



Electronic Copy

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

*Northwest Regional Office • PO Box 330316 • Shoreline, WA 98133-9716 • 206-594-0000
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341*

October 27, 2022

Corey Wilson
Bellevue Investors I, LLC./Vulcan
505 5th Avenue South, Suite 900
Seattle, WA 98104
CoreyW@vulcan.com

Re: Application Acceptance – Voluntary Cleanup Program

- **Site name:** Jiffy Lube 1109
- **Site address:** 10510 Main Street, Bellevue, Washington 98004
- **Facility/Site ID:** 19883748
- **Cleanup Site ID:** 15144
- **VCP Project ID:** NW3359

Dear Corey Wilson:

The Department of Ecology (Ecology) accepted your application to the Standard process of the Voluntary Cleanup Program (VCP) for the Jiffy Lube 1109 facility (Site). We applaud your initiative and welcome your interest in the VCP. This letter provides important information on how we will review your VCP cleanup project (Project) at the Site.

Agreement

We completed and signed your Standard VCP agreement for the project on October 26, 2022. This date is the effective date of the agreement. Enclosure A includes a copy of your signed agreement.

Identification Numbers

We have assigned a unique name and number to your Site. We have also assigned a unique number to your Project at the Site. This information is at the bottom of the first page of the VCP agreement (Enclosure A). When contacting us, please reference this information to identify your Project.

Communications

For the duration of the Project, Ecology will communicate directly with your designated project manager. Please direct your communications to the site manager we assigned to your Project. Both contacts are identified below.

Ecology's Site Manager

We assigned the following site manager as our point of contact for your Project:

Mike Warfel
Toxics Cleanup Program, NWRO
Department of Ecology
PO Box 330316
Shoreline WA 98133-9716
Phone: (425) 324-1892
E-mail: mwar461@ecy.wa.gov

Customer's Project Manager

Unless otherwise requested, we will communicate only with you, the project manager you listed on your VCP application form. If someone replaces you as project manager, or your contact information changes, please submit a completed [Change of Contact form](#).¹

Request for Written Opinion

Since this is a split from another site, no written opinion on the sufficiency of your documents has been requested .

¹ <http://www.ecy.wa.gov/programs/tcp/vcp/vcpmain.htm>

Reporting Requirements

When requesting written opinions on planned or completed remedial actions, you must comply with the following reporting requirements to avoid unnecessary delays in the VCP process:

- **Licensing.** You must submit documents containing geologic, hydrogeologic, or engineering work under the seal of an appropriately licensed professional, as required by chapters [18.220](#)² and [18.43](#)³ RCW.
- **Data Submittal.** You must submit environmental data to our [Environmental Information Management](#) (EIM) system.⁴ [Enclosure B](#) includes a copy of the [Toxics Cleanup Program Policy 840](#),⁵ which describes data submittal requirements. Visit the [EIM Submit Data webpage](#) for submittal instructions.

Payment

Ecology will send monthly invoices to the billing contact listed in your VCP application form. Payment is due within 30 calendar days of the invoice date. Our invoice will include a summary of costs incurred, payments received, names of staff billing to the project, and the time spent on the project during the previous month.

If you replace your billing contact or their contact information changes, you must submit a completed change of contact form.

Site Status

Under the Model Toxics Control Act (MTCA), Ecology maintains a list of contaminated sites. Based on your VCP application, Ecology has determined that remedial action is required at the Site under MTCA and has added the Site to the list. Your cooperation in planning or conducting remedial actions at the Site is appreciated and is not an admission of guilt or liability. This “Early Notice” is required under WAC 173-340-310(6)(b).

² <https://apps.leg.wa.gov/RCW/default.aspx?cite=18.220>

³ <https://apps.leg.wa.gov/RCW/default.aspx?cite=18.43>

⁴ <https://ecology.wa.gov/eim>

⁵ <https://fortress.wa.gov/ecy/publications/SummaryPages/1609050.html>

Corey Wilson
October 27, 2022
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Contact Information

We are committed to working with you to reach the prompt and effective cleanup of your Site. If you have any questions, please contact your Site Manager Mike Warfel at (425) 324-1892 or at his e-mail at mwar461@ecy.wa.gov.

Sincerely,



Sonia Fernández
VCP Coordinator
Toxics Cleanup Program, NWRO

SF/sf

Enclosures (1):

A – Copy of signed Standard VCP Agreement

cc:

Riley Conkin; Farallon Consulting, LLC (rconkin@farallonconsulting.com)
Ada Healey; Bellevue Investors I, LLC./Vulcan (Adah@vulcan.com)
Kelli Barker, Ecology VCP Budget Analyst (ecyrevcp@ECY.WA.GOV)

Enclosure A

Copy of Signed Standard VCP Agreement

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for double-sided copying.



Voluntary Cleanup Program Agreement

Washington State Department of Ecology Toxics Cleanup Program

For completion by Ecology only	Facility/Site Name: Jiffy Lube 1109
	Facility/Site No.: 19883748
	VCP Project No.: NW3359

Instructions

Submit this Agreement (original) to Ecology as part of your Application. Before submitting, enter the Customer's name and the Site's address on the first page, and sign the Agreement on the second page. If your Application is accepted, then Ecology will do the following: 1) identify the Site and VCP project in the box below; 2) sign the Agreement; and 3) send you a copy of the completed Agreement.

This document constitutes an Agreement between the State of Washington Department of Ecology (Ecology) and Bellevue Investors I LLC (Customer) to provide informal site-specific technical consultations under the Voluntary Cleanup Program (VCP) for the Site identified below and associated with the following address: 10510 Main Street, Bellevue, Washington 98004.

