



**STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY**

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

September 23, 2024

Erik Hanson  
Murakami Building LLC  
5415 Rainier Ave S  
([erikh@jazznightschool.org](mailto:erikh@jazznightschool.org))

**Re: Application acceptance – Voluntary Cleanup Program**

Site name: **Morningside Acres**  
Site address: **5001 – 5021 Rainier Ave S**  
Facility/Site ID: **4321**  
Cleanup Site ID: **12408**  
VCP Project No.: **NW3411**

Dear Erik Hanson:

The Department of Ecology (Ecology) has accepted your application to the Standard process of the Voluntary Cleanup Program (VCP) for the Morningside Acres facility (Site). We applaud your initiative and welcome your interest in the VCP. This letter has important information on how we'll review your VCP cleanup project (project) at the Site.

### **Agreement**

We completed and signed your Standard VCP agreement for the project on September 23, 2024. This date is the effective date of the agreement. A copy of your signed agreement is [enclosed](#).

### **Identification numbers**

We have assigned a unique name and number to your Site. This information is listed on the first page of your Standard VCP agreement ([enclosed](#)). When contacting us, please reference this information to identify your project.

## Communications

Unless otherwise requested, we'll communicate directly with your project manager, Erik Hanson, as listed on your VCP application form. If you replace your project manager, or their contact information changes, please submit a completed [change of contact form](#).<sup>1</sup>

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

Zak Wall  
Toxics Cleanup Program, NWRO  
Department of Ecology  
PO Box 330316  
Shoreline, WA 98133  
425-758-5231  
[zak.wall@ecy.wa.gov](mailto:zak.wall@ecy.wa.gov)

## Request for written opinion

As your cleanup progresses, you may request a written opinion on your planned or completed cleanup actions by submitting to Ecology:

- a completed [request for opinion](#)<sup>2</sup> form
- cleanup action plans and/or cleanup reports.

## Reporting requirements

When requesting written opinions, you must comply with the following reporting requirements to avoid unnecessary delays in the VCP process:

- **Licensing.** You must submit documents containing geologic and hydrogeologic work, and engineering work, under the seal of an appropriately licensed professional, as required in chapters [18.220](#)<sup>3</sup> and [18.43](#)<sup>4</sup> RCW, respectively.
- **Data submittal.** You must submit environmental data to our [Environmental Information Management](#) (EIM) system.<sup>5</sup> The [Toxics Cleanup Program Policy 840](#)<sup>6</sup> describes data submittal

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

<sup>2</sup> <https://apps.ecology.wa.gov/publications/summarypages/ECY070219.html>

<sup>3</sup> <https://apps.leg.wa.gov/RCW/default.aspx?cite=18.220>

<sup>4</sup> <https://apps.leg.wa.gov/RCW/default.aspx?cite=18.43>

<sup>5</sup> <https://ecology.wa.gov/eim>

<sup>6</sup> <https://apps.ecology.wa.gov/publications/SummaryPages/1609050.html>

requirements. Please visit the [EIM Help Center](#)<sup>7</sup> for data submittal instructions and more information.

## Payment

We'll send monthly invoices to the billing contact listed in your VCP application form. Payment is due within 30 calendar days from the date of each invoice. Our invoices 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](#).<sup>8</sup>

## Contact information

We are committed to working with you to reach the prompt and effective Site cleanup. If you have any questions, please contact David Unruh at [david.unruh@ecy.wa.gov](mailto:david.unruh@ecy.wa.gov), or call at 206-459-6287.

Sincerely,



David Unruh  
VCP Coordinator  
Toxics Cleanup Program, NWRO

Enclosure: Copy of signed VCP Agreement

cc: Brani Jurista, Farallon Consulting LLC ([bjurista@farallonconsulting.com](mailto:bjurista@farallonconsulting.com))  
Fiscal, VCP Fiscal Analyst (w/o encl)  
TCP, Operating Budget Analyst (w/o encl)

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<sup>7</sup> <https://apps.ecology.wa.gov/eim/help/>

<sup>8</sup> <https://apps.ecology.wa.gov/publications/SummaryPages/ECY070218.html>

Enclosure

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Copy of Signed Standard VCP Agreement



# Voluntary Cleanup Program Agreement

Washington State Department of Ecology - Toxics Cleanup Program

For completion  
by  
Ecology only  
Instructions

Facility/Site Name: **Morningside Acres**  
Facility/Site No.: **4321**  
VCP Project No.: **NW3411**

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 third 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 Washington State Department of Ecology (Ecology) and Murakami Building, 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: Morningside Acres Tracts, 5001 and 5021 Rainier Avenue South, Seattle, WA 98118.

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 email or 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.

Voluntary Cleanup Program Agreement  
Washington State Department of Ecology - Toxics Cleanup Program

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

Kimberly Wooten  
Signature

Kimberly, Wooten  
Printed name

Section Manager, TCP NWRO

September 23, 2024  
Date

Customer signatory

Erik Hanson  
Signature

Erik Hanson  
Printed name of signatory

Governor/Member, Murakami Building LLC  
Title of signatory

9-20-2024  
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 may call 877-833-6341.



