



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

PO Box 47775 • Olympia, Washington 98504-7775 • (360) 407-6300

CERTIFIED MAIL

7006 3450 0001 6754 0260

April 19, 2008

Mr. Steve Schaub
General Manager
2617 East "L" Street Partners
1117 Broadway Plaza, Suite 500
Tacoma, WA 98335

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

- Name: Former Freeway View/former AirSpares Building
- Address: 2617 East L Street, Tacoma, WA
- Facility/Site No.: 36399481
- VCP No.: SW0897

Dear Mr. Schaub:

Thank you for submitting your independent remedial action report for the Freeway View/former AirSpares 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.



Mr. Steve Schaub
April 19, 2008
Page 2

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

1. Langseth Environmental Services, Inc., Site Characterization Report, Airspares, Inc., Site Location: 2617 East L Street, Tacoma, WA 98421, June 15, 1998.
2. Robinson, Noble & Saltbush, Inc., Frontier Bank, 2617 East L Street Property, Phase I and Phase II Environmental Site Assessment, January 2006.

The documents listed above will be kept in the Central Files of the Southwest Regional Office of Ecology (SWRO) for review by appointment only. Appointments can be made by calling the SWRO resource contact at (360) 407-6365.

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

- Petroleum Hydrocarbon Contamination in Soil.

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 document 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.**

Please note that this Site is subject to periodic review under WAC 173-340-420 because an institutional control is required as part of the cleanup action. If Ecology conducts a periodic review and determines that further action is required at the Site, then this opinion will automatically be rendered null and void.

This opinion is based on the continued effectiveness of the institutional control(s) required as part of the cleanup action for the Site under WAC 173-340-440. A copy of the Environmental Covenant(s) filed for any property as part of the cleanup action for the Site is enclosed with this letter as Enclosure B. If any portion of any Environmental Covenant is violated, then this opinion will automatically be rendered null and void and further remedial action may be required at the Site.

Mr. Steve Schaub
April 19, 2008
Page 3

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 Leaking Underground Storage Tank (LUST) List.

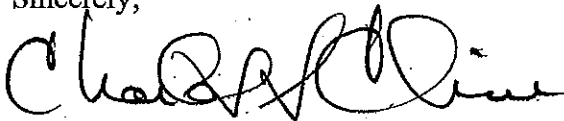
This no further action determination does not apply to any other release(s) or potential release(s) of contaminant(s) that may impact any other portion of any property impacted by this Site, or any other property owned or operated by Mr. Steve Schaub or 2617 East "L" Street Partners.

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.

Again, Ecology appreciates your initiative in successfully completing cleanup under the Voluntary Cleanup Program (VCP). If you have any questions regarding this opinion, please contact me at (360) 407-6267.

Sincerely,



Charles S. Cline
SWRO Toxics Cleanup Program

CSC/ksc:Freeway View Airspares NFA

Enclosures: Enclosure A - Two figures + text, Enclosure B - Environmental Covenant
Enclosure C - 2005 Ecology Opinion Letter

Cc: Ms. Sharon Bell, Tacoma Pierce County Health Dept.
Mr. John F. Hildenbrand, Robinson, Noble & Saltbush, Inc.
Ms. Carol Johnston, Ecology
Mr. Scott Rose, Ecology
Ms. Dolores Mitchell, Ecology