



Electronic Copy

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
PO Box 47775 • Olympia, Washington 98504-7775 • 360-407-6300
Call 711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

July 7, 2021

Xun Kun Luo
North American Asset Management Group LLC
1550 140th Ave NE, Ste 201
Bellevue, WA 98005
davidluoxunkun@hotmail.com

Re: Environmental Covenant Removal Document

- **Site:** Jefferson Avenue Site
- **Address:** 2112-2122 Jefferson Ave, Tacoma, Pierce County, WA 98402
- **Facility Site ID:** 1277004
- **Cleanup Site ID:** 7037
- **Original Restrictive Covenant No. being removed:** 201312260516 recorded in Pierce County on December 26, 2013

Dear Xun Kun Luo:

Enclosed is the signed Environmental Covenant Removal Original Document (ECROD) for the Jefferson Avenue Site. The 30-day public comment period was ended on July 6, 2021, and the Department of Ecology did not receive any public comments on the ECROD.

Please record the enclosed original ECROD in the Pierce County Assessor's Office (PCAO). Once it is recorded, get a copy of the original (typically, the PCAO will mail the recorded original to me later), scan it, and e-mail a copy to me at panjini.balaraju@ecy.wa.gov. If the PCAO gives back the recorded original, make a copy for your file and mail the **original** back to me.

If you have any questions, please call me at (360) 999-9603.

Sincerely,

Panjini Balaraju, P.E.
Toxics Cleanup Program
Southwest Regional Office

Enclosure: Signed Original ECROD

By certified mail: 9489 0090 0027 6092 9911 85

Xun Kun Luo
July 7, 2021
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Re: Jefferson Avenue Site
CSID: 7037

cc by email: Bin Zhang (Vincent), vincentz@northamamg.com
Albert Sze, Albert@northamamg.com
Herman Setijono, hermans@northamamg.com
Ecology Site File

After Recording Return to:

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Panjini Balaraju
Washington State Department of Ecology
Toxics Cleanup Program
Southwest Regional Office
PO Box 47775
Olympia, WA 98504-7775

TERMINATION & RELEASE OF RESTRICTIVE COVENANT

Grantor: City of Tacoma, Washington

Grantee: State of Washington, Department of Ecology

Legal Description: Portion of the SW1/4 of Section 4 and NW1/4 of Section 9, Township 20 North, Range 3 East, W.M.

Parcel Number: Pierce County Parcel #2021080011

Cross-Reference: Jefferson Avenue Site (Facility Site ID# 1277004; Cleanup Site ID#: 7037), 2112-2122 Jefferson Avenue, Tacoma, Washington 98402.

No Further Action Letter: May 28, 2020 (Enclosure B).

Restrictive Covenant No. 201312260516 recorded in Pierce County on 12/26/2013 (Enclosure A).

Pursuant to the Model Toxics Control Act, Chapter 70.105D RCW (MTCA), the Uniform Environmental Covenants Act, RCW 64.70.100, and WAC 173-340-440, the State of Washington, Department of Ecology (Ecology) has determined, after public notice and comment, that the Environmental Covenant (here after "Covenant") filed of record in Pierce County under Auditor File Number 201312260516 on December 26, 2013 between the City of Tacoma, Washington, as Grantor and Ecology as Grantee (Covenant) or Holder of the Covenant over the property legally described as below is no longer necessary under the MTCA and its implementing regulations, Chapter 173-340 WAC in order to protect human health and the environment and the integrity of the remedial action. Ecology hereby consents to termination and release of the Covenant and relinquishes and quitclaims to North America Asset Management Group LLC any and all rights it may have that were created by the Covenant.

This document is not a settlement under MTCA. Ecology's signature below does not constitute a covenant not to sue or a compromise of Ecology's authority or rights other than those rights created by the Covenant itself.

