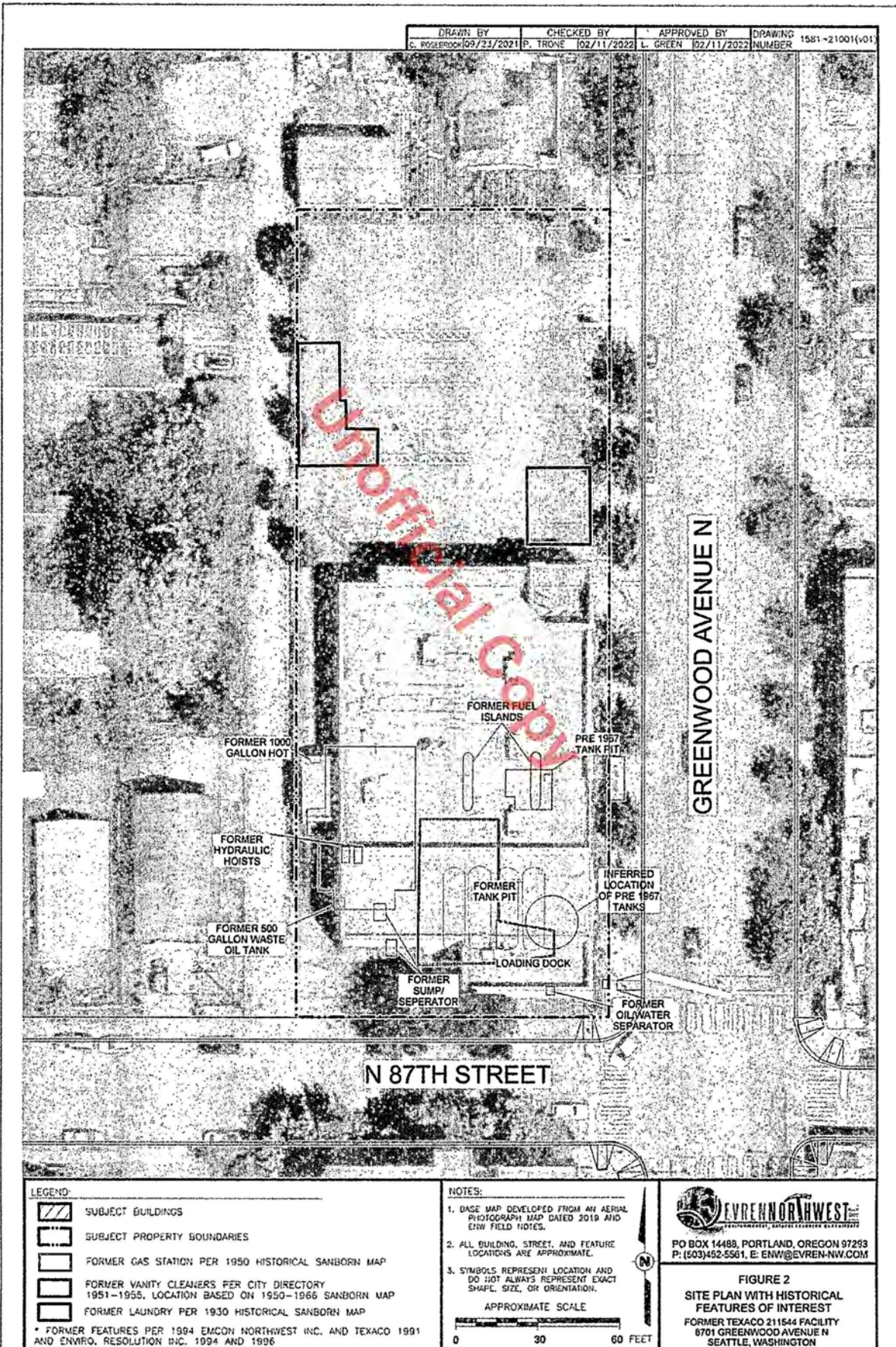
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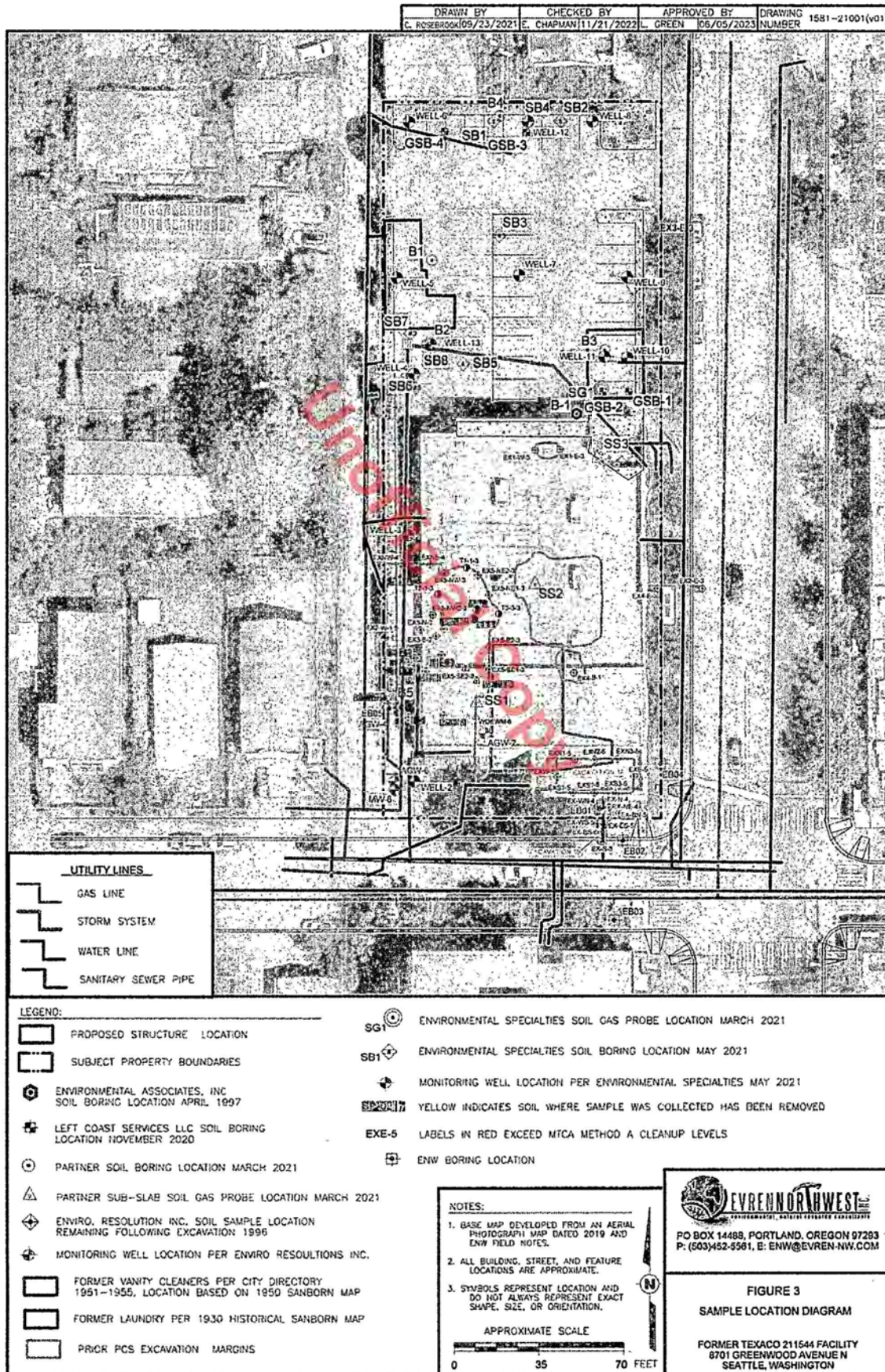
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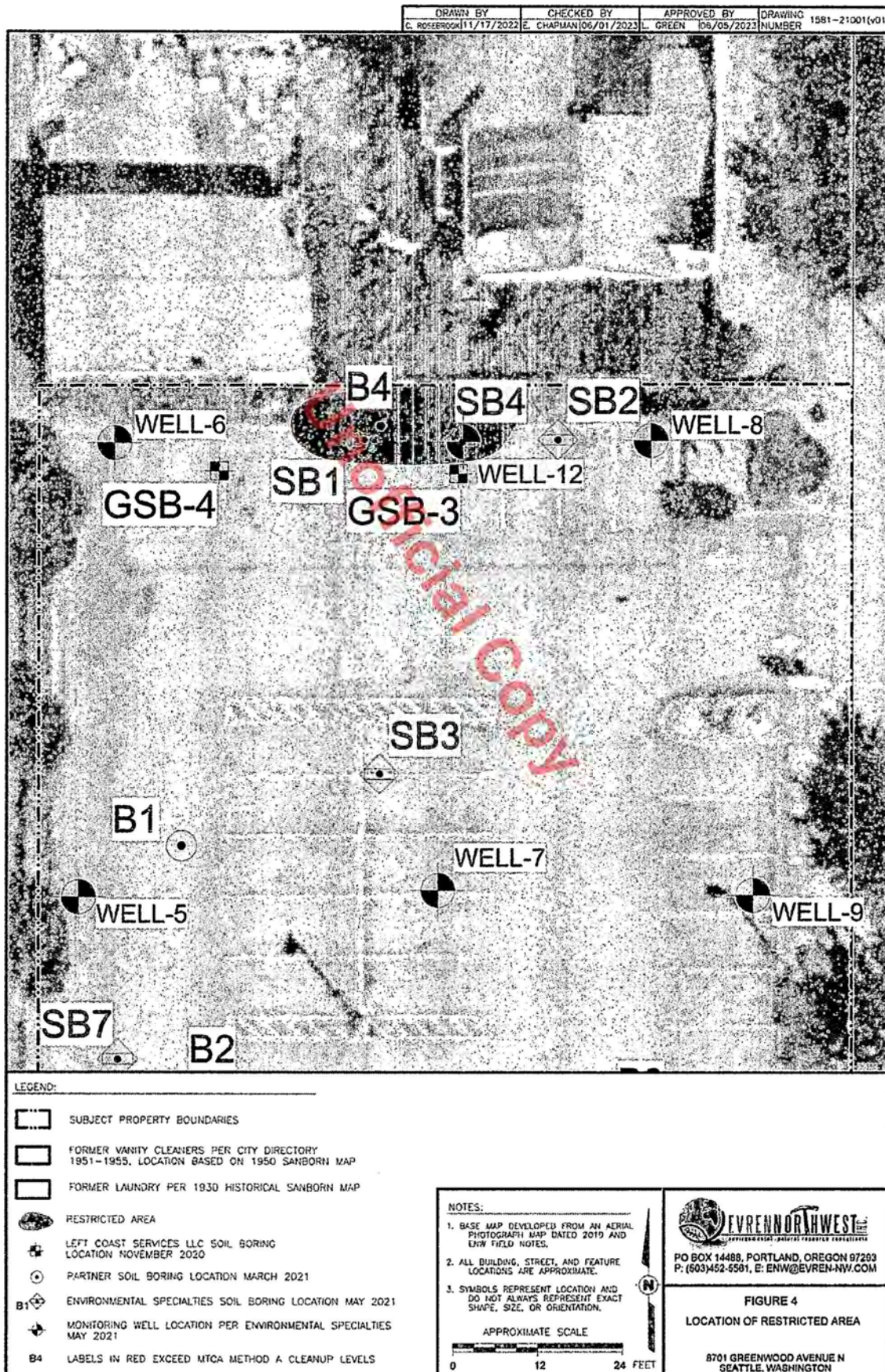


Name: SEATTLE NORTH
 Date: 09/20/21
 Location: 047° 41' 35.3419" N, 122° 21' 15.9186" W
 Contour Interval: 16 ft

	<p>Date Drawn: 11/22/2022 CAD File Name: 1581-21001-01_fg.tsv_map Drawn By: CLR Approved By: LDG</p>	<p>Former Texaco 211544 Facility 8701 Greenwood Avenue N Seattle, Washington</p>	<p>Site Vicinity Map</p>	<p>Project No. 1581-21001 Figure No. 1</p>
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Attachment A

Soil Cap Annual Inspection Form

Copy and use the following form to document the required annual cap inspection.

