Exhibit F

ENVIRONMENTAL COVENANT
BUILDING/ PAVEMENT CAP
MONITORING PLAN

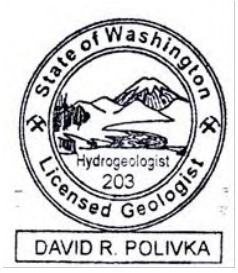
Markey Machinery
7266 8th Avenue South
Seattle, Washington 98108
Facility/Site Identification #: 52231
Cleanup Site Identification #: 14476
VCP Identification #: NW3187

February 29, 2024

Prepared for:

Southmark Properties, LLC/Markey Machinery
7266 8th Avenue South
Seattle, WA 98108

David R. Polivka L.G. / L. Hg.
Senior Hydrogeologist



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ECI Project No.: 0605-01-13

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1.0 INTRODUCTION

EcoCon, Inc (ECI) has prepared this Building and Cap Monitoring Plan (BCMP) to accompany an Environmental Covenant for the property located at 7266 8th Avenue South in Seattle, Washington (Property/ Subject Property) (Figures 1 and 2, Appendix A). This BCMP was developed in accordance with the Washington State Model Toxics Control Act (MTCA) (Washington Administrative Code [WAC] 173-340-440) that requires:

> *"…inspection, maintenance and repair of measures undertaken to limit or prohibit activities that may interfere with the integrity of an interim action or cleanup action or that may result in exposure to hazardous substances at a site."*

As established in Chapter 173-340-200 WAC, the "Site" means the same as "Facility" and is defined as:

> *"...any area where a hazardous substance, other than a consumer product in consumer use, has been deposited, stored, disposed of, or placed or otherwise come to be located..."*

For this BCMP, the "Site" is defined by the full lateral and vertical extent of contamination that has resulted from former heating oil underground storage tanks (USTs), a former hydraulic press, and a former drywell. Based on the findings of the previous environmental investigations, the Site has been defined as the nature and extent of the following contaminants in the soil and groundwater:

- Diesel-range Organics (DRO), and
- Heavy oil-range Organics (ORO).

1.1 Purpose of the Building/CAP Monitoring Plan

Investigations and remedial actions at the Site between 2003 and 2022 have shown that the soil and groundwater at the Site has been contaminated with DRO and ORO from former heating oil tanks, a former hydraulic press, and a former drywell. Remedial actions removed 349.02 tons of petroleum contaminated soils from the area of the former hydraulic press and approximately 54,690 gallons of combined groundwater and free product were removed from the Site. However, not all of the contaminated soil was able to be removed due to concerns on the integrity of the building. As a result, both contaminated groundwater and soil remains on the Site beneath the building and below an asphalt yard ("cap") to the north of the building.

The purpose of this BCMP is to layout inspection, maintenance, and repair measures for the cap to prevent a release to the environment, create a new exposure pathway or direct exposure to hazardous substances at the Site.

1.2 Property Description and Physical Setting

According to the King County Assessor, the Property consists of a single rectangular shaped parcel (2136200210) located in an industrial area of south Seattle that is zoned General Industrial 1 with a height limitation of 85 feet (IG1 U/85). It is bounded:

- To the north: by a railroad right-of-way with DTG Seattle beyond,
- To the south: by South Othello Street with Waste Management – Duwamish Reload Facility beyond,
- To the east: by Waste Management – Duwamish Reload Facility with East Marginal Way beyond, and
- To the west: by 8th Avenue South with Provisioners Warehouse and Transportation Services beyond.

According to the King County Assessor, the Property is currently owned by Southmark Properties, LLC and is doing business as Markey Machinery.

1.3 "Site" Description

The "Site" as defined under MTCA is located in the southern portion of the Property in the vicinity of the southernmost building on the Property where former heating oil USTs, a drywell, and a former hydraulic press were located (Figure 3, Appendix A). It extends the full east- west width of the Property and from north of the southern most building top the southern Property boundary. Soil or groundwater contaminated with DRO or ORO above the MTCA Method A Cleanup Levels have not been found south of the southern Property boundary.

