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STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

P.O. Box 47600 • Olympia, Washington 98504-7600  
(360) 407-6000 • TDD Only (Hearing Impaired) (360) 407-6006

December 13, 2007

JOE KENNY  
NORTHWEST BUILDING CORPORATION LLC  
1300 NORTON BUILDING  
801 SECOND AVENUE  
SEATTLE WA 98104

**Re: No Further Action Determination under WAC 173-340-515(5) for the following  
Hazardous Waste Site:**

- Site Name: FORMER CAR WASH RENTON SHOPPING CENTER SITE
- Site Address: 351 HARDIE AVENUE S.W. RENTON WA
- Facility/Site No.: 26515148
- VCP No.: NW1740

DEAR MR KENNY:

Thank you for submitting your independent remedial action report for the FORMER CAR WASH RENTON SHOPPING CENTER facility (Site) for review by the State of Washington Department of Ecology (Ecology) under the Voluntary Cleanup Program (VCP). Ecology appreciates your initiative in pursuing this administrative option for cleaning up hazardous waste sites under the Model Toxics Control Act (MTCA), Chapter 70.105D RCW.

This letter constitutes an advisory opinion regarding whether further remedial action is necessary at the Site to meet the substantive requirements of MTCA and its implementing regulations, Chapter 70.105D RCW and Chapter 173-340 WAC. Ecology is providing this advisory opinion under the specific authority of RCW 70.105D.030(1)(i) and WAC 173-340-515(5).

This opinion does not resolve a person's liability to the state under MTCA or protect a person from contribution claims by third parties for matters addressed by the opinion. The state does not have the authority to settle with any person potentially liable under MTCA except in accordance with RCW 70.105D.040(4). The opinion is advisory only and not binding on Ecology.

NFA Determination  
FORMER CAR WASH RENTON SHOPPING CENTER SITE  
VCP ID# NW1740  
December 13, 2007

Ecology's Toxics Cleanup Program has reviewed the following information regarding the Site:

1. AMEC GROUNDWATER MONITORING REPORTS: 6/23/06, 3/30/07, 6/22/07  
& 9/28/07

The documents listed above will be kept in the Central Files of the Northwest Regional Office of Ecology (NWRO) for review by appointment only. Appointments can be made by calling the NWRO resource contact at (425) 649-7190.

The Site is defined by the extent of contamination caused by the following release(s):

- Total Petroleum Hydrocarbons (TPH- gasoline) and BTEX in Soil and Groundwater

The Site is more particularly described in Enclosure A to this letter, which includes a detailed Site diagram. The description of the Site is based solely on the information contained in the documents listed above.

Based on a review of the independent remedial action report and supporting documentation listed above, **Ecology has determined that the independent remedial action(s) conducted at the Site are sufficient to meet the substantive requirements contained in MTCA and its implementing regulations, Chapter 70.105D RCW and Chapter 173-340 WAC, for characterizing and addressing the contamination at the Site.** Therefore, pursuant to WAC 173-340-515(5), Ecology is issuing this opinion that **no further remedial action is necessary** at the Site under MTCA.

Based on this no further action determination, Ecology will update the status of the Site on its site database and remove the Site from the Confirmed and Suspected Contaminated Sites List and the Hazard Site List (HSL) for ranked sites.

This no further action determination does not apply to any other release(s) or potential release(s) of contaminant(s) that may impact any other portion of any property impacted by this Site, or any other property owned or operated by FORMER CAR WASH RENTON SHOPPING CENTER SITE.

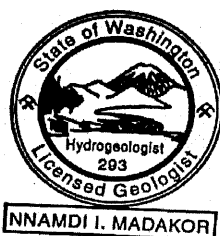
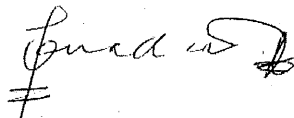
Please note that this opinion is based solely on the information contained in the documents listed above. Therefore, if any of the information contained in those documents is materially false or misleading, then this opinion will automatically be rendered null and void and further remedial action may be required at the Site.

The state, Ecology, and its officers and employees make no guarantees or assurances by providing this opinion, and no cause of action against the state, Ecology, its officers or employees may arise from any act or omission in providing this opinion.

NFA Determination  
FORMER CAR WASH RENTON SHOPPING CENTER SITE  
VCP ID# NW1740  
December 13, 2007

Again, Ecology appreciates your initiative in successfully completing cleanup under the Voluntary Cleanup Program (VCP). If you have any questions you may reach me at 360-407-7244

Sincerely



Nnamdi Madakor, P.H.G., P.G.  
VCP Coordinator  
HQ - Toxic Cleanup Program

cc: Russ Olsen, NWRO VCP Unit Manager.  
Sara Maser, NWRO Data Coordinator  
Dolores Mitchell, Ecology (NW1740)