The legal description of the property subject to the Covenant is as follows:

Monitoring Well Area Property Description

A portion of the Southwest quarter of the Southwest quarter of Section 04 and the Northwest quarter of the Northwest quarter of Section 09, all in Township 20 North, Range 03 East, W.M., more particularly described as follows:

Beginning at the Northeast corner of Block 2108, BURNS AND BLINN MAP OF A PART OF THE CITY OF TACOMA as recorded in Volume 1 of Plats at Page 28, records of Pierce County Auditor, said point being the intersection of the West right of way margin of Jefferson Avenue and the South right of way margin of South 21st Street;

Thence South 0°39'37"East, along said West margin, a distance of 100.69 feet;

Thence South 82°37'47"West, parallel with said South margin, a distance of 81.35 feet more or less to the face of the retaining wall;

Thence North 03°14'58"West, along the face of said wall, a distance of 100.26 feet to the South margin of South 21st Street;

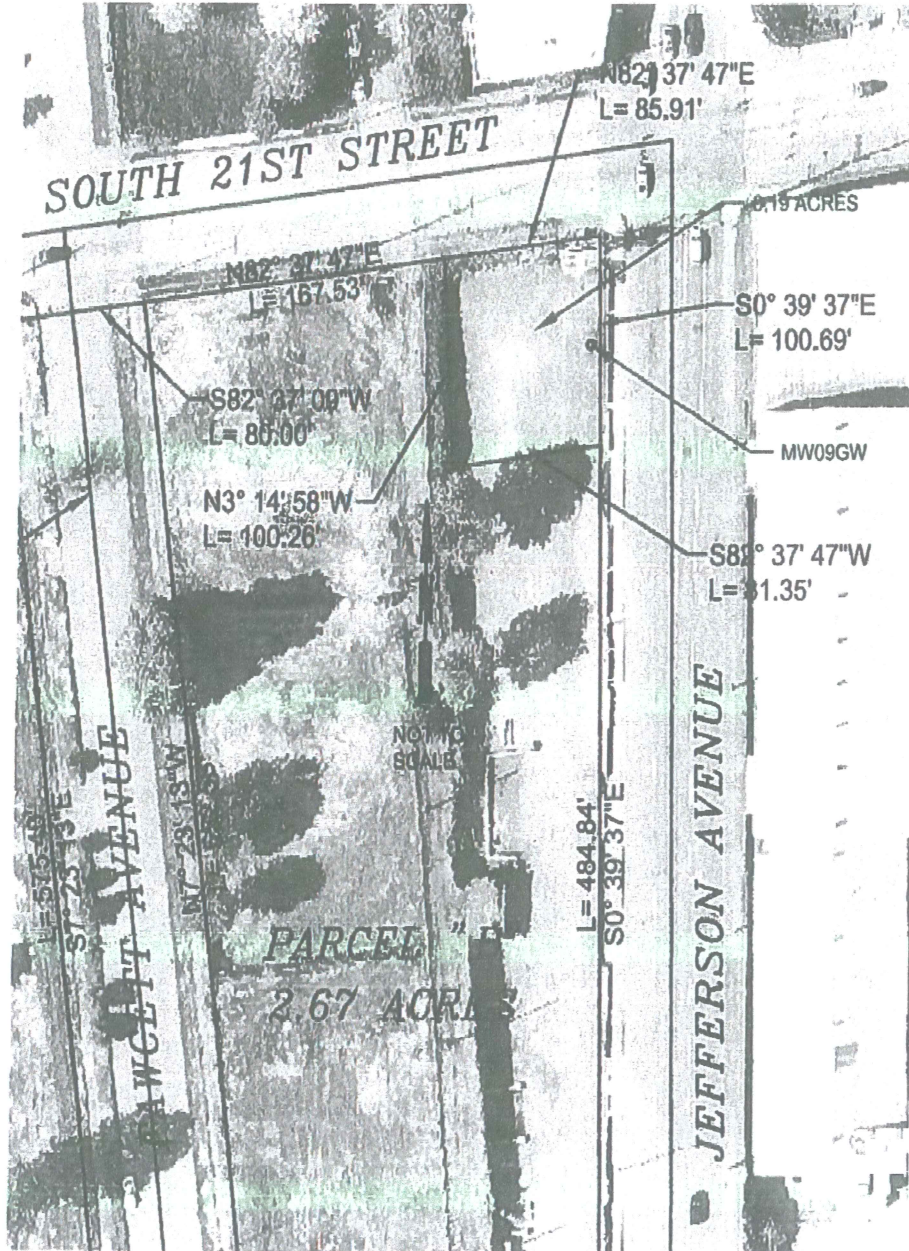
Thence North 82°37'47"East, along said South margin, a distance of 85.91 feet to the Point of Beginning.