2.0 REGULATORY COMPLIANCE

Regulatory compliance for this project is based on the Washington Administrative code (WAC), Chapter 173-340 (the Model Toxic Control Act (MTCA) regulations) and the Revised Code of Washington (RCW) Chapter 70A.305, implemented by the Washington State Department of Ecology (Ecology) and the Pollution Liability Insurance Agency (PLIA). Pursuant to Chapter 70A.305 RCW, Ecology has established procedures for developing cleanup levels and requirements for cleanup actions. The rules establishing these standards and requirements were developed by Ecology in consultation with a Science Advisory Board (established under the Act) and with representatives from local government, citizen,

environmental, and business groups. The rules were first published in April 1990, with amendments in 1991, 1996, 2001, and August 2023, effective January 1, 2024.

Regulatory compliance for this project is also based on Chapter 64.70 RCW, Uniform Environmental Covenants Act, which establishes the process and procedures that must be followed for restrictions on future uses or activities at cleanup sites, so that the restrictions will be valid and enforceable over the long term.

3.0 BUILDING/CAP INSPECTION AND MAINTENANCE PROGRAM

Preventative maintenance needs for the building and asphalt paved cap covering residual contaminated soil at the Site will be identified through an inspection of the building and asphalt pavement that is subject to the Environmental Covenant every eighteen (18) months). The building and pavement will be inspected by qualified technicians every 18 months to identify specific conditions that may threaten the integrity of the floor of the building and the integrity of the asphalt paving in the area of the Environmental Covenant to the degree that would expose contaminated soil, result in a release to the environment of contaminants from an existing or new release, or create a new exposure pathway.

3.1 Building Inspection

The building floor will be inspected to identify conditions that may threaten the integrity of the floor in the area of the Environmental Covenant. Such conditions include:

- Major cracks or other unsealed penetrations in the floor that have penetrated the entire distance between the surface and the base course,
- Any damage, deterioration or other unsealed penetrations that has reduced the thickness of material to less than half of the original thickness, and
- Cracks or excessive wear to sealants used on the floor to prevent hazardous materials from penetrating into the building floor.

If the floor damage might result in exposure to contaminated soil, result in a release to the environment of contaminants from an existing or new release, or create a new exposure pathway, then repairs will be made as follows:

- Minor cracking and penetrations of the concrete floor may be sealed with an appropriate sealant.
- Areas with excessive cracking or other damage, which would expose the underlying soils to impacts from the surface, may be saw-cut and the floor section replaced.

- Areas of worn or missing sealants will be resealed with an appropriate sealer that is compatible with the potential hazardous material that could be released.

The floor in the main working area of the building is covered with thick metal plates to accommodate the heavy equipment within the building and to provide a working surface. These metal plates cannot be removed for inspection of the concrete below them. However, should they be removed, the concrete floor will be immediately inspected even if the 18-month interval has not occurred.

3.2 Pavement Cap Inspection

The asphalt cap surfaces (including patched areas) will be inspected by qualified technicians every 18 months to identify specific conditions that may threaten the cap's integrity. The inspector will conduct a visual inspection and walk the asphalt surfaces and delineate any damage or conditions requiring repair. This will include:

- Identification of evidence of differential settlement and erosion of the soil near the asphalt that may cause damage to the surface pavement,
- Examination of:
  - the asphalt and concrete cover,
  - catch basins,
  - surface drainage,
  - monitoring wells, and
  - light poles
- Identification of major cracks that have penetrated the entire distance between the surface and the base course,
- Identification of any damage or deterioration that has reduced the thickness of material to less than half of the original thickness,
- Differential settlement, such as ponding or "sagging" of pavement,
- Cracks or excessive wear to sealants used on the asphalt to protect the asphalt from deteriorating and/or prevent water from penetrating the asphalt.