The purpose of this Agreement is to facilitate independent remedial action at the Site. Ecology is entering into this Agreement under the authority of the Model Toxics Control Act (MTCA), chapter 70A.305 RCW, and its implementing regulations, chapter 173-340 WAC. If a term in this Agreement is defined in MTCA or chapter 173-340 WAC, then that definition shall govern.

Services Provided by Ecology

Upon request, Ecology agrees to provide the Customer informal site-specific technical consultations on the independent remedial actions proposed for or performed at the Site consistent with WAC 173-340-515(5). Those consultations may include assistance in identifying applicable regulatory requirements and opinions on whether the remedial actions proposed for or conducted at the Site meet those requirements.

Ecology may use any appropriate resource to provide the Customer with the requested consultative services. Those resources may include, but shall not be limited to, those of Ecology and the Office of the Attorney General. However, Ecology shall not use independent contractors unless the Customer provides Ecology with prior written authorization.

In accordance with RCW 70A.305.170, any opinions provided by Ecology under this Agreement are advisory only and not binding on Ecology. Ecology, the state, and officers and employees of the state are immune from all liability. Furthermore, no cause of action of any nature may arise from any act or omission in providing, or failing to provide, informal advice and assistance under the VCP.

Payment for Services by Customer

The Customer agrees to pay all costs incurred by Ecology in providing the informal site-specific technical consultations requested by the Customer consistent with WAC 173-340-515(6) and 173-340-550(6). Those costs may include the costs incurred by attorneys or independent contractors used by Ecology to provide the requested consultative services. Ecology's hourly costs shall be determined based on the method in WAC 173-340-550(2).

Ecology shall mail the Customer a monthly itemized statement of costs (invoice) by the tenth day of each month (invoice date) that there is a balance on the account. The invoice shall include a summary of the costs incurred, payments received, identity of staff involved, and amount of time staff spent on the project.

The Customer shall pay the required amount by the due date, which shall be thirty (30) calendar days after the invoice date. If payment has not been received by the due date, then Ecology shall withhold any requested opinions and notify the Customer by certified mail that the debt is past due.

If payment has not been received within sixty (60) calendar days of the invoice date, then Ecology shall stop all work under the Agreement and may, as appropriate, assign the debt to a collection agency under chapter 19.16 RCW. The Customer agrees to pay the collection agency fee incurred by Ecology in the course of debt collection.

Reservation of Rights / No Settlement

This Agreement does not constitute a settlement of liability to the state under MTCA. This Agreement also does not protect a liable person from contribution claims by third parties for matters addressed by the Agreement. The state does not have the authority to settle with any person potentially liable under MTCA except in accordance with RCW 70A.305.040(4). Ecology's signature on this Agreement in no way constitutes a covenant not to sue or a compromise of any Ecology rights or authority.

Ecology reserves all rights under MTCA, including the right to require additional or different remedial actions at the Site should it deem such actions necessary to protect human health and the environment, and to issue orders requiring such remedial actions. Ecology also reserves all rights regarding the injury to, destruction of, or loss of natural resources resulting from the release or threatened release of hazardous substances at the Site.

Effective Date, Modifications, and Severability

The effective date of this Agreement shall be the date on which this Agreement is signed by the Toxics Cleanup Program's Section Manager or delegated representative. This Agreement may be amended by mutual agreement of Ecology and the Customer. Amendments shall be in writing and shall be effective when signed by the Toxics Cleanup Program's Section Manager or delegated representative. If any provision of this Agreement proves to be void, it shall in no way invalidate any other provision of this Agreement.

Termination of Agreement

Either party may terminate this Agreement without cause by sending written notice by U.S. mail to the other party. The effective date of termination shall be the date Ecology sends notice to the Customer or the date Ecology receives notice from the Customer, whichever occurs first. Unless otherwise directed, issuance of a No Further Action opinion, either for the Site as a whole or for a portion of the real property located within the Site, shall constitute notice of termination by Ecology.

Under this Agreement, the Customer is only responsible for costs incurred by Ecology before the effective date of termination. However, termination of this Agreement shall not affect any right Ecology may have to recover its costs under MTCA or any other provision of law.

Representations and Signatures

The undersigned representative of the Customer hereby certifies that he or she is fully authorized to enter into this Agreement and to execute and legally bind the Customer to comply with the Agreement.

Washington State Department of Ecology



Signature

Bob Warren

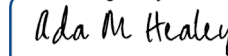
Printed Name

Section Manager,
Toxics Cleanup Program, [NWRO](#)

10/26/2022

Date

Customer signed by:



Signature

Ada Healey

Printed Name of Signatory

Vice President

Title of Signatory

9/16/2022

Date

If you need this publication in an alternative format, please call the Toxics Cleanup Program at 360-407-7170. Persons with hearing impairment can call 711 for Washington Relay Service. Persons with a speech disability can call 877-833-6341.



VCP Application Standard and Expedited Processes

Washington State Department of Ecology
Toxics Cleanup Program

Application Form

The Department of Ecology (Ecology) may provide informal, site-specific, technical consultations to persons conducting independent remedial actions at contaminated sites under the [Voluntary Cleanup Program](#) (VCP).¹ Ecology may provide the consultations under either the **Standard VCP** process or the **Expedited VCP** process.

