Third Periodic Review
Hamilton Street Bridge Site

Facility Site ID No. 84461527, Cleanup Site ID No. 3509

Toxics Cleanup Program, Eastern Region

Washington State Department of Ecology
4601 N Monroe Street, Spokane, Washington 99205

April 2023

Document Information

This document is available on the Department of Ecology's Hamilton Street Bridge cleanup site page.[1]

Related Information

- Cleanup site ID: 3509
- Facility site ID: 84461527

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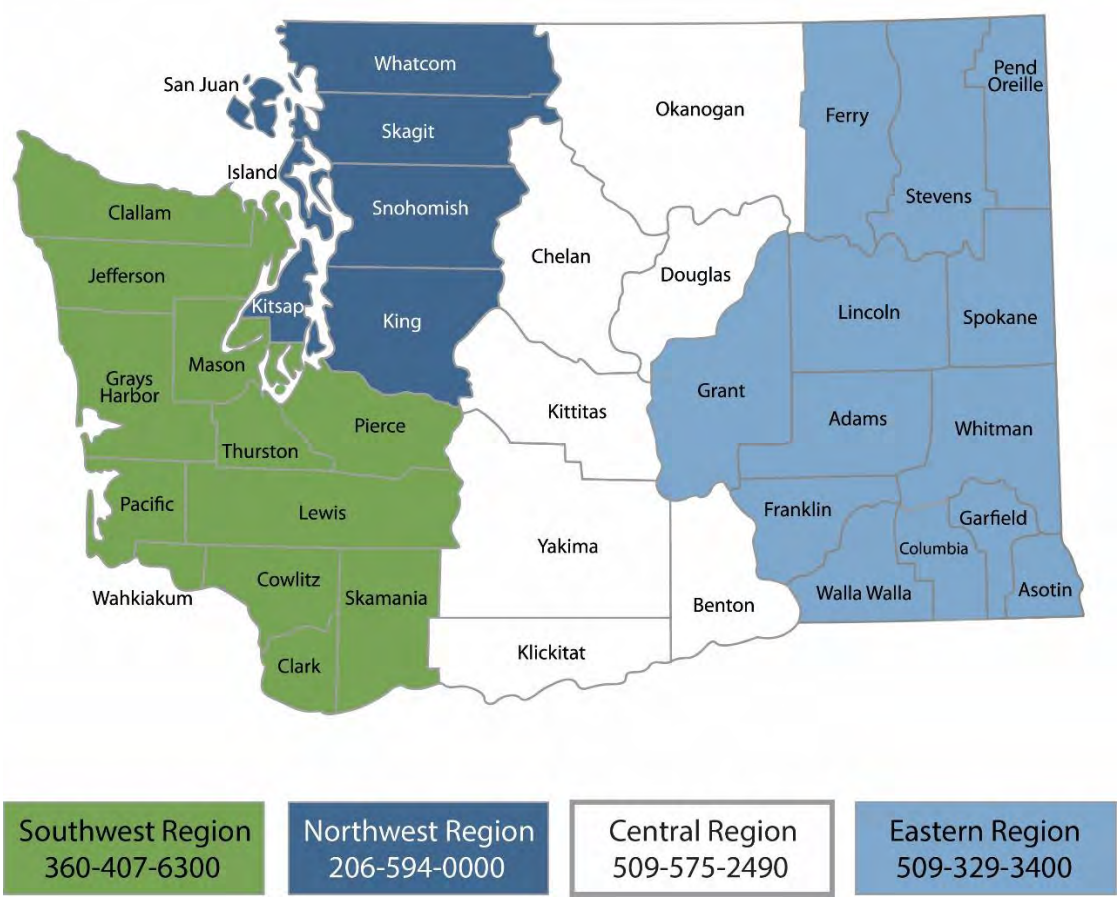
[1] https://apps.ecology.wa.gov/cleanupsearch/site/3509
[2] www.ecology.wa.gov/contact
[3] https://ecology.wa.gov/About-us/Accountability-transparency/Our-website/Accessibility

Department of Ecology's Regional Offices

Map of Counties Served



Region	Counties served	Mailing Address	Phone
Southwest	Clallam, Clark, Cowlitz, Grays Harbor, Jefferson, Mason, Lewis, Pacific, Pierce, Skamania, Thurston, Wahkiakum	PO Box 47775 Olympia, WA 98504	360-407-6300
Northwest	Island, King, Kitsap, San Juan, Skagit, Snohomish, Whatcom	PO Box 330316 Shoreline, WA 98133	206-594-0000
Central	Benton, Chelan, Douglas, Kittitas, Klickitat, Okanogan, Yakima	1250 W Alder St Union Gap, WA 98903	509-575-2490
Eastern	Adams, Asotin, Columbia, Ferry, Franklin, Garfield, Grant, Lincoln, Pend Oreille, Spokane, Stevens, Walla Walla, Whitman	4601 N Monroe Spokane, WA 99205	509-329-3400
Headquarters	Across Washington	PO Box 46700 Olympia, WA 98504	360-407-6000

Executive Summary

This document is the third periodic review of compliance monitoring data for 2015–2022 to evaluate the effectiveness of the remedial actions and institutional controls for the Hamilton Street Bridge Site.

The purpose of periodic reviews is to determine the long-term effectiveness of the implemented cleanup actions at sites where residual contamination is still present above the Site cleanup levels (CULs).

Cleanup actions were implemented at the Site from 2001 to 2006. The cleanup actions included placing a soil cover, constructing engineered protective structures along the Spokane River riverbank, routing stormwater to engineered retention basins, and long-term monitoring.

The cleanup actions were effective at eliminating the primary contaminant release mechanisms that allowed source-related contaminants to move into off-site groundwater and potentially surface water at the Site.

Indicator hazardous substances detected at the Site exceeding CULs are carcinogenic polynuclear hydrocarbons, total arsenic, total mercury, and weak acid dissociable cyanide. On-Site CULs have not been met. However, contaminants exceeding the CULs have not been detected in groundwater leaving the Site in downgradient groundwater monitoring wells.

Even though CULs are still being exceeded at the Site; as long the existing environmental covenants are active and remain effective in protecting human health and the environment from exposure to hazardous substances, no further action is required beyond the compliance monitoring.

On-Site Indicator Hazardous Substance concentrations in groundwater are expected to slowly decline over time, due to ongoing natural attenuation processes.

Current redevelopment of portions of the Site for residential occupancy is anticipated to improve the protective overall Site cover and benefit the cleanup action.

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Introduction

This document is the third Periodic Review by the Washington State Department of Ecology (Ecology) of post-cleanup site conditions and monitoring data at the Hamilton Street Bridge Street site (Site) on the Spokane River (Figure 1). Cleanup at this Site was implemented under the Model Toxics Control Act (MTCA) regulations, Chapter 173-340 Washington Administrative Code (WAC). Ecology conducted its first and second periodic reviews in 2010 (Ecology, 2010) and in 2015 (Ecology, 2015). The purpose of this periodic review is to determine whether the cleanup remedy at the Site continues to protect human health and the environment.

Ecology named Avista Corporation (Avista), and BNSF Railway Company, formerly known as Burlington Northern and Santa Fe Railway Company (BNSF), as potentially liable persons (PLPs) for the Site. Cleanup actions at this Site were conducted in accordance with the requirements of the Cleanup Action Plan (CAP) and the Consent Decree 02205445-0 dated September 11, 2002, agreed upon by Avista, BNSF, and Ecology. The selected remedy involved the containing hazardous materials with a cap, cap inspection and maintenance, and long-term groundwater monitoring. The cap covers contaminated soil in-place, which includes polynuclear aromatic hydrocarbons (PAHs), total petroleum hydrocarbons (TPH), cyanide, arsenic, and mercury at concentrations exceeding the selected cleanup levels (CULs) for the Site.

WAC 173-340-420(2) requires Ecology to conduct a periodic review of a site every five years under the following conditions:

(a) Whenever Ecology conducts a cleanup action.

(b) Whenever Ecology approves a cleanup action under an order, agreed order, or consent decree.

(c) Or, as resources permit, whenever Ecology issues a no further action opinion.

(d) And one of the following conditions exists:

  (1) Institutional controls or financial assurance are required as part of the cleanup.

  (2) Where the cleanup level is based on a practical quantitation limit.

  (3) Where, in the department's judgment, modifications to the default equations or assumptions using site-specific information would significantly increase the concentration of hazardous substances remaining at the site after cleanup, or the uncertainty in the ecological evaluation or the reliability of the cleanup action is such that additional review is necessary to assure long-term protection of human health and the environment.

When evaluating whether human health and the environment are being protected, the factors Ecology shall consider include [WAC 173-340-420(4)]:

(a) The effectiveness of ongoing or completed cleanup actions.

(b) New scientific information for individual hazardous substances of mixtures present at the Site.

(c) New applicable state and federal laws for hazardous substances present at the Site.

(d) Current and projected Site use.

(e) Availability and practicability of higher preference technologies.

(f) The availability of improved analytical techniques to evaluate compliance with cleanup levels.

Ecology shall publish a notice of all periodic reviews in the *Site Register* and provide an opportunity for public comment.

Summary of Site Conditions

Site description

The Hamilton Street Bridge Site is on the southern bank of the Spokane River. A vicinity map is in Figure 1, and a Site plan is in Figure 2. Following remedial activities, an Environmental Covenant was recorded for the property. The Site is currently undergoing performance monitoring.