Visual inspection will also include locating evidence of damage caused by animals (burrows, holes, damaged vegetation, etc.). If damage caused by animals is noted, then King County Health Department will be consulted and appropriate vector control measures will be undertaken.

If damaged or failing pavement that might result in water infiltration to the subsurface is noted, then repairs will be made as follows:

- If differential settlement occurs and excessive sagging of pavement is observed, an asphalt overlay may be required to maintain proper surface drainage. If necessary, import of additional soil may be used to raise the damaged area to the appropriate sub-grade and a fabric interlay may be coupled with the asphalt pavement to increase the tensile strength of the section and avoid future sagging.
- An asphalt-based seal coat shall be used to seal minor cracking of the pavement. Areas with excessive cracking or other damage which would expose the underlying soils to impacts from the surface may be saw-cut and the pavement section replaced.
- An asphalt-based seal coat may also be used in areas in which the pavement has deteriorated and surface aggregate has loosened.
- Repair of differential settlement or eroded areas in unpaved portions of the site shall be conducted by importing soil and regrading surfaces if ponding or channeling is identified.

3.3 Stormwater/Surface Drainage

A visual inspection of the stormwater/surface drainage in the area will be conducted. This inspection will be conducted to determine if stormwater and surface drainage has potentially infiltrated the residual contamination and caused it to migrate to the stormwater discharge areas. The inspection will include visual observation of:

- Catch basins for cracks and blockages,
- Any detention/sedimentation ponds, drainage swale/ditches and off-Site discharge locations down gradient from the residual contamination for stressed vegetation, staining, unusual erosion and siltation, and unusual odors.

3.4 Inspection Documentation and Reporting

A log of the inspection will be completed by the Inspector every 18 months using the attached inspection checklist (Inspection Checklist, Appendix B). The checklist will identify the area(s) inspected and the areas identified in the inspection that need to be addressed to maintain the integrity of the building floor and asphalt cap. Any areas that need addressed will be photographed at the time of the inspection and after the required maintenance activity.

Upon completion of the inspection the results of the inspection, the inspection checklist, any photographs, and a report documenting the condition of the cap/building and any changes to the cap/building that would impair its performance of the remedy will be submitted to Ecology within thirty (30) days of the inspection. In addition, a copy of the report and checklist shall be maintained on the Site premises for review by Ecology during the MTCA required 5-year review of the Site.

If during the building/CAP inspection any damage that would impair its performance of the remedy is found, Ecology will be notified within forty-eight (48) hours of the discovery the damage. Unless an alternative plan has been approved by Ecology in writing, the damage will be promptly repaired and a report documenting this work will be submitted to Ecology within thirty (30) days of completing the repairs.

