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December 12, 2019

Ms. Donna Musa
Washington State Department of Ecology
Northwest Regional Office
3190 160th Avenue Southeast
Bellevue, Washington 98008-5452

**RE: RELEASE NOTIFICATION
BELLEVUE PLAZA PROPERTY
117 106TH AVENUE NORTHEAST
BELLEVUE, WASHINGTON
FARALLON PN: 397-034**

Dear Ms. Musa:

Farallon Consulting, L.L.C. (Farallon) has prepared this letter for Bellevue Investors I LLC (Bellevue Investors) to report a release of hazardous substances to soil and groundwater for the properties at 117 106th Avenue Northeast, 10502 Main Street, and 10510 Main Street in Bellevue, Washington (herein referred to as the Bellevue Plaza Property) (Figures 1 and 2). This notification is provided in accordance with the requirements of Section 300 of Chapter 173-340 of the Washington Administrative Code (WAC 173-340-300).

The Bellevue Plaza Property consists of King County Parcel Nos. 154410-0348, 154410-0351, 154410-0352, and 154410-0362, which total 171,463 square feet of land. Parcel No. 154410-0348 is developed with a 1,792-square-foot, one-story wood-frame building constructed in 1989, and currently is occupied by Jiffy Lube, Inc. (Jiffy Lube parcel), which is in the southeastern portion of the Site and associated with the address at 10510 Main Street in Bellevue, Washington (Figure 2). Parcel No. 154410-0351 is developed with a 3,355-square-foot, one-story masonry building constructed in 1952, and currently is occupied by Security Safe & Lock, Inc. (Locksmith parcel), which is in the southwestern portion of the Site and associated with the address at 10502 Main Street in Bellevue, Washington (Figure 2). Parcel Nos. 154410-0352 and 154410-0362 are developed with a two-story, 60,844-square-foot masonry building with paved parking areas developed in the late 1950s and early 1960s and comprise the northern portion of the Bellevue Plaza Property. The building is occupied by 18 retail, restaurant, and fitness tenants that use the building for office space, retail sales, restaurant and dining spaces, and fitness studios (Bellevue Plaza Shopping Center parcels), and is in the central and northern portion of the Bellevue Plaza Property and generally associated with the address at 117 106th Avenue Northeast in Bellevue, Washington (Figure 2). All three buildings are surrounded by asphalt-paved parking areas. Bellevue Investors purchased the Bellevue Plaza Property assemblage between 2016 and 2018.

The results of a comprehensive Remedial Investigation completed between 2016 and 2019 at the Bellevue Plaza Property indicate a localized area of soil and groundwater containing total petroleum hydrocarbons (TPH) as diesel-range organics (DRO), as oil-range organics (ORO),



and/or as gasoline range organics (GRO) at concentrations exceeding the Washington State Model Toxics Control Act Cleanup Regulation (MTCA) Method A cleanup level on the southeastern portion of the Bellevue Plaza Property (Figures 3 and 4). The halogenated volatile organic compound (HVOC) 1,2-dichloroethane (1,2 DCA) also was detected at concentrations exceeding the MTCA Method A cleanup level in groundwater samples collected from monitoring wells installed on the southeastern portion of the Bellevue Plaza Property (Figure 6). The nature of the DRO, ORO, GRO, and/or 1,2-DCA concentrations exceeding the MTCA Method A cleanup levels is likely from suspected releases from the historical gasoline service station operations and/or the current automotive service facility operations on the southeastern portion of the Bellevue Plaza Property.

In addition, several localized areas of HVOC-contaminated soil and groundwater have been identified on the western portion of the Bellevue Plaza Property, including HVOC-contaminated soil and groundwater on the up-gradient, northwestern and west-central portions of the Bellevue Plaza Property. These data indicate the migration of HVOCs, specifically, the dry cleaning solvent tetrachloroethene (PCE) and associated degradation compounds, including trichloroethene, cis 1,2-dichloroethene, and/or vinyl chloride, at concentrations exceeding MTCA Method A or B cleanup levels from an up-gradient off-Property source to the north of the Bellevue Plaza Property (Figures 5 and 6). The source of the PCE and associated degradation compounds is consistent with the confirmed release(s) of PCE and subsequent migration from a dry cleaner north of the Bellevue Plaza Property identified as the Town & Country Cleaners Bellevue Site at 310 105th Avenue Northeast in Bellevue, Washington (Figure 2). According to the Washington State Department of Ecology (Ecology), the Town & Country Cleaners Bellevue Site is identified as Ecology FSID No. 2319 (Attachment A).

A localized area of HVOC-contaminated soil and groundwater also is present on the southwestern portion of the Bellevue Plaza Property. The available data indicate migration of HVOCs from an off-Property source to the west of the Bellevue Plaza Property, and are consistent with the confirmed release(s) and subsequent migration of the dry cleaning solvent PCE from a former dry cleaner on the west-adjacent property recently identified in Ecology records as the Kwik Cleaners formerly located at 10456 Main Street in Bellevue, Washington (Figures 2, 5, and 6). According to Ecology, the former Kwik Cleaners Site was on the southeastern portion of the Ernst Home Center Bellevue Way Site Ecology FSID No. 21152971 located at 44 Bellevue Way Northeast. The *Initial Investigation Field Report* for the Kwik Cleaners Site dated August 12, 2019, prepared by Ecology is provided for reference in Attachment B.

Bellevue Investors plans to conduct an independent remedial action pursuant to WAC 173-340-515 to address the affected media on the Bellevue Plaza Property to the maximum extent practicable in accordance with applicable requirements of MTCA. The independent remedial action on the Bellevue Plaza Property will be the substantial equivalent of an Ecology-conducted or -supervised remedial action. Remedial activities also will meet the threshold requirements of WAC 173-340-360 to protect human health and the environment, comply with cleanup standards, and comply with applicable state and federal laws.

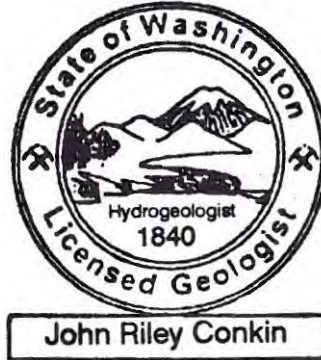


Farallon trusts this letter provides sufficient information for Ecology. Please contact the undersigned at (425) 295-0800 if you have questions or require additional information.

Sincerely,

Farallon Consulting, L.L.C.

