



**STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY**

Southwest Region Office
PO Box 47775 • Olympia, WA 98504-7775 • 360-407-6300

March 6, 2025

Jonathan Paul
Fulcrum Development Inc.
2100 N 30th Street
Tacoma, WA 98403
jon@fulcrumdevco.com

Re: Application acceptance – Voluntary Cleanup Program

Site name: Arcadia Montessori
Site address: 5312 N 30th Street, Tacoma, WA 98407
Facility/Site ID: 100003450
Cleanup Site ID: 17192
VCP Project ID: SW1856

Dear Jonathan Paul:

The Department of Ecology (Ecology) accepted your application to the Standard process of the Voluntary Cleanup Program (VCP) for the Arcadia Montessori 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 **March 4, 2025**. 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 will communicate directly with you, the project manager, 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](#).¹

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

Diana Ison
Toxics Cleanup Program, Southwest Region Office
PO Box 47775
Olympia, WA 98504-7775
Phone: 360-999-9593
E-mail: diana.ison@ecy.wa.gov

Request for written opinion

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

- A completed [request for opinion](#)² form
- Remedial action plans and/or 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](#)³ and [18.43](#)⁴ RCW, respectively.
- **Data submittal.** You must submit environmental data to our [Environmental Information Management](#) (EIM) system.⁵ The [Toxics Cleanup Program Policy 840](#)⁶ describes data submittal requirements. Please visit the EIM Submit Data webpage for data submittal instructions.

¹ <https://apps.ecology.wa.gov/publications/summarypages/ECY070218.html>

² <https://apps.ecology.wa.gov/publications/SummaryPages/ecy070219.html>

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

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

⁵ <https://ecology.wa.gov/eim>

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

Payment

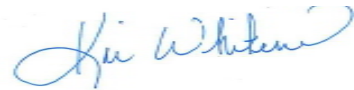
We will send monthly invoices to the billing contact listed in your VCP application form. Payment is due within 30 calendar days from the date of each invoice. Our invoices include a summary of costs incurred, payments received, names of staff billing to the project, and the time spent on the project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

If you replace your billing contact, or their contact information changes, you must submit a completed [change of contact form](#).

Contact information

We are committed to working with you to reach the prompt and effective Site cleanup. If you have any questions, please contact Diana Ison at 360-999-9593 or diana.ison@ecy.wa.gov.

Sincerely,



Kim Whitener
VCP Administrative Coordinator
Toxics Cleanup Program
Southwest Region Office

Enclosure: Copy of signed Standard VCP Agreement

cc by email: Deidra Miller, Miller Investment Partnership, deidra.miller@attglobal.net
Brian Dixon, Dixon Environmental Services, Brian@DixonES.com
Diana Ison, Ecology, diana.ison@ecy.wa.gov
Tim Mullin, LHG, Ecology, tim.mullin@ecy.wa.gov
TCP Operating Budget Analyst, Ecology, marissa.ortega@ecy.wa.gov
Ecology Fiscal Office – VCP Budget Analyst, ecyrevcp@ecy.wa.gov
Ecology Site File

Enclosure

Copy of Signed Standard VCP Agreement

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Voluntary Cleanup Program Agreement

Washington State Department of Ecology - Toxics Cleanup Program

For completion
by
Ecology only
Instructions

Facility/Site Name: Arcadia Montessori
Facility/Site No.: 100003450
VCP Project No.: SW1856

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 Fulcrum Development Inc(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: 5312 N 30th Street, Tacoma, WA 98407

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).

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Washington State Department of Ecology - Toxics Cleanup Program

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.

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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

Abbott, Marian L.
(ECY)

Digitally signed by Abbott, Marian
L. (ECY)
Date: 2025.03.04 09:53:32 -08'00'

Signature

Printed name

Section Manager, TCP

Date

Customer signatory



Signature

Alex Harman

Printed name of signatory

Mng Mbr

Title of signatory

3/3/25

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.