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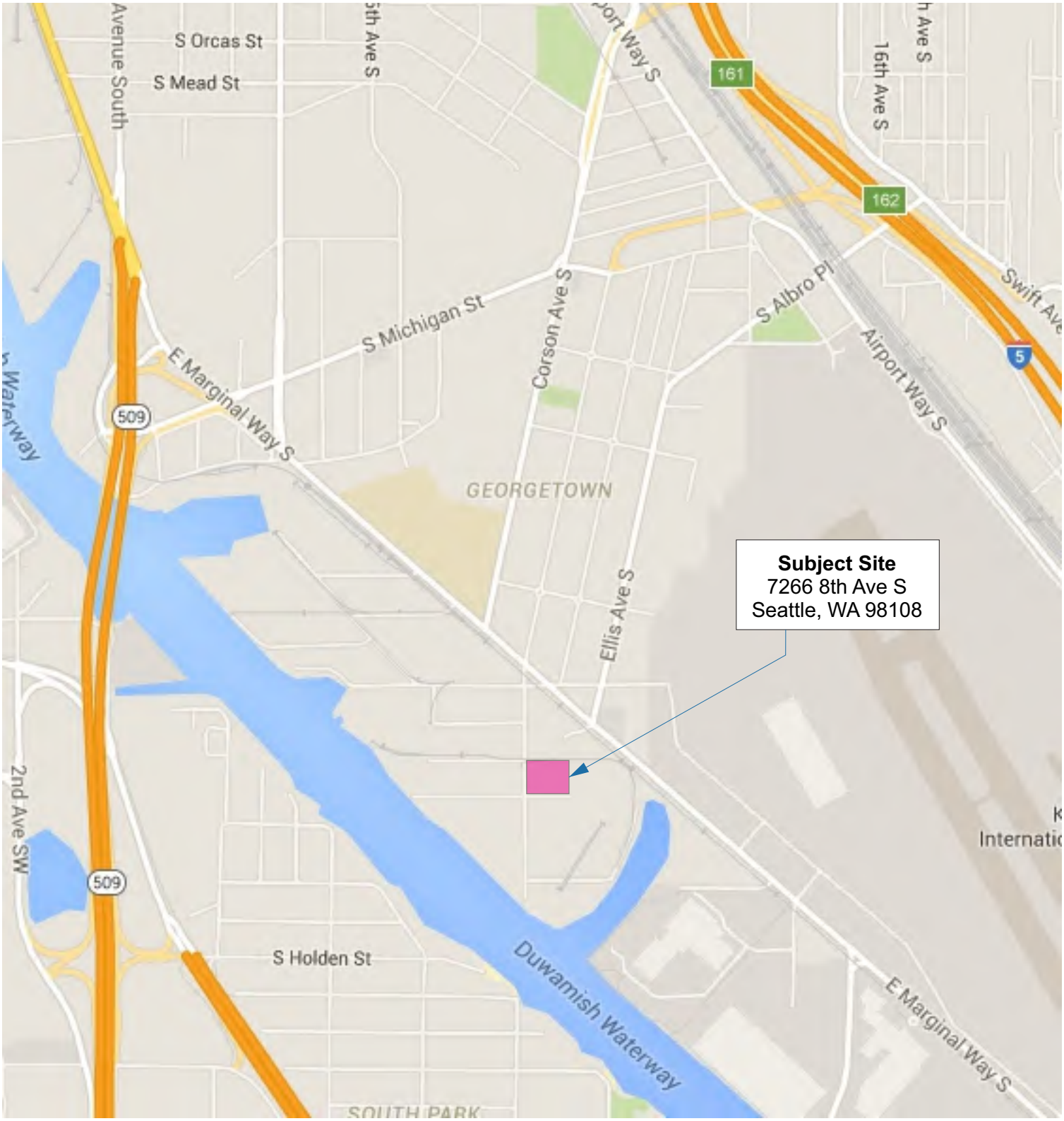
Appendix A

Appendix A: Project Figures

Figure 1 – Site Location Map
Figure 2 – Site Topographic Map
Figure 3 – Site Map



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Not To Scale

Site Location Map
Environmental Covenant Building/CAP Monitoring Plan
7266 8th Ave S
Seattle, WA 98108

Date:	February 7, 2024
Completed By:	C. Long
Reviewed By.:	S. Spencer
Version:	ECI-001
Project No.:	0605-01-05