J. Riley Conkin, L.G., L.H.G.
Principal Geologist



Attachments: Figure 1, *Property Vicinity Map*
Figure 2, *Property Plan with Sample Locations*
Figure 3, *Soil Analytical Results for TPH*
Figure 4, *Groundwater Analytical Results for TPH*
Figure 5, *Soil Analytical Results for HVOCs*
Figure 6, *Groundwater Analytical Results for HVOCs*

Attachment A, *Ecology Cleanup Site Details – Town & Country Cleaners Site*

Attachment B, *Ecology Initial Investigation Field Report – Kwik Cleaners Site*

cc: Nick Lenington, Bellevue Investors I LLC
Jim Broadlick, Bellevue Investors I LLC
Lisa Lui, Bellevue Investors I LLC
Michael L. Dunning, Perkins Coie LLP

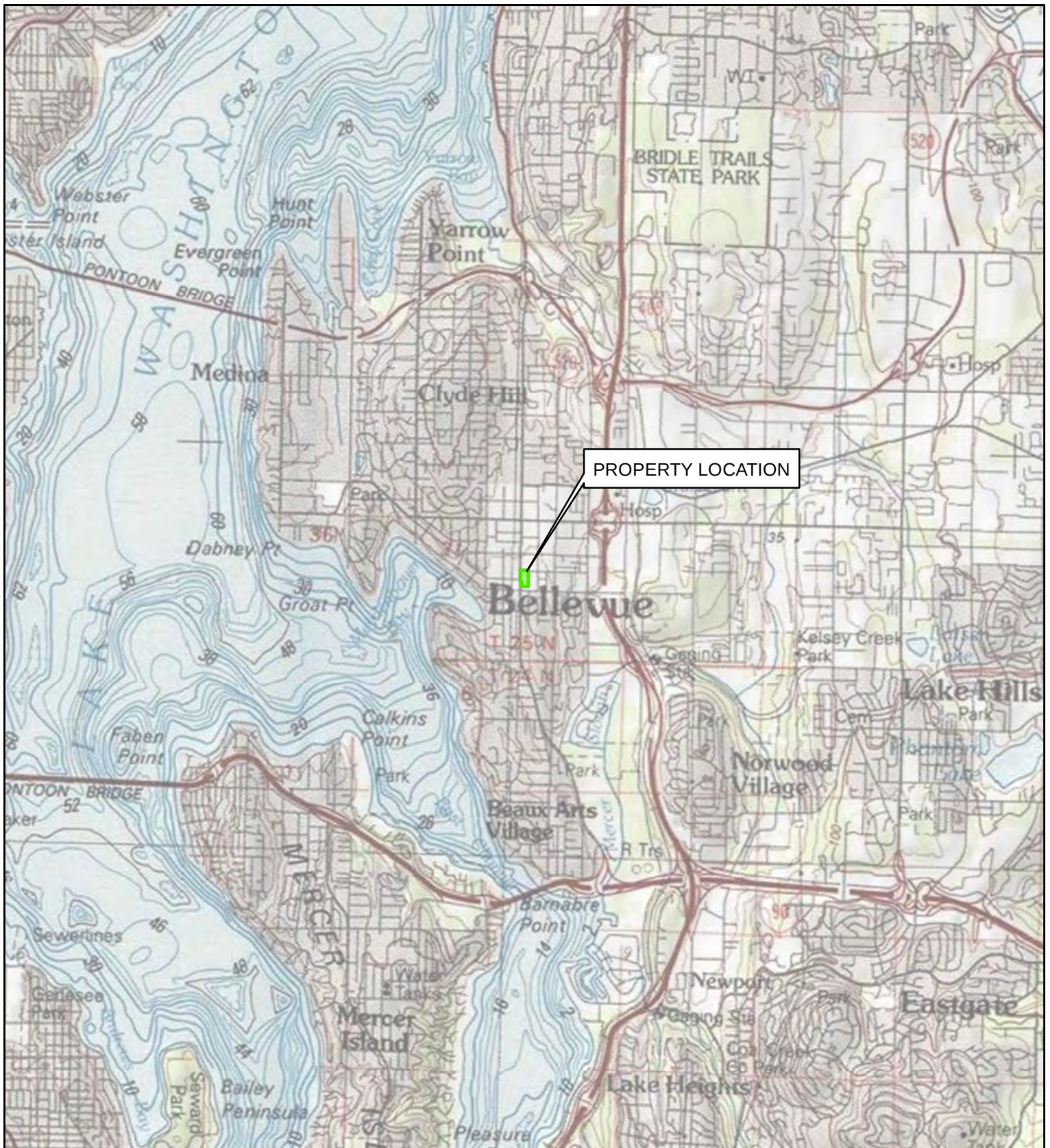
JRC:cm

FIGURES

RELEASE NOTIFICATION

Bellevue Plaza Property
117 106th Avenue Northeast
Bellevue, Washington

Farallon PN: 397-034



REFERENCE: 7.5 MINUTE USGS QUADRANGLE MERCER ISLAND, WASHINGTON, DATED 2013



0 5,000
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FIGURE 1

PROPERTY VICINITY MAP
BELLEVUE PLAZA PROPERTY
117 106th AVENUE NORTHEAST,
10502 AND 10510 MAIN STREET
BELLEVUE, WASHINGTON
FARALLON PN: 397-034

Drawn By: jjones

Checked By: JR

Date: 12/12/2019

Disc Reference:

Path: Q:\Projects\397 VULCAN\034_106thAvenue\Mapfiles\ReleaseNotification_201912\Figure-01_PropertyVicinity.mxd



LEGEND

- SHALLOW MONITORING WELL (FARALLON)
- DEEP MONITORING WELL (GEOENGINEERS)
- SHALLOW BORING - ANGLED (FARALLON)
- SHALLOW BORING (FARALLON)
- DEEP BORING WITH INCLINOMETER CASING (GEOENGINEERS)
- BORING - GEOTECHNICAL (PES)
- BORING - PUSH PROBE (PES)
- MONITORING WELL (PES)
- HISTORICAL FEATURE
- BELLEVUE PLAZA PROPERTY BOUNDARY
- ERNST PROPERTY BOUNDARY
- TOWN AND COUNTRY CLEANERS SITE BOUNDARY
- KING COUNTY PARCEL BOUNDARY