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Soil Cap Annual Inspection Form

Date of Inspection: _____

Inspected by: _____

Maintaining the soil cap integrity and security **protects individuals** from exposure to contaminated soil beneath the site and is an ongoing responsibility. *At a minimum, the soil cap will be inspected annually.* Such inspections include monitoring cap thickness, degradation, and any human activities with the potential to breach the building slab. More frequent inspections are encouraged and should also be documented with this form.

Persons performing the inspection must have a thorough understanding of the soil cap and the Soil Cap Management Plan.

SOIL CAP

Evaluate all areas for erosion, wildlife disturbance, any unauthorized human activity that is breaching (penetrating) the soil cap and vegetation establishment. At least 12 inches of clean soil must be maintained over the original impacted soil.

Is any unauthorized digging occurring? Y / N

If yes, immediately take steps to secure the area and manage the breach according to the Soil Cap Management or Contaminated Media Management Plan, as appropriate.

Are any natural elements (e.g., wind, rain, surface water, etc.) disturbing pavement surface? Y / N

Are there any signs of wildlife (e.g., gophers, deer, dogs, etc.) disturbing pavement surface? Y / N

Are there any potential conditions that may breach the cap? Y / N

If the answer is yes to any of these questions, please document the conditions by 1) taking photographs, 2) showing location on a map, 3) describing condition and the measures taken to remedy the situation. Documentation should be kept with this form and submitted with the Annual Report to Ecology.

ACTION OR ADDITIONAL DOCUMENTATION REQUIRED?

SIGNATURE OF PERSON PERFORMING INSPECTION:

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Attachment B

Documentation Form for Annual Training

Copy and use the following form to document compliance with the requirement for training.

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Attachment C

Subsurface Work Log Form

This form may be used to document any work that breaches the soil cap. This will create a work log as required by this Plan. Make copies as needed.

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WORK LOG
For Any Breach of Soil
Cap

For Year: _____

Maintaining the soil cap integrity and security to protect individuals from exposure to contaminated soil beneath the site is an ongoing responsibility. This Plan requires Ecology's approval and a log of all work conducted that penetrates the soil cap. This form is to be submitted with the Annual Report to the Property Owner and Ecology. Make copies as necessary.

Responsible Party (Name, Position, Company):		Start Date:	End Date:
Has a subsurface work documentation form been completed?			
Please describe Scope of Work and reason for need to breach soil cap. Details and supporting documentation should be submitted with separate Subsurface Work Documentation form.			
Was any impacted soil excavated? If yes, briefly describe method of management and disposal.			
Describe precautions taken to prevent individuals from being exposed to hazardous constituents in soil			
Responsible Party (Name, Position, Company):		Start Date:	End Date:
Has a subsurface work documentation form been completed?			
Please describe Scope of Work and reason for need to breach soil cap. Details and supporting documentation should be submitted with separate Subsurface Work Documentation form.			
Was any impacted soil excavated? If yes, briefly describe method of management and disposal.			
Describe precautions taken to prevent individuals from being exposed to excavated soils			

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Attachment D

Subsurface Work Documentation Form

Copy and provide the following form to personnel, contractors or utilities who will be performing work that breaches the soil cap. **Completing and following instructions on this form will ensure work is done according to this Soil Cap Management Plan.** Once work is finished, a completed form and any required supporting information should be placed in the work log file.

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Subsurface Work Documentation Form

Name of Project: _____

This form is to be completed by any personnel, contractor or utility performing work that will penetrate the soil cap. Work is not to be conducted unless the criteria described below are met and the Property Owner (or designee) and Ecology have approved the work.

PROJECT INITIATION

Responsible Party (Name, Position, Company):	Requested Work Start Date:
<p>CERTIFICATION: I have read the Soil Cap Management Plan (Plan) and I understand its importance for protecting the soil cap. I agree to abide by these measures and safety rules and all applicable safety regulations while working on the property. <i>FURTHER, I take responsibility for training all field personnel for this project on the requirements of this Plan.</i> I understand that any violation of these rules will result in my removal from the work area.</p> <p>Signature of Responsible Party Listed Above:</p>	
<p>Please describe proposed work, any anticipated excavation of impacted soil or ground water, proposed methods of management and disposal, proposed methods of replacing soil cap at work completion.</p>	

PROJECT APPROVAL

Person Approving Proposed Work (Name, Position, Company):	Date of Approval:
<p>CERTIFICATION: I have a thorough understanding of the Soil Cap Management Plan (Plan). The proposed work methods meet the requirements of the Plan and I grant approval for the work to be conducted as described.</p> <p>Signature of Approving Party:</p>	
Designated personnel to contact in case of change in scope or questions regarding Plan:	Phone Number:

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<h2 style="margin: 0;">Subsurface Work Documentation Form</h2>	Name of Project: _____
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Complete the following information upon project completion and submit to Ecology. Please attach appropriate supporting documentation including, but not limited to, field work photographs, and a map showing location and extent of work.

Responsible Party (Name, Position, Company):	Start Date:	End Date:
Detailed Description of Work: <div style="text-align: center; color: red; opacity: 0.5; font-size: 2em; transform: rotate(-45deg); pointer-events: none;"> Unofficial Copy </div>		
Was any contaminated soil from below the soil cap excavated? Y / N If yes, <u>please provide supporting documentation</u> and describe in detail the methods used to manage any impacted soils onsite and method(s) of disposal. <u>Waste receipts must be provided.</u>		
Describe precautions taken to prevent individuals from being exposed to impacted soils.		
Describe method of replacing soil cap at work completion.		
Signature of Responsible Party Listed Above:		

Enclosure B

Site Description, History, and Diagrams

Site Description

This section provides Ecology's understanding and interpretation of Site conditions, and is the basis for the opinions expressed in the body of the letter.

Site: The Site is defined as releases of the following in Seattle, King County, Washington:

- TPH-G, TPH-D + TPH-O, benzene, and cPAHs to the Soil.
- TPH-G, TPH-D +TPH-O, and benzene to the Groundwater.

The Site is located at 8701 Greenwood Avenue North and consists of one 0.75-acre King County Tax Parcel (Parcel no. 292070-0030; the Property; **Figure 1, Figure 2**). The Property is located on the northwest corner of the Greenwood Avenue N and N 87th Street intersection.

Area and Property Description: The Property is located in a mixed commercial and residential area in Seattle. The Property is currently developed with a rectangular, single story, vacant commercial building and a parking lot.

The current use of surrounding properties includes the following:

- Single-family residences are located to the west.
- Multi-family residences are located to the north.
- Multi-story mixed-use commercial and residential buildings are located to the east and south.

The north-adjointing property is listed on Ecology's Hazardous Sites List (HSL) as SMI Inc Trust (Facility Site ID No. 74731271). Historical operations at the SMI Trust site included auto maintenance and waste oil storage. According to Ecology records, interviews with tenants indicated that some waste oils and other fluids were either stored in an aboveground storage tank or discharged to a storm sewer. A Site Hazard Assessment conducted in 2005 noted oil staining on surface soils in the southwestern portion of the SMI Trust parcel adjacent to the Property. Shallow soil samples indicated the presence of TPH-D and TPH-O, and exceeded the Method A cleanup levels for cadmium and lead.

Property History and Current Use: The Property was initially developed in the 1940s as a service station. The initial configuration of the site is not well understood due to poor documentation, but records indicate that one 4,000-gallon, one 3,500-gallon, and one 2,000-gallon fuel underground storage tanks (USTs) were part of the initial development. One 550-

gallon waste oil storage UST, one pump island, and two service bays was also reportedly located on the Property.

In 1967, the property was upgraded with two pump islands, two 10,000-gallon gasoline USTs (replacing the existing fuel storage USTs), and one 1,000-gallon heating oil UST. An additional 4,000-gallon gasoline UST was installed in 1971. From 1951 to 1955, a dry-cleaning business operated in the central portion of the Property. The approximate locations of historical Site features are shown on **Figure 2**.

In 1986, the previously existing gasoline storage USTs were removed and replaced with four 10,000-gallon USTs, one of for diesel and the remainder for gasoline. All four USTs were removed as part of a remedial action in 1994. During the UST removal, petroleum-contaminated soil was discovered and removed from the site, as described below in this Site description. Following the remedial action, Ecology issued a no further action (NFA) letter with a Restrictive Covenant due to contaminated soil left in place after excavations were completed.

Following the remedial action, the Property was redeveloped with a single-story commercial building. In 2017, the building was vacated and has remained unoccupied since that time.

Sources of Contamination: The sources of petroleum hydrocarbon contamination at the Site are releases from the waste oil and gasoline USTs, dispenser islands, and product piping associated with former service station operations. Soil and groundwater contaminated with petroleum hydrocarbons were initially discovered during reports of leaks from product lines as early as 1979.

Soil contaminated with TPH-G and TPH-D above the Method B cleanup level was discovered in the central portion of the north Property boundary in May 2021 during Site investigation activities (**Figure 3**). As previously noted, this contamination is assumed to be part of the SMI Inc Trust Site.

Physiographic Setting: In general, the Seattle region sits on a complex and incomplete succession of glacial and nonglacial deposits that overlie an irregular bedrock surface. The region straddles the Seattle uplift, the Seattle fault zone, and the Seattle basin, three major bedrock structures that reflect north-south crustal shortening in the Puget Sound Lowland. The landforms and near-surface deposits covering much of the Seattle area include the upland glacial till, that in many areas was cut into channels during glaciation by recessional meltwater.