# Application for Changing Customer of a Standard VCP Project

Washington State Department of Ecology – Toxics Cleanup Program

Use this form to apply for a change in the customer of an existing project under the Washington State Department of Ecology’s (Ecology’s) Voluntary Cleanup Program (VCP). To qualify as a new VCP customer, all site environmental information and data must be current in our records. If our records are not current, you must apply using our full [VCP Application form](#)<sup>1</sup> and submit all data and information required with your application submittal. If your VCP Application is accepted, we will assign a new VCP number to your project. This form cannot be used for Expedited VCP projects.

## Site Identification

Site Name: Morningside Acres Tracts; 5001 and 5021 Rainier Avenue South, Seattle, WA 98118

Existing VCP No.: NW3345

New VCP No.: NW3411

## Instructions for submitting this form

To apply as the new customer of an existing VCP project, you **must** complete, sign, and date both:

- This Application for Changing Customer of a Standard VCP Project and
- A signed [Voluntary Cleanup Program Agreement](#) form.<sup>2</sup>

Submit the forms to the regional contact listed below, based on your project’s county.

<p><b>Northwest Region Counties</b> Island, King, Kitsap, San Juan, Skagit, Snohomish, Whatcom</p> <p><a href="mailto:vcp-nwro@ecy.wa.gov">vcp-nwro@ecy.wa.gov</a></p>		<p><b>Eastern Region Counties</b> Adams, Asotin, Columbia, Ferry, Franklin, Garfield, Grant, Lincoln, Pend Oreille, Spokane, Stevens, Walla Walla, Whitman</p> <p><a href="mailto:vcp-ero@ecy.wa.gov">vcp-ero@ecy.wa.gov</a></p>
<p><b>Southwest Region Counties</b> Clallam, Clark, Cowlitz, Grays Harbor, Jefferson, Mason, Lewis, Pacific, Pierce, Skamania, Thurston, Wahkiakum</p> <p><a href="mailto:vcp-swro@ecy.wa.gov">vcp-swro@ecy.wa.gov</a></p>		<p><b>Central Region Counties</b> Benton, Chelan, Douglas, Kittitas, Klickitat, Okanogan, Yakima</p> <p><a href="mailto:vcp-cro@ecy.wa.gov">vcp-cro@ecy.wa.gov</a></p>

## Applicant Information

The applicant is the person or organization requesting services from Ecology and is responsible for paying Ecology’s incurred costs. The agreement explains the applicant’s authority and duty.

<sup>1</sup> <https://apps.ecology.wa.gov/publications/SummaryPages/ecy02074.html>

<sup>2</sup> <https://apps.ecology.wa.gov/publications/SummaryPages/ecy070324.html>





Application for Changing Customer of a Standard VCP Project  
Washington State Department of Ecology – Toxics Cleanup Program

**Part D. Project Consultant**

Is the applicant a consultant? (check one)

- Yes If checked, skip to Part E.  
 No If checked, **and** the applicant hired a consultant to conduct the independent remedial action, enter the following required information.

Project Consultant Name: Brani Jurista Title: Principal Geologist

Organization: Farallon Consulting

Mailing Address: 13555 SE 36th Street, Suite 320

City: Bellevue State: WA Zip: 98006

Email: bjurista@farallonconsulting.com Phone: 425-691-7570 Fax:

Do you want us to contact the project consultant?  Yes  No

**Part E. Property Owner**

Does the applicant own the property of the independent cleanup? (Check one)

- Yes If checked, enter the type of entity and skip to Part F.  
 No If checked, enter the required information.

Name: Erik Hanson Title: Manager

Organization: Murakami Building LLC

Mailing Address: 5415 Rainier Ave S

City: Seattle State: WA Zip: 98118

Email: erikh@jazznightschool.org Phone: (206) 47-6474 Fax: N/A

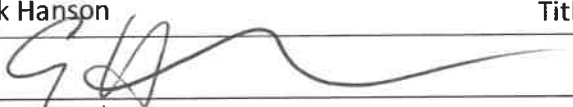
What type of entity is the property owner? (Check one)

- Private  Municipal  County  State  
 Federal  Tribal  Public school  Mixed  
 Other – please specify:

Application for Changing Customer of a Standard VCP Project  
Washington State Department of Ecology – Toxics Cleanup Program

**Part F. Signer Affirmation**

The signer **affirms** the information provided in this form is true and accurate to the best of their knowledge. Someone other than the **applicant** may sign this form on behalf of the applicant.

Name: Erik Hanson Title: Executive Director  
Signature:  Date: 9-20-24  
Organization: Jazz Night School, member of Murakami Building, LLC  
Mailing Address: 5415 Rainier Ave South  
City: Seattle State: WA Zip: 98118  
Email: erikh@jazznightschool.org Phone: (206) 557-4901 Fax:

**Signer Affiliation**

What is the signer’s involvement with the site? (check all that apply)

- Applicant       Property owner       Consultant       Attorney  
 Other – please specify: Member of Murakami Building, LLC (property owner and applicant)

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).<sup>3</sup> Persons with hearing impairment can call 711 for the Washington Relay Service. Persons with a speech disability can call (877) 833-6341.

<sup>3</sup> <https://ecology.wa.gov/About-us/Get-to-know-us/Our-Programs/Toxics-Cleanup>