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STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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

October 20, 2025

JJ Liao
MGCW, LLC
1400 112th Ave SE, Suite 210
Bellevue, WA 98004
(jj.liao@modernland.us)

RE: Termination of VCP Agreement for the following Site

Site Name: Bayless Book Bindery
Site Address: 427 9th Ave N, Seattle, WA 98109
Facility/Site: 35788635
VCP Project: NW3101

Dear JJ Liao:

The Department of Ecology (Ecology) is terminating the VCP Agreement governing Project No. NW3101. The project involved the cleanup of the Bayless Book Bindery facility (Site). The effective date of termination is the date of this letter. We are providing this notice in accordance with the terms of the Agreement.

Reason

Ecology is terminating the Agreement because we understand that you are not actively cleaning up the Site. The last report we received from you was dated October 18, 2018. We have decided to terminate the Agreement.

Next Steps

Based on this decision, Ecology will take the following steps:

1. Send you an invoice for any costs remaining on your account. In accordance with the terms of the Agreement, you remain responsible for any costs incurred by us before the effective date of termination.

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We encourage you to apply to reenter the VCP if you decide to conduct further action at the Site. Information on applying to the VCP is available on [Ecology's website](#)¹.

Contact Information

Ecology is committed to working with you to accomplish the prompt and effective cleanup of the Site. If you have any questions about this notice, please contact me at 425-417-4531.

Sincerely,



Nick Treat
VCP Unit Supervisor
Toxics Cleanup Program, Northwest Region Office

cc: Ty Syverson, GeoEngineers (tsyverson@geoengineers.com)
VCP Fiscal Analyst (ECYREVCP@ecy.wa.gov)
Rachel Homchick, Fiscal Analyst (rachel.homchick@ecy.wa.gov)

¹ <https://ecology.wa.gov/spills-cleanup/contamination-cleanup/voluntary-cleanup-program/applying>