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STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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March 4, 2021

Roger McCracken, Director
Gateway Investments LLC
10400 NE 4th Street, Suite 2225
Bellevue, WA 98004
(rm@mccrackenproperties.net)

RE: Notice of Periodic Review Conducted at the following Cleanup Site:

- **Name:** Tac Sea Motel
- **Address:** 17024 Pacific Hwy, SeaTac, Washington
- **Facility/Site No.:** 98838821
- **Cleanup Site No.:** 4353

Dear Roger McCracken:

The Model Toxics Control Act (MTCA), Chapter 70.105D Revised Code of Washington, which governs the cleanup of hazardous waste sites in Washington State, requires the Department of Ecology (Ecology) to conduct a periodic review every five years for sites with institutional controls and a 'No Further Action' status. This letter serves to inform you that a periodic review has been conducted at the former Tac Sea Motel property (Site).

The periodic review process includes the following steps:

1. Review cleanup information, including any recent monitoring data.
2. Confirm that the environmental covenant is active and recorded with the title to the property.
3. Visit the Site to confirm the institutional controls and conditions of the environmental covenant are effective. (However, due to Washington State's Stay Home order related to the COVID-19 pandemic, a Site visit was not conducted for this 2020 periodic review.)

The Site appears to meet the requirements of Chapter 173-340 Washington Administrative Code based on the information examined during this periodic review, and the selected remedy appears to continue to be protective of human health and the environment at this time. However,

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groundwater monitoring should continue so that tetrachloroethene (PCE) concentrations continue to be evaluated over time. The attached periodic review report contains additional detailed information.

Institutional controls for the Site were recorded in the form of an environmental covenant in 2014. The covenant remains active and is discoverable through the King County Auditor's Office. The covenant prohibits activities that could result in the release of contaminants contained as part of the cleanup, and prohibits any use of the property that is inconsistent with the covenant (unless Ecology's approval is obtained in advance). It is recommended that you periodically review your covenant in order to understand the specific restrictions at your Site, as well as the notification and approval requirements for ground disturbing activities performed at your Site (such as digging, drilling, building demolition, etc.).

A periodic review will continue to be required every five years as long as contamination remains at the Site and institutional controls (an environmental covenant) are required to protect human health and the environment. The next periodic review will be in 2025.

Please contact the periodic reviewer Tamara Welty by email at tamara.welty@ecy.wa.gov or by phone at (425) 649-7023 or the site manager Jerome Cruz by email at jerome.cruz@ecy.wa.gov or by phone at (425) 649-7094 if you have any questions regarding this letter or if you would like additional information regarding periodic reviews, environmental covenants, or site cleanups.

Sincerely,



Tamara Welty, LG, LHG
Periodic Reviewer
Toxics Cleanup Program, NWRO

Enclosures (1): Periodic Review Document

cc: Pamela Morrill, CDM Smith (MorrillPJ@cdmsmith.com)
 Jerome Cruz, Ecology TCP (jerome.cruz@ecy.wa.gov)