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MEMORANDUM

Quarterly Progress Report No. 18

DATE: March 5, 2026

TO: Mr. Frank P. Winslow, LHG.
Washington State Department of Ecology

CC: Mr. Brendan Lawrence, Onni 106th Ave Bellevue LLC
Ms. Lorina Crain, Onni 106th Ave Bellevue LLC
Mr. John Houlihan, Houlihan Law PC
Mr. JT Cooke, Houlihan Law PC

FROM: Mr. Laithan Briant, Project Manager *Laithan Briant*
Ms. Ruth Otteman, Senior Geologist *Ruth Otteman*

RE: Quarterly Progress Report No. 18 for E-VCP No. XN0011
Onni 106th Ave Bellevue LLC
606 and 620 106th Avenue NE
Bellevue, Washington 98004
CSID 14996
FSID 73977

TRC Project Number: 462297

TRC Environmental Corporation (TRC) has prepared this Quarterly Progress Report (QPR) on behalf of Onni 106th Ave Bellevue LLC (Onni) and in compliance with the reporting requirements under the Expedited Voluntary Cleanup Program (E-VCP) for the site located at 606 and 620 106th Avenue NE in Bellevue, Washington (Site). As required by the E-VCP, QPRs are to be submitted by Onni to the Washington State Department of Ecology (Ecology) by the 10th of the last month of each quarter, or the first working day thereafter if that date falls on a weekend.

I. DESCRIPTION AND STATUS OF SITE CHARACTERIZATION OR CLEANUP WORK

The following work was performed in the past quarter:

- Two groundwater samples collected at MW17-02 and MW17-03 on January 19, 2026 for initial dewatering assessment.

II. PENDING ECOLOGY OPINION REQUESTS

The following is a list of pending and anticipated opinion requests to Ecology:

- There are no current pending requests for opinion.

The following is a summary of dates and titles of documents submitted to Ecology for review in the last quarter:

- QPR No. 17 was submitted to Ecology on December 4, 2025.

III. PLANNED DOCUMENT SUBMITTALS / ECOLOGY OPINION REQUESTS

The following is a summary of the type of documents and opinion requests planned for submittal to Ecology during the next quarter:

- Submit QPR No. 19 (due by June 10, 2026).

IV. SCHEDULE

Pending market and permit conditions and review, implementation of the Cleanup Action Plan is expected to begin with building demolition and Additional Contained-In Determination (CID) Characterization sometime between the second and third quarters of 2026.

All dates are tentative and may be influenced on factors beyond Onni's control. Variables such as the market conditions, the timing of Ecology's review, the timing of City of Bellevue permit approvals, permit approvals by other agencies, and subcontractor availability, among other factors, ultimately influence the schedule.

The general milestone schedule is outlined below.

Milestone	Initial Target Date	Updated Target Date
Submittal of Draft RI/FS/CAP	10/1/2021	10/1/2021
Submittal of E-VCP Application	10/1/2021	10/1/2021
Expedited VCP Acceptance	11/1/2021	11/1/2021
Final No Further Action Likely Opinion	1/7/2022	12/15/2021
Demolition	1/10/2022	Q2–Q3/2026
Additional CID Characterization and Request to Ecology	3/1/2022	Q3–Q4/2026
Ecology Approval of CID	4/1/2022	Q3–Q4/2026
Commence Remedial Excavation	5/1/2022	Q4/2026–Q1/2027
Completion of Interim Remedial Action	8/1/2022	Q4/2026–Q1/2027
Remedial Action Report	10/1/2022	Q2–Q3/2027
Compliance Groundwater Monitoring	TBD	TBD

Note:

TBD To be determined

Based on this schedule, it is anticipated that the Additional CID Characterization field activities would begin sometime between the third and fourth quarters of 2026. The E-VCP will be copied on any communications with the Ecology Hazardous Waste/Toxics Reduction group during the planning and execution of any CID characterization. Ecology will be updated a minimum of 5 days in advance of the Additional CID Characterization field activities to provide an opportunity to observe the field event.

V. PROJECT TEAM

- No changes in project team during the past quarter.

VI. SITE STATUS

- No changes at the Site are anticipated that could affect the cleanup.