Check the box of the process you are applying for:	
<input checked="" type="checkbox"/>	Standard VCP
<input type="checkbox"/>	Expedited VCP

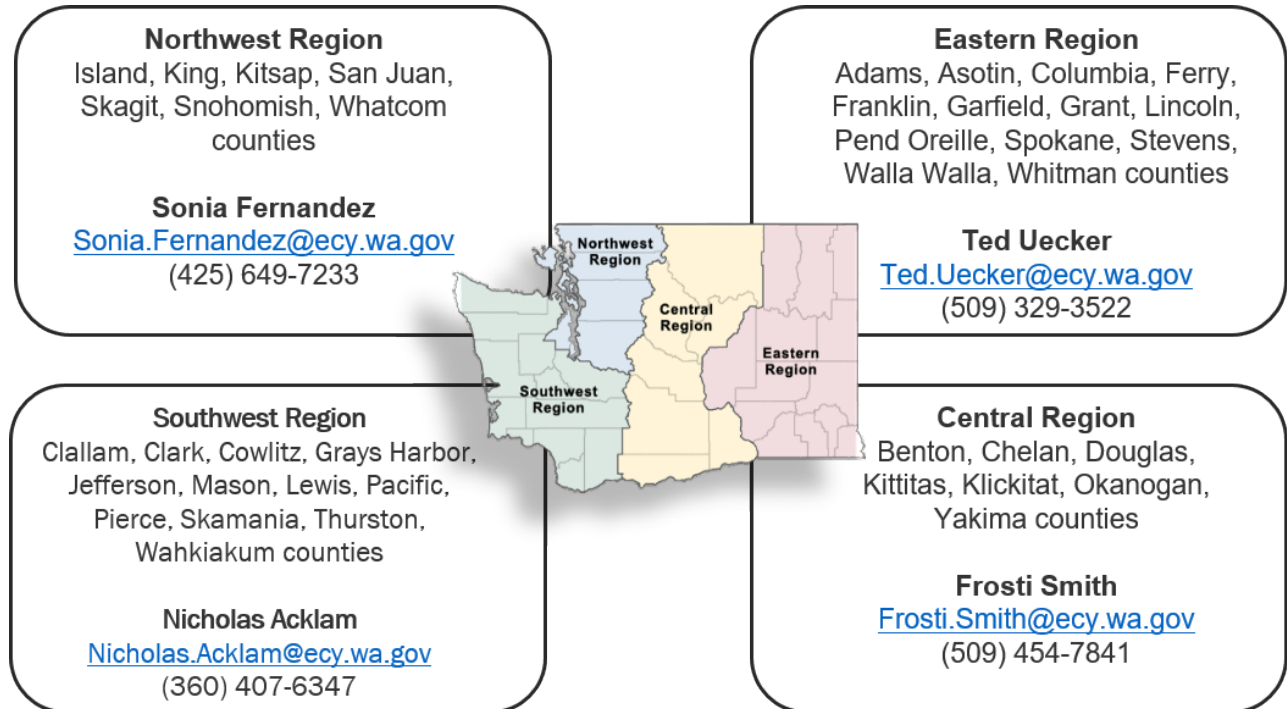
Apply to the Standard VCP process

To apply for the **Standard VCP** process, you **must** submit to Ecology all the following:

- VCP application form, completed and signed ← **this form**
- [VCP agreement](#) form,² signed by applicant
- [Agency determination checklist](#),³ completed.

To request an opinion on a planned or completed remedial action, you **must** complete **Part 1.F** in this form. Submit with this application one searchable pdf file and one hard copy of each report you want us to review. See our report requirements on our [Working with the Voluntary Cleanup Program webpage](#).⁴

Send your completed application to our regional contact listed, based on your site's county.



¹ <https://www.ecy.wa.gov/VCP>

² <https://fortress.wa.gov/ecy/publications/SummaryPages/ecy070324.html>

³ <http://ecyapfass/Biblio2/SummaryPages/ECY070620.html>

⁴ <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Voluntary-Cleanup-Program/Working-with-VCP>

Apply to the Expedited VCP process

You may apply for the **Expedited VCP** process only during periods specified by Ecology. To see when Ecology is accepting **Expedited VCP** applications, see the [Expedited VCP webpage](#)⁵ or subscribe to our [Expedited VCP email list](#).

To apply for the **Expedited VCP** process, you **must** submit to Ecology all the following:

- VCP application form, completed and signed ← **this form**
- [Expedited VCP agreement](#),⁶ signed by applicant
- [Agency determination checklist](#), completed
- Remedial investigation report or equivalent, meeting the elements of our [remedial investigation checklist](#), and other reports you want us to review (one searchable pdf file and one hard copy each)
- Electronic environmental data submitted to the [Environmental Information Management](#) (EIM) system,⁷ which provides automatically generated email as confirmation
- Project schedule.

See the [Voluntary Cleanup Program \(VCP\): Guidance for the Expedited VCP Process](#)⁸ for additional information.

To submit your **Expedited VCP** application to Ecology, upload electronic files to [Box.com](#),⁹ after creating your online account. Send hard copy materials to:

[Sarah Wollwage](#), Expedited VCP Planner
Toxics Cleanup Program
Department of Ecology
PO Box 47600
Lacey, WA 98504-7600

Do not send your **Expedited VCP** application materials to an Ecology regional office.

You **must pay** the **nonrefundable application fee** within seven calendar days of receiving our invoice, or we may reject your **Expedited VCP** application. After receiving the complete application, we will send the invoice to the email listed for the project billing contact in **Part 1.C** of this form. We will not process your application until we have received payment. Contact [Sarah Wollwage](#) at Sarah.Wollwage@ecy.wa.gov or (360) 407-7141 for additional information.

Part 1 – Administration

1.A Applicant. The applicant is the person or organization requesting services from Ecology, and is responsible for paying Ecology's incurred costs incurred. The agreement explains the applicant's authority and duty.