Figure No.: 01

Sheet 01 of 03

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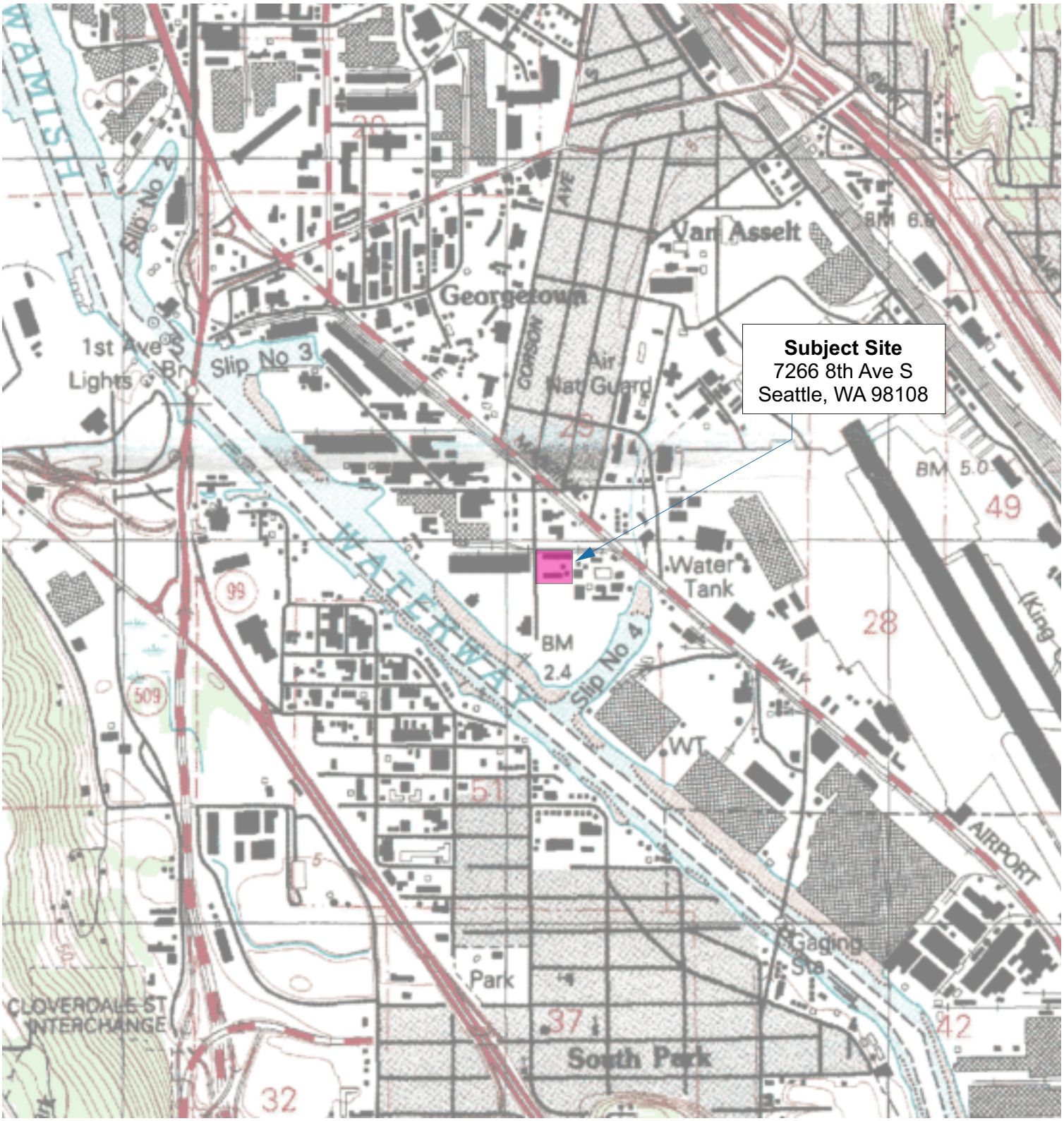