MEG STRONG  
AMEC EARTH & ENVIRONMENTAL INC  
11335 NE 122<sup>ND</sup> WAY SUITE 100  
KIRKLAND WA 98034

NM:nm

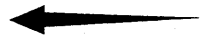
Enclosure

**LEGEND**

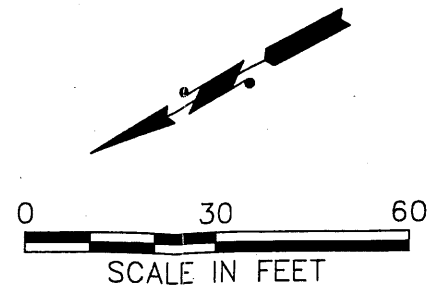
**MW-25**



2" BORING/MONITORING WELL NUMBER AND LOCATION



GROUNDWATER FLOW DIRECTION



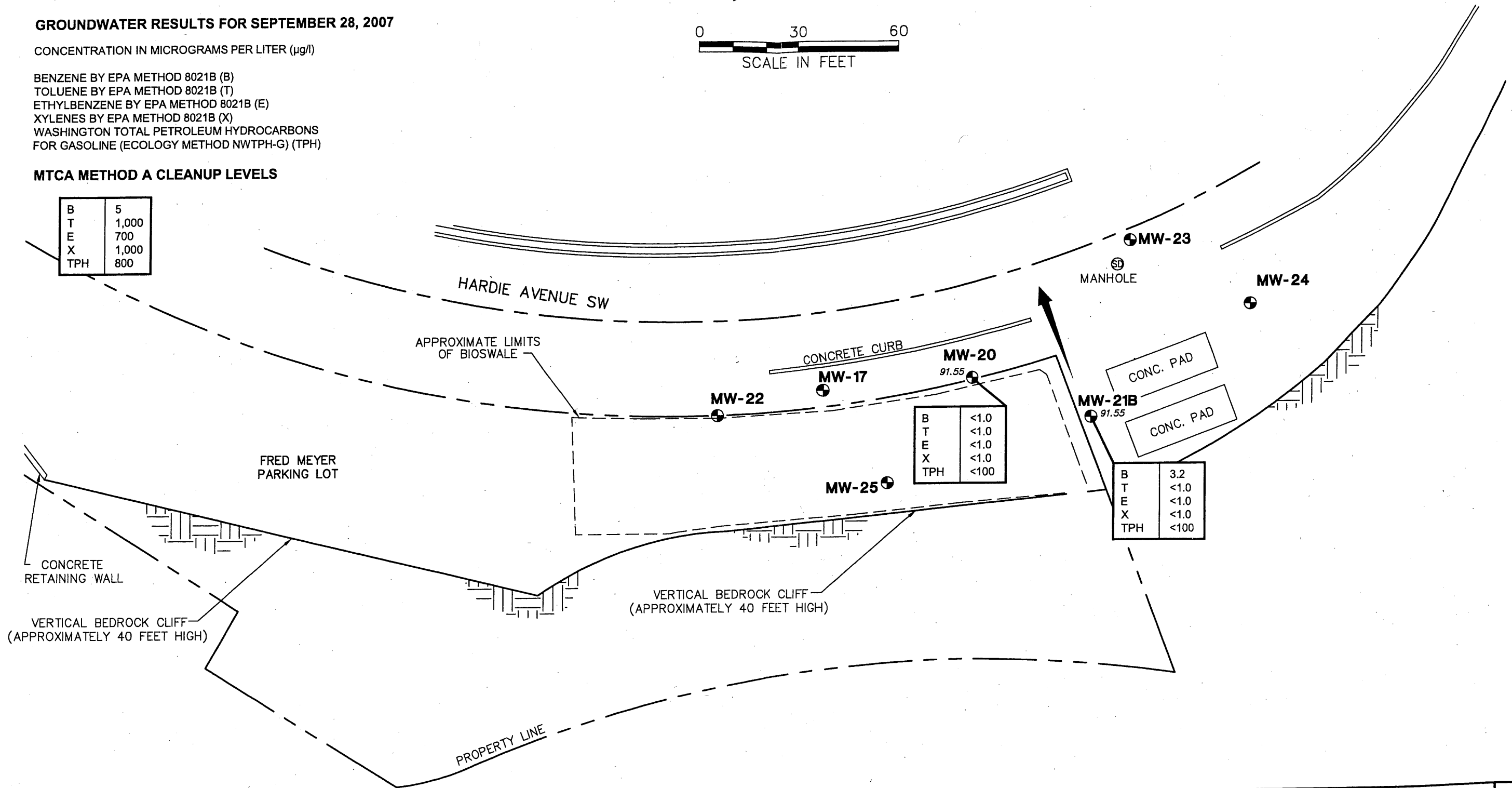
**GROUNDWATER RESULTS FOR SEPTEMBER 28, 2007**

CONCENTRATION IN MICROGRAMS PER LITER ( $\mu\text{g/l}$ )

BENZENE BY EPA METHOD 8021B (B)  
 TOLUENE BY EPA METHOD 8021B (T)  
 ETHYLBENZENE BY EPA METHOD 8021B (E)  
 XYLENES BY EPA METHOD 8021B (X)  
 WASHINGTON TOTAL PETROLEUM HYDROCARBONS  
 FOR GASOLINE (ECOLOGY METHOD NWTPH-G) (TPH)

**MTCA METHOD A CLEANUP LEVELS**

B	5
T	1,000
E	700
X	1,000
TPH	800



**amec**  
 AMEC EARTH AND ENVIRONMENTAL, INC.  
 11335 N.E. 122nd Way, Suite 100  
 Kirkland, WA, U.S.A. 98034-6918

GROUNDWATER MONITORING PLAN FOR SEPTEMBER 28, 2007  
 FORMER CAR WASH RENTON  
 SHOPPING CENTER  
 RENTON, WASHINGTON

FIGURE  
**2**

JOB NO.: 6-419-14011-D DWG DATE: 10-17-2007  
 SURVEY: N.T.S. DESIGN: JRS  
 NAME: 11-D