



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

Northwest Regional Office, 3190 - 160th Ave S.E. • Bellevue, Washington 98008-5452 • (206) 649-7000

October 17, 1996

Mr. Donald S. Jefferson  
Spieker Properties  
915 - 188th Avenue SE, Suite 110  
Bellevue, WA 98005-3855

Dear Mr. Jefferson:

Re: Bellefield Office Park, 11201 SE Eighth Street, Bellevue, Washington

Thank you for submitting the results of your independent remedial action for Department of Ecology (Ecology) review. Ecology appreciates your initiative in pursuing this administrative option under the Model Toxics Control Act (MTCA), Ch. 70.105D RCW.

Ecology's Toxics Cleanup Program has reviewed the following information regarding the Bellefield Office Park site at 11201 SE Eighth Street in Bellevue, Washington:

1. Phase I Environmental Site Assessment, prepared by RZA AGRA (now AGRA Earth and Environmental), dated July 25, 1994.
2. Project Executive Summary Report, prepared by AGRA Earth and Environmental, dated February 28, 1995.
3. Independent Remedial Action Report, prepared by Dalton, Olmsted & Fuglevand, (DOF), dated June 1995.
4. Request for No Further Action Letter, prepared by DOF, dated April 30, 1996.
5. Miscellaneous information in Ecology central files.

The above-named reports were prepared without Ecology oversight such as would occur under an Agreed Order or Consent Decree. However, based upon the information summarized in these reports, Ecology has determined that, at this time, the release of total petroleum hydrocarbons (TPH), polychlorinated biphenyls (PCBs), and polynucleated aromatic hydrocarbons (PAHs) into the groundwater and/or upland soil at the site no longer poses a threat to human health or the environment. Therefore, Ecology has determined that no further action is necessary at this site with regard to the release of TPH, PCBs, and PAHs to the groundwater and/or upland soil.



Mr. Donald S. Jefferson,

October 17, 1996

Page 2

This no further action determination is conditioned on your previous recording of a Restrictive Covenant on the deed for the property at the office of the King County Clerk. The Restrictive Covenant was necessary due to concentrations of TPH, PCBs and PAHs above MTCA cleanup levels. Please be aware that failure to abide by any portion(s) of the Restrictive Covenant may result in Ecology's withdrawal of its no further action determination.

Although Ecology is issuing the determination that no further action appears to be necessary to protect human health and the environment, this determination does not release you from any long term monitoring or maintenance at the site. Confirmational monitoring of the permanent on-site wells should therefore occur semi-annually for an additional three year period, then annually for another two years, at which time Ecology will review the information to ensure continued protection of human health and the environment. The monitoring wells should be tested for TPH, PCBs, PAHs and total metals.

Failure to conduct monitoring and necessary maintenance may result in Ecology's withdrawal of this no further action determination. In addition, this no further action determination does not apply to any remedial actions determined necessary as a result of confirmational monitoring.

Please be aware that because your actions were not conducted under a consent decree with Ecology, this no further action letter is not a settlement by the state under RCW 70.105D.040(4). Moreover, this determination is made only with respect to the release of TPH, PCBs, and PAHs to the groundwater and/or upland soil at the 11201 SE Eighth Street property as identified in the above-listed documents. It does not apply to any other release or potential release at the property, any other areas on the property, nor any other properties held by Spieker Properties or Great Western Bank.

Ecology does not assume any liability for any release, threatened release or other conditions at the site, or for any actions taken or omitted by any person or his/her agents or employees with regard to the release, threatened release, or other conditions at the site. Ecology reserves the right to require further action at the site with regard to the soil, groundwater or other contaminated media if new or different information other than that presented in the above reports becomes known or available.

Please contact me at (206) 649-7042 if you have any questions.

Sincerely,



Elaine P. Atkinson

Environmental Scientist

EPA:ea:kg

cc: Mr. Matthew Dalton, Dalton, Olmsted and Fuglevand, Inc.  
Mr. Ronald Hanson, City of Bellevue