



**STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY**

PO Box 47600, Olympia, WA 98504-7600 • 360-407-6000

March 25, 2026

Ada Healey
City Investors IX L.L.C.
505 5th Avenue South, Suite 900
Seattle, WA 98104
(adah@vulcan.com)

Re: Status of Consent Decree No. 25-2-01367-7 SEA and No Further Action to complete Cleanup of the following Contaminated Site:

Site name:	Block 38 West
Site address:	500-536 Westlake Ave N, Seattle, WA 98109
Cleanup Site ID:	15008
Facility/Site ID:	62773

Dear Ada Healey:

Thank you for working with the Washington State Department of Ecology (Ecology) on Block 38 West (Site) under the Model Toxics Control Act (MTCA), Chapter 70A.305 RCW, and Consent Decree No. 25-2-01367-7 SEA (Decree), which became effective on January 17, 2025.

This letter provides written notification that, under MTCA and the Decree, no further remedial action is necessary to clean up contamination at the Site, but further remedial action is still necessary to control and monitor the remaining contamination and periodically review conditions at the Site. This letter also describes the status of the Decree and the Site.

Completion of Cleanup Required by Decree

The remedial actions required by the Decree are specified in Section VI (Work to Be Performed) and detailed in the Cleanup Action Plan (Exhibit B). City Investors IX L.L.C. (City Investors) was required to implement institutional controls by recording an environmental covenant that meets the requirements of WAC 173-340-440(8), (9), and (10) and RCW 64.70 (Uniform

Environmental Covenants Act). An environmental covenant has been recorded by King County (Instrument No. 20250730000335), which imposes certain restrictions on the activities and uses of the Block 38 West property and surrounding right-of-way to protect human health, the environment, and the integrity of the remedial actions completed to date at the Site. After inspecting the Site and reviewing the supporting documentation, Ecology has determined that the cleanup required at the Site under the Decree has been satisfactorily completed.

Post-Cleanup Remedial Actions Required by Decree

Although the cleanup of contamination at the Site has been completed, further remedial action is still necessary under MTCA and required under the Decree to control and monitor the remaining contamination at the Site. City Investors' responsibilities are specified in Section VI (Work to Be Performed) of the Decree and detailed in the Compliance Monitoring Plan, which is provided in Appendix A of the Cleanup Action Plan (Exhibit B of the Decree).

Periodic Reviews of Post-Cleanup Conditions Required by Decree

Ecology will conduct periodic reviews of post-cleanup conditions at the Site to ensure they remain protective of human health and the environment. This requires continued access to the Site, as provided in Section IX (Access) of the Decree. City Investors' responsibilities are specified in Section XXIV (Periodic Review) of the Decree. Any costs incurred by Ecology in conducting periodic reviews may be recovered from City Investors.

Status of Decree

Although the cleanup of contamination at the Site has been completed, further remedial action is still necessary under MTCA and required by the Decree to control and monitor the remaining contamination and periodically review the conditions at the Site. The Decree will remain in effect until the required post-cleanup remedial actions are completed or are no longer necessary under MTCA.

This letter summarizes City Investors' remaining responsibilities under the Decree; it does not alter or expand City Investors' responsibilities under the Decree.

No Further Action Determination

Ecology has determined that no further remedial action is necessary to clean up contamination at the Site under MTCA. However, as explained above, further remedial action is still necessary under MTCA to control and monitor the remaining contamination and periodically review the conditions at the Site.

Delisting of the Site

Based on the no further action determination, Ecology proposed removing the Site from the Contaminated Sites List (CSL). Ecology published notice of the proposal in the Site Register on November 13, 2025 and provided a 30-day public comment period, from November 17, 2025 to December 16, 2025. Comments were received from one party. After review and consideration of the comments, Ecology will remove the Site from the CSL **effective the date of this letter**. The removal will be reflected in the next publication of the CSL in the Site Register.

Thank You

Thank you and congratulations on your work in cleaning up the Site. We look forward to continuing to work with you to make sure your investment in the Site is protected over the long term. Should you have any questions, please do not hesitate to contact Ecology's cleanup project manager for the Site, Tena Seeds, at 425-457-3143 or tena.seeds@ecy.wa.gov.

Sincerely,



Nhi Irwin
Program Manager
Toxics Cleanup Program

cc: Suzy Stumpf, Farallon Consulting (ssumpf@farallonconsulting.com)
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Ecology Site File