FIGURE 2

PROPERTY PLAN WITH SAMPLE LOCATIONS

BELLEVUE PLAZA PROPERTY

117 106th AVENUE NORTHEAST,

10502 AND 10510 MAIN STREET

BELLEVUE, WASHINGTON

FARALLON PN: 397-034

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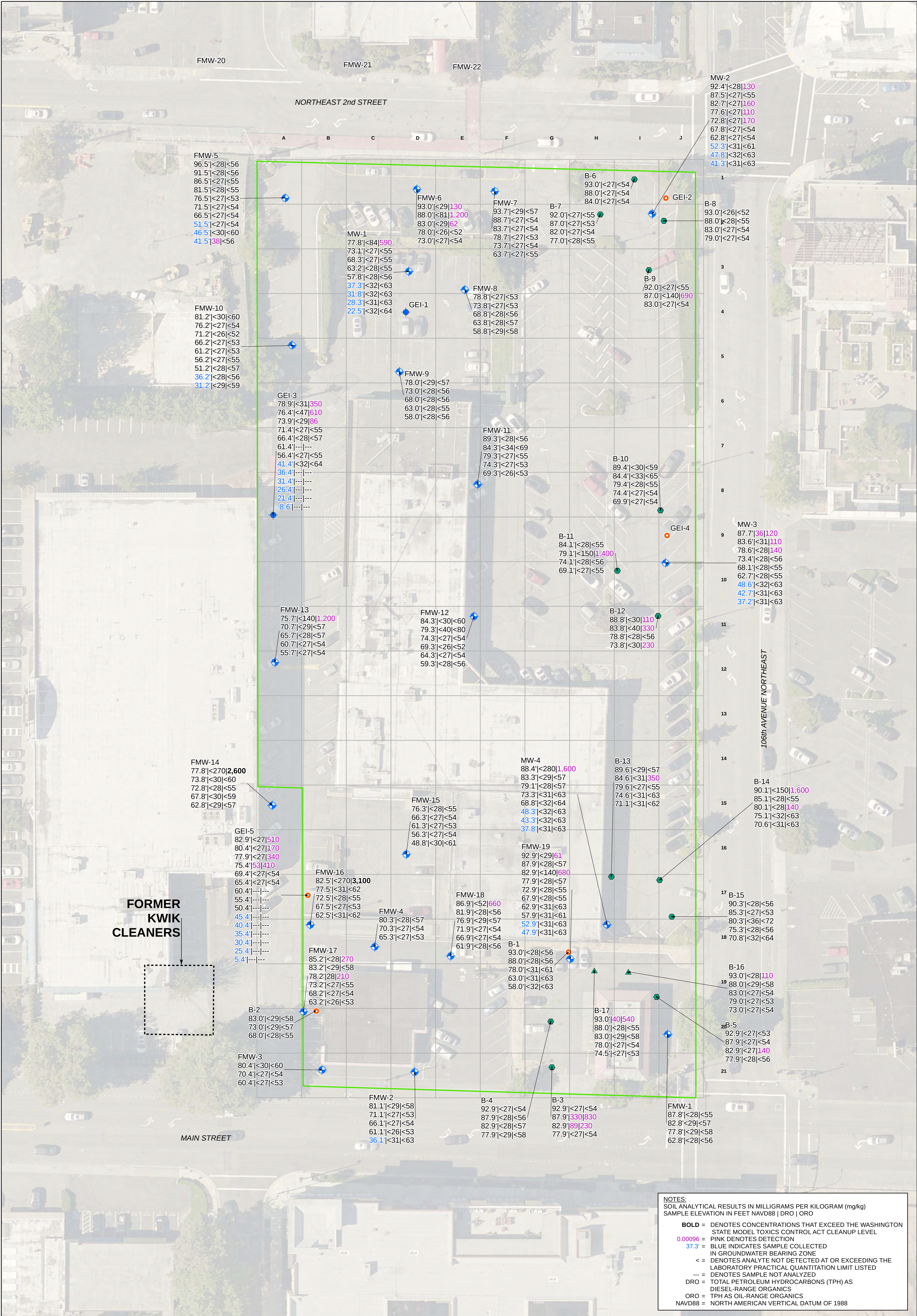
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Drawn By: j Jones Checked By: JR Date: 12/12/2019 Disc Reference:

NOTES:
1. ALL LOCATIONS ARE APPROXIMATE.
2. FIGURES WERE PRODUCED IN COLOR. GRAYSCALE COPIES MAY NOT REPRODUCE ALL ORIGINAL INFORMATION.



LEGEND

- SHALLOW MONITORING WELL (FARALLON)
- DEEP MONITORING WELL (GEOENGINEERS)
- SHALLOW BORING - ANGLED (FARALLON)
- SHALLOW BORING (FARALLON)
- DEEP BORING WITH INCLINOMETER CASING (GEOENGINEERS)
- HISTORICAL FEATURE
- BELLEVUE PLAZA PROPERTY BOUNDARY
- EXCAVATION GRID (30'X30')

N

0 30

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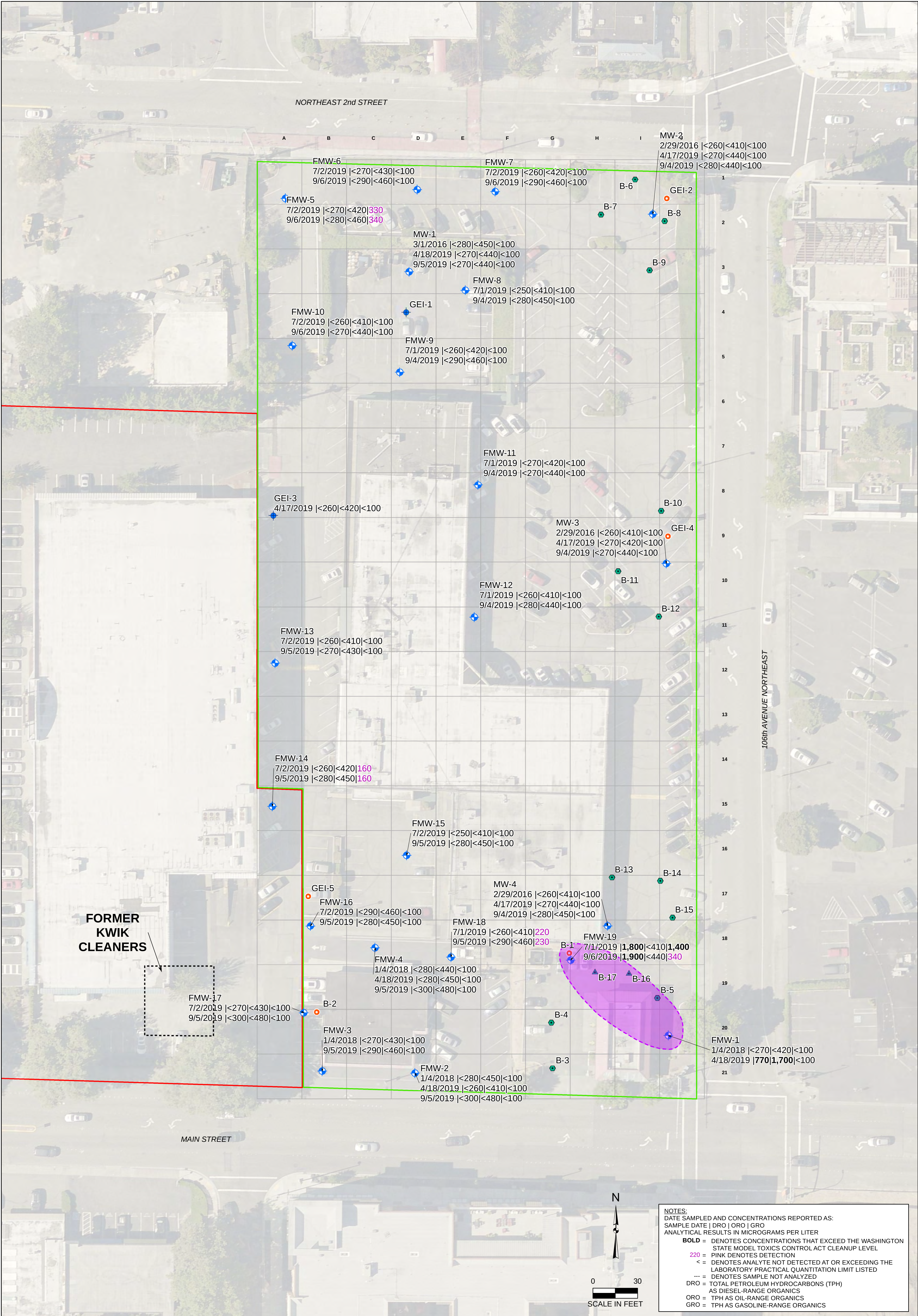
FIGURE 3