Name of applicant: Bellevue Investors I LLC

What type of entity is the applicant?

- Person A **person** applicant **must** serve as the project billing contact. Identify this person and their contact information in both **Parts 1.B and 1.C**.
- Organization An **organization** applicant **must** identify the project manager in **Part 1.B** and the project billing contact in **Part 1.C**. The organization **must** employ both persons.

⁵ <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Voluntary-Cleanup-Program/VCP-Expedited>

⁶ <http://ecyapfaff/Biblio2/SummaryPages/ECY070633.html>

⁷ <https://ecology.wa.gov/Research-Data/Data-submit-data/Environmental-Information-Management-database/EIM-submit-data>

⁸ <https://fortress.wa.gov/ecy/publications/summarypages/2009053.html>

⁹ <https://account.box.com/login>

Part 1 – Administration

What is the applicant's involvement at the site? Check **all that apply**.

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> property owner | <input type="checkbox"/> business owner (operator) | <input type="checkbox"/> agent of property owner |
| <input type="checkbox"/> past property owner | <input type="checkbox"/> mortgage holder | <input type="checkbox"/> private person / organization |
| <input type="checkbox"/> future property owner | <input type="checkbox"/> consultant | <input type="checkbox"/> public agency / organization |
| <input type="checkbox"/> property lessee | <input type="checkbox"/> attorney | |
| <input type="checkbox"/> other – specify: _____ | | |

Expedited VCP note: The **Expedited VCP** applicant **must** have an ownership interest in or operate the facility or have a contractual right to purchase, redevelop, or reuse the facility. Agents for the property owner, such as a consultant, **may not apply** for the **Expedited VCP process**.

If not the current property owner, is the applicant authorized to grant property access? yes no

1.B Project manager. We will send the project manager all official correspondence. The project manager **must** be either the applicant or employed by the applicant. The project manager may not be an independent contractor hired by the applicant. Enter the required information.

Name: Corey Wilson

Title: Applicant Manager

Mailing address: 505 5th Avenue South, Suite 900

City: Seattle

State: Washington

Zip: 98104

Phone: 206-342-2000

Email: CoreyW@vulcan.com

Fax:

1.C Project billing contact. We will send the project billing contact monthly invoices. The project billing contact **must** be either the applicant or employed by the applicant. The project billing contact may not be an independent contractor hired by the applicant. Enter the required information.

Name: Corey Wilson

Title: Applicant Manager

Mailing address: 505 5th Avenue South, Suite 900

City: Seattle

State: Washington

Zip: 98104

Phone: 206-342-2000

Email: CoreyW@vulcan.com

Fax:

1.D Project consultant.

Is the applicant a consultant? yes no

If **"yes"**, skip to **Part 1.E**.

If **"no"**, **and** the applicant hired a consultant to conduct the independent remedial action, enter the required information.

Name: Riley Conkin

Title: Project Consultant Manager

Organization: Farallon Consulting, LLC

Mailing address: 1809 7th Avenue, Suite 1111

City: Seattle

State: Washington

Zip: 98101

Phone: 425-295-0804

Email: rconkin@farallonconsulting.com

Fax:

Do you want us to contact the project consultant? yes no

Part 1 – Administration

1.E Property owner.		
Is the applicant the owner of the property where independent remedial action is being conducted?		
<input type="checkbox"/> yes If “yes” , enter the type of entity and skip to Part 1.F. <input checked="" type="checkbox"/> no If “no” , enter below all of the required information.		
Name: Ada Healey		Title: Vice President
Organization: Bellevue Investors I LLC		
Mailing address: 505 5 th Avenue South, Suite 900		
City: Seattle		State: Washington Zip: 98104
Phone: 206-342-2000	Email: Adah@vulcan.com	Fax:
What type of entity is the property owner? Check one .		
<input checked="" type="checkbox"/> private <input type="checkbox"/> tribal <input type="checkbox"/> federal <input type="checkbox"/> state <input type="checkbox"/> county <input type="checkbox"/> municipal <input type="checkbox"/> public school <input type="checkbox"/> mixed <input type="checkbox"/> other – specify: _____		
1.F Request for written opinion.		
Are you requesting a written opinion at this time? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no		
If “yes” , list the report(s) or plan(s) below you are requesting a written opinion for. Note: Your reports must meet the requirements on our Working with the Voluntary Cleanup Program . ¹⁰		
Cleanup Action Report, 10510 Main Street, Farallon Consulting LLC, Dated July 11, 2022		
Attach to this application additional remedial action reports or plans you want us to review. We will base our opinion on the information in the site file, including information attached to this application.		
1.G Reporting requirements. Comply with the following two reporting requirements when requesting written opinions on planned or completed remedial actions.		
1.G.1 Professional licensing. Documents submitted containing geologic, hydrogeologic, or engineering work must be stamped by of an appropriately licensed professional, as required by Chapters 18.220 and 18.43 RCW.		
1.G.2 Data submittal to EIM. You must submit all site environmental sampling and analysis data in an electronic format that meets our requirements for transfer into our EIM system. Refer to our EIM webpage for instructions on how to apply for an account and submit your data. Failure to comply with these requirements may result in unnecessary delays. For Expedited VCP applications only , the study ID and CSV file name must both begin with “XVC” in the title. Do not use spaces or hyphens in either the study ID or CSV file name.		

¹⁰ <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Voluntary-Cleanup-Program/Working-with-VCP>

Part 1 – Administration

Have you submitted all the site's environmental data to EIM? yes no

yes If **“yes”**, enter the study ID and CSV file name below.

no If **“no”**, and data need to be submitted, submit your data to EIM first, and then complete the required information below.

