



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

June 16, 2017

James C. Go
Registered Agent
JCLTG, LLC
P.O. Box 1338
Richland, WA 99352

Re: A Reported Release of Hazardous Substances and Potential Liability for the Release at the following site.

Site Name:	Richland Uptown Shopping Center Parcel 12
Site Address:	1370 Jadwin Avenue, Richland
County Assessor's Parcel No.:	109283020708012
Facility/Site ID No.:	24530
Cleanup Site ID No.:	11643

Dear Mr. Go:

The Department of Ecology (Ecology) has confirmed that a release of hazardous substances has occurred at the Richland Uptown Shopping Center Parcel 12 (Site) requiring cleanup under the Model Toxics Control Act (MTCA), chapter 70.105D RCW. This determination is based on an Initial Investigation conducted on April 26, 2017. Ecology has added the Site to its Confirmed and Suspected Contaminated Sites List (CSCSL).

Based on credible evidence, Ecology is proposing to find JCLTG, LLC liable under RCW 70.105D.040 for the release of hazardous substances at the Site. Any person whom Ecology finds, based on credible evidence, to be liable is known as a "potentially liable person" or "PLP". This letter identifies the basis for Ecology's proposed finding and your opportunity to respond to that finding. This letter also describes the scope of your potential liability and next steps in the cleanup process at the Site.

Proposed Finding of Liability

This proposed finding of liability is based on the following evidence:

1. JCLTG, LLC is the owner of the Richland Uptown Shopping Center Parcel 12, located at 1370 Jadwin Avenue, in Richland, WA, according to the Benton County Assessor's website. According to this website, the last time the property changed ownership was in 1978.



2. Dry cleaning operations have taken place at 1370 Jadwin Ave, Uptown Shopping Center Parcel 12, most recently under than name of Uptown Cleaners & Laundry, and historically under the name of Soap Opera Cleaners. Neither business name was found within the Secretary of State's Corporations website.
3. An environmental investigation was conducted at the Uptown Shopping Center in 1993-1994 as reported in the "Report of Underground Storage Tank Removal Project, Limited Environmental Site Assessment, Uptown Shopping Center", prepared by Huntingdon Engineering and Environmental dated June 8, 1994. The report indicated that tetrachloroethene (also known as PCE or Perc) was detected in a water sample collected from Tank 17 test pit at a concentration of 5,900 µg/L, above the MTCA method A cleanup level of 5 µg/L. Concentrations exceeding MTCA cleanup standards pose a risk to human health and the environment. The tank 17 test pit was located at the rear of Uptown Shopping Center Parcel 12 and adjacent to a sewer lateral oriented east-west at the rear of the building. One underground storage tank remained in place adjacent to this excavation.
4. PCE is commonly used as a dry cleaning solvent. The location of the relatively high concentration of PCE in groundwater at the rear of the Parcel 12 property is consistent with a release at this location, potentially via the sanitary sewer lateral draining from the building.
5. A Site hazard assessment was performed by Ecology in 2007, (reported to JCLTG, LLC on October 30, 2007) resulted in a Site ranking of 3, on a scale of 1 through 5, with 1 being the highest risk ranking.

Opportunity to Respond to Proposed Finding of Liability

In response to Ecology's proposed finding of liability, you may either:

1. Accept your status as a PLP without admitting liability and expedite the process through a voluntary waiver of your right to comment. This may be accomplished by signing and returning the enclosed form or by sending a letter containing similar information to Ecology;
2. Challenge your status as a PLP by submitting written comments to Ecology within thirty (30) calendar days of the date you receive this letter; or
3. Choose not to comment on your status as a PLP.

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Please submit your waiver or written comments to the following address:

Frank P. Winslow
CRO Toxics Cleanup Program
1250 W Alder St
Union Gap, WA 98903

After reviewing any comments submitted or after 30 days if no response has been received, Ecology will make a final determination regarding your status as a PLP and provide you with written notice of that determination.

Identification of Other Potentially Liable Persons

If you are aware of any other persons who may be liable for the release of hazardous substances at the Site, Ecology encourages you to provide us with their identities and the reason you believe they are liable. Ecology also suggests you contact these other persons to discuss how you can jointly work together to most efficiently clean up the Site.

Responsibility and Scope of Potential Liability

Please note that Ecology may either conduct, or require PLPs to conduct remedial actions to investigate and clean up the release of hazardous substances at a site. PLPs are encouraged to initiate discussions and negotiations with Ecology and the Office of the Attorney General that may lead to an agreement on the remedial action to be conducted.

Please also note that each liable person is strictly liable, jointly and severally, for all remedial action costs and for all natural resource damages resulting from the release of hazardous substances at a site. If Ecology incurs remedial action costs in connection with the investigation or cleanup of real property and those costs are not reimbursed, then Ecology has the authority under RCW 70.105D.055 to file a lien against that real property to recover those costs.

Next Steps in Cleanup Process

In response to the release of hazardous substances at the Site, Ecology intends to conduct the following actions under MTCA:

1. Ecology intends to pursue negotiations with the cooperative PLPs to enter into an agreed Order for this Site.

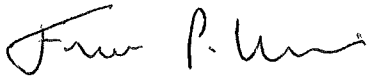
For a description of the process for cleaning up a site under MTCA, please refer to the enclosed fact sheet.

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Ecology's policy is to work cooperatively with PLPs to accomplish the prompt and effective cleanup of contaminated sites. Please note that your cooperation in planning or conducting remedial actions at the Site is not an admission of guilt or liability.

If you have any questions regarding this letter or if you would like additional information regarding the cleanup of contaminated sites, please call me at (509) 454-7835. Thank you for your cooperation.

Sincerely,

A handwritten signature in black ink, appearing to read "Frank P. Winslow". The signature is fluid and cursive, with the first name "Frank" being more prominent than the last name "Winslow".

Frank P. Winslow
CRO Toxics Cleanup Program

Enclosures: 2

By Certified Mail [91 7199 9991 7037 1762 1376]