



MEMORANDUM

Date: August 11, 2020 **RGI Project Number:** 2012-107M

To: Mr. Michael Warfel
Washington Department of Ecology
Northwest Regional Office
3190 160th Avenue Southeast
Bellevue, Washington 98008

cc: Mr. Brent Nelson
AIG Investments

From: Mr. Jerry Sawetz
The Riley Group, Inc.

Subject: 2020 Annual Inspection Summary
Alamo Manhattan Main Street
10505 Main Street
Bellevue, Washington 98004
Ecology VCP No. NW2811

Riley Group, Inc. (RGI) is pleased to present this 2020 Annual Inspection Summary Memorandum documenting a recently conducted inspection at the Main Street Flats property located at 10505 Main Street in Bellevue, Washington (herein referred to as the Property). The general location of the Property is displayed on Figure 1.

BACKGROUND

The Property is currently owned by Alamo Manhattan Bellevue, LLC and has been enrolled in the Washington State Department of Ecology (Ecology) Voluntary Cleanup Program (VCP) since December of 2013. The Property is identified by Ecology as the Alamo Manhattan Main Street project (VCP No. NW2811).

The Property received a No Further Action/Environmental Covenant (NFA/EC) in 2017, which indicated that no further remedial action was necessary at the Property. The EC was approved by Ecology and recorded by King County on June 27, 2017. Ecology subsequently issued a NFA letter dated July 25, 2017. The EC restricted certain uses of the Property and required that contaminated soil left in place in Areas 1 and 2 be contained by the concrete garage floor. The EC also required that inspections of the garage floor and groundwater monitoring wells be conducted annually. The Ecology approved procedure for performing annual inspections is described in Exhibit E of the EC (Operation, Maintenance, Inspection, and Contingency Plan) and a copy of Exhibit E is included as Attachment A. The locations of Area 1 and 2 along with groundwater monitoring wells are displayed on Figures 2 and 3. The purpose of the annual inspection was to determine if the parking garage floor was altered or damaged in any way that would impact the ability of the concrete

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floor to contain contaminated soil in Area 1 and 2. The EC also required that groundwater monitoring wells RW1, RW2, and MW6 be inspected annually to determine if any damage has occurred to these wells.

The scope of work for this project was performed in general accordance with RGI's *Proposal for Annual Inspection Services* dated August 25, 2017.

