



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Northwest Regional Office • 3190 160th Avenue SE • Bellevue, Washington 98008-5452 • (425) 649-7000

April 2, 2003

Mr. James Hwang
Lakeside Holdings LTD Partnership
11747 NE 1st Street #300
Bellevue, WA 98005

Dear Mr. Hwang:

Re: Former Ernst Home Center, 44 Bellevue Way NE, Bellevue, WA
Underground Storage Tank #200103
Requesting additional information relating to site cleanup activities

The Department of Ecology (Ecology) is currently reviewing site files related to leaking underground storage tank sites. Because some of the cleanup levels for petroleum products have changed due to recent amendments to the Model Toxics Control Act, Washington Administrative Code Chapter 173-340, your site may qualify for a change in cleanup status. Currently the status of this site is "Awaiting Cleanup". If you have completed this cleanup and can provide Ecology with additional information, we may be able to change the status of this site to "Reported Cleaned Up". Ecology has information that the following reports were made on this site:

- Phase II Environmental Site Assessment, prepared for Cosmos Development & Administration Corporation, prepared by Environmental Science & Engineering, Inc. / December 10, 1992.
- Level 1 Environmental Site Assessment with Asbestos Survey, prepared for Cosmos Development & Administration Corporation, prepared by RZA AGRA, Inc. / July 1992.
- Groundwater Monitoring Well Installation, prepared by EMCON / June 24, 1992.
- Underground Storage Tank Notice of Confirmed Release Report / March 29, 1993.

This release was reported to Ecology on March 29, 1993 by SEACOR in a letter dated March 26, 1993. This site had been used as a retail petroleum distribution in the past. Diesel and gasoline contamination still remain in the soil and groundwater in two separate areas on the northwest and southwest portions of the property. Ecology would like to know if this cleanup has been completed.

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Ecology is requesting any updated information you may have on the cleanup activities at this site by May 2, 2003. Please submit the documents to John Bails at the Department of Ecology, Northwest Regional Office-Toxic Cleanup Program, 3190 160th Avenue SE, Bellevue, WA 98008-5452. Ecology's objective is to facilitate the cleanup process at the site, with the goal of moving the site into a "Reported Cleaned Up" or "No Further Action" status with regard to the above mentioned petroleum release.

Your site is eligible for the Voluntary Cleanup Program. The Voluntary Cleanup Program is a fee-based service that Ecology offers to parties who want a detailed review of independent cleanup activities conducted at their site, and who want a determination documented by a letter. The Voluntary Cleanup Program offers a range of opportunities for assistance on completing the cleanup of your site, including the review of plans and proposals. Eventually, after the successful review of a completed cleanup, the result is a "No Further Action" letter. The "No Further Action" letter may be useful in the future to a buyer, seller, or financial institution in the event of a property transaction.

A "Reported Cleaned Up" status is not the same as a "No Further Action" status. It does not involve a detailed review by Ecology. The "Reported Cleaned Up" status may be based on the opinion of the site owner, consultant, or contractor as stated in the reports submitted to Ecology.

Your reports will be kept in the Central Files of the Northwest Regional Office of Ecology for public review by appointment only. Appointments can be made to review files by calling the Northwest Regional Office Records Center at (425) 649-7190.

If you have questions about any of the information presented in this letter, please contact John Bails at (425) 649-7099.

Sincerely,



Carrie McDougal
Toxics Cleanup Program
Department of Ecology

CM:cm
Enclosure

cc: John Bails, State of Washington Department of Ecology, NWRO-TCP