



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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

December 2, 2025

Rebecca Allardyce
G&I XI WA Retail LLC
565 Taxter Rd, Suite 400
Elmsford, NY 10523
(rallardyce@dlcmgmt.com)

RE: Application acceptance to the Standard Voluntary Cleanup Program for the referenced Site

Site name: **Lake Forest Park and Magic Cleaners**
Site address: **17171 Bothell Way NE, Lake Forest Park, WA 98155**
Facility/Site ID: **46842785**
Cleanup Site ID: **396**
VCP Project ID: **NW3460**

Dear Rebecca Allardyce:

The [Washington State Department of Ecology](https://ecology.wa.gov/)¹ (Ecology) has accepted your application to the Standard process of the [Voluntary Cleanup Program](https://ecology.wa.gov/spills-cleanup/contamination-cleanup/voluntary-cleanup-program/before-you-apply)² (VCP) for the Lake Forest Park and Magic Cleaners facility (Site). We applaud your initiative and welcome your interest in the VCP. This letter has important information on how we'll review your Site's VCP cleanup project (project).

Agreement

On December 1, 2025, we completed and signed your Standard VCP agreement for the project. This date is the effective date of the signed VCP Agreement in the appendix.

¹ <https://ecology.wa.gov/>

² <https://ecology.wa.gov/spills-cleanup/contamination-cleanup/voluntary-cleanup-program/before-you-apply>

Identification numbers

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

Communications

Unless otherwise requested, we'll communicate directly with you as the project manager 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](#).³

We have assigned the following cleanup project manager as our point of contact for your VCP project.

David Unruh
Toxics Cleanup Program, Northwest Region Office (NWRO)
Department of Ecology
PO Box 330316
Shoreline, WA 98133
david.unruh@ecy.wa.gov
206-459-6287

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 1) a completed [request for opinion](#)⁴ form, and 2) cleanup action plans and/or cleanup reports.

Reporting requirements

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

Licensing. You must submit documents containing any geologic and hydrogeologic work under the seal of an appropriately licensed geologist or hydrogeologist, as required in chapter [18.220](#)⁵ RCW. You must submit documents containing any engineering work under the seal of a professional engineer, as required in chapter [18.43](#)⁶ RCW.

³ <https://apps.ecology.wa.gov/publications/summarypages/ECY070218.html>

⁴ <https://apps.ecology.wa.gov/publications/summarypages/ECY070219.html>

⁵ <https://apps.leg.wa.gov/RCW/default.aspx?cite=18.220>

⁶ <https://apps.leg.wa.gov/RCW/default.aspx?cite=18.43>

Data submittal. You must submit environmental data to our [Environmental Information Management](#)⁷ (EIM) system. The [Toxics Cleanup Program Policy 840](#)⁸ describes data submittal requirements. Please visit the [EIM Help Center](#)⁹ for data submittal instructions and more information.

Payment

We'll send monthly invoices to the billing contact listed in your VCP application form. 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. Payment is due within 30 calendar days from the date of each invoice.

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 complete a prompt and effective Site cleanup. If you have any questions, please contact me at 206-459-6287 or david.unruh@ecy.wa.gov.

Sincerely,



David Unruh, LHG
Site Manager
Toxics Cleanup Program, Northwest Region Office

Appendix: (A): Copy of Signed VCP Agreement

cc by email: Greg Peters, Farallon Consulting (gpeters@farallonconsulting.com)
Kim Wooten, NWRO TCP Section Manager (kim.wooten@ecy.wa.gov)
Cost Recovery Fiscal Team (ecyrevcp@ecy.wa.gov)
Rachel Homchick, Fiscal Analyst (rachel.homchick@ecy.wa.gov)

⁷ <https://ecology.wa.gov/Research-Data/Data-resources/Environmental-Information-Management-database/EIM-submit-data>

⁸ <https://apps.ecology.wa.gov/publications/SummaryPages/1609050.html>

⁹ <https://apps.ecology.wa.gov/eim/help/>

Appendix A

Copy of signed VCP agreement



Voluntary Cleanup Program Agreement

Washington State Department of Ecology - Toxics Cleanup Program

For completion by Ecology only	Facility/Site Name:	Lake Forest Park and Magic Cleaners
	Facility/Site ID:	46842785
	VCP Project ID:	NW3460

Instructions

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 and date 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 G&I XI WA Retail 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: 17171 Bothell Way NE, Lake Forest Park, King County

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).

