



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Northwest Regional Office • 3190 160th Avenue SE • Bellevue, Washington 98008-5452 • (425) 649-7000

April 26, 2011

Charles Pepka, CEO
Evergreen I, LLC, c/o Renton Coil Spring Co.
425 S. 7th Street
Renton, WA 98057-0880

Re: No Further Action at a Property associated with a Site:

- Name: LTS Trucking (former)
- Address: 423 S. 7th Street, Renton, Washington
- Facility/Site No.: 71914167
- VCP ID No.: NW0033

Dear Mr. Pepka:

The Washington State Department of Ecology (Ecology) is re-issuing the opinion on your independent cleanup. This letter provides our opinion on the cleanup for the Property associated with the former LTS Trucking facility (Site). We are providing this opinion under the authority of the Model Toxics Control Act (MTCA), Chapter 70.105D RCW.

Issues Presented and Opinion

1. Is further remedial action necessary at the Property to clean up contamination associated with the Site?

NO. Ecology has determined that no further remedial action is necessary at the Property to clean up contamination associated with the Site.

This opinion is dependent on the continued performance and effectiveness of the post-cleanup controls specified below.

This opinion is based on an analysis of whether the remedial action meets the substantive requirements of MTCA, Chapter 70.105D RCW, and its implementing regulations, Chapter 173-340 WAC (collectively "substantive requirements of MTCA"). The analysis is provided below.

Description of the Property and the Site

This opinion applies only to the Property and the Site described below. This opinion does not apply to any other sites that may affect the Property. Any such sites, if known, are identified separately on the next page.



1. Description of the Property.

The Property includes the following tax parcels in King County, which were affected by the Site and addressed by your cleanup:

- 18239508925-09.
- 192305-9024-00.
- Legal description: Por NE ¼, NE ¼, S 19 T 23 N R 5 E

Enclosure A includes a legal description of the Property. **Enclosure B** includes a diagram of the Site that illustrates the location of the Property within the Site.

2. Description of the Site.

The Site is defined by the nature and extent of contamination associated with the following release:

- Gasoline range petroleum hydrocarbons (TPH) into the Soil and Ground Water.

That release has affected more than one parcel of real property, including the parcels identified above.

Enclosure B includes a detailed description and diagram of the Site, as currently known to Ecology.

3. Identification of Other Sites that may affect the Property.

Please note a parcel of real property can be affected by multiple sites. At this time, we have no information that the Property is affected by other sites.

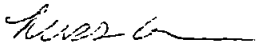
Basis for the Opinion

This opinion is based on the information contained in the following documents:

1. Geoenvironmental Services Former Trucking Facility, dated January 6th 1997, prepared by GeoEngineers.
2. Ground Water monitoring report, dated May 7th 1997, prepared by GeoEngineers.
3. Ground Water monitoring report, dated August 4th 1997, prepared by GeoEngineers.
4. Ground Water monitoring report, dated October 24th 1997, prepared by GeoEngineers.
5. Ground Water monitoring report, dated February 10th 1998, prepared by GeoEngineers.
6. Periodic Review by Ecology dated October 2009, and the Site file at NWRO.

Mr. Charles Pepka
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Sincerely,



Russell E. Olsen
Voluntary Cleanup Program Unit Supervisor
NWRO Toxics Cleanup Program

By certified mail 7009 2820 0001 7154 5874

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