July 2020 ANNUAL INSPECTION

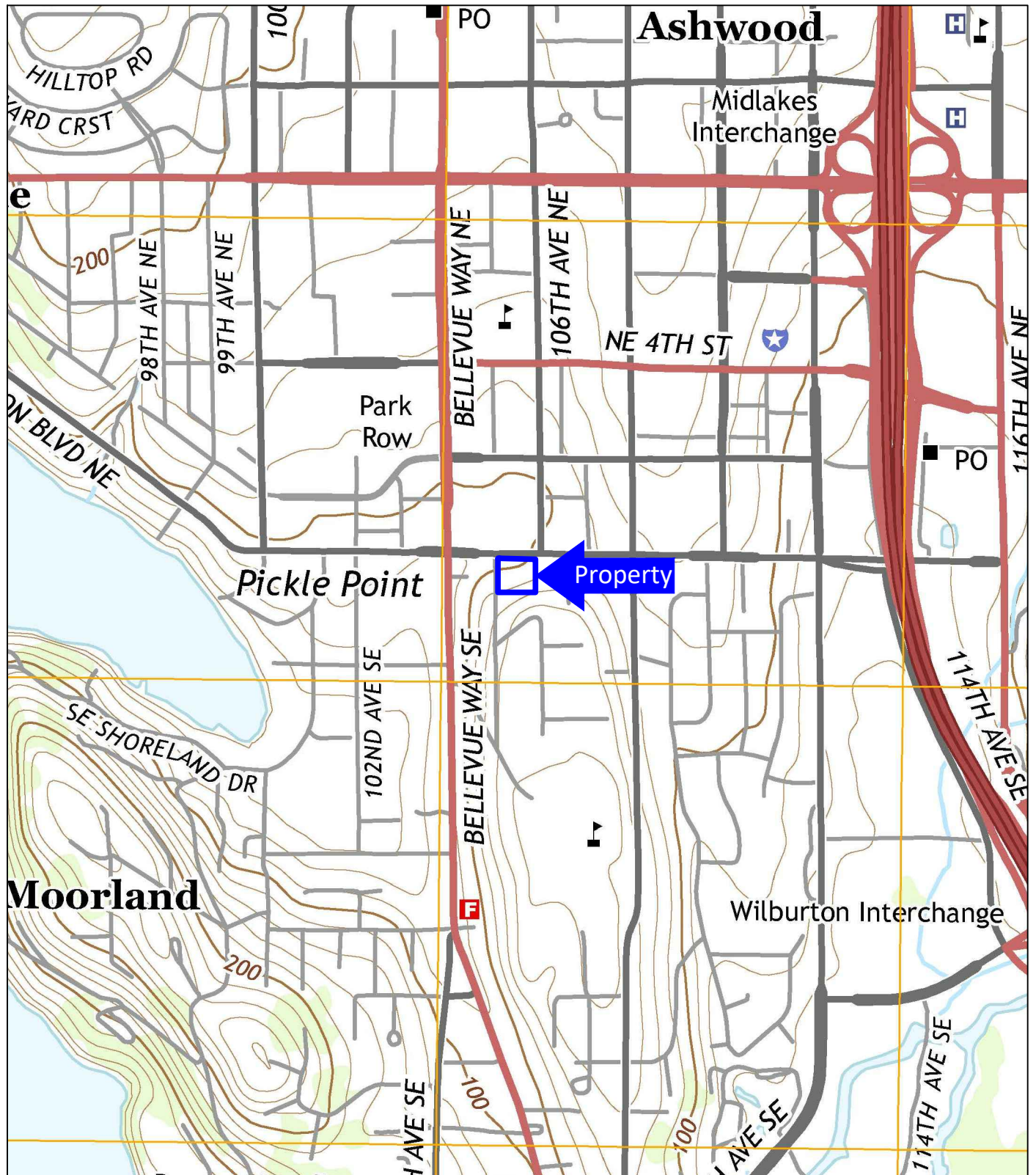
On July 15, 2020, Mr. Stafford Larsen of RGI inspected the concrete floor in the lower level of the Main Street Flats parking garage in locations situated above Area 1 and 2. RGI additionally inspected groundwater monitoring wells RW1, RW2, and MW6. The layout of the parking garage with the locations of Area 1 and 2 and groundwater monitoring wells are presented on Figure 3. Photographs of the inspection areas are presented in Attachment B.

The portions of the concrete garage floor slab situated above Areas 1 and 2 were in good condition and no damage was observed (see Photos 1 through 4). Groundwater monitoring wells RW1, RW2, and MW6 were also in good condition with no damage observed (see Photos 5 through 10).

No further work is recommended at this time. The next annual inspection is scheduled for mid-2021.

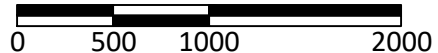
Please do not hesitate to contact us at 425-415-0551 with any questions or comments regarding this 2019 Annual Inspection Summary Memorandum.

*Attachments: Figure 1, Property Vicinity Map
Figure 2, Property Representation Map With Locations of Areas 1 and 2
Figure 3, Garage Floor Layout With Locations of Areas 1 and 2
Attachment A, Exhibit E of Environmental Covenant
Attachment B, July 2020 Inspection Photographs*



USGS, 2014, Mercer Island, Washington
7.5-Minute Quadrangle

Approximate Scale: 1"=1000'