The Site is bounded by the Spokane River to the north, Erie Street to the east, a BNSF rail line to the south, and undeveloped land to the west. The Site includes parcels owned by Sagamore Spokane LLC (Sagamore), BNSF, and the City of Spokane. The Site is partially fenced, and the PLPs regularly monitor several groundwater wells as part of the cleanup action.

The Site includes the following three components:

- Two original BNSF properties, including a portion of which was formerly leased by the American Tar Company (ATC) that currently is owned by BNSF (Parcel No. 35174.0010), and the City of Spokane, respectively (Parcel No. 35174.0009). These properties are referred to as the BNSF properties.
- The former Spokane Manufactured Gas Plant (SGP) and the Chicago Milwaukee & Saint Paul Railroad (CM&SPR) properties were previously owned by Brown Properties LLC and River Bend Properties Owner's Association and purchased by Sagamore Spokane LLC (Sagamore). These properties are referred to as the Sagamore properties (Parcel Nos. 35174.0612, 35174.0613, 35174.0614, 35174.0615, and eastern half of No. 35174.0616).
- Portions of the above properties have been sold, transferred, or deeded to the City of Spokane for the Martin Luther King (MLK) Jr. Way right-of-way. This part of the Site is referred to as the MLK Jr. Way right-of-way.

The Site is transected, roughly north-south, by the James E. Keefe (Hamilton Street) Bridge, which is elevated high above ground surface on pilings with spread footings. A 60-inch diameter Spokane County sanitary sewer line crosses beneath the Site in a southwest-northeast alignment.

In 2017–2018, the City of Spokane constructed MLK Jr. Way on a portion of the Site connecting downtown Spokane to the west of the Site with Erie Street to the east. MLK Jr. Way bisects the Site roughly along the boundary between the Sagamore and the BNSF properties. The City constructed a lined stormwater evaporation pond at the southern portion of the Site at the Erie Street-MLK Jr. Way intersection to collect stormwater runoff from portions of MLK Jr. Way. Overflow from this stormwater pond is diverted into a stormwater sewer and is not infiltrated on-Site. Stormwater from MLK Jr. Way is also diverted off-Site to be infiltrated in an infiltration pond the northeast of the Site and infiltration wells to the west of the Site.

The ground surface within parts of the Site consisted originally of a graded soil cap comprised of two feet of clean Site soils covered with a half-foot layer of gravel. The extent of the original cap is in Figure 3. The graded soil cap was installed at portions of the Site to prevent direct contact with contaminated soil, per the 2001 CAP. Below the cap and in other areas of the Site, fill materials consisting of rubble and debris from the former manufactured gas operations range in thickness from 2.5 feet to approximately 30 feet and are the thickest on the western portion of the Site and near the river.

On-Site stormwater is diverted into a stormwater infiltration ponds at the western and northeastern portion of the Site outside contaminated areas. The City is also using the same infiltration pond to the northeast for some of the stormwater runoff from MLK Jr. Way.

Site history

The Site (Figure 2) has an industrial history ranging from the early 1900s to the 1960s, and has been used for gas manufacturing, coal tar processing, railroad operations, roads, and retail from 1905 until 2005. The portion of the Site owned by Sagamore consists of two parts: one formerly owned and operated by the Spokane Natural Gas Company and the other by CM&SPR. Between 1905 and 1948, the Spokane Natural Gas Company operated the SGP, a manufactured gas plant manufacturing coal gas and carbureted water gas. In 1948, the plant began using a propane-air system for gas mixing, storage, and distribution, which operated until natural gas became readily available. In 1958, the Spokane Natural Gas Company merged with the Washington Water Power Company (WWP). WWP stored and dispensed natural gas at the Site until 1962 or 1963.

CM&SPR owned the riverfront part of the Property, on which they constructed a rail line circa 1911. The rail line extended along the southern riverbank to a railroad tunnel within the basalt embankment on the west side of the Site. Records indicate that during rail line construction, fill materials were deposited into the river and the shoreline was modified to its present configuration.

Richard Brown leased the SGP property from 1963 to 1978 and operated Brown Building Materials at the property. He purchased the SGP portion of the Property in 1978. When the cleanup was implemented in 2001–2004, the SGP and CM&SPR portions of the Site were owned by Spokane River Properties (SRP) under the control of Richard's son, Eric Brown.

ATC operated on two parcels (Parcel Nos. 35174.0009 and 35174.0010) leased from BNSF. The coal tar operation is believed to have started concurrently with the SGP in approximately 1905 and continued to formulate or distribute products until 1967. The C.G. Betts Company processed coal tar until the early 1930s, when ATC took over operations. They produced a variety of hydrocarbon-based products and intermediaries, including roofing tar, boat pitch, post paint, and naphthalene. ATC leased the parcels from BNSF until 1967. Richard Brown began leasing the parcels from BNSF in 1968. Eric Brown leased Parcel 35174.0010 when the CAP was implemented between 2001 and 2004. In 1989, BNSF transferred ownership of Parcel 35174.0009 to the City of Spokane in a general land swap deal in the Site area. Appendix A includes the property transfer documentation.

Site real estate transactions and land parcel adjustments since the cleanup action completion in 2006

In 2013, the Spokane County Tax Assessor Office completed a merge and segregation (#20120804) of the SRP's properties (now Sagamore) consisting of three former parcels (Tax ID nos. 35174.0575, 35174.0506, and 35174.0016), and segregated them into nine parcels. Brown Properties LLC took over five of these former parcels (Nos. 35174.0601 through 35174.0605) and River Bend Properties Owners Association took over the remaining four former parcels (Nos. 35174.0606 through 35174.0611). Brown Properties and River Bend Property Owner's Association were still under the control of Eric Brown.

In 2016, portions of former parcel nos. 35174.0605 through 35174.0608 were transferred to the City of Spokane for constructing MLK Jr. Way by Eric Brown. All of parcel no. 35174.0609 was dedicated to the City for constructing MLK Jr. Way. The property transfer documents from this property transaction are in Appendix B. In 2019, parcel segregation (#20180722) adjusted River Bend Properties Owners Association's parcel No. 35174.0608 boundaries and replaced the parcel number with the new parcel (No. 35174.0611).

In 2021, Brown Properties LLC and River Bend Properties Owner's Association sold their parcels to Sagamore. Sagamore consolidated the eight remaining old parcels from the sale into five new parcels (No. 35174.0612 through 35174.0616).

The former ATC facility stood on two parcels that BNSF originally owned. One of the parcels (No. 35174.0009) was transferred to the City of Spokane in December 1989 and is now owned by the City. The property transfer (Parcel 35174.0009) documents are in Appendix C. MLK Jr. Way covers a portion of this City-owned parcel.

BNSF still owns the second parcel No. 35174.0010. In 2016 BNSF deeded portions of Parcel No. 35174.0010 to the City of Spokane for the MLK Jr. Drive right-of-way.

The NE stormwater infiltration basin outside the Site boundaries but part of the Site remedy, as defined in the 2001 CAP, is owned by Sagamore (Parcel No. 35174.0618 and the City of Spokane (Parcel No. 35174.0610).

Site physical characteristics

The Site is an open, flat, undeveloped area with two stormwater infiltration basins to the northeast and west, respectively. Site buildings have been removed. In April 2022, Sagamore started constructing four apartment buildings within their portion of the Site.

Site geology

Geologic units encountered at the Site include, from youngest to oldest, recent surficial fill materials (including cinder, brick, soil, and basalt cobbles and boulders), unconsolidated soils, and basalt bedrock.

During the early 1900s, substantial quantities of fill materials were reportedly placed along and in the river for the construction of the CM&SPR rail line. Limited quantities of fill were also placed across the Site surface at the time. Fill placement shifted the riverbank as much as 230 feet north (Figure 4). Fill materials range from 2.5 feet up to approximately 30 feet in thickness and are thickest on the western portion of the Site and near the river.

The unconsolidated soil on the Site consists primarily of Spokane River deposits of silt, sand, gravel, and cobbles, and glaciofluvial sediments deposited by the Pleistocene catastrophic floods. The sand, gravel, and cobbles deposited by the Spokane River are undifferentiated from the glaciofluvial deposits. The glaciofluvial deposits consist primarily of sand, gravel, cobbles, and boulders, with some silt. The native unconsolidated soil in the central area of the Site is over 115 feet thick. Bedrock underlying the unconsolidated Site soil has only been encountered in one location at a depth of 90 feet but has not been encountered in other locations.

Basalt bedrock outcrops along the western edge of the Site and forms a cliff face that comprises the western Site boundary and diverts the Spokane River to the north.

Site hydrogeology based on information from the remedial investigations

The Site is located on the southwestern edge of the Spokane-Rathdrum Prairie Aquifer, the primary aquifer in the region and designated in 1978 by the U.S. Environmental Protection Agency (EPA) as a sole-source aquifer.

Groundwater at the Site is encountered approximately 10 to 20 feet below the Site surface with seasonal fluctuations of less than 8 feet. Groundwater is observed at the highest levels in the spring (April–May), and at the lowest levels in the late summer to fall (August–November). The high and low groundwater levels correspond with the Spokane River levels (Landau, 2000).

The Spokane River surface water level is generally higher in elevation than groundwater except in late spring to early summer. This indicates that the Spokane River recharges groundwater at the Site and receives only limited recharge from groundwater during periods of peak runoff in the late spring to early summer.