Voluntary Cleanup Program Agreement
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 and dated 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

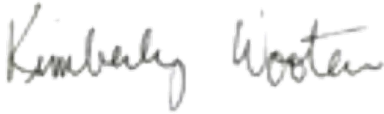
Either party may terminate this Agreement without cause by sending written notice by email or U.S. mail to the other party. The effective date of termination shall be the date Ecology sends notice to the Customer or the date Ecology receives notice from the Customer, whichever occurs first. Unless otherwise 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 responsible only 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.

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



Signature

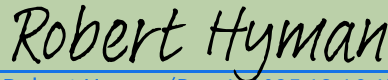
Kimberly Wooten

Printed name
Section Manager, TCP

December 1, 2025

Date

Customer signatory



[Robert Hyman \(Dec 1, 2025 13:16:17 EST\)](#)

Signature

Robert Hyman

Printed name of signatory

Vice President

Title of signatory

12/1/25

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.

Signature: [Robert Hyman](#)
Robert Hyman (Dec 1, 2025 13:16:17 EST)

Email: rhyman@draadvisors.com



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 of customer of an existing project under the Washington State Department of 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, the new VCP customer must apply using our full [VCP Application form](#)¹ and submit all data and information required with your application. If we accept your VCP application, we will assign a new VCP project ID to your project. This form cannot be used for Expedited VCP projects.

Site identification

Site name: Lake Forest Park and Magic Cleaners

Existing VCP ID: NW3370

New VCP ID: NW3460

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.
- A [Voluntary Cleanup Program Agreement](#) form.²

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

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

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.

¹ <https://apps.ecology.wa.gov/publications/SummaryPages/ecy02074.html>
² <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 A. Applicant

Applicant name: G&I XI WA Retail LLC

Applicant type: (check one)

- person A person applicant must serve as both the signer of the agreement and project billing contact. Identify this person and their contact information in both [Part B](#) and [Part C](#).
- organization An organization applicant must identify the project manager in [Part B](#) and project billing contact in [Part C](#). The organization must employ both persons.

Applicant's involvement with the site: (check all that apply)

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> property owner | <input type="checkbox"/> past property owner | <input type="checkbox"/> future property owner |
| <input type="checkbox"/> property lessee | <input type="checkbox"/> business owner/operator | <input type="checkbox"/> mortgage holder |
| <input type="checkbox"/> consultant | <input type="checkbox"/> attorney | <input type="checkbox"/> agent of property owner |
| <input type="checkbox"/> private person | <input type="checkbox"/> private organization | <input type="checkbox"/> public agency |
| <input type="checkbox"/> other – please specify: | | |

Is the applicant authorized to grant property access? Yes No

Part B. Project manager

Ecology will email all official correspondence to the project manager, who must be either the applicant or employed by the applicant. The project manager may not be an independent contractor hired by the applicant. Please enter the following required information.

Project manager name: Rebecca Allardyce Title: Director of Environmental & Special Projects

Organization: G&I XI WA Retail LLC

Mailing address: 565 Taxter Road, Suite 400

City: Elmsford State: NY Zip: 10523

Email: rallardyce@dlcmgmt.com Phone: 914-304-5645 Fax: _____

Part C. Project billing contact

Ecology will email monthly invoices to the project billing contact, who must be either the applicant or employed by the applicant. The project billing contact may not be an independent contractor hired by the applicant. Please enter the following required information.

Billing contact name: Rebecca Allardyce Title: Director of Environmental & Special Projects

Organization: G&I XI WA Retail LLC

Mailing address: 565 Taxter Road, Suite 400

City: Elmsford State: NY Zip: 10523

Email: rallardyce@dlcmgmt.com Phone: 914-304-5645 Fax: _____

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: Greg Peters Title: Associate Environmental Scientist

Organization: Farallon Consulting

Mailing address: 13555 SE 36th Street

City: Bellevue State: WA Zip: 98006

Email: gpeters@farallonconsulting.com Phone: 425-677-9521 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: _____ Title: _____

Organization: _____

Mailing address: _____

City: _____ State: _____ Zip: _____

Email: _____ Phone: _____ Fax: _____

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 person signing this form affirms the information provided is true and correct to the best of their knowledge. A person other than the applicant may sign for the applicant.

Name: Robert Hyman Title: Vice President

Signature: *Robert Hyman* Date: 12/1/2025
Robert Hyman (Dec 1, 2025 12:53:30 EST)

Organization: G&I XI WA Retail LLC

Mailing address: 575 Fifth Avenue, 38th Floor

City: New York State: NY Zip: 10017

Email: rhyman@draadvisors.com Phone: 212-973-3853 Fax: _____

Signer affiliation

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

- applicant property owner consultant attorney
 other – please specify:

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).³ People with hearing impairment can call 711 for the Washington Relay Service. People with a speech disability can call (877) 833-6341.

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