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Figure No.: 02
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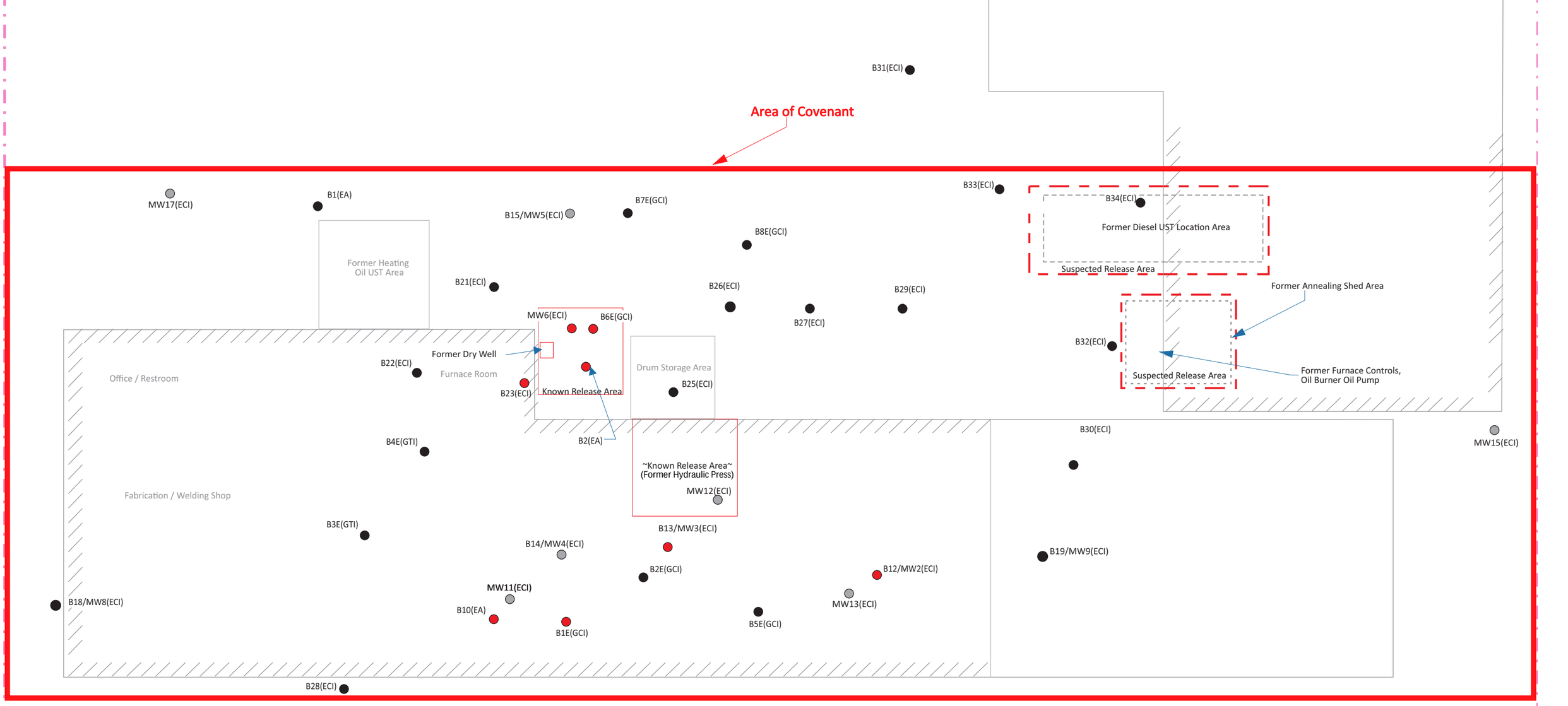

Explanation

- Boring Location where no samples were collected
- Soil Boring Sample Location Below Cleanup Levels
- Soil Boring Sample Location Above Cleanup Levels
- ECI EcoCon, Inc.
- EA Environmental Associates, Inc.
- GCI Geotech Consultants, Inc.