River water interacts rapidly with the highly permeable fill materials; the shallow groundwater elevations correspond closely to the river level. The native soils, composed of

sand and gravel, have a lower hydraulic conductivity than the fill. The coarse fill material acts as an extension of the river while the native deposits, though heavily influenced by the river, also reflect regional hydrogeologic conditions.

During most of the year, the vertical water level gradients suggest a convergence of river water, shallow groundwater, and deeper groundwater in the intermediate zone of the aquifer (Landau, 2000). Vertical groundwater gradients between shallow and intermediate depth groundwater are commonly up to ten times larger (hundreds of feet per foot) than the horizontal gradient component (referred to in the text as the vertical gradient) in the shallow groundwater. The vertical gradient component (referred to in the text as the vertical gradient) between the intermediate and deep groundwater were shallow in the order of thousands of feet per foot between October 1998 and September 1999, alternating between downgradient and upgradient toward the intermediate zone (Landau, 2000).

Four slug tests performed in four now-removed on-Site groundwater monitoring wells on April 9, 1999, showed a hydraulic conductivity for the Site between 0.0076 and 0.037 feet/min (GeoEngineers, 1999) with approximately 0.026 ft. /min [11.4 m/day] in the deep aquifer (well ATC-2) and approximately 0.022 ft. /min [9.7 m/day] in the shallow aquifer (data from the remaining three wells).

Site investigations

Site investigations were completed between 1981 and 2005 and were the foundation for the cleanup completed in 2005. The 2002 CAP identified indicator hazardous substances (IHS) for the Site that consist of six PAHs, total cPAHs, TPH, carbazole, cyanide, arsenic, barium, lead, mercury, and selenium (Ecology, 2001).

Remedial investigations before the 2005 cleanup action

In 1981, the Washington State Department of Transportation (WSDOT) conducted drilling on and around the former SPG and ATC properties to provide design information for the James E. Keefe (Hamilton Street) Bridge. Contamination was observed at depth in several of the borings and was observed during the bridge construction in 1982.

In 1987, the EPA completed a Preliminary Assessment of the SGP and the ATC properties and recommended additional investigations for the ATC Property. In 1988, EPA conducted a Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) screening site investigation of the ATC property.

In 1995, EPA conducted a screening site investigation of the SGP that included sampling and chemical testing of surface water and sediment from the Spokane River. EPA concluded that the samples did not reflect a release of contamination from the Site to the Spokane River. Consequently, EPA did not anticipate further investigation under CERCLA and referred the Site to the State for further consideration. WSDOT conducted further exploratory activities on the Site in 1997 as part of a proposed highway realignment of Trent Avenue. Their study showed the presence of coal-tar waste covering an area of two to three acres and extending below ground surface to a depth more than 40 feet.

The most heavily impacted soil was reportedly observed in the central portion of the SGP operation areas and near the refining process areas of the ATC property. No coal tar constituents were detected in the nearest city water supply well, the Nevada Street well, located approximately 8,500 feet north-northeast from the Site.

The Spokane County Health District completed a MTCA Site Hazard Assessment of the former SGP property in 1998 using the Washington Ranking Method. The method ranks sites from 1 through 5 with a 1 assigned the highest risk. The Site was assigned a hazard ranking of 3.

Avista conducted further investigations in 1997 and 1998 to evaluate the effect of the soil contamination in groundwater and to determine whether Site contaminants had migrated to the Spokane River. The results of these studies further defined the lateral boundaries of the soil contamination identified in the WSDOT study. These studies also showed that soil contamination does not adversely affect groundwater outside the limits of soil contamination. Data from this investigation indicated that during the period of observation, groundwater flow appeared to be from the Spokane River toward the Site.

A supplemental Site Investigation was conducted by Avista in 1998 to evaluate the vertical extent of contamination, groundwater quality, hydraulic gradients in the vicinity of the Site, and to characterize the non-aqueous phase liquid (NAPL) found in the soil-contaminated area (Landau 1999). The results further defined the lateral and vertical boundaries of the soil contamination at the Site. NAPL was encountered in soil during drilling up to 80 feet below ground surface. The groundwater outside of the area of soil contamination showed sporadic detectable levels of chemicals associated with the gas plant operations or coal tar processing.

A focused Site Investigation was conducted by BNSF on the ATC property in 1999 to collect soil and groundwater data (GeoEngineers, 1999). Soil samples showed contamination in the ATC area. Groundwater samples collected from monitoring wells in the property did not detect the presence of constituents above cleanup levels.

Avista and BNSF conducted a second supplemental investigation (Landau, 2000). This supplemental study evaluated the vertical extent of contamination, groundwater quality, and hydraulic gradient. Findings of the study, along with the previous Site investigations, were used to determine the nature and extent of contamination. The Feasibility Study evaluated remedial technologies applicable to the Site.

Results from the remedial investigations

The conclusions from the remedial investigations (RIs) are summarized as follows:

- Soils within the Site boundaries are impacted with semi-volatile organic compounds (SVOCs), PAHs, volatile organic compounds (VOCs), diesel fraction hydrocarbons (TPH-Dx), and inorganic compounds.
- Based on visual observations, surface soil contamination was only present on the western portion of the ATC property and consisted of tar and cinder. The remaining soil contamination was covered by at least two feet of imported soil and gravel. The extent of contamination in some areas extended up to 80 feet below ground surface, and most of the soil contamination is below the groundwater table. The estimated volume of soil exceeding the cPAHs soil CUL for the entire Site may be as much as 92,000 cubic yards.
- Constituents associated with the former manufactured gas processes and/or coal tar processing were not detected in the soil beyond the Site boundaries.

Groundwater monitoring was focused on evaluating groundwater quality outside of the affected soil area. Groundwater within the NAPL-affected area was assumed to be contaminated for the purposes of the RI.

- Relatively few VOCs, SVOCs, PAHs, and inorganic constituents were detected in the groundwater samples analyzed, and those that were detected have not been detected with any consistency.
- Because groundwater inside the soil-impacted area is contaminated by the soil, IHSs Ecology developed for groundwater are identical to the IHSs for soil.
- Natural attenuation parameters in groundwater indicated a rapid decrease in carbon dioxide, sulfate, and methane concentrations, and an increase in nitrogen concentrations with distance from the source. These trends support the conclusion that natural attenuation processes such as aerobic biodegradation and oxidation are occurring at the Site, which results in rapid destruction or transformation of IHSs in Site groundwater.

The limited extent of groundwater contamination that was originally detected outside the impacted soil areas (GeoEngineers, 1999; Landau, 1999 and 2000) indicate that the source material has a low solubility, and any constituents that may be partitioning into groundwater are rapidly attenuating through natural physical, chemical, and biological processes (natural attenuation).

- No indicator constituents above CULs were identified in sediment. Sediment is not an affected media for the Site.
- No indicator constituents above CULs were identified in surface water. Surface water is not an affected media for the Site.
- Two wells were installed in the NAPL-affected soil area to evaluate the physical and chemical characteristics of the NAPL; however, samples could not be collected due to

insufficient NAPL volume in the wells. The limited occurrence of NAPL in the product wells supports the conclusion that migration is limited or not occurring.

- All detected parameters in the Spokane River sediments were well below the preliminary Washington State draft freshwater sediment quality values.
- The low frequency of criteria exceedance for groundwater and the lack of associated sediment impact indicate that groundwater is not adversely impacting the Spokane River or any associated ecological receptors.

MLK Jr. Way construction soil sampling in 2018

While constructing MLK Jr. Way, which bisects the Site, the City of Spokane conducted limited soil sampling to characterize excavated soils before reuse or off-Site disposal. Most of the samples the City analyzed were from excavated and disturbed soils. The City collected three soil samples from undisturbed soil below Erie Street along the eastern Site boundary in July 2018. This sampling took place during trenching of utilities for the new road. Samples collected at the Erie Street-MLK Jr. Way intersection were below Site CULs. However, one sample collected 100 feet north at the eastern site boundary contained cPAH at concentrations 44 times higher than the Site cPAH CUL. The analytical reports and a sample location map are in Appendix D.

Cleanup levels and points of compliance

Current IHS CULs and points of compliance are defined in the Site CAP. The main IHS found at the Site is PAHs, of which the most critical are carcinogenic (cPAHs).

Other IHSs are petroleum hydrocarbons, SVOCs, and inorganic compounds including cyanide, arsenic, barium, lead, mercury, and selenium.

Since no buildings were on the Site in 2001, indoor air was not evaluated as an exposure pathway in the 2001 CAP.

The methodology and decision criteria implemented for selecting CULs and points of compliance for the protection of surface water, groundwater, and sediments are described in the CAP.

Soil cleanup levels

During the last periodic review in 2015, the Site was zoned light industrial. However, as anticipated in the 2001 CAP, there was a potential for urban revitalization in the area, hence Method B CULs were selected for soil. Currently Sagamore is constructing multi-unit residential dwellings on portions of the Site. The soil concentration considered to be protective of groundwater is 100 times the Method B soil CUL. The most stringent of these criteria or the background concentration, whichever is higher, is the preliminary Method B CUL for soil. The CAP identified a total cPAH CUL of 1.0 milligrams per kilogram (mg/kg) for the Site. The approximate extent of cPAHs exceeding the Site CUL is shown in Figure 7 and is considered to cover the other IHSs as well.