We will not accept your **Expedited VCP** application unless you have satisfied these requirements.

We will not issue a no further action (NFA) opinion, unless you have satisfied these requirements.

Study ID	CSV File name	Submitted to EIM? (y/n)
Ex: XVCNW9999	Ex: XVCnw9999_June20_results.csv	
FS19883748	FS19883748_JiffyLube_Locations.csv	Y
FS19883748	FS19883748_JiffyLube_GW_Levels.csv	Y
FS19883748	FS19883748_JiffyLube_GW_Results.csv	Y
FS19883748	FS19883748_JiffyLube_SG_Results.csv	Y
FS19883748	FS19883748_JiffyLube_Soil_Results.csv	Y
Study ID:	CSV File name:	
Study ID:	CSV File name:	
Study ID:	CSV File name:	

Part 2 – Site description

2.A Site name. If we have already identified the site, enter the site name we provided. Otherwise, enter a suggested name for the site. You may also include an alternative name.

Name: Jiffy Lube 1109

Alternative name: Jiffy Lube Site

2.B Source property. The source property is the property where hazardous substances were released into the environment. For example, for an underground storage tank (UST) release, the source property is where the underground storage tank is located that caused the release.

Do you know on which property the releases occurred? yes no

If **“yes”**, refer to the source property when identifying the physical address and geographic position below.

If **“no”**, refer to the property addressed by your cleanup when identifying the physical address and geographic position below.

2.B.1 Physical address. Enter the property's physical address.

Street address: 10510 Main Street

City: Bellevue

State: Washington

Zip: 98004

2.B.2 Geographic position. Enter the property's geographic position.

Coordinates	Latitude: 47	Degrees: 36	Minutes: 37	Seconds: 23
	Longitude: -122	Degrees: 11	Minutes: 56	Seconds: 83

Part 2 – Site description

Location on property (e.g., point of release or center of parcel]		Center of former parcel		
Collection method (e.g., GPS or address matching)		GIS		
Collection source (i.e., map scale)		Google Earth		
Horizontal datum (i.e., base reference for coordinate system)		WGS84		
Accuracy level (i.e., +/- feet or meters)		+/- 50 feet		
Legal descriptions				
TRS data	Township: 25	Range: 5	Section: 32	Quarter-quarter: SW of NW
Tax parcels	154410-0352 (Formerly 154410-0348)			
<p>2.C Affected properties. An affected property is a property affected by the hazardous substances released on the source property. For example, a leaking UST release on one property (source property) may migrate through the soil or groundwater to an adjacent property (affected property).</p>				
<p>Do any of the releases affect any properties adjacent to the source property?</p> <p><input type="checkbox"/> yes If “yes”, identify below each property you know has been affected by the releases on the source property. If you need to add more information, go to 2.C in the additional information pages at the end of this form.</p> <p><input checked="" type="checkbox"/> no If “no”, skip to Part 2.D.</p> <p><input type="checkbox"/> unknown If “unknown”, skip to Part 2.D.</p>				
1	Address:			
	Tax parcels:			
2	Address:			
	Tax parcels:			
3	Address:			
	Tax parcels:			
4	Address:			
	Tax parcels:			
<p>2.D Public rights-of-way affected by the releases.</p>				
<p>Do any of the releases affect a public right-of-way (e.g., roadways)? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no <input type="checkbox"/> unknown</p> <p>If “yes”, specify below. Otherwise, skip to Part 2.E. If you need to add more information, go to 2.D in the additional information pages at the end of this form.</p>				

Part 2 – Site description

2.E Extent of the site.

What is the approximate areal extent of the site? Check **only one**.

- < 5,000 square feet > 5,000 square feet, < 1 acre
 > 1 acre, < 10 acres > 10 acres unknown

2.F Description of site release(s).

2.F.1 Release source(s).

What are the source(s) of the release(s) at the site? Check **all that apply**.

- area-wide lead and arsenic soil contamination (see “Area-wide soil contamination” below)
 non-point source (e.g., contaminated soil used as fill)
 point source (e.g., leaking tank)
 unknown
 other – specify: Localized source area identified in the vicinity of historical operations on the property.

Describe below the release source(s). If you need to add more information, go to [2.F.1](#) in the additional information pages at the end of this form.

The results of the Remedial Investigation confirmed a localized source of DRO, ORO, GRO, and

1,2-DCA in soil and groundwater likely from releases associated with the historical gasoline service station operations and/or the more recent automotive service facility operations associated with the Property.

2.F.2 Release circumstances. Describe the release circumstances. If you need to add more information, go to [2.F.2](#) in the additional information pages at the end of this form.

The nature of the DRO, ORO, GRO, and/or 1,2-DCA concentrations exceeding the MTCA Method A cleanup levels was likely from confirmed and suspected releases from the historical gasoline service station operations and/or the more recent automotive service facility operations associated with the Property.

2.F.3 Release discover circumstances. Describe the release discovery circumstances. If you need to add more information, go to [2.F.3](#) in the additional information pages at the end of this form.

The release was identified during remedial investigation activities conducted at the source property between 2016 and 2019, as identified in the Release Notification letter provided to Ecology dated December 12, 2019.

Part 2 – Site description

2.F.4 Area-wide soil contamination. Visit the [Dirt Alert Program webpage](#)¹¹ or see the Management Plan for the [Tacoma Smelter Plume project](#)¹² for information about the area-wide soil contamination projects.

Is the site in an area affected by smelter emissions, such as from the Tacoma Smelter Plume area?

yes no unknown

See if the site is within the mapped [Tacoma Smelter Plume area](#).