The glacial till can display north-south axes oriented in the former ice-flow direction. Glacially overridden deposits underlie most of the uplands, whereas loosely consolidated postglacial

deposits fill deep valleys and recessional meltwater channels. Soft organic-rich deposits have filled former lakes, bogs, and sloughs.

The Site is situated at an elevation of approximately 260 feet above mean sea level (amsl). The ground surface is generally flat, sloping slightly to the west-southwest. Phinney Ridge, an upland with a maximum elevation of 360 feet amsl, is located 600 feet northeast of the Site.

Surface/Storm Water System: The nearest surface water is Green Lake, located approximately 1 mile southeast of the Site. Stormwater runoff on and in the vicinity of the Property disperses via sheet flow to catch basins connected to the City of Seattle stormwater system.

Ecological Setting: Land surfaces on the Property and adjacent properties are primarily covered by residential and commercial buildings and asphalt and concrete pavement, with some small landscaped areas. The nearest unpaved areas with potential wildlife habitat are a playground and park located approximately 800 feet northwest and 1,100 feet east of the Site, respectively.

Geology: The [geologic map of the area](#)¹² indicates that the Site is underlain by Holocene-aged peat deposits. Peat deposits consist of wood and plant fragments with some sand- to clay-sized clasts. Data from Site borings shows fill materials from 0.5 feet to a maximum of 4 feet below ground surface (bgs). Fill materials are underlain by interbedded layers of soft silt and peat to approximately 15 feet bgs. A soft to medium- stiff clayey silt occurs below the silt and peat, to the maximum exploration depth of 26 feet bgs.

Groundwater: From 1991 to 2022, a total of 21 groundwater monitoring wells were installed at the Site (AGW-1 through AGW-7, EMW-01, MW-8, Well-2 through Well-13; **Figure 3**). These monitoring wells were installed with 10- to 15-foot-long screens from 4.5 to 26 feet bgs. Monitoring wells AGW-1 through AGW-7 were decommissioned following Site redevelopment in 1997. A total of 14 wells are currently active (EMW-01, MW-8, Well-2 through Well-13).

Shallow groundwater on the site occurs in the silt and peat layers below fill. Depth to groundwater has been observed at 0 to 7 feet bgs. Despite the periodically very shallow depth to groundwater, no seeps have been noted on the Property. Groundwater flow at the Site is oriented to the west on the northern portion of the Property and to the southwest on the southern portion of the Property (**Figure 4**). The average hydraulic gradient is approximately 0.044 feet/foot.

¹² https://ngmdb.usgs.gov/Prodesc/proddesc_72190.htm

Water Supply: Drinking water is supplied to the Property by water mains operated by the City of Seattle. Water for the City is sourced from the Cedar and Tolt River Watersheds, located approximately 35 miles southeast and 30 miles east of the Site, respectively. The Site is located approximately 6 miles southwest from the closest 10-year wellhead protection zone for a municipal water supply well.

Extent of Contamination and Remediation: A detailed chronological summary of Site investigations and remedial actions is provided in **Table 1**. Site investigations on the Property began in 1991 and documented the presence of soil and groundwater contaminated with TPH-G and BTEX. Remedial actions on the Property began in 1994 with the removal of all USTs and hoists (**Figure 5**).

Further remedial excavations occurred on the Site in 1996 to remove the remaining gas station infrastructure and additional contaminated soil. Following conclusion of this remedial action, Ecology issued a NFA letter through its Independent Remedial Action Program (IRAP) process. The NFA for the Site included a Restrictive Covenant intended to prevent remaining contamination at the Site from being disturbed.

Additional remedial excavations occurred at the Site in 1997 which removed additional contaminated soil in the southern portion of the Property (**Figure 7, Figure 8, Figure 9**). Reports detailing these excavations were submitted to Ecology, but the existing Restrictive Covenant was not updated with the new information regarding the extent of contaminated soil.

Following the sale and proposed redevelopment of the Property in 2020, several soil and groundwater investigations were conducted to evaluate the extent of contamination remaining in place at the Site. Investigations confirmed that soil and groundwater impacts from Site sources do not extend off the Property. Groundwater samples collected from select permanent monitoring wells at the Site during four consecutive quarters in 2022 did not contain TPH or benzene above their applicable Method A cleanup levels. These groundwater monitoring results confirmed a shrinking contaminant plume.

With the exception of two locations, Site contaminants of concern were not detected above their respective Method A and Method B cleanup levels. Soil samples collected from B-4 at 5 feet bgs and Well-12 at 10 feet bgs exceeded the calculated Method B cleanup level for TPH. Based on their location adjacent to the north Property boundary, these exceedances are attributed to contamination from the SMI Inc Trust Site. An Environmental Covenant (Enclosure A) was recorded with King County to document the presence of this contamination on the Property.

Enclosure B Table 1

Report Date	Author	Investigation Summary	Results
7/1/1991 Figure 3	Texaco Environmental Services	Initial Site Assessment – Seven borings (A4, A5, AGW1 to AGW5) were advanced on the Site to assess soil and groundwater conditions in the vicinity of former and current USTs. Five borings were completed as monitoring wells (AGW1 to AGW5).	<ul style="list-style-type: none"> • TPH, BTEX, and lead were not detected above Method A in soil. • Benzene was detected above Method A in groundwater samples collected from AGW-1, AGW-4, and AGW-5. Samples were not analyzed for TPH-G, -D, or -O.
1992 – 1993	EMCON Northwest	Quarterly Groundwater Monitoring Reports – Groundwater samples were collected from monitoring wells installed in 1991.	<ul style="list-style-type: none"> • BTEX and TPH-G were detected above Method A in samples collected from AGW-1, AGW-2, and AGW-4. Lead was not detected above laboratory detection limits.

Report Date	Author	Investigation Summary	Results
9/9/1994 Figure 5	EMCON Northwest	<p>Underground Storage Tank Decommissioning – One diesel, one waste oil, one heating oil, and three gasoline USTs were excavated and removed from the Site. Two hoists were also excavated and removed from the Site. Two oil-water separators were discovered during excavation. One was removed and the other left in place to avoid disturbing confining layers. Soil samples were collected from the sidewalls and bottom of each excavation at depths ranging from approximately 1.5 to 7 feet bgs. Approximately 1,000 cubic yards of soil was excavated during this remedial action. Two monitoring wells (AGW-6 and -7) were installed to replace decommissioned monitoring well AGW-4. An air-sparge soil vapor extraction system (AS/SVE) was installed in the former gasoline UST nest to treat TPH contamination in groundwater. In order to expose sufficient soil for the AS/SVE system to operate, a dewatering pump was installed in the excavation, which discharged directly to the sanitary sewer.</p>	<ul style="list-style-type: none"> • Soil sidewall and bottom confirmation samples collected from the gasoline UST nest area, dispenser islands, hoists, and heating oil excavations did not contain TPH, BTEX, or lead above Method A. • Soil with TPH-G, -D, and -O concentrations above Method A was left in place in the bottom, western, and eastern sidewall of the waste oil UST excavation due to concerns with compromising the silty confining layer at the bottom of the excavation and breaching groundwater which had accumulated in the gasoline UST excavation. • Soil samples collected from AGW-6 and -7 contained TPH-D and -O over Method A. • Groundwater samples collected from AGW-1, -2, and -6 exceeded Method A for TPH-G and BTEX following excavation.

Report Date	Author	Investigation Summary	Results
11/10/1995	EMCON Northwest	<p>Remediation Status Report – summarizes remedial action and performance monitoring to this point. Site activities included collection of quarterly groundwater samples from existing monitoring wells on site and monitoring of the AS/SVE system.</p>	<ul style="list-style-type: none"> • The AS/SVE system was operated for seven months and removed approximately 46 pounds of volatile hydrocarbons from the subsurface. • Effluent samples collected in February and May 1995 from the dewatering system discharging to sanitary sewer contained TPH-G and TPH-D over Method A. • The last groundwater monitoring samples collected in September 1995 contained TPH and BTEX below Method A in all wells.
1/5/1996	Environmental Resolutions, Inc.	<p>Independent Remedial Action Report– details excavation activities to remove remediation system piping and remaining abandoned UST piping. Excavation expanded the limits of the 1994 pump island excavation. Approximately 125 cubic yards of contaminated soil were removed during excavation. Following excavation, 18 sidewall confirmation samples were collected.</p>	<ul style="list-style-type: none"> • Final excavation limit samples did not contain TPH or BTEX above Method A.

Report Date	Author	Investigation Summary	Results
7/31/1996	Ecology	<p>No Further Action Opinion Letter and Environmental Covenant – Opinion states remedial actions resulted in the reduction of TPH and BTEX to levels that do not pose a threat to human health and the environment. The opinion is contingent on the recording of a Restrictive Covenant on the Property. The covenant has requirements for property use and long-term monitoring due to the presence of soil with concentrations of TPH remaining in the west and north of the waste oil UST excavation.</p>	<ul style="list-style-type: none"> • N/A
9/9/1996 Figure 6	Environmental Resolutions, Inc.	<p>Soil Sampling Report – This report details the results of shallow soil samples collected to the west of the Property in the alleyway and west-adjointing property.</p>	<ul style="list-style-type: none"> • Soil samples collected from 0.5 to 4.5 feet bgs did not exceed Method A for TPH or BTEX.

Report Date	Author	Investigation Summary	Results
2/4/1997 Figure 7, Figure 8	Environmental Resolutions, Inc.	Excavation, Soil Sampling, and Construction Coordination – details excavation and soil sampling activities in support of new building construction. During construction, additional soil with TPH/BTEX concentrations suspected above Method A was removed in the southwest portion of the Property in the vicinity of the former waste oil/oil water separator. Six new excavations including 4 test pits (Excavations 1, 2, 3, and 6) were advanced to aid in building construction. Approximately 275 cubic yards of contaminated soil were disposed of off-site.	<ul style="list-style-type: none"> • Based on excavation limit and test pit sampling, soil with concentrations of TPH-O exceeding Method A cleanup levels remains along the western boundary of Excavation 5 and Excavation 6 (Figure 6). • An excavation to install a detention pipe on the western side of the Property reportedly removed contaminated soils encountered in the western extent of Excavation 5 and Excavation 6 to a maximum depth of 8 feet bgs (Figure 7). • Soil with concentrations exceeding Method A also was left in place on the eastern boundary of Excavation 5, and in the western boundary of Excavation 6.
5/30/1997 Figure 9	Environmental Resolutions, Inc.	Excavation and Soil Sampling – two additional excavations (Excavations 1A and 1B) and two test pits (Excavation 2 and 4) were completed on the southeastern corner of the Property in support of construction. Approximately 85 cubic yards of contaminated soil was removed from the property disposal. A total of 18 soil samples were submitted for analysis of TPH and BTEX.	<ul style="list-style-type: none"> • Six of 18 soil samples from excavations 1A and 1B exceeded Method A cleanup levels for TPH-D/O and cPAHs, mostly concentrated in the southern portion of Excavation 1B and the eastern sidewall of Excavation 1A. • Four of 18 soil samples contained TPH-G above Method A cleanup levels.