Containing 8,363 Square Feet

Situate in the City of Tacoma, County of Pierce, State of Washington

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Exhibit B -- PROPERTY MAP



Dated this 7th day of July, 2021.

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STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

by: Rebecca S. Lawson
Rebecca S. Lawson, P.E., LHG

Title: Section Supervisor
Toxics Cleanup Program
Southwest Regional Office

Dated: 7/7/2021

STATE ACKNOWLEDGMENT

STATE OF WASHINGTON

COUNTY OF Thurston

On this 7th day of July, 2021, I certify that Rebecca S. Lawson personally appeared before me, acknowledged that he/she is the SWRO-TCP Section Manager of the state agency that executed the within and foregoing instrument, and signed said instrument by free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute said instrument for said corporation.

Treasure A Mitchell

Notary Public in and for the State of

Washington, residing at McCleary.

My appointment expires 8/2/2023



CONSENT TO TERMINATION & RELEASE OF COVENANT

The undersigned, Xukum Luo hereby consents to the release and termination of the above-described Environmental Covenant.

North America Asset Management Group LLC

[Signature]
(Signature)

By: Xukum Luo
(Printed Name)

Title: Chief Development Officer & General Counsel

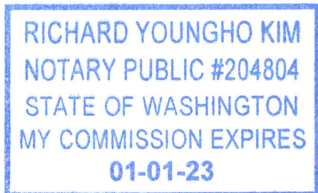
Dated: 04/29/2021

REPRESENTATIVE ACKNOWLEDGEMENT

STATE OF WASHINGTON

COUNTY OF KING

On this 29th day of April, 2021, I certify that XUKUN LUO personally appeared before me, acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute this instrument, and acknowledged it as the Chief Development Officer [type of authority] of North America Asset Management Group LLC [name of party being represented] to be the free and voluntary act and deed of such party for the uses and purposes mentioned in the instrument.



[Signature]
Notary Public in and for the State of

WASHINGTON, residing at BELLEVUE.

My appointment expires 01/01/2023.

CONSENT TO TERMINATION & RELEASE OF COVENANT

The undersigned, Xunkun Luo hereby consents to the release and termination of the above-described Environmental Covenant.

Company North America Asset Management Group LLC



(Signature)

By: Xunkun Luo
Printed Name

Title: Managing Member

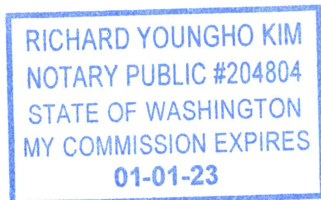
Dated: 04/29/2021

REPRESENTATIVE ACKNOWLEDGEMENT

STATE OF WASHINGTON

COUNTY OF KING

On this 29th day of April, 2021, I certify that XUNKUN LUO personally appeared before me, acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute this instrument, and acknowledged it as the Managing Member [type of authority] of North America Asset Management Group LLC [name of party being represented] to be the free and voluntary act and deed of such party for the uses and purposes mentioned in the instrument.




Notary Public in and for the State of

WASHINGTON, residing at BELLEVUE.

My appointment expires 01/01/2023.