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PLANNING DEPARTMENT
BY_____

**HOWARD F. JENSEN**
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April 18, 2014

***Via Electronic Mail and U.S. Mail***

Donna Musa
Department of Ecology
Northwest Regional Office
3190 -160th Avenue SE
Bellevue, WA 98008-5452

Re: *Notice of Cleanup Action*
*1006 Lake Street South, Kirkland, WA*
*21 Tenth Avenue South, Kirkland, WA*
*6700 Lake Washington Boulevard, Kirkland, WA*

Dear Donna:

This letter provides notice that Potala Village Kirkland, LLC ("Potala") is performing a cleanup action at the following properties in Kirkland, Washington: (1) the property owned by Potala located at 1006 Lake Street South (the "Lake Street Property"); (2) the property owned by Potala at 21 Tenth Avenue South (the "Tenth Avenue Property"); and (3) the property Potala leases from Luella O'Connor located at 6700 Lake Washington Boulevard (the "Lake Washington Property") (collectively, the "Properties"). The Properties are currently enrolled in the Voluntary Cleanup Program ("VCP").

The Properties are affected by contamination from three different sources. The first source is a former drycleaning business operated at the Lake Street Property between approximately 1996 through 2013. The business was known as Michaels Fine Dry Cleaning and was apparently owned by Ariel Enterprises, Inc. ("Ariel Enterprises"). An investigation of the Lake Street Property completed in 2006 detected tetrachloroethene ("PCE") in shallow groundwater near the location of the former dry cleaning machine.

The second source is a former Atlantic Richfield Company ("ARCO") gasoline service station operated at the Lake Washington Property between approximately 1957 and the early 1970s. Recent investigations by Potala detected lead and petroleum-related constituents in soil at the Lake Washington Property.

The third source is two underground storage tanks ("UST") located on the Tenth Avenue Property. The USTs were formerly used to store heating oil. Heating oil appears to be present in soil near the USTs.

Potala plans to build a new mixed-use building at the Properties (the "Project"). As part of the Project, Potala plans to excavate and dispose of all contaminated soil and groundwater at the Properties. All work Potala performs in response to the contamination will constitute "remedial action" as defined by the Model Toxics Control Act ("MTCA"), Chapter 70.105D RCW.

The cleanup action commenced in April 2014, and is expected to take approximately 14 days to complete.

This notice is provided pursuant to WAC 173-340-545(3)(a)(i). Potala will perform all remedial actions in accordance with MTCA and the cleanup regulations promulgated thereunder, Chapter 173-340 WAC.

Based on the information available at this time, Potala believes ARCO and Ariel Enterprises are liable under MTCA for all costs to investigate and clean up the contamination attributable to their former operations at the Properties. We are providing ARCO and Ariel Enterprises with copies of this notice.

Please do not hesitate to contact me if you have any questions.

Sincerely,

VERIS LAW GROUP PLLC

HOWARD F. JENSEN

cc: Heather Vick, Ecology
Seattle & King County Department of Public Health
City of Kirkland Department of Planning & Community Development
Douglas Reinhart – Attorney for ARCO
Aristides Asencio – Registered Agent for Ariel Enterprises
Luella O'Connor
Client

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