Site Map
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Figure No.: 03
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Appendix B

Appendix B: Inspection Checklist

Appendix B
Inspection Checklist

ENVIRONMENTAL COVENANT
BUILDING/PAVEMENT CAP MONITORING
INSPECTION CHECKLIST

SITE INFORMATION	
Site Name: Markey Machine	**Date of Inspection**
Location: 7266 8th Avenue South Seattle, Washington 98108	**Facility/Site Identification #: 52231 Cleanup Site Identification #: 14476 VCP Identification #: NW3187**
Inspector/Company:	**Weather/Temperature:**

GENERAL SITE CONDITIONS

Land Use Changes On Site

Remarks: _____

Land Use Changes Off Site

Remarks: _____

PAVEMENT

Pavement Damage

Pavement type:

Material Degradation or Damage ☐ Yes ☐ No

Types of Damage:

Settlement (low spots) ☐Yes ☐No If Yes: Show on Site Map Areal extent: _____ Depth: _____

Wet areas ☐Yes ☐No If Yes: Show on Site Map Areal extent: _____

Ponding ☐Yes ☐No If Yes: Show on Site Map Areal extent: _____

Soft subgrade ☐Yes ☐No If Yes: Show on Site Map Areal extent: _____

Remarks: _____

Cracks ☐Yes ☐No If Yes: Show on Site Map Lengths:_____ Widths:_____
Depths:_____

Remarks: _____

Holes ☐Yes ☐No If Yes: Show on Site Map Areal extent:_____ Depth: _____

Remarks: _____

Bulges ☒Yes ☐No If Yes: Show on Site Map Areal extent:_____

Height: _____

Remarks: _____

Undercutting ☐Yes ☐No If Yes: Show on Site Map Areal extent:_____ Depth: _____

Remarks: _____

Pavement Penetrations

Monitoring Wells

Monuments intact: ☐Yes ☐No If Yes: describe _____

Monument Settlement: ☐Yes ☐No If Yes, describe _____

Monument Lifting: ☐Yes ☐No If Yes, describe _____

Remarks: _____

Other Pavement Penetrations: Type of Penetration (describe): _____

Condition of Pavement Adjacent (i.e. cracked, sealed, settlement, uplifting etc.):_____

Pavement Drainage System

Catch Basins: ☒Yes ☐No

Sealed to Pavement ☐Yes ☐No

Cracks ☐Yes ☐No If Yes: Lengths:_____Widths:_____ Depths:____

Catch Basin Outlets Blocked: ☐Yes ☐ No If Yes: How blocked_____

System Discharge Pipes Functioning: ☐Yes ☐No If No, Describe why not:_____

Detention/Sedimentation Ponds/ Drainage Swale/ Ditches/Off-Site Discharge

Vegetative Cover

Type of Vegetative cover (Grass, shrubs, trees, native plants, etc.):_____

Cover properly established: ☐Yes ☐ No If No: Describe why not:_____

Signs of stress (other than stressed caused by seasonal dryness) ☐Yes ☐ No If Yes: Show on Site Map and describe: _____

Staining of soil: ☐Yes ☐ No If Yes: Show on Site Map Areal extent:_____

Describe staining (i.e. color, sheens, odors etc.):_____

Erosion of soil: ☐Yes ☐ No If Yes: Show on Site Map Areal extent:_____ Depth:_____

Siltation ☐Yes ☐ No If Yes: Show on Site Map Areal extent:_____ Depth:_____

Remarks: _____

BUILDING FLOOR

Flooring types:

Material Degradation or Damage ☐ Yes ☐ No

Types of Damage:

Settlement (low spots): ☐Yes ☐No If Yes: Show on Site Map Areal extent: _____ Depth: _____

Cracks: ☐Yes ☐No If Yes: Show on Site Map Lengths:_____Widths:_____ Depths:_____

Holes ☐Yes ☐No If Yes: Show on Site Map Areal extent:_____ Depth: _____

Bulges ☐Yes ☐No If Yes: Show on Site Map Areal extent:_____ Height: _____

Remarks: _____

Floor Penetrations: ☐Yes ☐No If Yes: Describe type of penetration:_____ Depth: _____

Sealed: ☐Yes ☒No If No, describe:_____

Floor Drains:

Connected to the Appropriate discharge and not to the ground: ☐Yes ☐ No If No: Describe:_____

OVERALL OBSERVATIONS

ACTIONS TAKEN TO FIX DEFINCIENCIES (with date fixed)