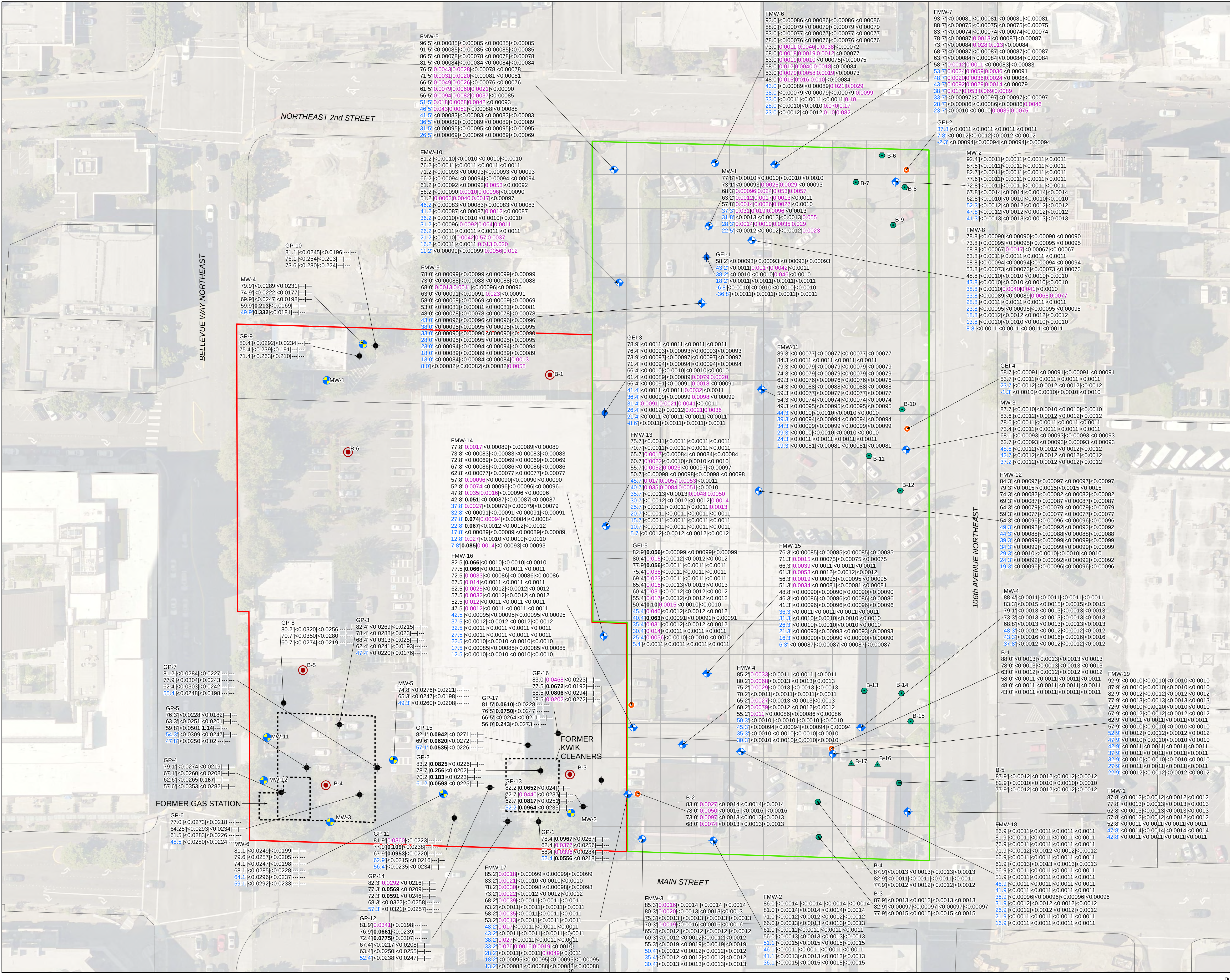
SOIL ANALYTICAL RESULTS FOR
TOTAL PETROLEUM HYDROCARBONS
BELLEVUE PLAZA PROPERTY
117 106th AVENUE NORTHEAST,
10502 AND 10510 MAIN STREET
BELLEVUE, WASHINGTON

FARALLON PN: 397-034

Date: 12/12/2019

Disc Reference:





LEGEND

- SHALLOW MONITORING WELL (FARALLON)
- DEEP MONITORING WELL (GEOENGINEERS)
- SHALLOW BORING - ANGLED (FARALLON)
- SHALLOW BORING (FARALLON)
- DEEP BORING WITH INCLINOMETER CASING (GEOENGINEERS)
- BORING - GEOTECHNICAL (PES)
- BORING - PUSH PROBE (PES)
- MONITORING WELL (PES)
- EXCAVATION GRID (30'X30')
- BELLEVUE PLAZA PROPERTY BOUNDARY
- ERNST PROPERTY BOUNDARY

NOTES:

SOIL RESULTS IN MILLIGRAMS PER KILOGRAM (mg/kg)
SAMPLE ELEVATION IN FEET NAVD88 | PCE | TCE | cis-1,2-DCE | VC

BOLD = DENOTES CONCENTRATIONS THAT EXCEED THE WASHINGTON STATE MODEL TOXICS CONTROL ACT CLEANUP LEVEL
0.00096 = PINK DENOTES DETECTION
37.3 = BLUE INDICATES SAMPLE COLLECTED IN GROUNDWATER BEARING ZONE
< = DENOTES ANALYTE NOT DETECTED AT OR EXCEEDING THE LABORATORY PRACTICAL QUANTIFICATION LIMIT LISTED
--- = DENOTES SAMPLE NOT ANALYZED
HVOCs = HALOGENATED VOLATILE ORGANIC COMPOUNDS
PCE = TETRACHLOROETHENE
TCE = TRICHLOROETHENE
cis-1,2-DCE = cis-1,2-DICHLOROETHENE
1,2-DCA = 1,2-DICHLOROETHANE
VC = VINYL CHLORIDE
NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988

NOTES:

1. ALL LOCATIONS ARE APPROXIMATE.
2. FIGURES WERE PRODUCED IN COLOR. GRAYSCALE COPIES MAY NOT REPRODUCE ALL ORIGINAL INFORMATION.

