



Electronic Copy

STATE OF WASHINGTON  
**DEPARTMENT OF ECOLOGY**

Northwest Region Office  
PO Box 330316, Shoreline, WA 98133-9716 • 206-594-0000

September 11, 2024

Jim Broadlick  
Bellevue Investors I LLC  
505 5<sup>th</sup> Ave S #900  
Seattle, WA 98104  
([JimBr@vulcan.com](mailto:JimBr@vulcan.com))

**Re: Withdrawal of Liability Determination for Release of Hazardous Substances at the following Contaminated Site:**

- **Site Name:** Bellevue Plaza Solvent Plume
- **Site Address:** 117 106<sup>th</sup> Avenue NE, Bellevue WA 98004
- **Cleanup Site ID:** 15145
- **Facility/Site ID:** 60393
- **Former King County Assessor's Parcel Numbers:** 154410-0352, 154410-0353
- **Current King County Assessor's Parcel Numbers:** 926970-0000, 154410-0353

Dear Jim Broadlick:

On September 9, 2020, the Department of Ecology (Ecology) sent you written notice of our final determination that Bellevue Investors I LLC (Bellevue Investors) is a potentially liable person (PLP) for a release of hazardous substances at the Bellevue Plaza Solvent Plume facility (Site).

Upon further review of information available at this time, Ecology is withdrawing that determination. This action does not preclude Ecology from later establishing that Bellevue Investors is a PLP should additional information be received that establishes credible evidence of liability.

The following additional information received by Ecology supports this PLP determination withdrawal for the Bellevue Plaza Solvent Plume Site:

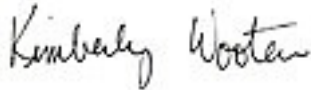
- Solvent contamination that migrated onto the Site from the north in groundwater, also resulting in Site soil contamination, originated from off-Site sources, including the Town & Country Cleaners Bellevue site (Facility Site ID 1880). An Early Notice of Release of

Hazardous Substances and Preliminary Determination of Liability for Release for this site, dated October 8, 2020, was sent to Jennifer S Cha LLC,

- Solvent contamination that migrated onto the Site from adjacent parcel 154410-0353 to the west, also resulting in Site soil contamination, originated from an off-Site source, Kwik Cleaners/Ernst Home Center Bellevue Way (Facility Site ID 21152971). A Preliminary Determination of Liability for Release of Hazardous Substances for this site, dated June 15, 2020, was sent to Lakeside Holdings Limited Partnership I LLC.
- Petroleum and related solvent contamination present on parcel 926970-0000, from the Jiffy Lube 1109 site (Facility Site ID 19983748), is separate, not commingled with the other solvent contamination, and is being cleaned up by Bellevue Investors I LLC under the Voluntary Cleanup Program (VCP NW3359).

We thank you for your cooperation in this matter. If you have any further information about the release or questions about this notice, please contact the cleanup project manager for this Site, Michael Warfel, by phone at (425) 324-1892 or by email [michael.warfel@ecy.wa.gov](mailto:michael.warfel@ecy.wa.gov).

Sincerely,



Kim Wooten, Ph.D.  
Section Manager  
Toxics Cleanup Program, NWRO

cc: Ivy Anderson, Office of the Attorney General ([ivy.anderson@atg.wa.gov](mailto:ivy.anderson@atg.wa.gov))  
Kathryn Wyatt, Office of the Attorney General ([kathryn.wyatt@atg.wa.gov](mailto:kathryn.wyatt@atg.wa.gov))  
Corey Wilson, PE, Vulcan Real Estate ([CoreyW@vulcan.com](mailto:CoreyW@vulcan.com))  
Michael L. Dunning, Perkins Coie ([MDunning@perkinscoie.com](mailto:MDunning@perkinscoie.com))  
Ecology Site File