Groundwater cleanup levels

Ecology determined in the 2001 CAP that the highest beneficial use of groundwater at this Site is drinking water. Exposure to hazardous substances via ingestion of drinking water and other domestic uses represents the reasonable maximum exposure, and standards developed to protect these uses will be protective of all other uses. Method B is appropriate for developing CULs for groundwater. The Site is along the shore of the Spokane River. The Spokane River surface water level is generally higher in elevation than groundwater; this indicates the river locally recharges groundwater. During periods of peak runoff in the late spring to early summer, the groundwater gradient has been observed to be toward the Spokane River. Therefore, groundwater must not violate surface water CULs at the point of compliance.

The practical quantitation limit (PQL) for a substance may be greater than the health-based number. In such cases, the CUL becomes the PQL. If the PQL is lowered during cleanup of the Site or during periodic review, the regulatory limit may be adjusted downward. Compliance groundwater monitoring is currently taking place at the Site. Samples collected on a semi-annual basis and analyzed for total mercury, total and dissolved arsenic, WAD cyanide, and PAHs. These indicators have exceeded CULs at the conditional point of compliance. CULs for these contaminants are as follows:

- Total Arsenic – 0.006 milligrams per liter (mg/l)
- Total Mercury – 0.0002 mg/l
- PAHs 0.0001 mg/l (toxicity equivalent, concentration as benzo(a)pyrene)
- WAD cyanide – 0.01 mg/l

Soil point of compliance

The point of compliance for soils is in soils throughout the Site.

Groundwater point of compliance

A conditional point of compliance is established for groundwater that is as close as practical to the source of hazardous substances, not to exceed the property boundary. The locations of these conditional points of compliance are at MW 2-20, MW 2-40, MW 4-20, MW 7-90, and ATC7-20 (see Figure 2).

PLP remedial actions

The remedial action the PLPs implemented consisted of the following.

Limited soil cap installed on the BNSF property/former ATC facility

A soil cap was placed over the exposed contaminated soils on the former ATC facility to prevent direct contact with the contaminated soil. The cap consists of a minimum of two feet of soil and covered with select fill to bring the area to appropriate grades for stormwater drainage as discussed below. The capped area is approximately 8,500 sf and is located on the western

portion of the former ATC facility. Two former ATC structures (a tin shed and a block building) were removed down to surface level. The concrete pad of the block building was left in place.

The contaminated materials on the former ATC facility are in a topographically depressed area. Additional material was imported to bring the area up to grade after the soil cap was placed over the contaminated surface soil. The final grade was sloped to the eastern side of the former ATC facility to direct runoff away from the impacted area. An infiltration swale was constructed on the eastern side of the former ATC facility to ensure onsite containment of stormwater. The remedial actions are described in detail in the remedial action completion report (Landau, 2006). This swale has been replaced by the City of Spokane with a new stormwater evaporation basin with an overflow of excess stormwater to the City's stormwater conveyance system as part of MLK Jr. Way construction.

Limited soil cap installed by the PLPs on the current Sagamore property

The grading design did not involve disturbing the existing soil cover over the impacted area or the impacted soil (Landau, 2006). The design allowed for the reuse of soils from the detention basin excavations for grading fill material. The final soil cap is discussed in the remedial action completion report (Landau, 2006). This soil was not impacted by site contamination and was incorporated into the lower portion of the grading fill. The gradation and placement requirements for the grading fill were the same as the ATC soil cover material. Upon completion of grading the base course, approximately six inches of top course material were placed over the base course to promote surface water runoff and to serve as a running course for light traffic use. The top course comprises of crushed rock meeting the general requirements for "crushed surfacing," as defined in the WSDOT Standard Specifications. The crushed surfacing was placed in a single lift and compacted with a smooth drum roller to at least 95% of its maximum dry density.

Past PLP cleanup action stormwater management on the current Sagamore property

Stormwater management in accordance with the 2001 CAP on Sagamore's property consisted of two components. The first component was the abandonment of the six existing dry wells located adjacent to the concrete pad of the former Brown Building Materials office, and the second component consisted of directing surface runoff away from the contaminated soil areas toward detention basins. This work was completed in 2006.

Spokane River PLP streambank bioengineering

In accordance with the 2001 CAP, the Spokane River embankment was stabilized and protected with rock, so erosion does not cut back into the contaminated soil. A transition zone was constructed at the top of the bank to reduce the potential for erosion of the sand and gravel layer which serves as the surfacing material for the upland portion of the Site. The transition zone was comprised of a thick non-woven geotextile separation layer placed up against the riprap, and a well-graded sand/gravel/cobble zone placed to serve as a filter between the finer

crushed surfacing and the large riprap material. Additional vegetation was planted along the shoreline in soils to provide a riparian corridor enhancement and some level of filtration between surface water and groundwater.

Monitoring well modifications

Monitoring wells (including two product monitoring wells) that are not included in the groundwater monitoring program were abandoned before the PLPs started the compliance monitoring program. As part of the development of the Ben Burr Trail, additional monitoring well modifications were made. Development of the Ben Burr Trail east-west, along the Site's Spokane River shoreline, was completed in 2018 within City of Spokane easements, with Ecology's approval and oversight. The final grade for the asphalt-paved trail sits slightly above the established surrounding Site grade and was completed with minimal disturbance to the soil cap. To accommodate trail construction, Site monitoring wells MW2-20, MW2-40, MW2-100, MW4-20, and MW7-90 were refitted with flush-surface monuments and resurveyed.

Institutional Controls

Institutional controls are measures that limit or prohibit activities that may interfere with the integrity of a cleanup action or result in exposure to hazardous substances. Such measures are required to assure the continued protection of human health and the environment, and the integrity of the cleanup action whenever hazardous substances remain at the Site at concentrations exceeding applicable CULs. Institutional controls can include both physical measures and legal and administrative mechanisms. WAC 173-340-440 provides information on institutional controls, and the conditions under which they may be removed. The Site institutional controls are discussed in the Site Institutional Control Plan (Landau, 2003).

PLP financial assurance

WAC 173-340-440(11) states that financial assurance is required at sites where the selected cleanup action includes engineered and/or institutional controls. Financial assurance is required at the Site in a sufficient amount to cover all costs associated with the operation and maintenance of the cleanup action, including institutional controls, compliance monitoring, and corrective measures. Financial assurance mechanisms were not put in place at this Site for the PLPs because Ecology deemed they have sufficient financial resources for the long-term groundwater monitoring and Site maintenance.

Environmental covenants

The remedial action at the Site was designed to contain contaminated soils and prohibit groundwater use and prevent their exposure to the environment. Since contamination remains on-Site, an environmental covenant is required. Environmental covenants restrict activities that may re-expose contaminated soils at the Site, and ensure future landowners are notified that contaminated soils remain beneath the surface at the Site. The PLPs prepared their environmental covenants for the Site in accordance with the 2001 CAP, but before the Uniform

Environmental Covenants Act (Revised Code of Washington 64.70) was implemented in the State.

Two Environmental Covenants were recorded: BNSF property (recorded in 2003) and the Sagamore property (recorded in 2004 by the previous owner, Spokane River Properties). Copies of the environmental covenants for the Site are available as appendices E (BNSF) and F (Eric Brown). In June 2019, the City of Spokane recorded an Environmental Covenant for Parcel No. 35174.0009, which is included in Appendix G.

PLP Compliance Monitoring, Oversight, and Maintenance

The Site PLPs (Avista and BNSF) are conducting ongoing Site compliance groundwater monitoring and have been since 2006.

PLP compliance groundwater monitoring observations

A description of the groundwater conditions and the groundwater quality since the last periodic review in 2015 is provided below. Monitoring wells that are part of the PLP compliance groundwater monitoring program is shown in Figure 2.

Site hydrogeology 2015–2021

Groundwater levels between 2015 and 2021 were measured in shallow wells MW2-20, MW4-20, MW8-20, MW9-20, and ATC7-20 and deep groundwater wells MW7-90, MW8-90, and MW9-100. Groundwater at the Site occurs approximately 13 to 26 ft. below ground surface. Groundwater elevation data for PLP compliance monitoring wells between 2015 and 2021 are included in Table 1 and 2, and for all monitoring events in Appendix H. In spring, groundwater was observed approximately at 1,870 to 1,875 feet above mean sea level. In fall, groundwater was observed approximately at 1,868 to 1,871 feet above mean sea level. Figure 8 shows the shallow groundwater elevations in the current shallow groundwater monitoring wells from 2015 until 2021. Figure 9 shows the groundwater elevations in the deep groundwater (90-100 ft) and the Spokane River elevation at the Site between 2015 and 2021.

Appendices I and J show shallow groundwater flow in fall and spring, respectively, between 2015 and 2021. The shallow groundwater appears to be strongly affected by alternating groundwater discharge to and recharge from the Spokane River. Recharge from the river occurs most of the year, but it is most profound in late summer and fall when groundwater levels are low and there is an increased difference between the river levels and the groundwater levels. Conversely, in spring during snowmelt and increased precipitation groundwater levels rise and occasionally, such as in spring 2015 and 2018, can be higher than the river levels. At such times, the groundwater discharges into the river. The 2017 data is not presented in the appendices.