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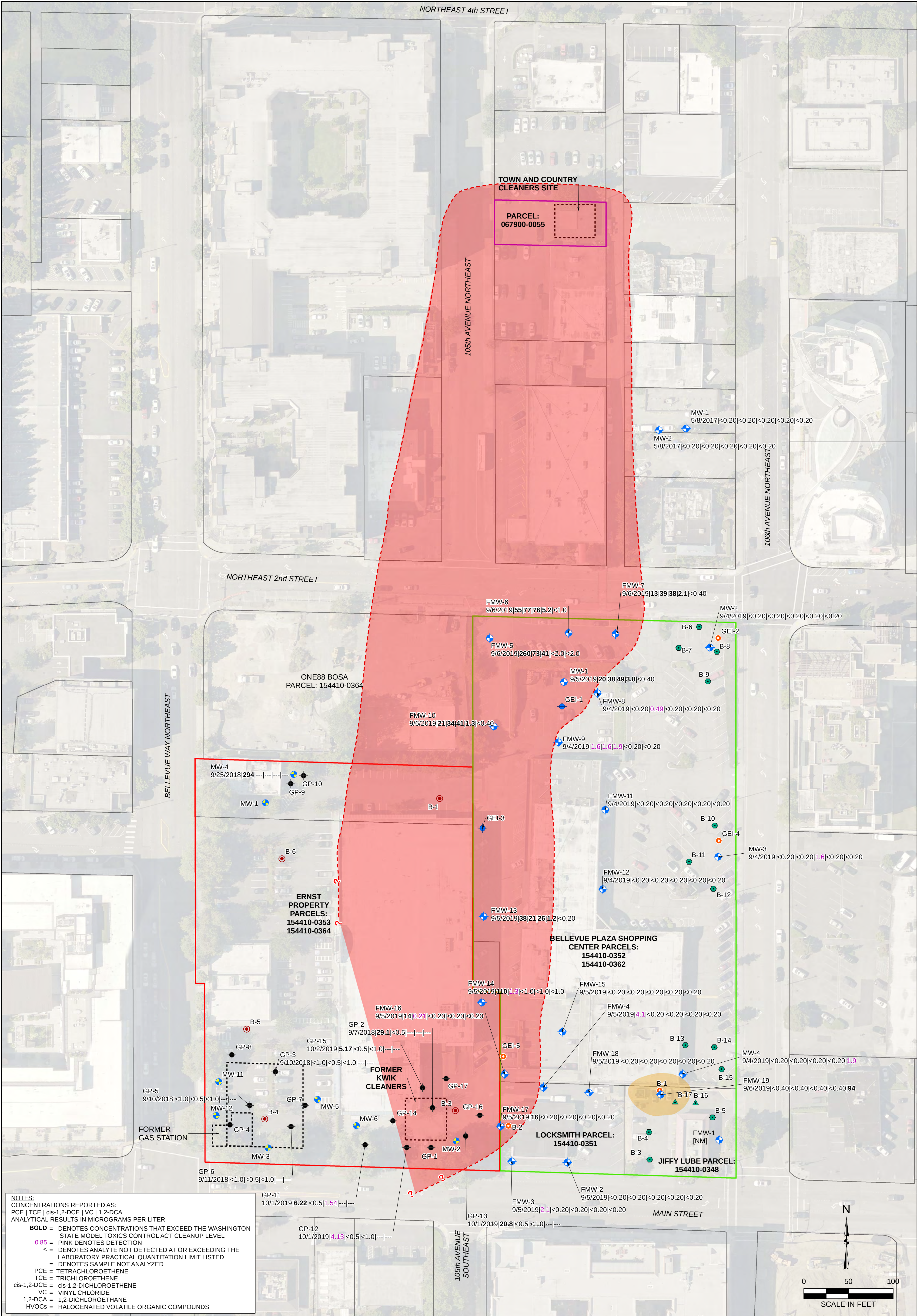
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FIGURE 5

SOIL ANALYTICAL RESULTS FOR HVOCs
BELLEVUE PLAZA PROPERTY
117 106th AVENUE NORTHEAST,
10502 AND 10510 MAIN STREET
BELLEVUE, WASHINGTON

FARALLON PN: 397-034

Drawn By: jJones Checked By: JR Date: 12/12/2019



LEGEND

- SHALLOW MONITORING WELL (FARALLON)
- DEEP MONITORING WELL (GEOENGINEERS)
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- SHALLOW BORING (GEOENGINEERS)
- DEEP BORING WITH INCLINOMETER CASING (GEOENGINEERS)
- BORING - GEOTECHNICAL (PES)
- BORING - PUSH PROBE (PES)
- MONITORING WELL (PES)
- HISTORICAL FEATURE
- BELLEVUE PLAZA PROPERTY
- ERNST PROPERTY
- TOWN AND COUNTRY CLEANERS SITE BOUNDARY
- KING COUNTY PARCEL BOUNDARY
- ESTIMATED AREA OF HVOC CONTAMINATED GROUNDWATER FROM TOWN AND COUNTRY CLEANERS AND KWIK CLEANERS SOURCES
- ESTIMATED AREA OF 1,2-DCA CONTAMINATED GROUNDWATER FROM JIFFY LUBE PARCEL SOURCE

1. ALL LOCATIONS ARE APPROXIMATE.
2. FIGURES WERE PRODUCED IN COLOR. GRAYSCALE COPIES MAY NOT REPRODUCE ALL ORIGINAL INFORMATION.