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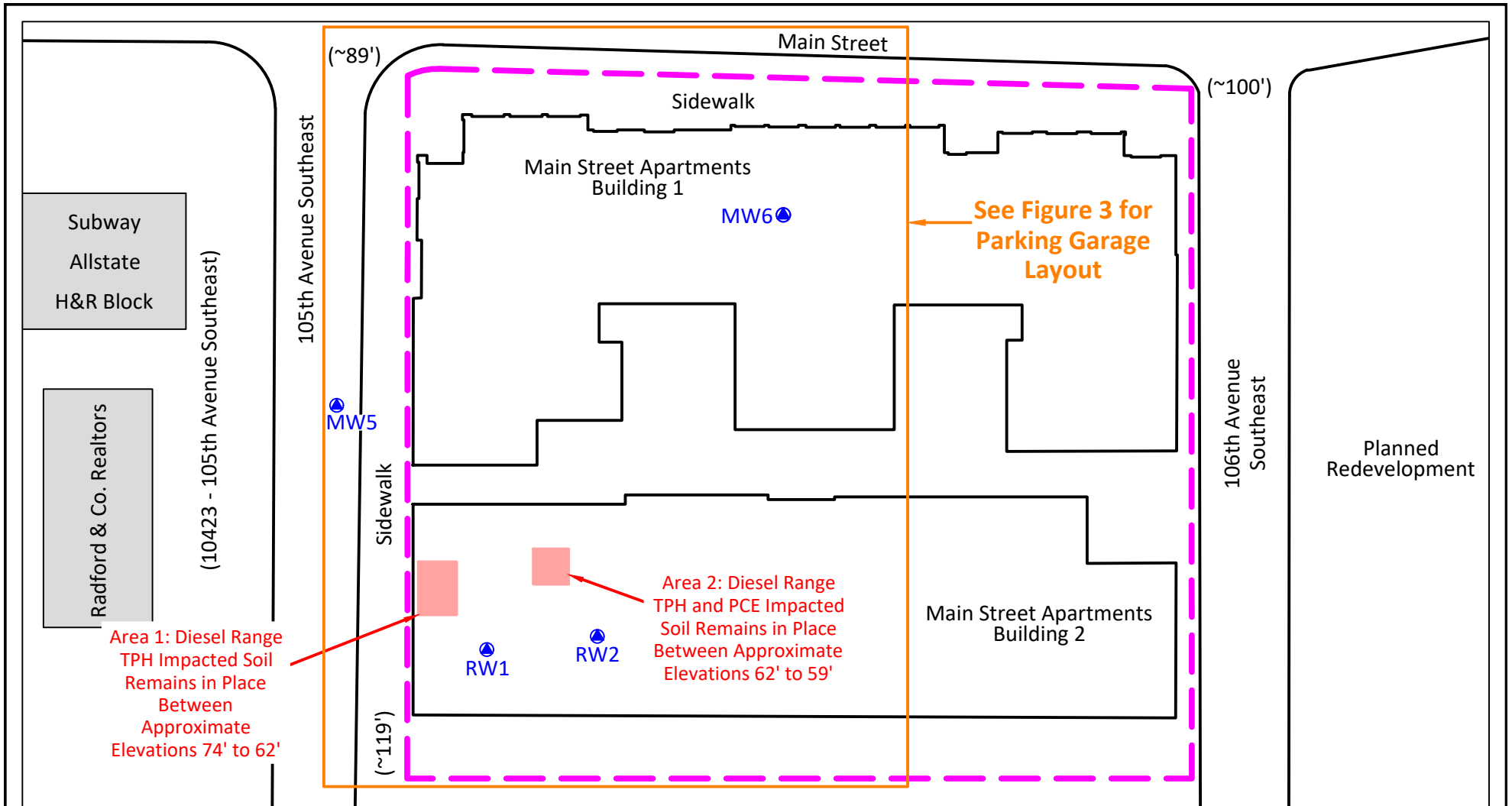
Main Street Bellevue

Property Vicinity Map

Figure 1

Date Drawn:
08/2020

Address: 10505 Main Street, Bellevue, Washington 98004



Drawn from Bush, Roed & Hitchings, Inc., ALTA/ACSM Land Title Survey, dated 03/2012 and HLR Architects, Overall Building Plan 'A' A2.1, 08/04/15.

- = Existing groundwater monitoring well
- (~89') = Approximate surface elevation
- DSL = Diesel-range total petroleum hydrocarbons
- PCE = Tetrachloroethylene
- = (in pink) Property boundary

Approximate Scale: 1"=50'