Appendix K shows the groundwater gradients in the deep wells between 2015 and 2021. The horizontal deep groundwater gradient is approximately 0.002 to the northwest and flows under the Spokane River. With an estimated average hydraulic conductivity of 30 ft./day for the Site based on slug test data from GeoEngineers (1999) and a gradient of 0.002, the deep horizontal

groundwater velocity is approximately 20 ft./year. With an estimated aquifer porosity of 25%, the horizontal seepage velocity is approximately 100 ft./year. As shown in Appendix K, the gradient in the deep wells does not appear to be affected by seasonal changes such as alternating groundwater discharge to and recharge from the Spokane River. Figure 10 shows the horizontal deep groundwater gradient trend from 2015 until 2021.

Figure 11 shows the vertical gradients between shallow and deep wells at three separate well clusters on the Site: MW2-20 to MW7-90, MW8-20 to MW8-90, and MW9-20 to MW9-100, with downgradient away from the river being positive, and upgradient toward the river being negative.

Figure 12 shows the ratio between the horizontal deep groundwater gradient and the vertical gradient. Note in this figure that the vertical gradient is much steeper than the horizontal deep gradient most of the time, up to ten times steeper in summer and fall. Unlike well clusters MW2 and MW8, well cluster MW9 is not affected by river influence, which explains the low ratio variability over time shown in Figure 12. The vertical gradient is approximately five times larger than the deep horizontal groundwater gradient. Well cluster MW2 is next to the river, well cluster MW8 is about 150 ft. from the river, and cluster MW9 approximately 400 ft. from the river. Consequently, it can be estimated that Spokane River recharge or discharge affect the groundwater elevations at the Site between 200 ft. to 300 ft. from the river embankments.

With a vertical groundwater gradient approximately 0.02 (ten times larger than the horizontal gradient near the river), an estimated average hydraulic conductivity of 30 ft./day for the Site (GeoEngineers, 1999), and a gradient of 0.002 the vertical gradient near the river, the groundwater velocity can approach about 220 ft./year. With an estimated aquifer porosity of 25%, that would correspond to an estimated vertical seepage velocity of about 1,100 feet/year.

Groundwater quality in PLP wells 2016–2021

Semi-annual compliance groundwater monitoring is conducted at the Site in accordance with the Compliance Monitoring Plan. Samples are collected from monitoring wells MW2-20, MW2-40, MW4-20, MW7-90, and ATC7-20. All samples are analyzed for PAHs by EPA Method 8270 SIM, arsenic by EPA Method 200.8, mercury by EPA Method 245.1, WAD cyanide by EPA Method SM4500-CN, and sulfide by EPA Method SM4500 S2 D. Groundwater monitoring data between 2006 and 2021 for arsenic, mercury, PAHs, cyanide, and sulfides are shown in Appendix H.

Compliance groundwater monitoring started in 2006 when remedial activities were completed at the Site. A total of 32 sampling events have been conducted in the five compliance monitoring wells, with 160 total samples collected, not including duplicates.

Since compliance monitoring was initiated, there have been sporadic exceedances some Site IHS such as total mercury, total arsenic, WAD cyanide, and PAHs that exceeded Site cleanup levels. The table below show IHS exceedances since the last periodic review:

Summary Table of Site IHS Exceedances 2016-2022

Compound Max. Conc.(µg/l)	MW2-20	MW2-40	MW7-90	MW4-20	ATC7-20	Site CUL
As (total)					6.2	6
As (dissolved)			12		6	-
Hg (total)			0.23*	0.23		0.2
WAD Cyanide	42	13	27	31		10
No. of CUL exceedances since 2016	2	2	3	4	3	

* Duplicate sample was non-detect (< 0.15 µg/l)

- Concentrations of cPAHs were reported below the laboratory reporting limit and Site CUL in all the samples collected. Consequently, no samples exceeded the Site CUL for cPAHs of a Toxicity Equivalent Factor of 0.1 µg/l.
- Concentrations of PAHs were reported below the Site CULs. Concentrations of PAHs were reported above the laboratory reporting limit in some samples collected in wells MW4-20 and MW7-90, with the highest detection observed of 1-methylnaphthalene and acenaphthene (4 µg/l, respectively) in well MW7-90.

For information regarding groundwater monitoring prior to 2016, please see the 2015 and 2009 periodic review reports (Ecology, 2015; Ecology, 2010).

PLP groundwater analysis for total sulfide since fall 2018

In fall 2018, one of the quality control/quality assurance samples for WAD cyanide (the matrix spike/matrix spike duplicate) exceeded the upper control limits established by the laboratory. One cause of this exceedance could have been elevated sulfide concentrations in the groundwater. Site groundwater has been analyzed for total sulfide since fall of 2018. No total sulfide has been detected in any of the wells above the laboratory detection limit from 2018 until the last sampling event in fall 2021.

Sagamore's Ongoing and Planned On-Site Redevelopment

Sagamore intends to redevelop their portion of the Site and entered into a Prospective Purchaser Consent Decree (PPCD) with Ecology in 2021 to ensure that the redevelopment would not result in unacceptable exposures of contaminants to people and the environment. At the time of the preparation of this Periodic Review report, construction at the Site had just begun to implement the CAP Amendment described below.

Planned property layout and site investigation results

The Sagamore redevelopment plan consists of four residential buildings constructed north of MLK Jr. Way. Figure 5 shows the configuration of the planned buildings.

Buildings 1A and 1B will be located in the northeast quadrant of Sagamore's property. They will be up to four stories of residential units and will have a footprint of approximately 16,000 square feet (sf) each. Based on subsurface conditions at the Site, the buildings will be founded on shallow mat foundations.

Building 2A will be located in the southeast quadrant of Sagamore's property. It will be up to four stories of residential units over two levels of parking and will be approximately 33,000 sf. Based on subsurface conditions at the Site, Building 2A will be on deep foundations of micropile-type piles installed down to about 40 feet below ground surface.

Building 2B will be located in the southwest quadrant of Sagamore's property. It will be up to seven stories of residential units with a footprint of approximately 12,000 sf on deep foundations. The deep foundations will consist of micropile-type piles installed down to about 40 feet below ground surface.

All of the buildings will be constructed at-grade. Figure 6 shows the planned pilings within the Site. The current on-Site infiltration pond at the western portion of the Site will be removed and replaced with off-Site infiltration wells to the west of the Site. The cleanup action for the property is described in the Site CAP Amendment (Ecology, 2021) and in accordance with the PPCD entered between the State of Washington and Sagamore. If monitoring as described below indicate that sub-slab vapor concentrations of volatile IHSs exceed Ecology's sub-slab Method B screening levels, then active mitigation will be necessary.

Sagamore due diligence site investigations 2019–2020

In 2021, the portion of the Site once occupied by the former SGP was sold, and the new property owner, Sagamore, planned to redevelop it (Figure 5) into a residential neighborhood with four multi-story apartment buildings. Before Sagamore acquired this portion of the Site, Sagamore performed due diligence Site investigations to ascertain current Site conditions and assess the impact of the contamination to future plans for the partial Site redevelopment. The results from these investigations are discussed below.

Geophysical investigation

A geophysical investigation was performed on Sagamore's properties in June 2019 to determine whether foundations and structures from past operations remain (Aspect, 2020a). Buried foundations and structures may be locations where free tar or other contaminants are present.

The geophysical investigation included a combination of seismic, magnetic, electromagnetic, and resistivity surveys. The results from the survey indicated that buried foundations and structures were present within Sagamore's properties.

Soil sampling test pits

Based on historical records and the results from the geophysical investigations, nine test pits were excavated to determine whether foundations remain at the Property (Aspect, 2020). Excavations were performed at the locations of the two former gasholders, the pump and compressor house, and the gas condensing and purification building. The test pits revealed that all the foundations remain in place. The foundations appear to be stained and contaminated with tarry material. The graded soil cap currently covers the foundations and overlying tar-containing material.

Soil samples collected in five test pits near the proposed northeastern stormwater infiltration basin completed as part of a separate investigation indicated soil contains IHSs above Site CULs. The stormwater management design must account for this identified contamination.

Sagamore groundwater well installation and sampling

Sagamore installed two groundwater monitoring wells, AMW-1A and AMW-2A, within their property to monitor groundwater quarterly for Site IHSs. The two new wells are adjacent to future Buildings 2A and 2B. The monitoring will take place during the construction period and two years after all the buildings are ready for occupancy in accordance with the 2021 CAP amendment. The purpose of this monitoring is to ensure Site soil contamination is not released during construction. Figure 6 shows the location of these two new wells.

Soil-vapor investigation

Soil vapor was collected from four locations at approximately 9.5 feet below ground surface within the footprints of three of the planned buildings (Aspect, 2020). Two other planned locations, including a background location, were not completed due to drilling refusal. Benzene and naphthalene soil vapor concentrations were detected above Ecology's guidance screening levels (Ecology, 2022) in two of the soil vapor samples.

Sagamore 2021 PPCD Cleanup Action Plan Amendment

Ecology's 2021 CAP Amendment is a key part of the PPCD between Ecology and Sagamore, and provides measures required to be taken during construction and Site residential occupation to protect human health and the environment during and after Sagamore's construction activities. These measures include:

- Exposure to contaminated soil
- Protection of surface- and groundwater
- Soil vapor intrusion
- Stormwater controls
- Institutional controls
- Remedial structures oversight and maintenance

- Long-term monitoring of groundwater and soil vapors

The PPCD cleanup actions are described in more detail in the 2022 Engineering Design Report (Aspect, 2022b).

Sagamore future soil cap

The footprint of contamination within Sagamore's property is approximately 2.5 acres, with 0.9 of those acres located underneath the Hamilton Street Bridge. The footprint of hardscape overlying the approximate contamination footprint in the preliminary Sagamore development plan for the project is 1.7 acres.

