



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Northwest Regional Office • 3190 160th Ave SE • Bellevue, WA 98008-5452 • 425-649-7000
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April 1, 2019

Pui Leung
Vibrant Cities
606 Maynard Ave S #251
Seattle, Washington 98104

Re: Final Determination of Liability for Release of Hazardous Substances at the following Contaminated Site:

- **Site Name: Texaco 211577 Monterey**
- **Site Address: 631 Queen Anne Avenue North, Seattle, Washington 98109**
- **Cleanup Site ID: 6663**
- **Facility/Site ID: 77774779**

Dear Pui Leung:

On March 26, 2019, the Department of Ecology (Ecology) sent you written notice of our preliminary determination that Roystone on Queen Anne, LLC (Roystone) is a potentially liable person (PLP) for a release of hazardous substances at the Texaco 211577 Monterey facility (Site). On March 27, 2019, Ecology received your written notice accepting your status as a PLP for the Site and waiving your opportunity to comment.

Based on available information, Ecology finds that credible evidence exists that Roystone is liable for a release of hazardous substances at the Site. On the basis of this finding, Ecology has determined that Roystone is a PLP with regard to the Site.

The purpose of the Model Toxics Control Act (MTCA) is to identify, investigate, and cleanup facilities where hazardous substances have been released. Liability for environmental contamination under MTCA is strict, joint and several (RCW 70.105D.040(2)). Ecology ensures that contaminated sites are investigated and cleaned up to the standards set forth in the MTCA statute and regulations. Ecology has determined that it is in the public interest for remedial actions to take place at this Site. Ecology will contact you regarding the actions necessary for Roystone to bring about the prompt and thorough cleanup of hazardous substances at this Site. Failure to cooperate with Ecology or comply with MTCA in this matter will result in Ecology employing enforcement tools as it deems necessary and appropriate. This includes, but is not limited to, the issuance of an administrative order. Failure to comply with such an order may result in a fine of up to \$25,000 per day and liability for up to three times the costs incurred by the state (RCW 70.105D.050(1)).

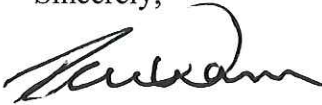


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Your rights and responsibilities as a PLP are outlined in Chapter 70.105D RCW, and Chapters 173-340 and 173-204 WAC. Ecology's cleanup project manager for the Site, Jing Song, will contact you with information about how Ecology intends to proceed with the cleanup.

If you have any questions regarding this notice, please contact Jing Song at 425-649-7109 or jing.song@ecy.wa.gov.

Sincerely,



Robert W. Warren
Section Manager
Toxics Cleanup Program
Northwest Regional Office

cc: James Wong, Vibrant Cities
Ryan Stoller, Stoller LLC
Jerry Sawetz, Riley Group
Andrew Fitz, Office of the Attorney General
Ecology Site File

By certified mail: 9171 9690 0935 0214 2159 90