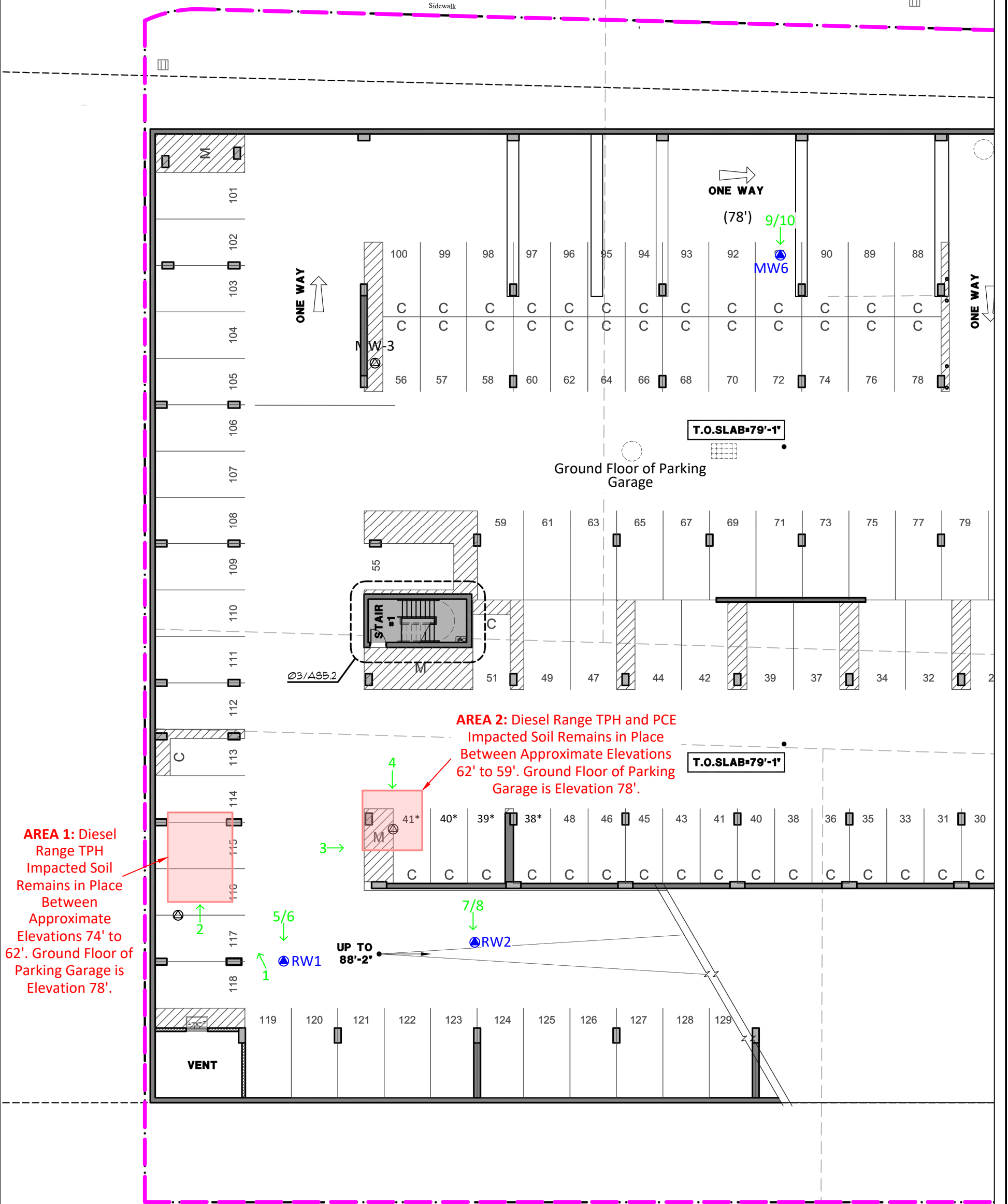
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Main Street Bellevue		Figure 2
RGI Project Number 2012-107M	Property Representation Map with Locations of Areas 1 and 2	Date Drawn: 08/2020
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MAIN ST.

Main Street

Sidewalk

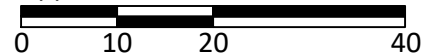


AREA 1: Diesel Range TPH Impacted Soil Remains in Place Between Approximate Elevations 74' to 62'. Ground Floor of Parking Garage is Elevation 78'.

AREA 2: Diesel Range TPH and PCE Impacted Soil Remains in Place Between Approximate Elevations 62' to 59'. Ground Floor of Parking Garage is Elevation 78'.

- ← 1 = Photograph number and direction pertaining to the photographs presented in Attachment B
- * = Parking stall number differed from number provided on plan
- ⊕ = Existing groundwater monitoring well location
- (in pink) = Property boundary

Approximate Scale: 1"=20'



Drawn from Bush, Roed & Hitchings, Inc., ALTA/ACSM Land Title Survey, dated 03/2012.