The cleanup actions outlined in the PPCD CAP Amendment will enhance existing cleanup components by:

- Enhancing the soil cover with hard surfaces and engineered drought-resistant landscaping to prevent direct exposure to soil contamination on Sagamore's property.
- Removing building rubble, tarry materials, lime waste, and organic waste within Building 2A and 2B footprints around planned piling locations.

Sagamore will remove contaminated materials and soil such as building rubble, tarry materials, coal ash, lime waste and organic waste within excavations for building footprints, utility line trenches, and around planned piling locations. These removed materials will be disposed off-Site at approved and controlled disposal facility.

Sagamore future stormwater management

The cleanup action will improve stormwater management on Sagamore's property by significantly reducing infiltration within areas of soil contamination and preventing discharge of any contaminated stormwater to the Spokane River. Stormwater from the buildings and hardscapes will be routed to new drywells or the stormwater retention pond outside the area with contaminated soil as defined in the CAP. Stormwater retention and infiltration must prevent stormwater contact with contaminated soil.

Sagamore future soil-vapor mitigation

The potential for vapor intrusion will be further assessed in accordance with Ecology's vapor intrusion guidance (Ecology, 2018). The proposed residential buildings will have vapor intrusion mitigation and be monitored. Soil-vapor intrusion will be addressed during Sagamore's property development. Based on current plans, buildings 1A, 1B, and 2B will include soil-gas venting structures to prevent soil vapors from accumulating and potentially intruding into the buildings. Because the two lower floors of Building 2A will be parking, no soil-gas diversion structures are required in Building 2A. However, the parking heating and ventilation system will be designed for an adequate air exchange rate to minimize the potential for upward vapor migration to residential floors. The final soil-vapor mitigation system will be presented in future engineering design plans submitted to Ecology.

Future long-term project compliance-monitoring and maintenance

When construction ends, Sagamore will submit a Compliance Monitoring Plan to Ecology for approval. The additional monitoring requirements will include the following activities on Sagamore's property:

- Cover inspections and maintenance
- Inspections and maintenance of stormwater conveyance structures
- Documentation of any changes in the cover and stormwater system
- Soil-vapor monitoring
- Groundwater monitoring adjacent to the piles at buildings 2A and 2B

Upon completion of the project and the subsurface vapor mitigation structures under buildings 1A, 1B, and 2B, monitoring of the sub-slab gravel layer will take place.

An Operations and Maintenance (O&M) Plan will also be submitted to Ecology for approval. The O&M Plan will specify the reporting requirements for the hard surfacing, stormwater structures, and any other structures protecting human health and the environment that are part of Sagamore's development. The current long-term Site O&M requirements will continue in accordance with the CAP. Groundwater will be monitored quarterly for Site IHSs at two wells adjacent to the pilings beneath buildings 2A and 2B. The monitoring will take place prior to and during the construction period and two years after construction completion. The purpose is to monitor the potential effects of piling installation. Eight groundwater sampling events will be scheduled, including one baseline event before the piling installation. The analytical parameters will be the same as the Site compliance monitoring: cPAH, 14 non-cPAH, dissolved arsenic, total arsenic, total mercury, and weak acid dissociable (WAD) cyanide. In addition, beyond these parameters, groundwater will also be tested for TPH-Dx. The sampling events will take place semi-annually in spring and early fall to coincide with the Site compliance monitoring schedule as close as possible.

To ensure the development activities do not exacerbate or cause contaminant migration, Sagamore installed monitoring wells near buildings 2A and 2B to monitor groundwater conditions before, during, and after piling emplacement and building construction.

Sagamore PPCD financial assurance

WAC 173-340-440(11) states that financial assurance mechanisms shall be required at sites where the selected cleanup action includes engineered and/or institutional controls. Financial assurance is required at the Site in a sufficient amount to cover all costs associated with the operation and maintenance of the cleanup action, including institutional controls, compliance monitoring, and corrective measures. Ecology required financial assurance from Sagamore for eight groundwater monitoring events for the two wells that Sagamore installed. Ecology also required financial assurance for the restoration of the original soil cap and stormwater conveyance system in case of a sudden construction stop or disruption in the Site construction work by Sagamore.

2021 Sagamore on-Site groundwater sampling results

As part of the groundwater control during Sagamore's planned ground piling for the two southern buildings (2A and 2B), Sagamore installed two groundwater monitoring wells (wells MW-2A and MW-2B) (Figure 6). The wells had to be installed at a distance from the buildings due to the presence of Spokane County's trunk sewer line that transects the Site. Eight groundwater sampling events performed by Sagamore will take place in accordance with the 2021 CAP amendment. At least eight groundwater sampling events are planned at these two wells. As of April 2021, Sagamore has collected baseline samples before piling starts. Carcinogenic PAHs exceeded the Site CUL of 0.1 PAH toxicity equivalents in µg/l (TEQs) in Well AMW-2A (1.802 TEQs). Additionally, TPH as gasoline and diesel (15,000 and 8,200 µg/l, respectively) exceeded the Site CUL of 1,000 µg/l. Mercury, total and dissolved arsenic, and WAD cyanide did not exceed the Site CULs in either of the Sagamore wells. Sagamore's groundwater sampling results are in Table 3.

Site Oversight and Maintenance

Requirements for post-remediation oversight and maintenance of the Site at the two- and four-years' post-remediation events were also described in the Site Oversight and Maintenance report (Landau, 2004). The Site engineering controls (the soil cover cap, stormwater conveyance structures, and streambank engineering structures) are inspected annually by the PLPs, and the PLPs provide an annual oversight and maintenance status report to Ecology. If damage or deterioration are noticed to the Site engineering control structures, the PLPs perform immediate repairs.

Since the last periodic review, the Site has undergone substantial changes. The City has constructed the MLK Jr. Way along the southern side of the Site and altered the original soil protective cover. Similarly, the City has also installed the Ben Burr Trail along the river shoreline and altered the Site drainage patterns; particularly separating the Site from the northeast stormwater infiltration basin. The City will maintain MLK Jr. Way and the associated street hardscape structures and the road stormwater conveyance structures to prevent infiltration of stormwater into contaminated soil. The PLPs have made repairs and improvements of the stormwater drainage at the Site after the Ben Burr Trail was installed to ensure that Site stormwater can enter the northeast stormwater infiltration basin on the other site of the Ben Burr Trail.

Oversight and maintenance responsibilities between the PLPs and Sagamore

The largest change at the Site is the start of the Sagamore's redevelopment of their property in in spring 2022, for which Avista and BNSF are the PLPs under the cleanup action Consent Decree as discussed above. The current soil cover and stormwater drainage will be replaced with buildings, hardscape, and landscape that Sagamore is responsible for maintaining and providing protection of Site occupants and the environment in accordance with the 2021 CAP amendment (Ecology, 2021). The current western on-Site stormwater infiltration basin will be replaced with off-Site stormwater infiltration drywells in accordance with the 2022 Engineering

Design Report amendment (Sagamore, 2022b). The NE stormwater infiltration basin jointly owned by Sagamore, and the City of Spokane will be maintained in accordance with future environmental covenants.

Periodic Review

Effectiveness of ongoing or completed cleanup action

Ecology visited the Site on July 13, 2022. Construction work had begun on Sagamore portions of the Site, and some of the soil cover has been disturbed. Sagamore is following the procedures in the CAP Amendment to protect contaminated soils during the construction work at the Sagamore's portion of the Site. Sagamore has fenced in their portion of the Site and controls entrance to it. On the southern side of the Site at the former ATC property, a compacted gravel surface serves as a cap and eliminates the direct human exposure pathways (ingestion, contact) to contaminated soils. The surface appears in acceptable condition, with no signs of excavation or other disturbance of the capped areas. However, along the riverbank there is evidence of public use of the property, as indicated by bike and foot paths bypassing the chain link security fence along the river. Additionally, there was visible evidence of illegal camps that have been occupied by several people beneath trees next to the Spokane River all along the riverbank. The camping activities have caused severe damage to the riverbank in the vicinity of well MW2-40 that is directly threating the integrity of this well. The damaged riverbank was repaired during the second and third week of October 2022.
However, during a site vised in the second week of October, Ecology noticed a new illegal campsite. Several trees next to this new illegal campground, some of which were mature, had been cut for firewood. These trees were an integral and crucial part of the Site remedy, being a key component of the engineered riverbank as defined in the 2001 CAP.

Site groundwater conditions

The Spokane River is considered a losing stream to the SVRP aquifer at the Site (Spokane Valley Rathdrum Prairie Aquifer Atlas, 2015). A study performed by the Spokane Aquifer Joint Board of current and future climate change (2017) have determined that inflow of water from the Spokane River will change, decrease in the summer, and increase in the winter. A USGS study (2003) of the river inflow discovered that inflow rates from the river to the SVRP increase in the summer. Consequently, any reduction of summer river flow will change groundwater conditions along the Site. Conversely, increase in the river water flow in the winter will affect the SVRP aquifer as well. The USGS (2003) study performed in another losing reach of the Spokane River further upstream in Spokane Valley also observed vertical gradients in the groundwater adjacent to the river and where the river discharged in to the SVRP aquifer. This agrees with the observation of strong vertical hydraulic gradients at the Site.

