



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Northwest Regional Office, 3190 - 160th Ave S.E. • Bellevue, Washington 98008-5452 • (425) 649-7000
February 9, 1999

Mr. Rick Manning
Willina Ranch LLC
3206 50th Street CT NW, Suite 222
Gig Harbor, Washington 98335

Dear Mr. Manning

Re: Independent Remedial Action
Willina Ranch 15915&16005 115th Ave NE and 15510,15520&15532 112th Ave
NE Bothell Washington

Thank you for submitting the results of your independent remedial actions 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).

Ecology's Toxics Cleanup Program has reviewed the following information regarding the Willina Ranch facility located at 15915&16005 115th Ave NE and 15510,15520&15532 112th Ave NE Bothell Washington:

1. Phase I Environmental Assessment Knutsen/Fuiten Property 112th Avenue Northeast and 115th Avenue Northeast King County, Washington by Earth Consultants, Inc. dated April 20, 1998.
2. Underground Storage Tank Removal and Soil Remediation Site Assessment Report by Assessment and remediation Consulting Services dated December 14, 1998.
3. Remedial Excavation Oil Stained Area 15532 112th Avenue Northeast Bothell, Washington by Earth Consultants, Inc. dated October 21, 1998.
4. Soil sample Results paint Stained Area, Fuiten Property Northeast 160th Street King County, Washington by Earth Consultants, Inc. dated July 30, 1998.

The reports 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 Sally Perkins at the NWRO at (425) 649-7190.

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

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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 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.

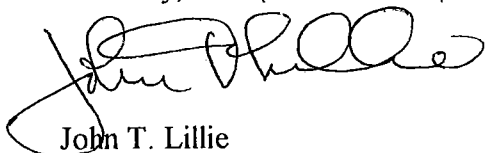
Ecology's no further action determination is made only with respect to the release identified in the report(s) listed above. This no further action determination applies only to the area of the property affected by the release identified in the report at 15915&16005 115th Ave NE and 15510,15520&15532 112th Ave NE, Bothell 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 Willina Ranch LLC.

Ecology will update its Leaking Underground Storage Tank database to reflect this "No Further Action" determination. Your site will not appear in future publications of the LUST database.

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 John Lillie at 425-649-4446.

Sincerely,



John T. Lillie
Toxics Cleanup Program

JTL: jtl

cc: Deborah J. Kristof Earth Consultants, Inc.