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Main Street Bellevue

Figure 3

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Parking Garage Layout with Locations of
Areas 1 and 2

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08/2020

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Exhibit E

OPERATION, MAINTENANCE, INSPECTION, AND CONTINGENCY PLAN

The garage floor slab and three groundwater monitoring wells are situated at the lower level of the parking garage (RW1, RW2, and MW6) at the Main Street Apartments Building located on the Property. The garage floor slab and the monitoring wells shall be inspected on an annual basis in order to determine if any damage has occurred that could jeopardize the integrity or performance of the floor slab and/or the monitoring wells.

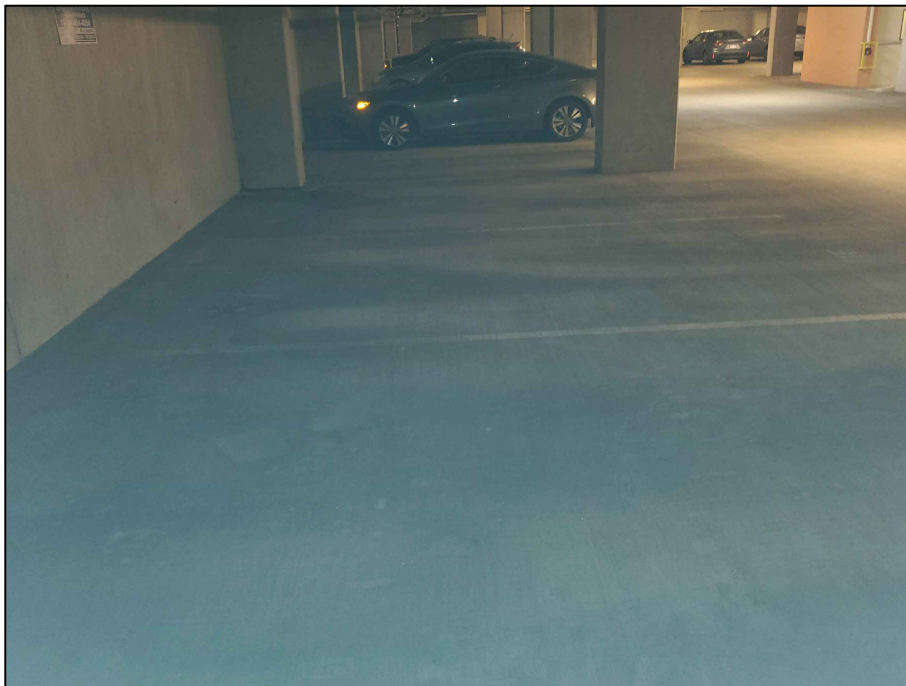
The annual inspection shall consist of qualified personnel walking through the garage and closely inspecting the monitoring wells and the areas of the floor slab situated above the two areas of residual contaminated soils. The results of the inspection will be documented in a field report, and photographs of the monitoring wells and floor slab shall be obtained during each inspection and will be maintained in the project file.

If Grantor discovers any damage that would indicate that the integrity or performance of the monitoring wells or the areas of the garage floor slab above the two areas of residual contaminated soils have been jeopardized, then the Grantor shall report these findings to Ecology within three (3) business days of discovery of the damage.

Unless Ecology approves of an alternative plan in writing, the Grantor shall promptly repair any damage by retaining the appropriate contractor (i.e., general contractor, driller, etc.) to perform the work required to restore the integrity and performance of the concrete slab and/or the monitoring wells. The Grantor will also prepare a report documenting any such work, which will be submitted to Ecology within thirty (30) days of completing the repairs.



Photograph 1: View looking northwest at the garage floor slab that covers Area 1.



Photograph 2: View looking north representing the condition of the garage floor slab in Area 1.



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July 2020 Inspection Photographs

Figure B-1

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Photograph 3: View looking east representing the condition of the garage floor slab in Area 2.



Photograph 4: View looking south representing the condition of the garage floor slab in Area 2.