During most of the year, shallow groundwater (approx. at 20 ft. depth) gradients are directed away from the river into the fill, and from the fill laterally and downward into the native sand and gravel aquifer; except for short periods in late spring and early summer where the groundwater gradient reverses into the river as described above. Deeper (70-ft to 100-ft depth) groundwater gradients, which are not affected by the river, are directed to

the northwest. The horizontal water table surface gradients in the shallow zone are very lower than the vertical Site gradients. The combined effect of the Spokane River recharging the aquifer and the strong vertical gradient at the Site will move any dissolved contaminants downward to a depth where the river does not affect the groundwater flow. At such depth, any dissolved contaminants will flow with the regional flow to the northwest and under the river. It is unclear at what depth below the ground surface where the river stops influencing the groundwater. The 2000 RI report (Landau, 2000) stated that groundwater would converge and exit the Site at 40-ft depth under the river. However, groundwater elevations at 40-ft. depth have not been provided in the groundwater monitoring reports since 2006. Therefore, it is unknown whether groundwater exits the Site at 40-ft. depth. Hence, if groundwater elevations at 90 to 100 ft. depths are considerably lower than at the 40-ft. depth, groundwater may be leaving the Site at a deeper level than 40 ft.

The most recent groundwater sampling event the PLPs performed (Landau, 2022) did not detect any Site IHS exceeding the groundwater CULs in any monitored wells. Since the last periodic review in 2015, there have been sporadic concentrations of total arsenic and WAD cyanide that exceeded Site CULs slightly. However, there have been no concentrations of mercury or PAHs that exceeded Site CULs since 2015. Sampling results since compliance monitoring began show that the Site remedy seems to be protective of human health and the environment if Well MW2-40 still monitors the most downgradient portion of the Site.

Institutional controls

The institutional controls at the Site are physical barriers on portions of the Site and environmental covenants. The environmental covenants do not reflect current Site conditions and are not in accordance with the Uniform Environmental Covenants Act.

Physical barriers

Portions of Sagamore's property are partially surrounded by a chain link fence along MLK Jr. Way and the river to keep out vehicular traffic. However, the fence does not appear to keep out foot traffic onto the Site along the river. At this time, Sagamore will change the configuration of the physical barriers at their portion of the Site as part of the redevelopment. Sagamore will prepare a new O&M Plan for their portion of the Site to discuss the O&M of the new physical barriers on their portion of the Site. There is no limitation to access to the riverbank next to the Ben Burr Trail, and consequently damage to the riverbank is threatening the integrity of wells MW2-20 and MW2-40. The riverbank will be outside the area where Sagamore can control access to the Site fully. The BNSF parcels are covered with grass and vegetation, and no damage has been observed at their portion of the Site.

Environmental covenants

Two environmental covenants were recorded in 2004 and remain active but predate the Uniform Environmental Covenants Act. The environmental covenants prohibit activities that will result in the release of contaminants contained as part of the cleanup without Ecology's approval and prohibit any use of the property that is inconsistent with the covenants. These

covenants serve to ensure the long-term integrity of the remedy and its continued protection of human health and the environment.

However, since the last periodic review, the Site has undergone substantial changes that affect the covenants:

- The County has changed the parcel number system, so the covenants list incorrect parcel numbers. However, the covenants are attached to the land.
- Portions of the SRP and BNSF properties have been transferred to the City of Spokane forming the MLK Jr. Way right-of-way. The covenants do not reflect this change.
- Sagamore has consolidated the original SRP properties into new and fewer parcels.
- Sagamore's portion of the Site will be used for residential purposes; the covenant that SRP recorded does not reflect this change in Site use.

New applicable state and federal laws for hazardous substances present at the Site

In 2022, Ecology published a revised draft vapor intrusion guidance (https://apps.ecology.wa.gov/publications/SummaryPages/0909047.html). Sagamore will implement a vapor intrusion mitigation and monitoring program in accordance with the 2018 Ecology guidance and the amended CAP.

CULs for the site IHSs still are within applicable federal and state CULs for groundwater contamination in accordance with the MTCA regulations.

Current and projected site and resource uses

The northern portion of the Site is being developed into a multi-use property by Sagamore. Most of the southern portion of the Site is covered with a new road, MLK Jr. Way and associated stormwater conveyance and control structures. Only the very southern portion of the Site abutting the BNSF railroad embankment consists of undeveloped grassland.

Availability and practicability of more permanent remedies

The remedy implemented included containing hazardous substances, and it continues to be protective of human health and the environment. While more permanent remedies may be available, they are not practicable at this Site at this time due to cost considerations and intermittent contaminant concentrations have been detected in groundwater monitoring wells above the Site CULs. At this time, there is no new relevant scientific information for contaminants related to the Site that would alter the cleanup decisions made in the 2001 CAP.

Availability of improved analytical techniques

The analytical methods used at the time of the remedial actions were capable of detection below cleanup levels for hazardous substances found at the Site. The presence of improved analytical techniques does not affect decisions or recommendations made for the Site.

Cleanup level evaluation

Current Site IHSs (total arsenic, total mercury, WAD cyanide, and cPAHs) that are monitored in the groundwater in accordance with the 2001 CAP are generally within Site CULs. There are sporadic and minor CUL exceedances of arsenic and WAD cyanide in some wells. Note however, that there have been no discernible trends of arsenic or cyanide exceedances in any of the groundwater monitoring wells that are warranting any further actions.

Conclusions

Upon completing this Periodic Review, Ecology has made the following determinations:

- With available data since the last periodic review in 2015, the cleanup remedy implemented at the Site appears to be protective of human health and the environment as long as the hydrogeological conditions have not changed at the Site since the cleanup implementation 2001-2006.
- Only sporadic exceedances of CULs for mercury, arsenic, and cyanide were noted in some wells slightly above the Site CULs and do not indicate the presence of contaminated groundwater nor a trend over time of increasing levels of IHSs in the monitored wells.
- The direction of shallow (20-ft depth) groundwater flow changes from springtime (and snowmelt) to the end of summer (low precipitation) from the northwest (toward the Spokane River) to the southeast (away from the river). The river seems to affect groundwater flow approximately 200–300 feet from the riverbank.
- In the RI/FS report (Landau, 2000), it was observed that during most of the year the horizontal water level gradients suggest a convergence of river water, shallow groundwater, and deeper groundwater in the intermediate zone of the aquifer. Groundwater levels in intermediate wells have not been measured since at least 2015 and therefore, it is unclear whether groundwater is still diverging at 40-ft depth.
- By omitting regular groundwater level monitoring of the intermediate zone, the current monitoring program is not able to confirm whether the intermediate zone is still the most downgradient portion of the Site as was determined during the RI/FS investigation 1998-2000. Consequently, it is currently unclear whether contaminated groundwater is leaving the Site at the 40-ft level and not at a deeper depth above the deeper wells (from 45 to 85 ft. depth) that is currently not being monitored.
- Deeper (90–100 ft. depth) groundwater is not affected by seasonal changes in the recharge vs. discharge of groundwater to the river.
- The flow direction of deep groundwater is to the northwest and the direction does not change with the seasons.
- The horizontal groundwater seepage velocity with flow off-site to the northwest is at least approximately 100 ft./year.

- Site properties have changed numbering and boundaries since the environmental covenants were recorded in 2004. While it is unclear which current parcels the 2004 environmental covenants refer to using the parcel numbers, the covenants run with the land.
- Some portions of the original parcels covered by the environmental covenants have been transferred to the City of Spokane and are now part of the MLK Jr. Way right-of-way.
- The northeast stormwater basin was not included as part of the Site in the CAP. However, the basin is an integral part of the cleanup action and must be protected and maintained.
- Since the cleanup action implementation, the PLPs have established an O&M inspection and reporting routine at the Site. Portions of the Site have been sold to Sagamore for their redevelopment or transferred to the City for the MLK Jr. Way right-of-way. Consequently, there may be ambiguities about the responsibility and management of the O&M at the Site.
- Despite recent repair work on the damaged riverbank, ongoing illegal camping is continuing to threaten the integrity of the engineered riverbank due to cutting of trees that are a key component of the Site remedy.

Recommendations

Upon completing this Periodic Review, Ecology recommends the following:

- During future groundwater monitoring events, water levels for all available shallow, intermediate, and deep Site groundwater monitoring wells, must be measured using transducers.
- As part of the semi-annual groundwater report submittal, PLPs will include groundwater elevation data and provide groundwater contour maps in each groundwater monitoring report, one for the 20-ft-deep wells and one for the 90- to 100-ft-deep wells.
- Review the 2006–2021 groundwater elevation data for well MW2-40 and present all available elevation data for this well in the next upcoming groundwater monitoring report.
- Each property owner will record an Ecology-approved revised environmental covenant updating the legal description of their parcels and reflecting the new associated parcel numbers. Due to the complexities of recent land transactions, the county's re-numbering of parcels, the City's routing of a road, and the development of the northern portion of the Site, updating the covenants would best serve the protection of human health. The updated covenants will provide reliable parcel references for future inquiry, and clarity on the locations of restrictions and controls.
- Monitoring for sulfide in groundwater is not necessary anymore and can be discontinued.

- When Sagamore construction work is completed, the Site O&M plan must be updated to clearly describe the PLPs vs. Sagamore's responsibilities for O&M at the Site.
- Sagamore will provide the PLPs with access in accordance with the PPCD Article V, Section B, so that the PLPs can conduct necessary monitoring and maintenance work in accordance with the current Site Compliance Monitoring Plan and Oversight and Maintenance Plan, and therefore to be able to insure the effectiveness of the cleanup action remedy.
- Sagamore must maintain the Site fencing and Site security to prevent on-Site illegal camping and destruction of structures and features that are part of the Site remedy. The PLPs may consider engineered structured along the riverbank that will prevent flat surfaces large enough for camping.

