



FILE COPY

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

4601 N. Monroe, Suite 202 • Spokane, Washington 99205-1295 • (509) 456-2926

June 24, 1996

Mr. Dale Watkins, Vice President
U. S. Bancorp Financial Inc.
111 S.W. Fifth Avenue, Suite 810
Portland, OR 97204

Dear Mr. Watkins:

Thank you for submitting the results of your independent remedial actions for Ecology's review. Ecology appreciates your initiative in pursuing this administrative option under the Model Toxics Control Act.

Ecology's Toxics Cleanup Program has reviewed the following information regarding the Sparks and Buttercup Subdivision site located at 12th Avenue and Eastern Street in Spokane, Washington:

1. Remedial Investigation Report, Sparks and Buttercup Subdivision, Eastern Street and 12th Avenue, Spokane, Washington: Kleinfelder, Inc., July 7, 1993.
2. Ground Water Monitoring Data Summary Report, Sparks and Buttercup Subdivision, Eastern Street and 12th Avenue, Spokane, Washington: Kleinfelder, Inc., August 13, 1993.
3. Independent Remedial Action Report, Sparks and Buttercup Landfill, Eastern Street and 12th Avenue, Spokane, Washington: Kleinfelder, Inc., August 1994.
4. August 1994 Compliance Ground Water Monitoring Report, Sparks and Buttercup Subdivision, Eastern Street and 12th Avenue, Spokane, Washington: Kleinfelder, Inc., September 14, 1994.
5. November 1994 Compliance Ground Water Monitoring Report, Sparks and Buttercup Subdivision, Eastern Street and 12th Avenue, Spokane, Washington: Kleinfelder, Inc., December 28, 1994.
6. April-May 1995 Compliance Monitoring Report, Sparks and Buttercup Subdivision, Eastern Street and 12th Avenue, Spokane, Washington: Kleinfelder, Inc., May 26, 1995.

7. Compliance Monitoring Report, May-August 1995, Sparks and Buttercup Subdivision, Eastern Street and 12th Avenue, Spokane, Washington: Kleinfelder, Inc., August 30, 1995.

8. Restrictive Covenant, Sparks and Buttercup Subdivision, 12th Avenue and Eastern Street, Spokane, Washington: File No. 4004878, Spokane County Auditor, Spokane County, Washington, 6/17/1996.

Based on the above listed information Ecology has determined that, at this time, the release of petroleum hydrocarbons and metals to the soil no longer poses a threat to human health or the environment.

Therefore, Ecology is issuing this determination that **no further action** is necessary at this site under the Model Toxics Control Act (MTCA), Ch. 70.105D RCW. However, please note that because your actions were not conducted under a consent decree with Ecology, this letter is not a settlement by the state under RCW 70.105D.040(4).

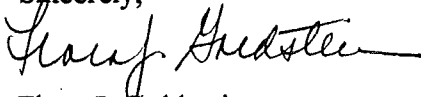
This determination is made only with respect to the release identified in the independent remedial action reports listed above. This no further action determination applies only to the area of the property affected by the release identified in the reports at 12th Avenue and Eastern Street, Spokane, Washington. It does not apply to any other release or potential release at the property, any other areas on the property, nor any other properties owned or operated by U.S. Bancorp Financial Inc.

Ecology does not assume any liability for any release, threatened release or other conditions at the site, or for any actions taken or omitted by any person or his/her agents or employees with regard to the release, threatened release, or other conditions at the site.

Ecology will update its database to reflect this "No Further Action" determination. Your site will not appear in future publications of the Confirmed & Suspected Contaminated Sites Report.

If you have any questions, please call me at (509) 456-7693 or Patti Carter at (509) 456-6167.

Sincerely,



Flora J. Goldstein
Section Manager
Toxics Cleanup Program

FJG:mg

cc: Andrew Salter
James P. Emacio