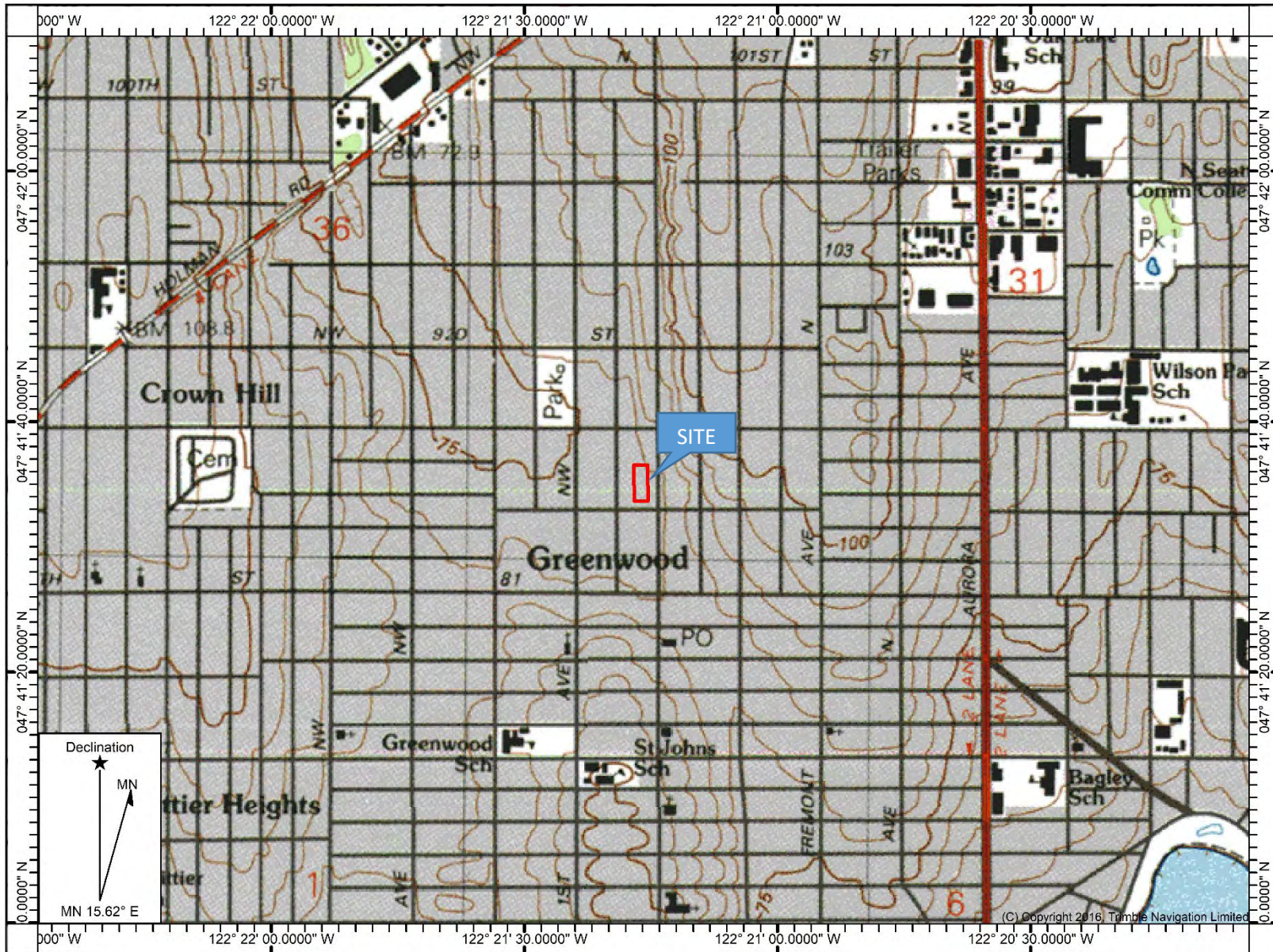
Report Date	Author	Investigation Summary	Results
9/15/1997	Environmental Resolutions, Inc.	Monitoring Well Installation, Sampling, and Laboratory Analysis – Monitoring well MW8 was installed to replace AGW-6, which was paved over during building construction activities earlier in the year. Soil and groundwater samples were collected from the well.	<ul style="list-style-type: none"> • Soil samples collected from the boring did not contain TPH or BTEX. • The groundwater sample collected from the well contained TPH-G, benzene, and total xylenes above Method A.
11/25/1998	Environmental Resolutions, Inc.	Groundwater Sampling and Laboratory Analysis – Details 4 quarters of groundwater samples collected from MW8. No samples were collected from the other downgradient wells AGW-1 and -2.	<ul style="list-style-type: none"> • TPH, BTEX, and total lead were not detected above Method A.
1/14/1999	Equiva Services (Shell, Texaco, Saudi Aramco)	Request for Review – Requests review of soil and groundwater data gathered following remedial actions and monitoring conducted from 1994 to 1996. Requested to cease monitoring and decommission remaining wells.	<ul style="list-style-type: none"> • N/A
10/1/2020	Partner Engineering	Phase I ESA – Details past site use and cleanup actions occurring to date. This report did not contain any information not detailed above.	<ul style="list-style-type: none"> • N/A

Report Date	Author	Investigation Summary	Results
11/23/2020 Figure 3	Left Coast Services	Limited Site Characterization – four soil borings were advanced near the location of the former dry cleaners on the central eastern portion of the Property (GSB-1 and -2) to assess potential releases from former operations. Two additional borings were advanced near the north Property boundary (GSB-3 and -4) to assess for TPH impacts to soil. One groundwater sample was collected from existing monitoring well MW8 (referred to as MW6 and MW-1 in this report).	<ul style="list-style-type: none"> • The sample collected from GSB-3 contained TPH-D contained TPH-D below Method A. No other samples contained TPH or BTEX above laboratory PQLs. • Chlorinated volatile organic compounds (CVOCs) were not detected above laboratory PQLs in samples collected from GSB-1 and -2.
12/30/2020	EVREN Northwest Inc.	Focused Phase II ESA – No new sampling conducted. Details of the 11/23/2020 Left Coast sampling are detailed, and stamped by a licensed geologist.	<ul style="list-style-type: none"> • N/A
2/10/2021	Broderick Architects	Summary of Proposed Ground Disturbance – details proposed renovation to improve existing building for use as a childcare facility. Renovations include curb cuts, installation of artificial turf in the parking lot area, new fencing, and new interior plumbing.	<ul style="list-style-type: none"> • N/A
3/8/2021	Ecology	Response to Change of Use Request – outlines concerns with the proposed renovations due to remaining contaminated soil left in place after remedial excavations during construction activities in 1997.	<ul style="list-style-type: none"> • N/A

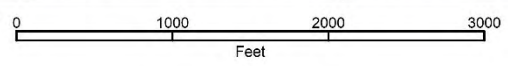
Report Date	Author	Investigation Summary	Results
3/9/2021 Figure 3	Partner Engineering and Science	Phase II Subsurface Investigation Report – Five borings (B1 to B5) were advanced on the Property to address data gaps identified in Ecology’s Response to Change of Use Request. Borings were advanced in the proposed play areas, former dry cleaner location, and the north property boundary. Grab groundwater samples were collected from each of the borings. Four soil gas samples were collected from borings B2 through B5 and three sub-slab soil gas samples were collected from inside the existing building (SS1 to SS3).	<ul style="list-style-type: none"> • TPH-G, -D, and -O were detected above Method A in the soil at B4. TPH and VOCs were not detected above Method A in the remaining borings. • Groundwater samples collected from B1, B2, B4, and B5 contained TPH-D and -O above Method A. Groundwater collected from B2 contained TPH-G and benzene above Method A. • Soil gas samples collected from B2 and B3 contained total xylenes above the Method B screening level. Benzene was detected in soil gas above Method B screening levels at B3.
4/2021 Figure 3	Environmental Specialties	Soil Sampling and Well Installation – eight soil borings (SB-1 to SB-8) and twelve wells (Well-2 to Well-13) were installed on the property to assess soil and groundwater conditions across the Site.	<ul style="list-style-type: none"> • Soil containing TPH-G and -D over Method A was present in Well 12 at 10 feet bgs. Soil samples collected from other explorations did not contain TPH or BTEX above Method A. • A groundwater sample collected from Well 3 contained TPH-D and -O above Method A. Groundwater samples from the remaining wells on site did not contain TPH or BTEX above Method A.

Report Date	Author	Investigation Summary	Results
2/23/2022 Figure 10	EVREN Northwest, Inc.	Focused Sub-Slab Vapor Investigation – Six sub-slab vapor samples (SUB01 to SUB06) were collected from temporary sample ports at regularly spaced intervals inside the existing building footprint.	<ul style="list-style-type: none"> • Concentrations of benzene in sub-slab soil gas exceeded the Method B screening level at SUB04, located in the southwest corner of the building. Benzene and other VOCs were not detected in any other samples.
2/28/2022	EVREN Northwest, Inc.	Groundwater Monitoring: First Quarter 2022 – Groundwater samples were collected from Well-1 through Well-13.	<ul style="list-style-type: none"> • Groundwater sampled during this event did not contain TPH, BTEX, VOCs, or PAHs above Method A.
4/7/2022	EVREN Northwest, Inc.	Focused Right-of-Way Investigation – three direct-push borings (EB01 to EB03) were advanced in the southeast corner of the building to evaluate the extents of soil and groundwater contamination in the adjacent right-of-way.	<ul style="list-style-type: none"> • Soil from EB-01, located close to the limits of Excavation-1B contained TPH-G and TPH-D above Method A. Soil from other borings did not contain TPH, BTEX, or cPAHs above Method A. • Grab groundwater samples collected from each boring did not contain TPH, BTEX, or cPAHs above Method A. •
5/9/2022	EVREN Northwest, Inc.	Groundwater Monitoring: Second Quarter 2022 – Groundwater samples were collected from Well-1 through Well-13.	<ul style="list-style-type: none"> • Groundwater samples did not contain TPH-G, TPH-D, TPH-O, BTEX, VOCs, or PAHs above their respective Method A cleanup levels.