Is the site located in a former fruit orchard in operation before 1947? yes no unknown

Is the site affected by area-wide arsenic or lead soil contamination? yes no unknown

2.G Nature and extent of contamination. The following refers to conditions after the release but before cleanup.

Hazardous substances and affected media. Identify hazardous substances released and media (e.g., soil) affected by those substances to the extent known. Use the codes at the end of the table.

Hazardous substance	Check affected media				
	Soil	Ground-water	Surface water	Sediment	Air
Ex: benzene	C	S	N/A	N/A	B
1,2-DCA	C	C	N/A	N/A	N/A
Petroleum-Diesel	C	C	N/A	N/A	N/A
Petroleum-Gasoline	C	C	N/A	N/A	N/A
Petroleum-Oil	C	C	N/A	N/A	N/A
BTEX	C	C	N/A	N/A	N/A

C = confirmed, greater than cleanup level O = confirmed, not present N/A = not suspected
 B = confirmed, less than cleanup level S = suspected U = unknown

¹¹ <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Dirt-Alert-program>

¹² <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-sites/Toxic-cleanup-sites/Tacoma-smelter>

Part 2 – Site description

2.G.1 Drinking water.

Does site contamination pose a threat or potential threat to an existing drinking water source (groundwater or surface water)? yes no unknown

If “**yes**”, what type of drinking water system is threatened by the contamination? Check **all that apply**.

single family public

If “**public drinking water supply**” is selected, is the contamination located within or upstream of a 10-year wellhead protection area? yes no unknown

If “**yes**”, or help is needed, see the [Source Water Assessment Program \(SWAP\) Mapping Tool](#)¹³ or call the Department of Health at (800) 521-0323 for information.

2.G.2 Indoor air.

Are contaminant odors noted in any buildings, underground utilities conduits, or other confined spaces?

yes no unknown

If “**yes**”, specify below. If you need to add more information, go to [2.G.2](#) in the additional information pages at the end of this form.

2.H Site maps.

Attach to this application maps that identify:

- site location
- affected properties and public rights-of-way
- source(s) of release(s)
- nature and extent of contamination
- impacted human or ecological receptors (e.g., through drinking water supplies)
- site physical characteristics (e.g., property lines, building and roadway outlines, surface water bodies, water supply wells, groundwater flow direction, and utility rights-of-way)
- adjacent properties and their uses (e.g., gas station, dry cleaner, residential).

Part 3 – Operational History

3.A Current use of source property. The following refers to only the source property and **not** other properties affected by the site contamination. Add information to the best of your ability.

3.A.1 Current property owners. Identify the current owner of the source property.

Name: Ada Healey

Title: Vice President

Organization: Bellevue Investors I LLC

Mailing address: 505 5th Avenue South, Suite 900

¹³ <https://www.doh.wa.gov/CommunityandEnvironment/DrinkingWater/SourceWater/GISMappingTool>

Part 3 – Operational History

City: Seattle		State: Washington	Zip: 98104
Phone: 206-342-2000			
3.A.2 Current business owner (operator). Identify the current business owner operating on the source property.			
Name:		Title:	
Organization: N/A (Vacant undergoing redevelopment)			
Mailing address:			
City:		State:	Zip:
Phone:			
3.A.3 Current business operations. Identify the current business operations on the source property.			
What is the current land use of the source property? Check all that apply .			
<input type="checkbox"/> residential <input checked="" type="checkbox"/> commercial <input type="checkbox"/> industrial <input type="checkbox"/> agricultural <input type="checkbox"/> childcare facility <input type="checkbox"/> school <input type="checkbox"/> park <input checked="" type="checkbox"/> other – specify: Vacant; undergoing redevelopment as office space with ground floor commercial			
Does a commercial or industrial business currently operate on the source property? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no <input type="checkbox"/> unknown			
If “ yes ”, identify in the following table the current business operations using the North American Industry Classification System (NAICS) codes and specifying the operations.			
NAICS Code	Operations Description		
Ex: 447110	Gasoline stations with convenience stores		
Is a solid waste handling facility located on the source property? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no <input type="checkbox"/> unknown			
If “ yes ”, identify below. If you need to add more information, go to 3.A.3 in the additional information at the end of this form.			
Is a dangerous waste treatment, storage, or disposal facility located on the source property? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no <input type="checkbox"/> unknown			
If “ yes ”, identify here: .			
If you need to add more information, go to 3.A.3 in the additional information pages at the end of this form.			

Part 3 – Operational History

3.A.4 Regulation of current business operations.

Does the business operate under any federal, state, or local permits (e.g., NPDES) related to the release of hazardous substances into the environment? yes no unknown

If “yes”, specify below the regulated operation, the name of the permit, and the date it was issued.

Regulated operation	Permit	Date issued
Ex: wastewater discharge	NPDES permit	02/02/02

Has a state or federal notice of enforcement action (e.g., notice of violation) ever been issued related to the release of hazardous substances at the business? yes no unknown

If “yes”, specify notice and year issued: _____

Have business operations resulted in any other spills or other unpermitted releases on the source property? yes no unknown If “yes”, list in the following table.

Release	Date of release	Status of release

3.A.5 Storage tank information. Identify all aboveground storage tanks (ASTs) and USTs that have been used to store hazardous substances on the source property, regardless of whether the tanks are still in service or in place. Enter “U” where unknown.