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FIGURE 6

GROUNDWATER ANALYTICAL RESULTS FOR HVOCs
BELLEVUE PLAZA PROPERTY
117 106th AVENUE NORTHEAST,
10502 AND 10510 MAIN STREET
BELLEVUE, WASHINGTON

FARALLON PN: 397-034

Date: 12/12/2019 Disc Reference:

ATTACHMENT A
ECOLOGY CLEANUP SITE DETAILS –
TOWN & COUNTRY CLEANERS SITE

RELEASE NOTIFICATION
Bellevue Plaza Property
117 106th Avenue Northeast
Bellevue, Washington

Farallon PN: 397-034

Cleanup Site Details

Cleanup Site ID: 1880

Cleanup Site ID: 1880	Facility/Site ID: 2319	UST ID: N/A	Site Page	Site Documents	View Map
Cleanup Site Name: TOWN & COUNTRY CLEANERS BELLEVUE					Glossary
Alternate Names: 310 105TH AVE NE, TOWN & COUNTRY CLEANERS BELLEVUE, Town Country Cleaners Inc					

LOCATION

Address: 310 105TH AVE NE			City: BELLEVUE	Zip Code: 98004	County: King
Latitude: 47.61300	Longitude: -122.20017	WRIA: 8	Legislative District: 41	Congressional District: 9	TRS: 25N 5E 32

DETAIL

Status: No Further Action	NFA Received? Yes	Is PSI site? No
Statute: MTCA	NFA Date: 12/20/1996	Current VCP? No Past VCP? No
Site Rank: N/A	NFA Reason: NFA-Site Hazard Assessment	Brownfield? No
Site Manager: Northwest Region	Responsible Unit: Northwest	Active Institutional Control? No

CLEANUP UNITS

Cleanup Unit Name	Unit Type	Unit Status	Resp Unit	Unit Manager	Current Process
TOWN & COUNTRY CLEANERS BELLEVUE	Upland	No Further Action Required	NW	Northwest Region	No Process

ACTIVE INSTITUTIONAL CONTROLS

Instrument Type	Restriction Media	Restrictions/Requirements	Date	Recording Number	Recording County	Tax Parcel
-----------------	-------------------	---------------------------	------	------------------	------------------	------------

There are no current Institutional Controls in effect for this site.

AFFECTED MEDIA & CONTAMINANTS

MEDIA						
Contaminant	Soil	Groundwater	Surface Water	Sediment	Air	Bedrock
Halogenated Organics	S	S			S	

Key:
 B - Below Cleanup Level C - Confirmed Above Cleanup Level RA - Remediated-Above
 S - Suspected R - Remediated RB - Remediated-Below

SITE ACTIVITIES

Activity	Status	Start Date	End Date/ Completion Date
Site Hazard Assessment/Federal Site Inspection	Completed	7/26/1996	12/20/1996
Site Status Changed to NFA	Completed		12/20/1996

ATTACHMENT B
ECOLOGY INITIAL INVESTIGATION FIELD REPORT –
KWIK CLEANERS SITE

RELEASE NOTIFICATION
Bellevue Plaza Property
117 106th Avenue Northeast
Bellevue, Washington

Farallon PN: 397-034



INITIAL INVESTIGATION FIELD REPORT

☐ Check this box if you have attached any documents to this form (using the paperclip icon on the left).

ERTS #(s):
Parcel #(s):
County:
FSID #:
CSID #:
UST #:

688426
1544100-353 and -364
King
21152971
8266

SITE INFORMATION

Site Name (Name over door): Lakeside Holdings	Site Address (including City, State and Zip): 30 through 102 Bellevue Way NE Bellevue, WA 98004	Phone Email
Site Contact, Title, Business: Jim Maloney Lakeside Holdings LPI	Site Contact Address (including City, State and Zip): 11747 NE First Street, Suite 300 Bellevue, WA 98005	Phone Email
Site Owner, Title, Business:	Site Owner Address (including City, State and Zip):	Phone Email
Site Owner Contact, Title, Business:	Site Owner Contact Address (including City, State and Zip):	Phone Email
Previous Site Owner(s):	Additional Info (for any Site Information Item): existing site name: Ernst Home Center Bellevue Way existing site under address 44 Bellevue Way NE	
Alternate Site Name(s): Cosmos Property		

Latitude (Decimal Degrees): 47.61087
Longitude (Decimal Degrees): -122.2008

INSPECTION INFORMATION

☒ Please check this box if there is relevant inspection information, such as data or photos, in an existing site report for this site.

Inspection Conducted? Yes ☐ No ☒	Date/Time:	Entry Notice: Announced ☐ Unannounced ☐
Photographs taken? Yes ☐ No ☐	Note: Attach photographs or upload to PIMS	
Samples collected? Yes ☐ No ☐	Note: Attach record with media, location, depth, etc.	

RECOMMENDATION

No Further Action (Check appropriate box below):	LIST on Confirmed and Suspected Contaminated Sites List: ☒
Release or threatened release does not pose a threat ☐	
No release or threatened release ☐	
Refer to program/agency (Name: _____) ☐	
Independent Cleanup Action Completed (contamination removed) ☐	

COMPLAINT (Brief Summary of ERTS Complaint):

TCP was notified of chlorinated solvent contamination on the property through a Contained-In Determination letter issued March 29, 2019.

CURRENT SITE STATUS (Brief Summary of why Site is recommended for Listing or NFA):

Petroleum contaminated areas in 2018 sampling align with those in 1992 sampling already in Ecology's files. An additional area of chlorinated solvent contamination was discovered during the 2018 sampling. Recommendation: update to file (specific updates detailed below).

Investigator: Kim Wooten

Date Submitted: 8/12/2019

OBSERVATIONS**Please check this box if you included information on the Supplemental Page at end of report.**

Description (If site visit made, please be sure to include the following: site observations, site features and cover, chronology of events, sources/past practices likely responsible for contamination, presence of water supply wells and other potential exposure pathways, etc.):

Reports for the Ernst Home Center Bellevue Way site (Site) are from 1992. At that time, sampling was done in areas of suspected petroleum contamination on the Site, including the southwest corner of the Site where a former gas station was located and an area with former heating oil tanks in the northern part of the Site. Good figures were not found in Ecology's files; however, the reports refer to McDonald's as the north adjacent neighbor. McDonald's was historically located on parcel number 1544100371, suggesting that the original reports included the area currently located within the two parcels listed above.

Soil and groundwater sampling was done on the property in 2018 as part of pre-purchase investigations for a potential sale of the property. Sampling was done in the two petroleum contaminated areas already discussed and in the southeastern portion of the Site where a dry cleaner (Kwik Cleaners) was formerly located (see figures below). Sampling results indicate petroleum contamination above cleanup levels remains in the two areas previously identified, and that contamination with chlorinated solvents above cleanup levels is present near the former dry cleaners and in the northern portion of the property. At this point, there is not enough data in Ecology's files to confirm the extent of contamination in any of the areas mentioned, so it is unclear if the contamination is comingled.

Chlorinated solvent contamination on the northern portion of the property may be connected to an off-site source, the Capri Property, based on data available in Ecology's records indicating the historical extent of the Capri PCE plume (see figures).

Recommendations for file updates for Ernst Home Center Bellevue Way include the addition of the second parcel number, addition of PCE and TCE contaminated soil and groundwater to site contaminants, and the addition of Cosmos Property and Kwik Cleaners to the alternate Site names. This IIFR should also be included as an update to the Capri Property file, since some of the observed contamination may be traced back to that source.

