



A Subsidiary of SoundEarth Strategies

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M E M O R A N D U M

DATE: August 27, 2024

TO: Stacey Lange, Steinhauer Properties

FROM: Dimitri Lominadze, Project Manager, EHS International, Inc.
Fred Luck, Professional Engineer, EHS International, Inc.

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

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

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

EHSI inspected the condition of the cap during a site visit on July 23, 2024, per the Protective Cap Operations and Maintenance Plan submitted on December 17, 2020. The concrete cap appears to be gradually incurring gradual deteriorating throughout the parking garage and basement areas. Increased amount of hairline cracks of a non-structural nature was noted in various places in the basement slab foundation. Minor cracking that has been acceptably repaired was noted in the maintenance areas of the basement. No further action is currently needed for these items, and they will be monitored in subsequent inspections. Minor cracking was again found in the floor of the 13 Coins Restaurant space that do not appear worse in magnitude but have increased in quantity. These cracks in the restaurant floor do not appear to have been addressed; these cracks should be repaired by sealing with a compatible epoxy/caulking compound and monitored in subsequent inspections. Cracking was also found in the landscaped area east of the building, as well as cracking on the adjoining sidewalk immediately southeast of the building. These cracks should also be adequately repaired and monitored in subsequent inspections. No significant cracks, buckling, or other damage was observed on the on-steel sheet pile wall. Photographs of the cap taken on July 23, 2024, are included as Attachment A.

Please call Dimitri Lominadze at 425-229-8472 or Fred Luck at 425-691-0978 if you have any questions or require additional information.

Attachment: A, Property Photographs

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

PROPERTY PHOTOGRAPHS

King Street Property
255 South King Street
Seattle, Washington

Project No.: 2000-027-02_11404
Date: August 27, 2024
Drawn By: DIL
Chk By: FNL



Photograph 1. The previously identified crack sealed with compatible epoxy/ caulking in good shape at the 13 Coins Restaurant on the King Street property.



Photograph 2. Cracking in the northwestern portion of the 13 Coins Restaurant on the King Street property. Crack size is comparable to 2022 and 2023 inspections, but quantity of cracks has increased.

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Photograph 3. Sizable cracking in the bathroom hallway of the 13 Coins Restaurant on the King Street property. Crack size is comparable to 2022 and 2023 inspections, but quantity of cracks has increased.



Photograph 4. Nonstructural hairline cracking in the underground parking garage. The overall amount of cracking does appear to have increased since the 2022 and 2023 inspections. This area is to be monitored in the next annual inspection; repairs are not needed at this time.

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Photograph 5. Sizeable cracking noted near the manhole on the landscaped area immediately east of the building. Repairs are recommended at this time; This area is to be monitored in the next annual inspection.



Photograph 6. Cracking on the southern exterior walkway of the building; immediately adjacent to the southeast corner of the building. Repairs are recommended at this time; This area is to be monitored in the next annual inspection.