Identification				Status and Closure				Releases	
Hazardous substance	AST or UST	Size (gal.)	Tank ID	Date installed	In use (y/n)	Date closed	Closure method (*)	Past (y/n)	Current (y/n)
Ex: diesel	UST	10,000	4	02/87	N	5/98	removed	Y	N
Fuel - Petroleum	UST	Unknown		1964	N	Unknown	removed		
Fuel - Petroleum	UST	Unknown		1964	N	Unknown	removed		
Fuel - Petroleum	UST	Unknown		1964	N	Unknown	removed		

(*) Options = removed or closed in place.

3.B Past use of source property. The following refers to only the source property, not other properties affected by the site.

3.B.1 Past property owners. Identify the owner of the source property when the release occurred.

Name:	Title:
Organization:	

Part 3 – Operational History

Mailing address:		
City:	State:	Zip:
Phone:	Fax:	Email:
3.B.2 Past business owners (operators). Identify the site business owner (operator) when the release occurred.		
Name:	Title:	
Organization: Jiffy Lube International, Inc.		
Mailing address: 700 Milam, 19 th Floor		
City: Houston	State: TX	Zip: 77002
Phone:	Fax:	Email:
3.B.3 Identification of past business operations. Identify the past operations of businesses on the source property using the NAICS codes and/or specifying the operations.		
NAICS Code	Operations description	
Ex: 447110	Gasoline stations with convenience stores	
	Jiffy Lube service station	
	Gasoline service station	
3.C Future use of source and affected properties. The following refers to both source and affected properties.		
Will any ownership interest in the source property or affected properties be conveyed before or upon cleanup completion? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no <input type="checkbox"/> unknown		
If “yes” , specify below. If you need to add more information, go to 3.C in the additional information pages at the end of this form.		

Part 3 – Operational History

3.D Redevelopment plans as part of cleanup.

Will any of the source or affected properties, or portions of those properties, be redeveloped as part of the cleanup? yes no unknown

If “**yes**”, specify below the proposed land use. Check **all that apply**.

- residential school commercial industrial childcare facility
 agricultural park other – specify: Offices with ground-floor commercial

Also, specify below the activities proposed for that land use. If you need to add more information, go to [3.D](#) in the additional information pages at the end of this form.

Undergoing redevelopment as office building with ground-floor commercial and subgrade parking garage.

Part 4 – Administrative history

Have you previously reported the release(s) of hazardous substances?

yes no unknown If “**yes**”, when? December 12, 2019, Notification Letter to Ecology

Has cleanup of the site, or any portion of the site, ever been managed under the **Standard VCP** or **Expedited VCP**? yes no unknown

If “**yes**”, specify **Standard VCP** or **Expedited VCP** project number: _____

Has the site cleanup, or any portion, ever been managed under a federal or state order or decree?

yes no unknown If “**yes**”, specify type and docket number: _____

Part 5 – Independent remedial actions

5.A Scope of remedial actions.

Do you plan to characterize and investigate all site contamination, including contamination on affected adjacent properties, as part of your cleanup project? yes no unknown

If “**no**”, describe below the scope of the cleanup project, including the contamination (properties, portions of a property, media and/or hazardous substances) that you **do not** plan on characterizing or investigation as part of the **Standard VCP** or **Expedited VCP** project. If you need to add more information, go to [5.A](#) in the additional information pages at the end of this form.

Part 5 – Independent remedial actions

5.B Status of remedial actions.

What is the current status of remedial actions at the site? Check **all that apply** in table.

Remedial action	Planned	Ongoing	Completed	Not applicable
Initial response (UST only)				X
Interim action				X
Remedial investigation			X	
Feasibility study			X	
Cleanup action			X	

5.C Documentation of remedial actions.

List all known remedial action plans or reports produced for the site, including:

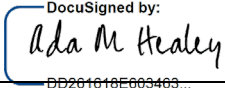
- title
- preparer
- date produced
- whether submitted to us
- date submitted to us

If you need to add more information, go to [5.C](#) in the additional information pages at the end of this form.

	Title	Preparer	Date	Submitted to Ecology	
				yes/no	date
Ex:	Jane Doe site: Remedial Investigation Work Plan	Freedom Consulting	02/20/19	no	n/a
1	Cleanup Action Report	Farallon Consulting, LLC	09/02/22	Y	
2	Remedial Investigation/Feasibility Study Report and Cleanup Action Plan, Bellevue Plaza Property	Farallon Consulting, LLC	08/21/20	Y	08/21/2020
3	Letter Regarding Release Notification	Farallon Consulting, LLC	12/12/19	Y	12/12/2019
4					
5					
6					
7					
8					
9					
10					

Part 6 – Statement and signature

6.A Statement and signature. The undersigned **affirms** that the information provided in this application is true and accurate to the best of the applicant's knowledge. Someone other than the **applicant** may sign this application form.

Name: Ada Healey		Title: Vice President	
Signature: 		Date: 9/16/2022	
Organization: Bellevue Investors I LLC			
Mailing address: 505 5 th Avenue South, Suite 900			
City: Seattle		State: Washington	Zip: 98104
Phone: 206-342-2000	Email: adah@vulcan.com	Fax:	

6.B Affiliation.

What is the signatory's involvement at the site? Check **all that apply**.

- applicant
 property owner
 consultant
 attorney
 other - specify:

Expedited VCP note: While anyone may sign the **application form**, only certain types of applicants are eligible to join **Expedited VCP process** and sign the **Expedited VCP agreement**. To sign the agreement, the applicant **must** have an ownership interest in or operate the facility or have a contractual right to purchase, redevelop, or reuse the facility. If the applicant is a corporation, a representative authorized to bind the corporation **must** sign the **Expedited VCP** agreement.