Documents reviewed:

PES Environmental, Inc. March 15, 2019. Request for Contained-In Policy Determination, Cosmos Property, 30-102 Bellevue Way NE, Bellevue, WA.

Emails between Springstead and Rice re: discharge to sanitary sewer

One88 Bellevue Site file (CSID 14723)

Capri Property Site file (SCID 2491)

Existing Ernst Home Center Bellevue Way Site file (CSID 8266)

CONTAMINANT GROUP	CONTAMINANT	SOIL	GROUNDWATER	SURFACE WATER	AIR	SEDIMENT	DESCRIPTION
Non-Halogenated Organics	Phenolic Compounds						Compounds containing phenols (Examples: phenol; 4-methylphenol; 2-methylphenol)
	Non-Halogenated Solvents						Organic solvents, typically volatile or semi-volatile, not containing any halogens. To determine if a product has halogens, search HSDB (http://toxnet.nlm.nih.gov/cgi-bin/sis/htmlgen?HSDB) and look at the Chemical/Physical Properties, and Molecular Formula. If there is not a Cl, I, Br, F in the formula, it's not halogenated. (Examples: acetone, benzene, toluene, xylenes, methyl ethyl ketone, ethyl acetate, methanol, ethanol, isopropanol, formic acid, acetic acid, stoddard solvent, Naptha). <i>Use this when TEX contaminants are present independently of gasoline.</i>
	Polynuclear Aromatic Hydrocarbons (PAH)						Hydrocarbons composed of two or more benzene rings.
	Tributyltin						The main active ingredients in biocides used to control a broad spectrum of organisms. Found in antifouling marine paint, antifungal action in textiles and industrial water systems. (Examples: Tributyltin; monobutyltin; dibutyltin)
	Methyl tertiary-butyl ether						MTBE is a volatile oxygen-containing organic compound that was formerly used as a gasoline additive to promote complete combustion and help reduce air pollution.
	Benzene	C	C				Benzene
	Other Non-Halogenated Organics	C	B				TEX
	Petroleum Diesel	C	C				Petroleum Diesel
	Petroleum Gasoline	C	C				Petroleum Gasoline
	Petroleum Other	C					Oil-range organics
Halogenated Organics (see notes at bottom)	PBDE						Polybrominated di-phenyl ether
	Other Halogenated Organics						Other organic compounds with halogens (chlorine, fluorine, bromine, iodine). search HSDB (http://toxnet.nlm.nih.gov/cgi-bin/sis/htmlgen?HSDB) and look at the Chemical/Physical Properties, and Molecular Formula. If there is a Cl, I, Br, F in the formula, it is halogenated. (Examples: Hexachlorobutadiene; hexachlorobenzene; pentachlorophenol)
	Halogenated solvents	C	C				PCE, chloroform, EDB, EDC, MTBE
	Polychlorinated Biphenyls (PCB)						Any of a family of industrial compounds produced by chlorination of biphenyl, noted primarily as an environmental pollutant that accumulates in animal tissue with resultant pathogenic and teratogenic effects
	Dioxin/dibenzofuran compounds (see notes at bottom)						A family of more than 70 compounds of chlorinated dioxins or furans. (Examples: Dioxin; Furan; Dioxin TEQ; PCDD; PCDF; TCDD; TCDF; OCDD; OCDF). <i>Do not use for 'dibenzofuran', which is a non-chlorinated compound that is detected using the semivolatile organics analysis 8270</i>
Metals	Metals - Other						Cr, Se, Ag, Ba, Cd
	Lead						Lead
	Mercury						Mercury
	Arsenic						Arsenic
Pesticides	Non-halogenated pesticides						Pesticides without halogens (Examples: parathion, malathion, diazinon, phosmet, carbaryl (sevin), fenoxycarb, aldicarb)
	Halogenated pesticides						Pesticides with halogens (Examples: DDT; DDE; Chlordane; Heptachlor; alpha-beta and delta BHC; Aldrin; Endosulfan, dieldrin, endrin)

CONTAMINANT GROUP	CONTAMINANT	SOIL	GROUNDWATER	SURFACE WATER	AIR	SEDIMENT	DESCRIPTION
Other Contaminants	Radioactive Wastes						Wastes that emit more than background levels of radiation.
	Conventional Contaminants, Organic						Unspecified organic matter that imposes an oxygen demand during its decomposition (Example: Total Organic Carbon)
	Conventional Contaminants, Inorganic						Non-metallic inorganic substances or indicator parameters that may indicate the existence of contamination if present at unusual levels (Examples: Sulfides, ammonia)
	Asbestos						All forms of Asbestos. Asbestos fibers have been used in products such as building materials, friction products and heat-resistant materials.
	Other Deleterious Substances						Other contaminants or substances that cause subtle or unexpected harm to sediments (Examples: Wood debris; garbage (e.g., dumped in sediments))
	Benthic Failures						Failures of the benthic analysis standards from the Sediment Management Standards.
	Bioassay Failures						For sediments, a failure to meet bioassay criteria from the Sediment Management Standards. For soils, a failure to meet TEE bioassay criteria for plant, animal or soil biota toxicity.
Reactive Wastes	Unexploded Ordnance						Weapons that failed to detonate or discarded shells containing volatile material.
	Other Reactive Wastes						Other Reactive Wastes (Examples: phosphorous, lithium metal, sodium metal)
	Corrosive Wastes						Corrosive wastes are acidic or alkaline (basic) wastes that can readily corrode or dissolve materials they come into contact with. Wastes that are highly corrosive as defined by the Dangerous Waste Regulation (WAC 173-303-090(6)). (Examples: Hydrochloric acid; sulfuric acid; caustic soda)

(fill in contaminant matrix below with appropriate status choice from the key below the table)

Status choices for contaminants	
Contaminant Status	Definition
B— Below Cleanup Levels (Confirmed)	The contaminant was tested and found to be below cleanup levels. (Generally, we would not enter each and every contaminant that was tested; for example if an SVOC analysis was done we would not enter each SVOC with a status of "below". We would use this for contaminants that were believed likely to be present but were found to be below standards when tested)
S— Suspected	The contaminant is suspected to be present; based on some knowledge about the history of the site, knowledge of regional contaminants, or based on other contaminants known to be present
C— Confirmed Above Cleanup Levels	The contaminant is confirmed to be present above any cleanup level. For example—above MTCA method A, B, or C; above Sediment Quality Standards; or above a presumed site-specific cleanup level (such as human health criteria for a sediment contaminant).
RA— Remediated - Above	The contaminant was remediated, but remains on site above the cleanup standards (for example—capped area).
RB— Remediated - Below	The contaminant was remediated, and no area of the site contains this contaminant above cleanup standards (for example— complete removal of contaminated soils).

