

January 30, 2019

Toxics Cleanup Program - Washington State Department of Ecology
Northwest Regional Office
3190 160th Avenue SE
Bellevue, Washington 98008-5452

**Re: Phase II Environmental Site Assessment - Montlake Market and Gas Station Properties
2625 East Montlake Place East and 2605 22nd Avenue East
Seattle, Washington
19426-00**

CC: Mr. Paul Cronkite, Montlake LLC
Mr. Eric Stelter, Stelter Montlake LLC
Mr. Jerry Lutz, Perkins Coie

To Who it May Concern:

On behalf of Montlake LLC and Stelter Montlake LLC, owners of the referenced properties (Properties), and as required by the Washington State Department of Ecology's (Ecology) reporting requirements in WAC 173-340-300, this letter and attached report notifies the Washington State Department of Ecology (Ecology) of a release of petroleum-related hazardous substances discovered on the Properties during a Phase II Environmental Site Assessment (Phase II) conducted in December 2018 by WSDOT's contractor.

Based on the available data to date, it appears to be a simple gasoline site with residual petroleum contamination in soil but with limited or no free-product. The soil contamination appears to be limited to the Gas Station parcel and is not a significant threat to the adjacent Market or surrounding area. The data also suggests that there have been no soil impacts to the residential areas to the northeast, east, south, and southwest, or the Montlake community center and playfield to the southwest. Groundwater impacts in these areas are extremely unlikely.

If we might provide any additional information or clarify this letter, please contact me.

Sincerely,
HART CROWSER, INC.



Julie K. W. Wukelic
Senior Principal Engineer
julie.wukelic@hartcrowser.com



Montlake LLC and Stelter Montlake LLC
January 30, 2019

19426-00
Page 2

Attachments:

Phase II Environmental Site Assessment, Montlake Market and Gas Station Properties, 2625 Eastlake
Montlake Place East and 2605 22nd Avenue East, Seattle, Washington. January 30, 2019.

L:\Notebooks\1942600_WSDOT_Soil_Testing\Deliverables\Letters\Ecology Notification of Release Ltr.docx