



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Northwest Regional Office, 3190 - 160th Ave S.E. • Bellevue, Washington 98008-5452 • (425) 649-7000

June 29, 1999

Mr. Jack A. Jackson
Eagle Harbor Construction & Rental Co., Inc.
P.O. Box 10061
Bainbridge Island, Washington 98110

Dear Mr. Jackson

Re: Independent Remedial Action
Jackson Property 3801 - 7th Avenue South, Seattle, WA

Thank you for submitting the results of your independent remedial action(s) for review by the State of Washington Department of Ecology (Ecology). Ecology appreciates your initiative in pursuing this administrative option under the Model Toxics Control Act (MTCA).

This letter supercedes the Ecology letter to you dated June 15, 1999.

Ecology's Toxics Cleanup Program has reviewed the following information regarding the west tax parcel, as described in Attachment A to this letter, of the Jackson property located at 3801 - 7th Avenue South, Seattle, WA:

1. Request for Voluntary Cleanup Program Review of Completed Site Investigation and Remediation, 3801 7th Avenue South, Seattle, WA; November 12, 1998, Equipoise Corporation (Equipoise Job NO. 112-001-001)
2. Modification of VCP Request for Jack Jackson Property; May 26, 1999' Equipoise Corporation (Equipoise Job No. 112-001-001)

The report(s) listed above will be kept in the Central Files of the Northwest Regional Office (NWRO) of Ecology for review by appointment only. Appointments can be made by calling Central Records at the NWRO at (425) 649-7190 or -7239.

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

Therefore, Ecology is issuing this determination that no further remedial action is necessary at this site under MTCA, chapter 70.105D RCW. However, please note that because your actions were not conducted under a consent decree with Ecology, this letter is written pursuant to RCW



Jack Jackson
June 29, 1999
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70.105D.030(1)(i) and does not constitute a settlement by the state under RCW 70.105D.040(4) and is not binding on Ecology.

Ecology's no further action determination is made only with respect to the release identified in the report(s) listed above. This no further action determination applies only to the area described as the west tax parcel, of the property affected by the release identified in the reports at 3801 7th Avenue South, Seattle, WA. It does not apply to any other releases or potential releases at the property, any other areas on the property, nor any other properties owned or operated by Jack Jackson.

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 (previously known as the Affected Media and Contaminants Report.)

The state, Ecology, and its officers and employees are immune from all liability and no cause of action of any nature may arise from any act or omission in providing this determination.

If you have any questions, please contact me at 425-649-4446.

Sincerely,



John Lillie
Toxics Cleanup Program

Initials

Attachment A, Legal Description of Parcel Covered by Letter

cc:



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Name
Date
Page 2

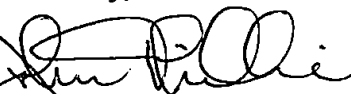
Ecology's no further action determination is made only with respect to the release identified in the report(s) listed above. This no further action determination applies only to the area of the property affected by the release identified in the report at 3801 7th Avenue South, Seattle, WA. It does not 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 Jack Jackson.

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 (previously known as the Affected Media and Contaminants Report.)

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Sincerely,



John Lillie
Toxics Cleanup Program

Initials

Attachment A, Legal Description of Parcel Covered by Letter

cc: Tom Vaughn : Equipoise

ATTACHMENT A

Parcels Retained
by Mr. Jackson

↓
EAST

Block

Parcels in
Property Transaction

↓
WEST

SEERS

The land referred to in this Commitment is described as follows:

Lots 4 through 9, Block 7, South Seattle Addition, according to the plat thereof recorded in Volume 1 of Plats, page 35, in King County, Washington;

TOGETHER WITH vacated alley in Block 7 adjoining said lots;

AND Lots 7 through 9, Block 262, Seattle Tidelands, as shown on the official maps on file in the office of the Commissioner of Public Lands in Olympia, Washington;

TOGETHER WITH the east half of vacated Maynard Avenue adjoining; AND

TOGETHER WITH any portion of the vacated alley in said block adjoining said lots;

AND Lots 4 through 6, Block 265, Seattle Tidelands, as shown on the official maps on file in the Office of the Commissioner of Public Lands in Olympia, Washington;

TOGETHER WITH the west half of vacated Maynard Avenue adjoining; AND

TOGETHER WITH that portion of the east half, EXCEPT the north 10 feet thereof, of vacated alley in Block 265 adjoining, as vacated under City of Seattle Ordinance Number 103164;

EXCEPT the north 10 feet of the west 10 feet of Lot 6, Block 265.