Halogenated chemicals and solvents: Any chemical compound with chloro, bromo, iodo or fluoro is halogenated; those with eight or fewer carbons are generally solvents (e.g. halogenated methane, ethane, propane, butane, pentane, hexane, heptane or octane) and may also be used for or registered as pesticides or fumigants. Most are dangerous wastes, either listed or categorical. Organic compounds with more carbons are almost always halogenated pesticides or a contaminant or derivative. Referral to the HSDB is recommended if you are unfamiliar with a chemical name or compound, as it contains useful information about synonyms, uses, trade names, waste codes, and other regulatory information about most toxic or potentially toxic chemicals.

Dibenzodioxins and dibenzofurans are normalized to a combined equivalent toxicity based on 2,3,7,8-tetrachloro-p-dibenzodioxin as set out in WAC 173-340-708(8)(d) and in the Evaluating the Toxicity and Assessing the Carcinogenic Risk of Environmental Mixtures using Toxicity Equivalency Factors Focus Sheet (<https://fortress.wa.gov/ecy/clarc/FocusSheets/tef.pdf>). Results may be reported as individual compounds and isomers (usually lab results), or as a toxic equivalency value (reports).

FOR ECOLOGY II REVIEWER USE ONLY (For Listing Sites):

How did the Site come to be known: ☐ Site Discovery (received a report): _____ (Date Report Received)
☐ ERTS Complaint
☒ Other (please explain): HWTR Letter

Does an Early Notice Letter need to be sent: ☐ Yes ☒ No

If No, please explain why: Update to File

NAICS Code (if known): _____

Otherwise, briefly explain how property is/was used (i.e., gas station, dry cleaner, paint shop, vacant land, etc.):

Site Unit(s) to be created (Unit Type): ☒ Upland (includes VCP & LUST) ☐ Sediment

If multiple Units needed, please explain why: _____

Cleanup Process Type (for the Unit): ☐ No Process ☒ Independent Action
☐ Voluntary Cleanup Program ☐ Ecology-supervised or conducted
☐ Federal-supervised or conducted

Site Status: ☐ Awaiting Cleanup ☐ Construction Complete – Performance Monitoring
☒ Cleanup Started ☐ Cleanup Complete – Active O&M/Monitoring
☐ No Further Action Required

Site Manager (Default: _____): _____

Specific confirmed contaminants include:

_____ in Soil

_____ in Groundwater

_____ in Other (specify matrix: _____)

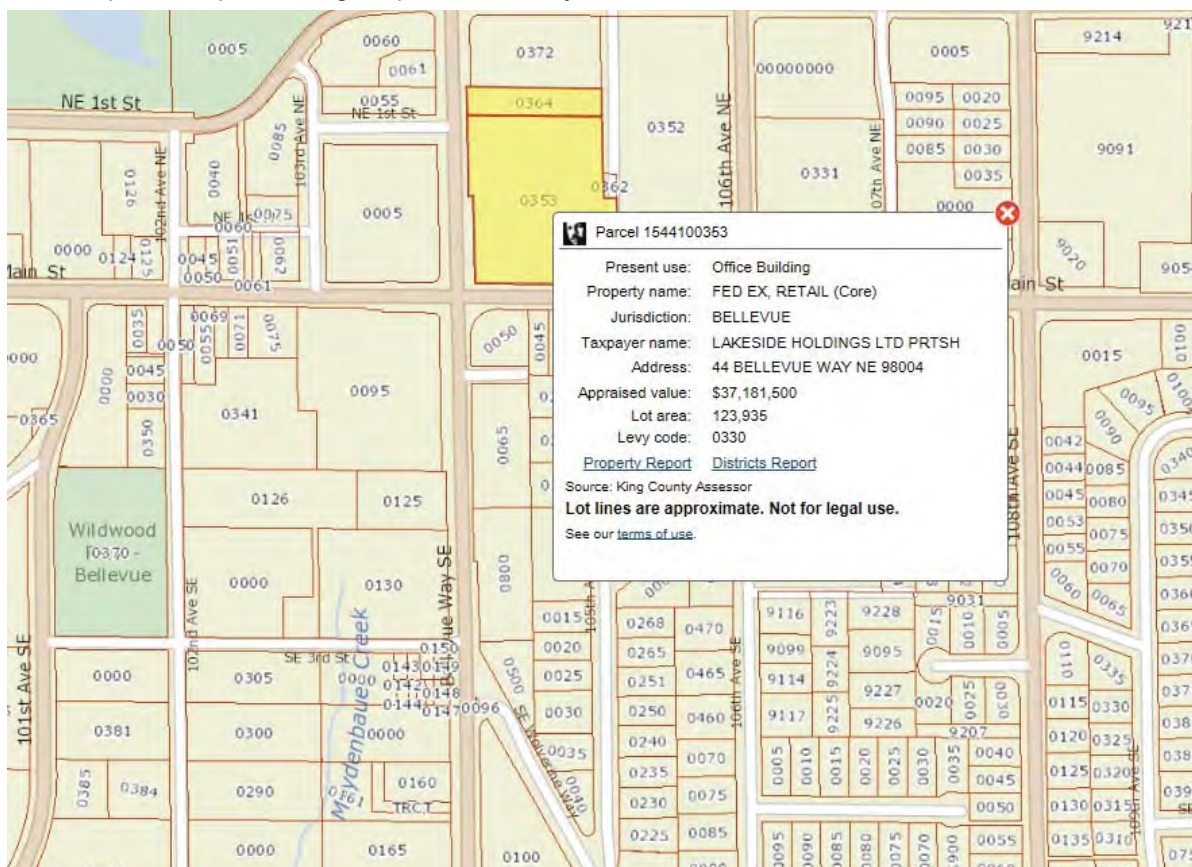
Facility/Site ID No. (if known):

21152971

Cleanup Site ID No. (if known):

8266

COUNTY ASSESSOR INFO: Please attach to this report a copy of the tax parcel/ownership information for each parcel associated with the site, as well as a parcel map illustrating the parcel boundary and location.





The map displays the Bellevue Properties Ownership area, which includes several commercial buildings and parking lots. The map is oriented with North at the top. A scale bar indicates distances in feet (0, 75, 150). A north arrow is also present. The map shows the following monitoring wells and their locations:

- MW-B-106** (1.0U 5/3/00)
- MW-B-105** (7.3 5/3/00)
- MW-B-103** (1.0U 5/3/00)
- MW-B-102** (3.500 7/14/00)
- MW-B-101** (2.500 7/14/00)
- MW-B-104** (3.500 7/14/00)
- MW-B-102** (3.500 7/14/00)
- MW-B-101** (2.500 7/14/00)
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Figure depicting PCE plume originating from Capri Property in 2001. Newer sampling results from investigations at properties along Bellevue Way NE south of the 1000 ug/L area of the plume have been added to the base figure.