



**CONESTOGA-ROVERS
& ASSOCIATES**

20818 44th Avenue West, Suite 190, Lynnwood, Washington 98036
Telephone: 425-563-6500 Facsimile: 425-563-6599
www.CRAworld.com

August 22, 2013

Reference No. 241735

Ms. Libby Goldstein
Washington State Department of Ecology
Northwest Regional Office
3190 160th Avenue Southeast
Bellevue, Washington 98008

Re: Status Update
Jiffy Lube Facility
4902 25th Avenue Northeast
Seattle, Washington
VCP No.: NW2079

Dear Ms. Goldstein:

Conestoga-Rovers & Associates (CRA) on behalf of Shell Oil Products US (SOPUS) is submitting this *Status Update* letter to provide the State of Washington Department of Ecology (Ecology) with details of the current property use and anticipated future changes. Property ownership was transferred from Bergquist Properties LLC to Archie 4906 LLC on December 18, 2012. CRA and SOPUS met with Mr. Stuart Sloan of Archie 4906 LLC on July 31, 2013 to discuss the status of the property. According to Mr. Sloan, the property will likely be razed and redeveloped within approximately 1 to 2 years. The lower units, which were formerly a day care facility, have been vacant since approximately April 2012. At this time, Mr. Sloan has no plans to lease the units prior to redevelopment. The space is currently used for additional storage for the Jiffy Lube facility.

As documented in CRA's *Vapor Investigation Work Plan* dated September 2, 2011, a vapor investigation was proposed to determine whether residual soil impacts posed a risk to human health for the occupants of the day care facility. Ecology concurred with the proposed work in a letter dated December 3, 2011. However, because the space is no longer occupied and there are no plans to lease the space prior to redevelopment, the vapor investigation is no longer warranted. At which time the building is razed, SOPUS will work with the property owner to address any residual impacts related to the historical waste oil release on the property.



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If you have any questions regarding the status of the property or the cleanup, please contact Christina McClelland at (425) 563-6514, or the SOPUS project manager, Perry Pineda at (425) 413-1164.

Sincerely,

CONESTOGA-ROVERS & ASSOCIATES

Christina McClelland

CM/cd/3

cc: Perry Pineda, SOPUS
Archie 4906 LLC, c/o Stuart Sloan, Property Owner