Report Date	Author	Investigation Summary	Results
8/24/2022	EVREN Northwest, Inc.	Groundwater Monitoring: Third Quarter 2022 – A permanent monitoring well was installed at EMW-01, co-located from EB-01. Based on results from previous monitoring results and historical Property use, groundwater samples were collected from Well-2 through Well-5, Well-11, Well-12, EMW-01, and MW-8.	<ul style="list-style-type: none"> • Groundwater samples collected from monitoring wells on the Site did not contain TPH-G, TPH-D, TPH-O, BTEX, VOCs, PAHs, lead, or cadmium above their respective Method A cleanup levels.
10/29/2022	EVREN Northwest, Inc.	Groundwater Monitoring: Fourth Quarter 2022 – Groundwater samples were collected from Well-2 through Well-5, Well-11, Well-12, EMW-01, and MW-8.	<ul style="list-style-type: none"> • Groundwater samples collected from monitoring wells on the Site did not contain TPH-G, TPH-D, TPH-O, BTEX, VOCs, PAHs, lead, or cadmium above their respective Method A cleanup levels.



Name: SEATTLE NORTH
Date: 09/20/21



Location: 047° 41' 35.3419\"/>

Enclosure B Figure 1

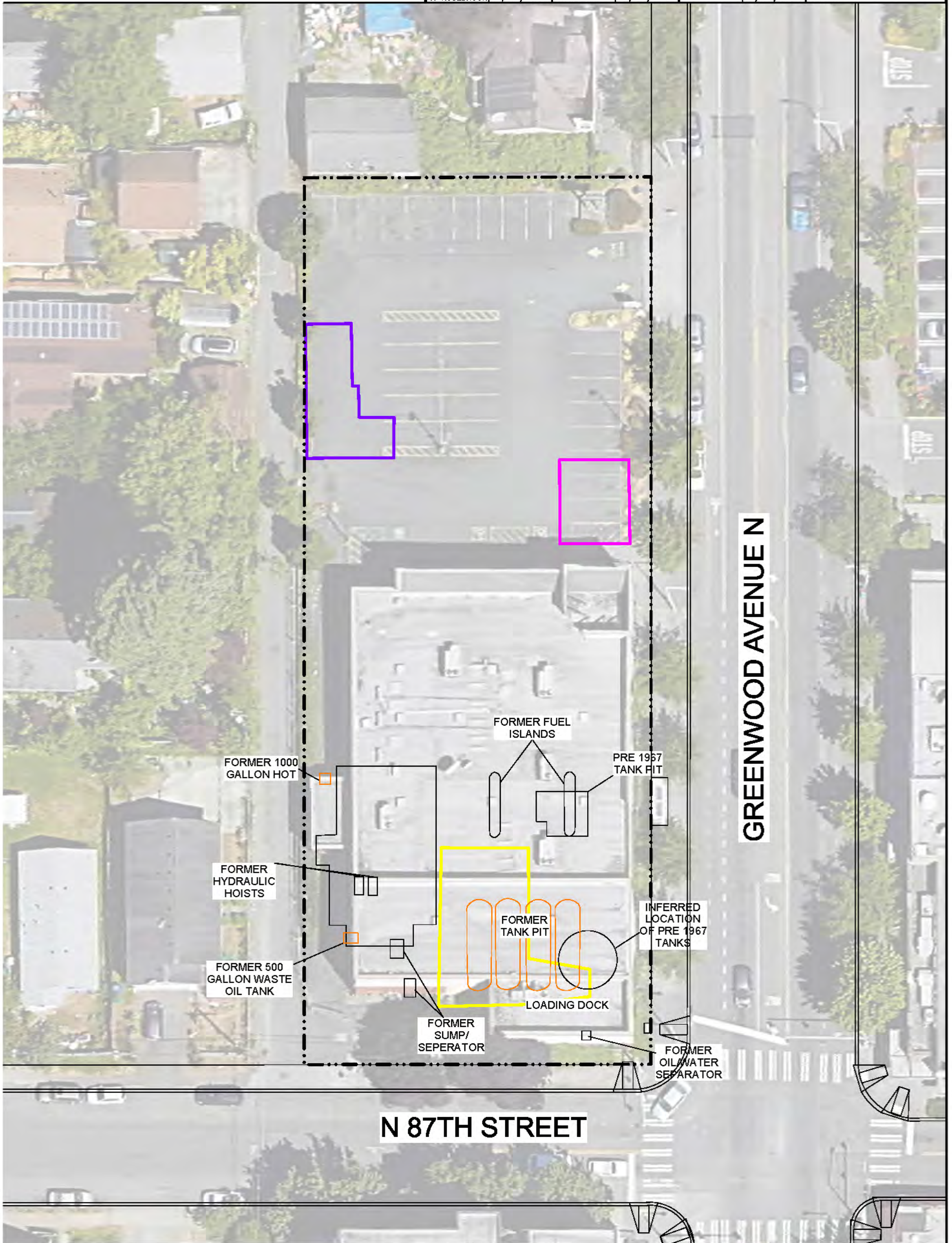


Date Drawn: 11/22/2022
CAD File Name: 1581-21001-01_fig1sv_map
Drawn By: CLR
Approved By: LDG






Former Texaco 211544 Facility
8701 Greenwood Avenue N
Seattle, Washington

Site Vicinity Map

Project No.
1581-21001
Figure No.
1



LEGEND:


-  SUBJECT BUILDINGS
-  SUBJECT PROPERTY BOUNDARIES
-  FORMER GAS STATION PER 1950 HISTORICAL SANBORN MAP
-  FORMER VANITY CLEANERS PER CITY DIRECTORY 1951-1955, LOCATION BASED ON 1950-1966 SANBORN MAP
-  FORMER LAUNDRY PER 1930 HISTORICAL SANBORN MAP

* FORMER FEATURES PER 1994 EMCON NORTHWEST INC. AND TEXACO 1991 AND ENVIRO. RESOLUTION INC. 1994 AND 1996

NOTES:

1. BASE MAP DEVELOPED FROM AN AERIAL PHOTOGRAPH MAP DATED 2019 AND ENW FIELD NOTES.
2. ALL BUILDING, STREET, AND FEATURE LOCATIONS ARE APPROXIMATE.
3. SYMBOLS REPRESENT LOCATION AND DO NOT ALWAYS REPRESENT EXACT SHAPE, SIZE, OR ORIENTATION.

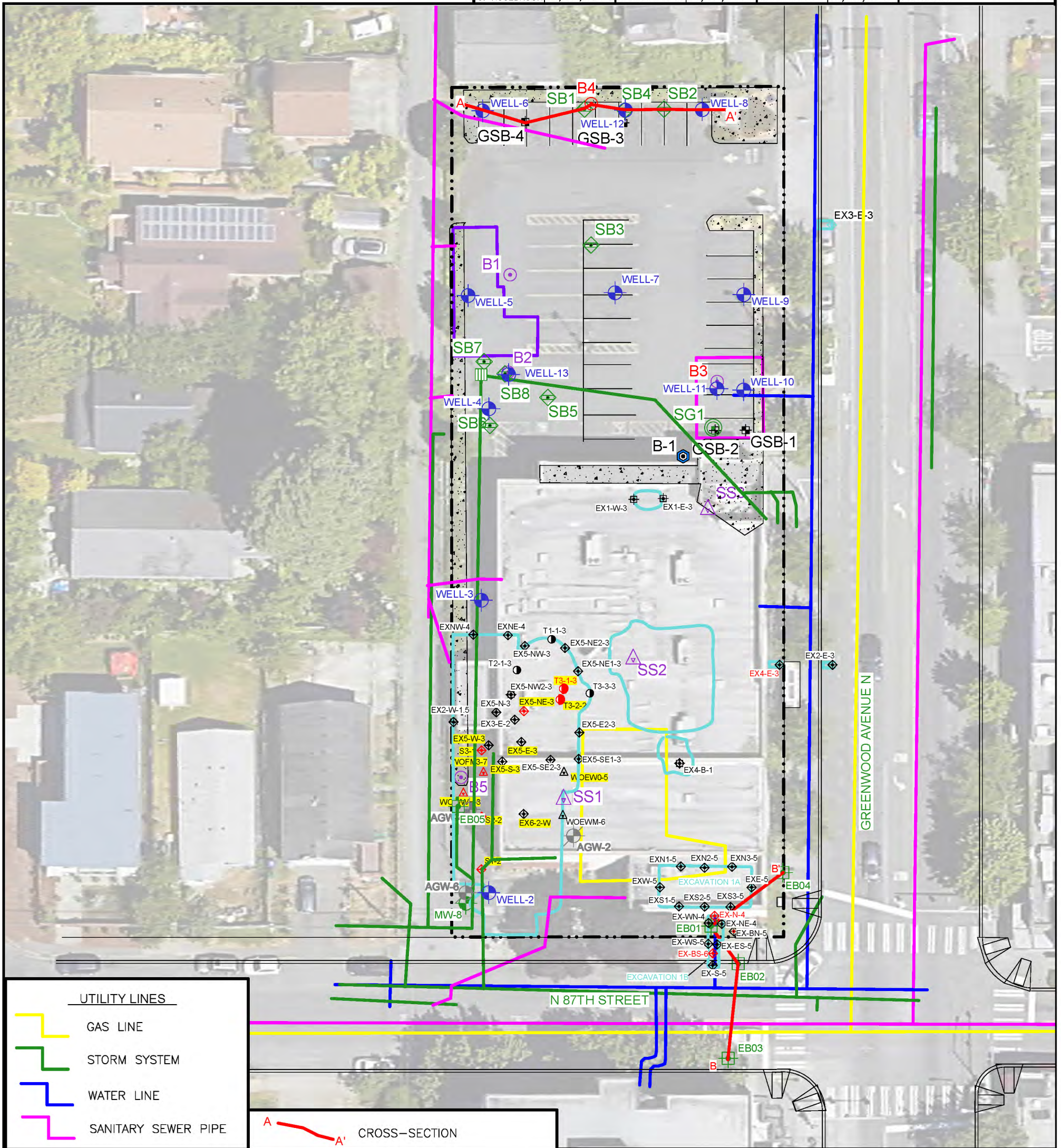
APPROXIMATE SCALE




environmental natural resource consultants

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FIGURE 2
SITE PLAN WITH HISTORICAL FEATURES OF INTEREST
FORMER TEXACO 211544 FACILITY
8701 GREENWOOD AVENUE N
SEATTLE, WASHINGTON



LEGEND:

- PROPOSED STRUCTURE LOCATION
- SUBJECT PROPERTY BOUNDARIES
- ENVIRONMENTAL ASSOCIATES, INC SOIL BORING LOCATION APRIL 1997
- LEFT COAST SERVICES LLC SOIL BORING LOCATION NOVEMBER 2020
- PARTNER SOIL BORING LOCATION MARCH 2021
- PARTNER SUB-SLAB SOIL GAS PROBE LOCATION MARCH 2021
- ENVIRO. RESOLUTION INC. SOIL SAMPLE LOCATION REMAINING FOLLOWING EXCAVATION 1996
- MONITORING WELL LOCATION PER ENVIRO RESOLUTIONS INC.
- FORMER VANITY CLEANERS PER CITY DIRECTORY 1951-1955, LOCATION BASED ON 1950 SANBORN MAP
- FORMER LAUNDRY PER 1930 HISTORICAL SANBORN MAP
- PRIOR PCS EXCAVATION MARGINS

- SG1 ENVIRONMENTAL SPECIALTIES SOIL GAS PROBE LOCATION MARCH 2021
- SB1 ENVIRONMENTAL SPECIALTIES SOIL BORING LOCATION MAY 2021
- MONITORING WELL LOCATION PER ENVIRONMENTAL SPECIALTIES MAY 2021
- SP-0217 YELLOW INDICATES SOIL WHERE SAMPLE WAS COLLECTED HAS BEEN REMOVED
- EXE-5 LABELS IN RED EXCEED MTCA METHOD A CLEANUP LEVELS
- ENW BORING LOCATION

NOTES:

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APPROXIMATE SCALE









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FIGURE 3
SAMPLE LOCATION DIAGRAM

FORMER TEXACO 211544 FACILITY
8701 GREENWOOD AVENUE N
SEATTLE, WASHINGTON

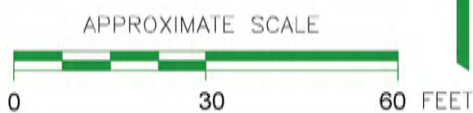


LEGEND:

-  SUBJECT BUILDING
-  SUBJECT PROPERTY BOUNDARIES
-  PRIOR PCS EXCAVATION MARGINS
-  MONITORING WELL LOCATION PER ENVIRONMENTAL SPECIALTIES MAY 2021
-  INFERRED AREA OF RESIDUAL PETROLEUM IMPACTED SOIL EXCEEDING THE SITE-SPECIFIC CUL FOR TOTAL PETROLEUM HYDROCARBONS (>1706 MG/KG)
-  GROUND WATER POTENTIOMETRIC SURFACE CONTOURS (THIRD QUARTER 2022)

NOTES:

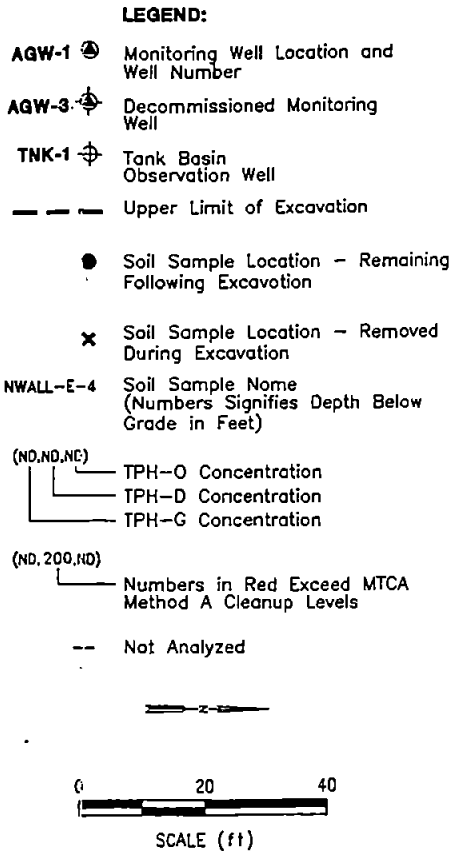
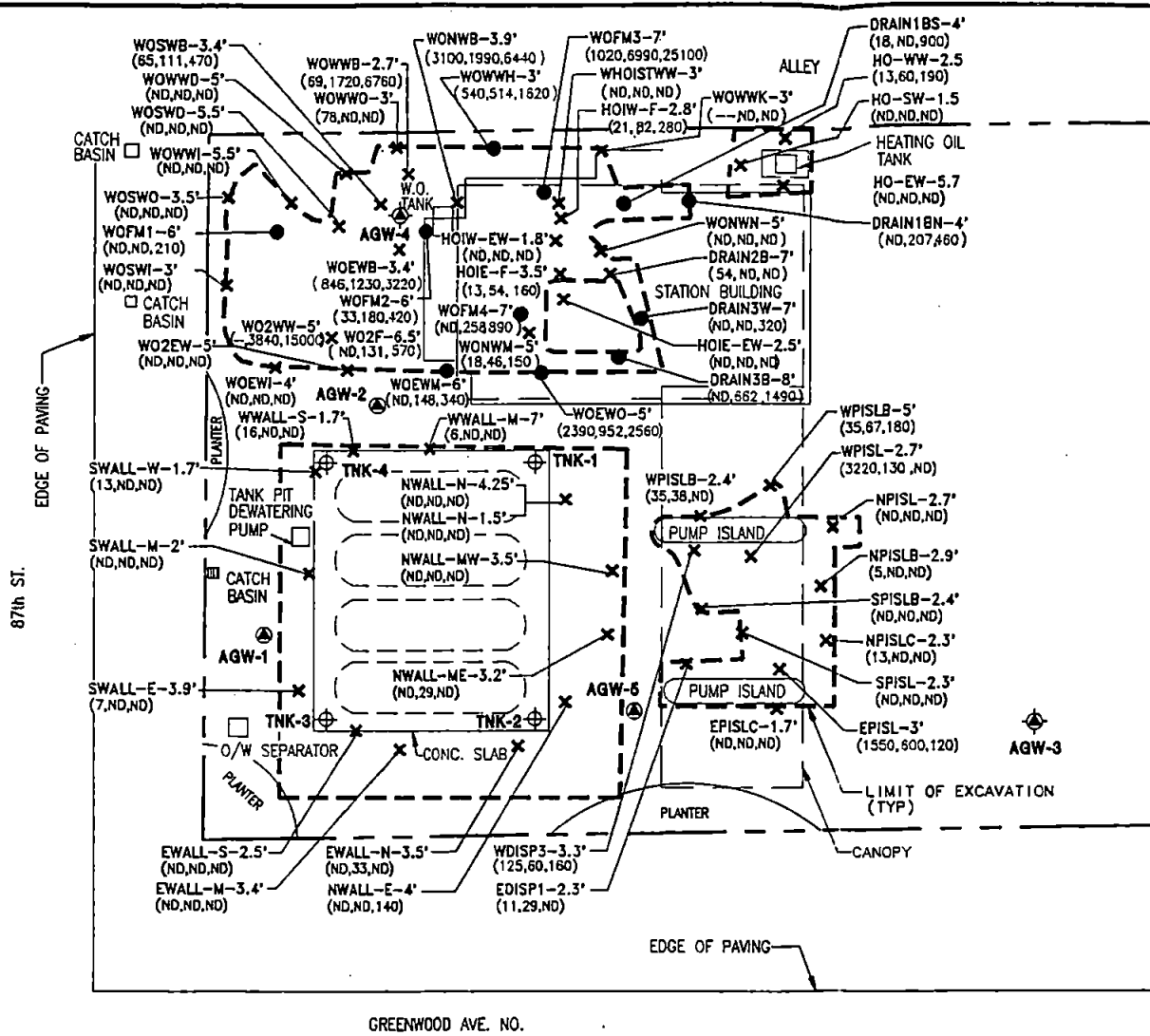
1. BASE MAP DEVELOPED FROM AN AERIAL PHOTOGRAPH MAP DATED 2019 AND ENW FIELD NOTES.
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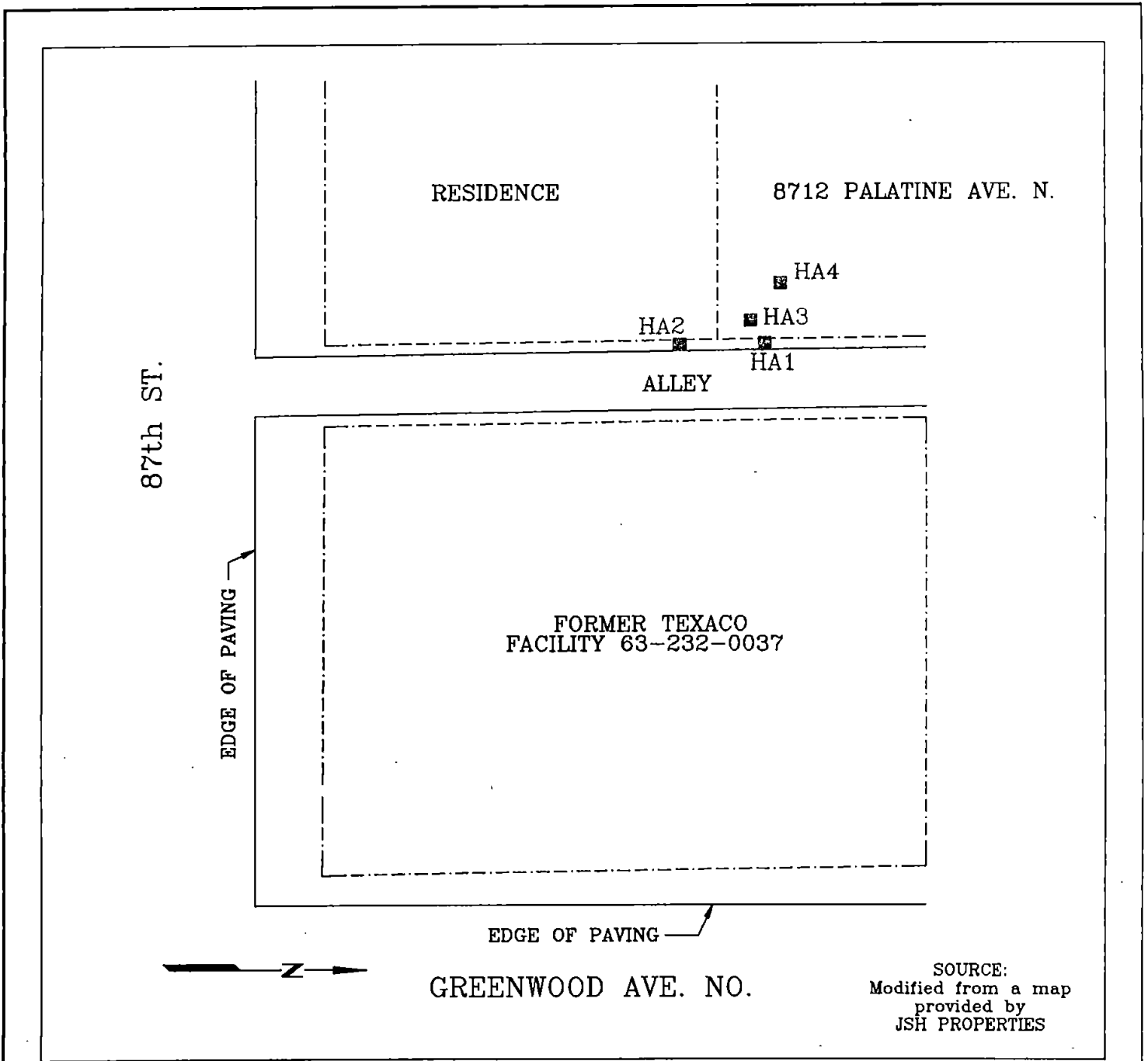
FIGURE 3
GROUND WATER POTENTIOMETRIC SURFACE MAP - FOURTH QUARTER 2022