If you need this publication in an alternative format, please call the Toxics Cleanup Program at 360-407-7170 or visit our [Toxics Cleanup Program webpage](https://ecology.wa.gov/About-us/Get-to-know-us/Our-Programs/Toxics-Cleanup).¹⁴ Persons with hearing impairment can call 711 for Washington Relay Service. Persons with a speech disability can call 877-833-6341.

¹⁴ <https://ecology.wa.gov/About-us/Get-to-know-us/Our-Programs/Toxics-Cleanup>

Additional Information Pages

Insert information here that does not fit into the application format above.

2.C Affected properties (continued)	
5	Address:
	Tax parcels:
6	Address:
	Tax parcels:
7	Address:
	Tax parcels:
8	Address:
	Tax parcels:
9	Address:
	Tax parcels:
10	Address:
	Tax parcels:

2.D Public rights-of-way affected by the releases (continued)	

2.F.1 Release source(s) (continued)	

2.F.2 Release circumstances (continued)	

<u>2.F.2</u> Release circumstances (continued)

<u>2.F.3</u> Release discovery circumstances (continued)

<u>2.G.2</u> Indoor air (continued)

<u>3.A.3</u> Current business operations (continued)

<u>3.C</u> Future use of source and affected properties (continued)

<u>3.D</u> Redevelopment plans (continued)

<u>5.A</u> Scope of remedial actions (continued)

<u>5.C</u> Documentation of remedial actions (continued)

5.C Documentation of remedial actions (continued)



Voluntary Cleanup Program

Washington State Department of Ecology Toxics Cleanup Program

REQUEST FOR OPINION FORM

Use this form to request a written opinion on your planned or completed independent remedial action under the Voluntary Cleanup Program (VCP). Attach to this form the plans or reports documenting the remedial action. Please submit only one form for each request.

Step 1: IDENTIFY HAZARDOUS WASTE SITE

Please identify below the hazardous waste site for which you are requesting a written opinion under the VCP. This information may be found on the VCP Agreement.

Facility/Site Name: Jiffy Lube 1109

Facility/Site Address: 10510 Main Street, Bellevue, Washington, 98004

Facility/Site No: 19883748 / 15144

VCP Project No.:

Step 2: REQUEST WRITTEN OPINION ON PLAN OR REPORT

What type of independent remedial action plan or report are you submitting to Ecology for review under the VCP? Please check all that apply.

- Remedial investigation plan
- Remedial investigation report
- Feasibility study report
- Property cleanup* plan (* cleanup of one or more parcels located within the Site)
- Property cleanup* report
- Site cleanup plan
- Site cleanup report
- Other – please specify:

Do you want Ecology to provide you with a written opinion on the planned or completed independent remedial action?

- Yes No

Please note that Ecology's opinion will be limited to:

- Whether the planned or completed remedial action at the site meets the substantive requirements of the Model Toxics Control Act (MTCA), and/or
- Whether further remedial action is necessary at the site under MTCA.

Step 3: REPRESENTATIONS AND SIGNATURE

The undersigned representative of the Customer hereby certifies that he or she is fully authorized to request services from Ecology under the Agreement for this VCP Project.

Name: Ada Healey

Title: Vice President

Signature:

Ada M Healey

Date: 9/16/2022

Organization: Bellevue Investors I LLC

Mailing address: 505 5th Avenue South, Suite 900

City: Seattle

State:
Washington

Zip code: 98104

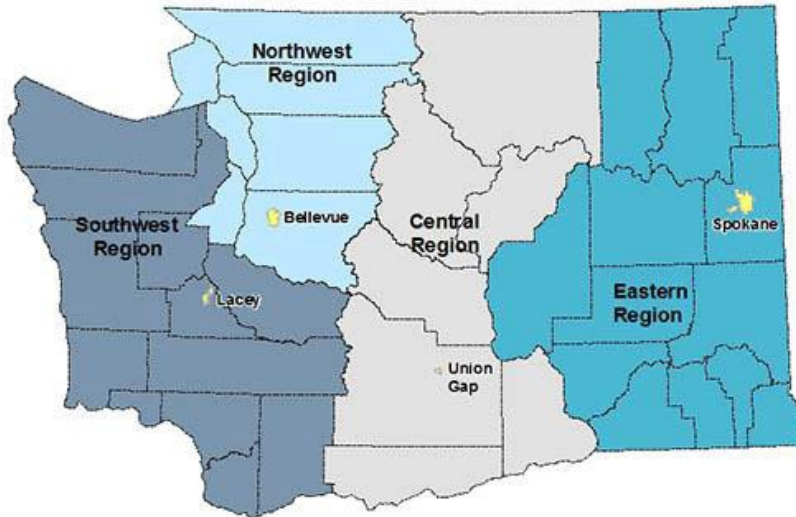
Phone: 206-342-2000

Fax:

E-mail: adah@vulcan.com

Step 4: SUBMITTAL

Please mail your completed form and the independent remedial action plan or report that you are requesting Ecology review to the site manager Ecology assigned to your Site. If a site manager has not yet been assigned, please mail your completed form to the Ecology regional office for the County in which your Site is located.



<p>Northwest Region: Attn: VCP Coordinator 3190 160th Ave. SE Bellevue, WA 98008-5452</p>	<p>Central Region: Attn: VCP Coordinator 1250 West Alder St. Union Gap, WA 98903-0009</p>
<p>Southwest Region: Attn: VCP Coordinator P.O. Box 47775 Olympia, WA 98504-7775</p>	<p>Eastern Region: Attn: VCP Coordinator N. 4601 Monroe Spokane WA 99205-1295</p>

ECY 070-219 (revised July 2015)