



A Subsidiary of SoundEarth Strategies  
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## M E M O R A N D U M

**DATE:** August 22, 2025

**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

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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), EHS-International, Inc. (EHSI) completed a yearly inspection of the protective cap at the property. This was the fifth annual cap inspection.

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 22, 2025, according to the Protective Cap Operation and Maintenance Plan dated December 17, 2020, which is included as an attachment to the Environmental Covenant for the property. The general condition of the concrete cap appears to be stable, with no significant changes observed when compared to last year's assessment. Several hairline cracks of a non-structural nature were observed in various areas of the basement slab foundation. These cracks are consistent in location and extent with those previously documented, and there is no visual sign of growth or progression since the last assessment. No further action is currently needed for these items. The previously identified deterioration and cracking in the 13 Coins Restaurant was addressed through the application of an epoxy seal. Since the completion of these repairs, there have been no observable signs of further degradation or worsening of the condition of the concrete cap over the past year. The surface remains stable, and the integrity of the patch appears to be holding effectively.

Previously identified cracking was also observed in the southern exterior walkway of the building, immediately adjacent to its southeast corner, as well as in the landscaped area east of the building. Identified cracking does not appear to have been addressed; the observed cracking should be repaired by sealing with a compatible epoxy/caulking compound and monitored. No significant cracks, buckling, or other damage were observed on the on-steel sheet pile wall. Photographs of the cap taken on July 22, 2025, 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



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



**PROPERTY PHOTOGRAPHS**

King Street Property  
255 South King Street  
Seattle, Washington

Project No.: 2000-027-02\_11404  
Date: August 22, 2025  
Drawn By: DL  
Chk By: FNL



Photograph 3. Non-structural hairline cracking in the underground parking garage. The amount of cracking does not appear to have increased since the 2024 inspection. Repairs are not needed at this time.



Photograph 4. Previously identified cracking on the southern exterior walkway of the building, immediately adjacent to the southeast corner of the building and at the edge of the property. Repairs are recommended at this time.





Photograph 5. Previously identified cracking in the landscaped area east of the building. Repairs are recommended at this time.



Photograph 6. No significant cracking, buckling, or other damage observed on the steel sheet pile wall during inspection.