PROPOSED KIDDIE ACADEMY PROPERTY
8701 GREENWOOD AVENUE N
SEATTLE, WASHINGTON



DATE 9-94
 DWN. MLP
 REV. _____
 APPR. _____
 PROJECT NO. 0388-013.10

Figure 3
 8701 GREENWOOD AVENUE NORTH
 SEATTLE, WASHINGTON
**SOIL SAMPLE LOCATIONS AND
 LABORATORY RESULTS**

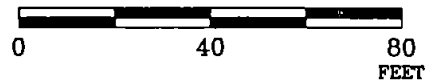


FN 31001004

EXPLANATION

■ HA4 Hand Auger Boring

APPROXIMATE SCALE



Enclosure B Figure 6



**HAND AUGER
BORING LOCATIONS**
FORMER TEXACO FACILITY 63-232-0037
8701 Greenwood Avenue North
Seattle, Washington

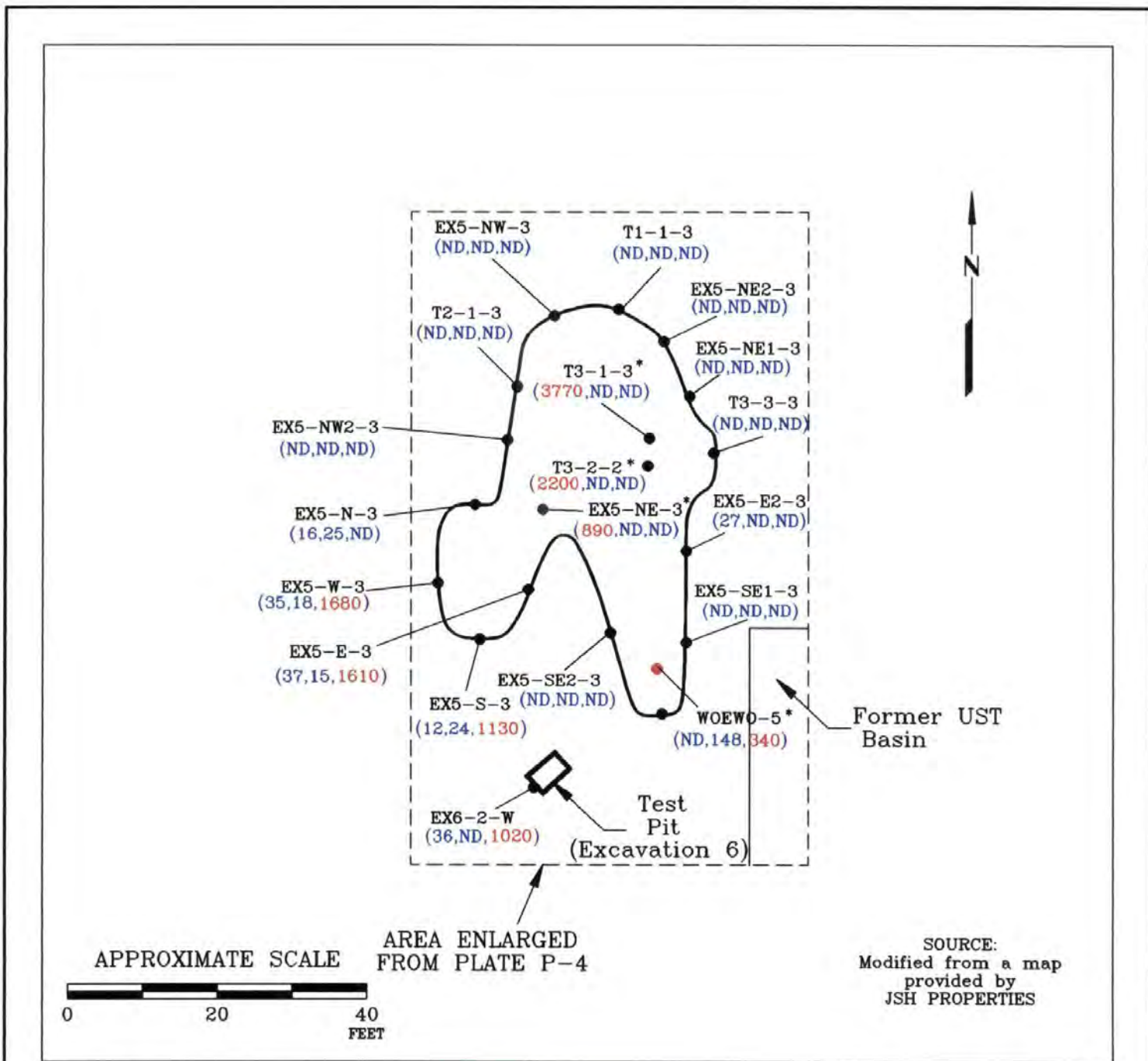
PROJECT NO.

31001

PLATE

P-1

DATE: 8/5/96



FN 31001001

EXPLANATION

Enclosure B Figure 7

- 1994 Soil Sample with Hydrocarbon Concentration Exceeding MTCA Method A Cleanup Level
- 1996 Soil Sample Location
- T1-1-3 Soil Sample Name
- * Removed During Excavation

Numbers in Red Exceed MTCA Method A Cleanup Levels

Dry Weight (ppm) (2200,ND,ND)

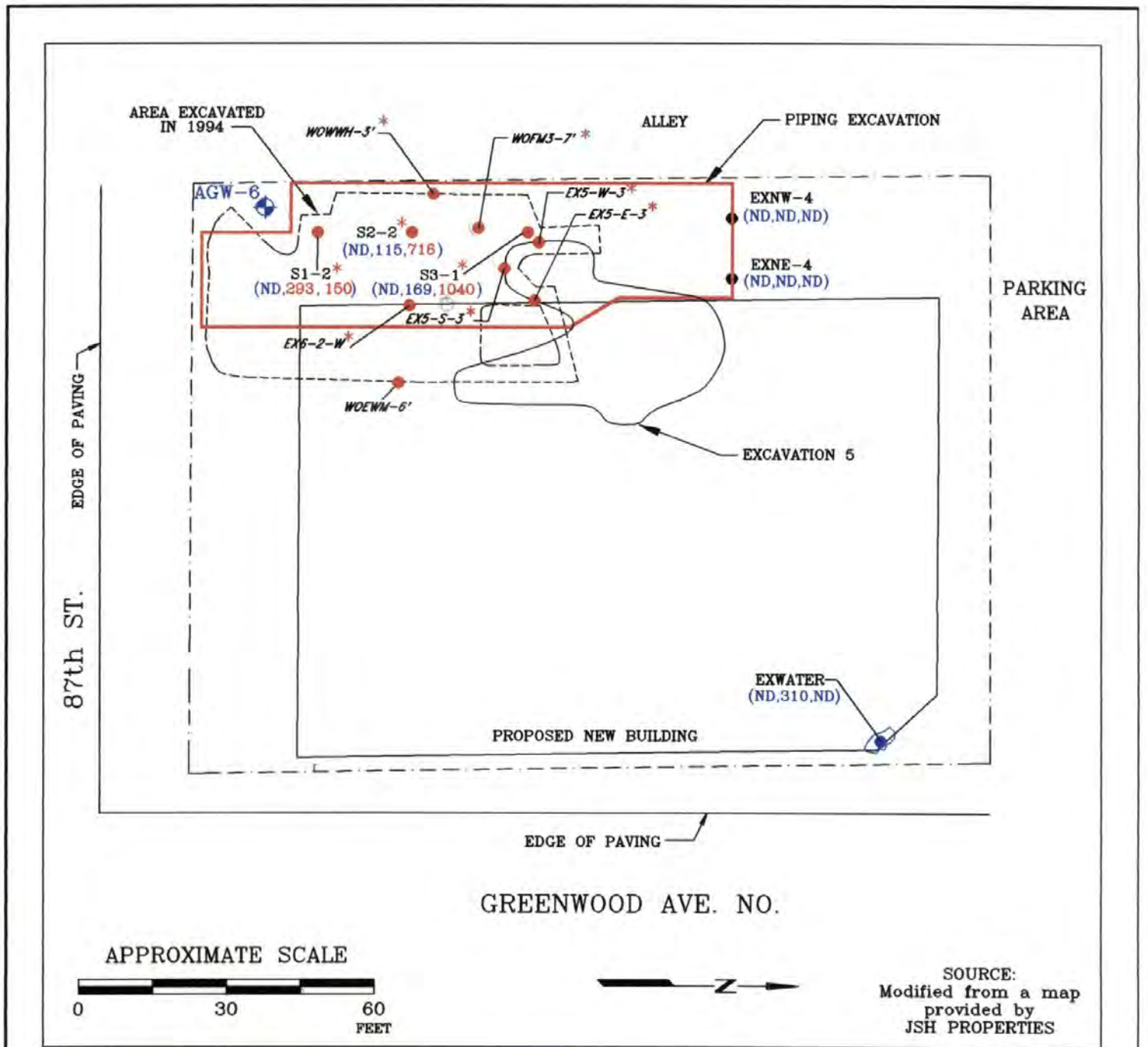
- TPH-0 Concentration
- TPH-D Concentration
- TPH-G Concentration



SOIL SAMPLE ANALYSES MAP

FORMER TEXACO FACILITY 63-232-0037
 8701 Greenwood Avenue North
 Seattle, Washington

PROJECT NO.
 31001
PLATE
 P-5
 DATE: 11/26/96



FN 31001003

EXPLANATION

Enclosure B Figure 8

- Soil Sample Location
- Soil Sample With Hydrocarbon Concentration Exceeding MTCA Method A Cleanup Level
- Water Sample Location
- WOFM3-7 Soil Sample Names (Numbers Signify Depth Below Grade in Feet)
- * Removed During Excavation
- AGW-6 Groundwater Monitoring Well

Hydrocarbon Concentration (ppm)

