



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Northwest Regional Office, 3190 - 160th Ave S.E. • Bellevue, Washington 98008-5452 • (425) 649-7000

November 30, 1998

CERTIFIED MAIL
Z 337 937 160

Mr. Fred Repass
Glacier Real Estate Funding
112 Central Way
Kirkland, WA 98033

Dear Mr. Repass:

Re: **EARLY NOTICE LETTER #N-17- 5612-000**
Houghton Village Shopping Center
10600-10724 NE 68th St., Kirkland, WA 98033

This letter is sent to you concerning information that the Department of Ecology (Ecology) has gathered regarding the above referenced property. As part of the process under the Model Toxics Control Act (MTCA), Ecology maintains a list of known or suspected contaminated sites. Based on available information in the department's files, it is Ecology's decision to add this property to the list as a site known to be contaminated by hazardous substances.

Enclosed is a data summary report containing information we believe reflects the current site status. A legend is also enclosed to help interpret codes used in this report.

Please note that inclusion on the list **does not** mean that Ecology has determined you to be a potentially liable person responsible for cleanup under the MTCA. However, this letter is a notification that an area(s) of contamination may exist on this property. Further investigation or cleanup action will need to be done to comply with Washington State laws and regulations.

Because of considerable potential liability, please be advised to carefully consider any investigation or cleanup actions and to carefully document steps taken independent of Ecology's involvement. Guidance documents to help conduct an independent cleanup are available if you are interested in this option. In proceeding with an independent cleanup, please be aware there are requirements in State law that must be met. Some of these requirements are addressed in WAC 173-340-120(8)(B) and -300(4). Ecology will use the appropriate requirements contained throughout this chapter in its evaluation of the adequacy of any independent remedial (cleanup) actions performed.

Mr. Fred Repass
November 30, 1998
Page 2

Ecology has a strong commitment to work cooperatively with individuals to accomplish prompt and effective investigations and site cleanups. However, due to limited resources and requirements in State law, we are not able to provide all the assistance

requested. Your cooperation in planning or conducting a cleanup action is not an admission of guilt or liability.

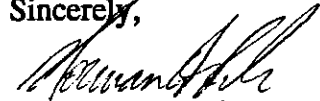
If an independent cleanup action is undertaken, and a formal review of the work is desired, a report may be submitted to Ecology through the Voluntary Cleanup Program. This program was established in response to the public's need for Ecology to more rapidly review cleanup actions. A fee has been established to support this review process. Guidance documents to help conduct an independent cleanup are available if you are interested in this option.

If a cleanup action is undertaken and a formal review of the work is not desired at this time, then the information should be submitted to Ecology in order to document any assessment or cleanup activities. If no report is available, but work is in progress or anticipated, a letter describing these plans would be helpful in updating the site record.

If an independent cleanup action does not occur on this property, Ecology will conduct a more detailed inspection at a future time that may include testing for contamination. After that, Ecology will assess what action is needed and establish a priority for that work under the formal MTCA cleanup process. At that time, the potentially liable person(s) would be determined and would be responsible for cleanup costs, including State oversight.

Should you have any questions regarding this letter or if you would like a copy of Chapter 70.105D RCW (The Model Toxics Control Act), the implementing regulations, Chapter 173-340 WAC, that detail these requirements, or a guidance document, please contact me at (425) 649-7047. Thank you in advance for your cooperation.

Sincerely,



Norman D. Peck
Toxics Cleanup Program

NDP:lb

Enclosures: 2

Distribution List:

Michael Repass, Houghton Village Partnership, 1500 Broadway Ave. E, Seattle,
98102



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CERTIFIED MAIL
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Mr. Michael Repass
Houghton Village Partnership
1500 Broadway Avenue E.
Seattle, WA 98102

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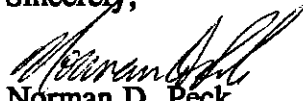
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Sincerely,



Norman D. Peck
Toxics Cleanup Program

NDP:lb

Enclosures: 2

Distribution List:

Fred Repass, Glacier Real Estate Funding, 112 Central Way, Kirkland, WA, 98033

**DEPARTMENT OF ECOLOGY
TOXICS CLEANUP PROGRAM
SITE DATA SUMMARY as of 11/27/98**

FACILITY SITE ID: 26574952

SITE NAME: HOUGHTON VILLAGE SHOPPING PLA

TCP ID: N-17-5612-000

SITE LOCATION INFORMATION

ADDRESS: 10600-10724 NE 68TH ST

DEGREES MINUTES SECONDS

TOWNSHIP RANGE SECTION

LATITUDE: 122 11 50.8

0 0 0

CITY: KIRKLAND

LONGITUDE: 47 40 0.9

ZIP CODE: 98033

LEGISLATIVE DISTRICT #: 0

COUNTY: KING

TAX PARCEL #: 7788260-0608-0

CONGRESSIONAL DISTRICT #: 0

SITE STATUS INFORMATION

ECOLOGY STATUS: 4 Independent RA

WARM BIN #:

INDEPENDENT STATUS: 2 Ind. Site assessment or interim RA report received

STATUTE: 2 MTCA only

PROGRAM PLAN:

ERTS ID: N28859

LUST ID:

RESPONSIBLE UNIT: NORTHWEST

PROJECT CODE:

SITE MANAGER: PECK, NORM

ENTERED DATE: 11/27/98

NFA CODE:

SITE UPDATE DATE: 1/1/53

NFA DATE:

SITE COMMENTS

Former gas station & dry cleaners on site. Petroleum contamination in gw alleged from offsite source.

AFFECTED MEDIA AND CONTAMINANTS INFORMATION

MEDIA	STATUS	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11	#12	#13	#14	#15	#16	#17	DW TYPE:
1 Groundwater	C							C		C									
4 Soil	S							S		S									

AFFECTED MEDIA AND CONTAMINANTS LEGEND

#1 = Base/Neutral Organics
#2 = Halogenated Organic Compounds
#3 = Metals-Priority Pollutants
#4 = Metals-Other
#5 = PCB
#6 = Pesticides

#7 = Petroleum Products
#8 = Phenolic Compounds
#9 = Non-Halogenated Solvents
#10 = Dioxins
#11 = PAH
#12 = Reactive Wastes

#13 = Corrosive Wastes
#14 = Radioactive Wastes
#15 = Conventional Contaminants, Organic
#16 = Conventional Contaminants, Inorganic
#17 = Asbestos