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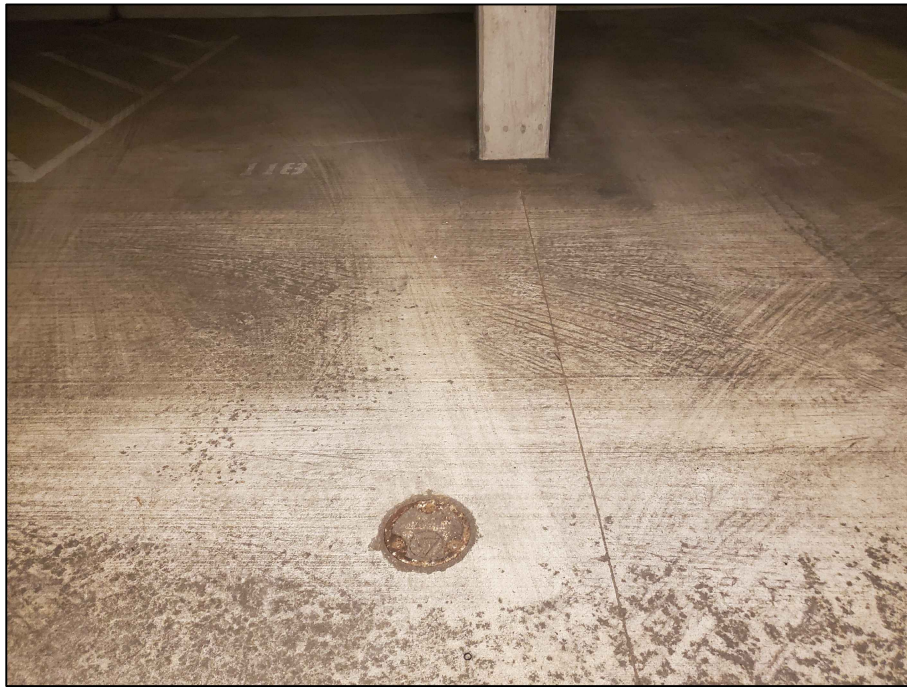
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July 2020 Inspection Photographs

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Photograph 5: View looking south at well RW1.



Photograph 6: View of well RW1 without the well cover.



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Photograph 7: View looking south at well RW2.



Photograph 8: View of well RW2 without the well cover.



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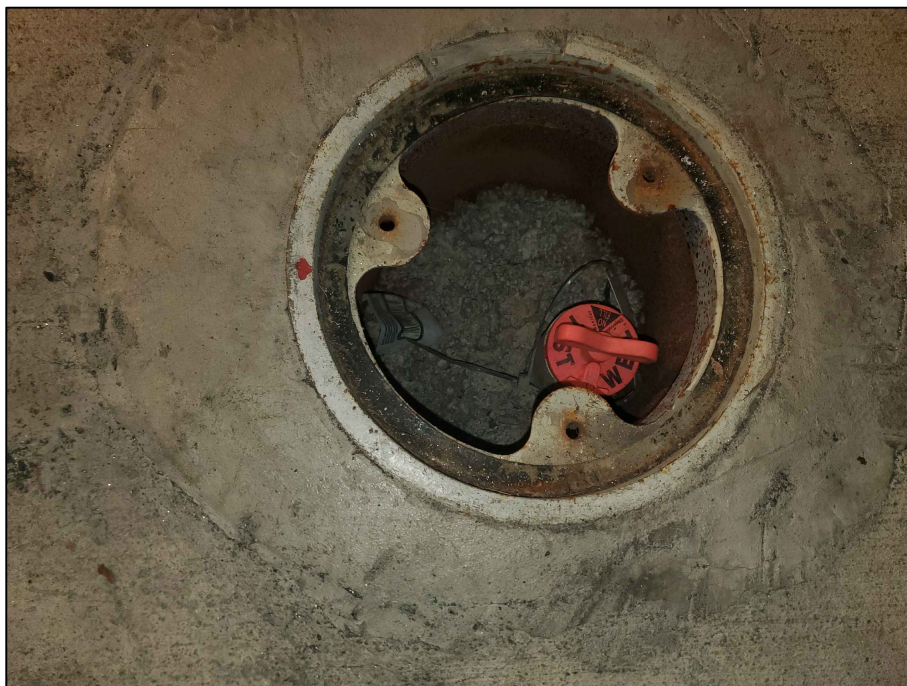
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Photograph 9: View looking south at well MW6.



Photograph 10: View of well MW6 without the well cover.



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