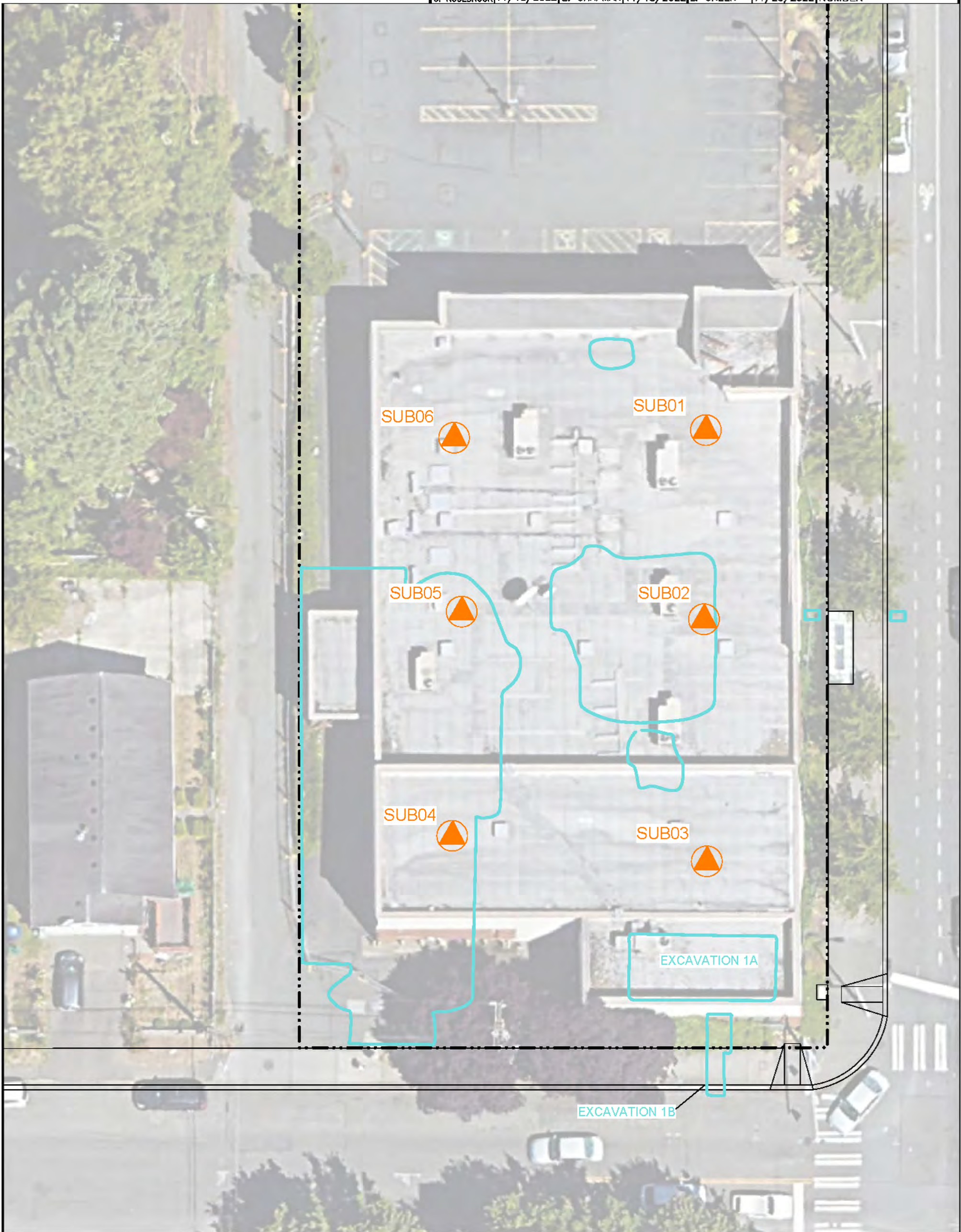
(ND, 169, 1040)





- Numbers in Red Exceed MTCA Method A Cleanup Levels
- TPH-0 Concentration
- TPH-D Concentration
- TPH-G Concentration



AREA OF PIPING EXCAVATION
 FORMER TEXACO FACILITY 63-232-0037
 8701 Greenwood Avenue North
 Seattle, Washington

PROJECT NO.
 31001
PLATE
 P-6
 DATE: 11/28/96



- LEGEND:**
-  SUBJECT BUILDING
 -  SUBJECT PROPERTY BOUNDARIES
 -  PRIOR PCS EXCAVATION MARGINS
 -  ENW SUB-SLAB VAPOR SAMPLE LOCATION

NOTES:

1. BASE MAP DEVELOPED FROM AN AERIAL PHOTOGRAPH MAP DATED 2019 AND ENW FIELD NOTES.
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APPROXIMATE SCALE



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FIGURE 3B

**SAMPLE LOCATION DIAGRAM
(SUB-SLAB VAPOR SAMPLES)**

FORMER TEXACO 211544 FACILITY
8701 GREENWOOD AVENUE N
SEATTLE, WASHINGTON

Enclosure C

Basis for the Opinion: List of Documents

Basis for the Opinion: List of Documents

1. 8701 Greenwood LLC, *Environmental Covenant, 8701 Greenwood Ave N, King County Recording No. 20231003000466, October 3, 2023.*
2. Ecology, *Re: Opinion on Proposed Cleanup of the Following Site: Texaco 211544, 8701 Greenwood Avenue N, Seattle, WA, February 3, 2023.*
3. EVREN Northwest, Inc., *MW-11 Supplemental Data, Former Texaco 211544 Facility, 8701 Greenwood Avenue North, Seattle, WA, January 26, 2023*
4. EVREN Northwest, Inc., *Model Remedy Site Closure Report, Former Texaco 211544 Facility, 8701 Greenwood Avenue North, Seattle, WA, November 22, 2022.*
5. EVREN Northwest, Inc., *Ground Water Monitoring: Fourth Quarter 2022, Future Kiddie Academy Property (FMR Texaco 211544), 8701 Greenwood Avenue North, Seattle, WA, October 29, 2022.*
6. EVREN Northwest, Inc., *Ground Water Monitoring: Third Quarter 2022, Future Kiddie Academy Property, 8701 Greenwood Avenue North, Seattle, WA, August 24, 2022.*
7. Ecology, *Technical Assistance Regarding Groundwater Sampling, June 8, 2022.*
8. EVREN Northwest, Inc., *Ground Water Monitoring: Second Quarter 2022, Future Kiddie Academy Property, 8701 Greenwood Avenue North, Seattle, WA, May 9, 2022.*
9. Ecology, *Technical Assistance Regarding Remaining Data Gaps, April 25, 2022.*
10. EVREN Northwest, Inc., *Focused Right-of-Way Investigation, Future Kiddie Academy Property, 8701 Greenwood Avenue North, Seattle, WA, April 7, 2022.*
11. EVREN Northwest, Inc., *Ground Water Monitoring: First Quarter 2022, Future Kiddie Academy Property, 8701 Greenwood Avenue North, Seattle, WA, February 28, 2022.*
12. EVREN Northwest, Inc., *Focused Sub-Slab Vapor Investigation, Future Kiddie Academy Property, 8701 Greenwood Avenue North, Seattle, WA, February 23, 2022.*
13. EVREN Northwest, Inc., *December 2021 Work Plan for Focused Data Gap Investigation, Future Kiddie Academy, Former Texaco #211544, 8701 Greenwood Avenue North, Seattle, Washington, December 8, 2021.*
14. Broderick Architects, *Summary of Proposed Ground Disturbance – Updated, 8701 Greenwood Avenue North, Seattle, WA, March 9, 2021.*
15. Partner Engineering and Science, Inc., *Phase II Subsurface Investigation Report, Maninder Singh – Expansion, 8701 Greenwood Avenue North, Seattle, Washington, March 9, 2021.*
16. Ecology, *Response to Change of Use Request at the Following Cleanup Site: Texaco 211544, 8701 Greenwood Ave N, Seattle, Washington, March 8, 2021.*

17. Broderick Architects, *Summary of Proposed Ground Disturbance, 8701 Greenwood Avenue North, Seattle, WA, February 10, 2021.*
18. EVREN Northwest, Inc., *Focused Phase II Environmental Site Assessment, Commercial Property, 8701 Greenwood Avenue North, Seattle, Washington, December 30, 2020.*
19. Partner Engineering and Science, Inc., *Phase I Environmental Site Assessment Report, Maninder Singh – Expansion, 8701 Greenwood Avenue North, Seattle, Washington, October 1, 2020.*
20. Environmental Resolutions, Inc., *Groundwater Sampling and Laboratory Analysis, Former Texaco Facility 63-232-0037, 8701 Greenwood Avenue North, Seattle, Washington, November 25, 1998.*
21. Environmental Resolutions, Inc., *Groundwater Sampling and Laboratory Analysis, Former Texaco Facility 63-232-0037, 8701 Greenwood Avenue North, Seattle, Washington, May 29, 1998.*
22. Environmental Resolutions, Inc., *Groundwater Sampling and Laboratory Analysis, Former Texaco Facility 63-232-0037, 8701 Greenwood Avenue North, Seattle, Washington, March 5, 1998.*
23. Environmental Resolutions, Inc., *Groundwater Sampling and Laboratory Analysis, Former Texaco Facility 63-232-0037, 8701 Greenwood Avenue North, Seattle, Washington, January 26, 1998.*
24. Environmental Resolutions, Inc., *Monitoring Well Installation, Sampling, and Laboratory Analysis Report, Former Texaco Facility 63-232-0037, 8701 Greenwood Avenue North, Seattle, Washington, September 15, 1997.*
25. Environmental Resolutions, Inc., *Excavation and Soil Sampling at Former Texaco Facility 63-232-0037, 8701 Greenwood Avenue North, Seattle, Washington, May 30, 1997.*
26. Environmental Resolutions, Inc., *Excavation, Soil Sampling, and Construction Coordination at Former Texaco Facility 62-323-0037, 8701 Greenwood Avenue North, Seattle, Washington, February 4, 1997.*
27. Environmental Resolutions, Inc., *Hand Auger Soil Sampling, Former Texaco Facility 63-232-0037, 8701 Greenwood Avenue North, Seattle, Washington, August 27, 1996.*
28. Washington Department of Ecology, *Independent Remedial Action Program Review, Former Texaco Service Station # 63-232-0037, July 31, 1996.*
29. Village/Seattle Partners, *Restrictive Covenant on the former TEXACO property, 8701 Greenwood Ave. North, Seattle, WA, King County Recording No. 9607290604, July 26, 1996.*
30. Environmental Resolutions, Inc., *Excavation and Soil Sampling Report at Former Texaco Facility 63-232-0037, 8701 Greenwood Avenue North, Seattle, Washington, March 15, 1996.*

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32. EMCON, *Groundwater Sampling Report, Texaco Service Station 63-232-0037, 8701 Greenwood Avenue North, Seattle, Washington*, January 25, 1996.
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