Next review

The next review for the Site will be scheduled five years from the date of this periodic review. In the event that additional cleanup actions or institutional controls are required, the next periodic review will be scheduled five years after those activities are completed.

References

Aspect 2020: *Supplemental Soil and Soil Gas Investigation Summary District on the River Redevelopment (formerly Riverbend) Spokane*, June 22, 2020, with soil sampling analytical data, Aspect Consultants, Seattle WA, Project No. 190210.

Aspect 2022a: *Progress Report No. 9, March 2022 with groundwater analytical data*, Aspect Consultants, Seattle WA, Project No. 190210.

Aspect 2022b: *Engineering Design Report for the Cleanup Action Addendum 1*, Aspect Consultants, Seattle WA, Project No. 190210.

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Ecology 2010: *First Periodic Review Report*, Dept. of Ecology, Toxics Cleanup Program, Eastern Region, Spokane WA.

Ecology 2015: *Second Periodic Review Report*, Dept. of Ecology, Toxics Cleanup Program, Eastern Region, Spokane WA.

Ecology 2022: *Cleanup Levels and Risk Calculation (CLARC) data table, vapor intrusion Method B table,* CLARC Update: August 2020 - Calculations (wa.gov), Dept. of Ecology Toxics Cleanup Program, Olympia WA.

Ecology 2021: *Cleanup Action Plan Addendum 1* (PPCD), Dept. of Ecology, Toxics Cleanup Program, Eastern Region, Spokane WA.

GeoEngineers 1999: *Focused Site Investigation Former American Tar Company Site Spokane Washington*, GeoEngineers File No. 0506-105-00, Spokane WA.

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Landau, 2003: *Institutional Control Plan Hamilton Street Bridge Site, Spokane, WA*, Landau Associates, Spokane WA.

Landau, 2004: *Oversight and Maintenance Plan, Hamilton Street Bridge Site, Spokane, WA*, Landau Associates, Spokane WA.

Landau, 2006: *Cleanup Action Completion Report, Hamilton Street Bridge Site, Spokane, WA*, Landau Associates, Spokane WA.

Landau, 2017: *First 2017 semi-annual groundwater monitoring report*, Landau Associates, Spokane WA.

Landau, 2021: *Second 2021 Semi-Annual Groundwater Monitoring Report Hamilton Street Bridge Site, Spokane, WA*, Landau Associates, Spokane WA.

Landau, 2022: *First 2022 Semi-Annual Groundwater Monitoring Report Hamilton Street Bridge Site, Spokane, WA*, Landau Associates, Spokane WA.

Spokane Aquifer Joint Board, John Porcello, LHG, Walter Burt, LHG, & Jacob Gorski, PE (GSI Water Solutions, Portland, OR) & Ty Wick (Spokane Aquifer Joint Board, Spokane, WA), (2017): *Climate Change & Summer Streamflows, climate change influence on summer streamflows unanticipated discovery while studying other influences,* in the Water Report issue no. 166, December 15, 2017, The-Water-Report-Climate-change-and-Summer-Streamflows166.12.15.17pdf.pdf (spokaneaquifer.org)

Spokane Valley Rathdrum Prairie Aquifer Atlas (2015): Spokane Valley - Rathdrum Prairie Aquifer Atlas, 2015 Update (spokanecounty.org)

United States Geological Survey (USGS), Rodney R. Caldwell and Craig L. Bowers (2003): *Surface-Water/Ground-Water Interaction of the Spokane River and the Spokane Valley/Rathdrum Prairie Aquifer, Idaho, and Washington.* Water-Resources Investigations Report 03-4239, Helena MT. spokane. book (usgs.gov)

Tables

Table 1: Shallow (20 ft.) groundwater elevations 2015–2021 mean sea level, from Landau (2021)

Date	MW02-20	MW04-20	MW08-20	MW09-20	ATC7-20	Spokane River
3-2-2015	1872.19	1,873.31	1,872.48	1,875.26	1,873.56	1,870.61
9-28-2015	1870.34	1,868.42	1,870.64	1,869.77	1,868.16	1,872.53
3-3-2016	1872.79	1,873.48	1,873.05	1,875.28	1,873.60	1,869.95
9-13-2016	1869.08	No value	1,870.01	1,869.62	1,868.00	1,873.81
9-6-2017	1870.41	1,869.14	1,870.72	1,870.46	1,868.86	1,872.46
3-12-2018	1871.40	1,871.96	1,871.68	1,873.74	1,872.06	1,871.47
8-28-2018	1870.58	1,869.03	1,870.62	1,870.37	1,868.75	1,872.57
3-7-2019	1870.86	1,870.05	1,870.90	1,871.59	1,869.98	1,872.26
9-17-2019	1870.70	1,868.69	1,870.68	1,869.92	1,868.31	1,872.46
3-9-2020	1871.24	1,870.88	1,871.26	1,872.48	1,870.84	1,871.87
9-28-2020	1870.69	1,869.14	1,870.72	1,870.56	1,868.92	1,872.44
3-22-2021	1871.56	1,870.94	1,871.56	1,872.50	1,870.86	1,871.53
9-7-2021	1870.61	1,868.14	1,870.61	1,869.49	1,867.87	1,872.55

Table 2: Deep (80–100 ft.) Groundwater Elevations 2015–2021 mean sea level, from Landau (2021)

Date	MW07-90	MW08-90	MW09-100	Spokane River
3-2-2015	1,873.46	1,873.39	1,874.43	1,870.61
9-28-2015	1,868.34	1,868.33	1,868.92	1,872.53
3-3-2016	1,873.56	1,873.51	1,875.00	1,869.95
9-13-2016	1,868.12	1,868.11	1,868.77	1,873.81
9-6-2017	1,869.06	1,869.07	1,869.60	1,872.46
3-12-2018	1,872.07	1,872.04	1,872.92	1,871.47
8-28-2018	1,868.94	1,868.96	1,869.52	1,872.57
3-7-2019	1,870.04	1,870.06	1,870.77	1,872.26
9-17-2019	1,868.53	1,868.56	1,869.05	1,872.46
3-9-2020	1,870.88	1,870.89	1,871.63	1,871.87
9-28-2020	1,869.08	1,869.10	1,869.68	1,872.44
3-22-2021	1,870.91	1,870.93	1,871.68	1,871.53
9-7-2021	1,868.05	1,868.08	1,868.63	1,872.55

Table 3: Sagamore groundwater monitoring data, April 2021 (Aspect, 2022a)

Analyte	Unit	Location Date AMW-1A 04/01/2021	AMW-1B 04/01/2021
Conventionals			
Cyanide, Weak acid dissociable (WAD)	mg/L	< 0.010 U	**0.0064 J**
Metals			
Arsenic, Dissolved	mg/L	**0.0031**	**0.00078 J**
Arsenic, Total	mg/L	**0.0037**	**0.0026**
Mercury	mg/L	< 0.00030 U	< 0.00030 U
PAHs			
1-Methylnaphthalene	ug/L	**0.054 J**	**360**
2-Methylnaphthalene	ug/L	**0.067 J**	**490**
Acenaphthene	ug/L	**1.3**	**260**
Acenaphthylene	ug/L	**0.16**	**15**
Anthracene	ug/L	**0.050 J**	**32**
Benzo(g,h,i)perylene	ug/L	**0.038 J**	**0.48**
Fluoranthene	ug/L	**0.11 J**	**16 J**
Fluorene	ug/L	< 0.089 UJ	**92**
Naphthalene	ug/L	< 0.089 U	**1200**
Phenanthrene	ug/L	< 0.089 U	**150**
Pyrene	ug/L	**0.088 J**	**22**
Benz(a)anthracene	ug/L	**0.034 J**	**2**
Benzo(a)pyrene	ug/L	**0.037 J**	**1.4**
Benzo(b)fluoranthene	ug/L	**0.044 J**	**0.87**
Benzo(k)fluoranthene	ug/L	**0.016 J**	**0.48**
Chrysene	ug/L	**0.027 J**	**1.8**
Dibenzo(a,h)anthracene	ug/L	**0.022 J**	**0.1**
Indeno(1,2,3-cd)pyrene	ug/L	**0.027 J**	**0.39**
Total cPAHs TEQ (ND = 1/2 RDL)	ug/L	**0.05157 J**	**1.802**
TPHs			
Gasoline Range Organics	ug/L	< 150 U	**15000**
Diesel Range Organics	ug/L	< 230 U	**8200 X**
Motor Oil Range Organics	ug/L	< 380 U	< 390 UJ

Notes:

Bold - detected

U - Analyte not detected at or above Reporting Limit (RL) shown

J - Result value estimated

UJ - Analyte not detected and the Reporting Limit (RL) is an estimate

X - Chromatographic pattern does not match fuel standard used for quantitation

D - Dissolved Fraction (filtered) sample result

T - Total Fraction (unfiltered) sample result

N - Fraction Not Applicable

cPAHs = carcinogenic polycyclic aromatic hydrocarbons

ND = 1/2 RDL - calculated using 1/2 the reporting limit for non-detected components

CAS = Chemical Abstracts Service Registry Number

Figures

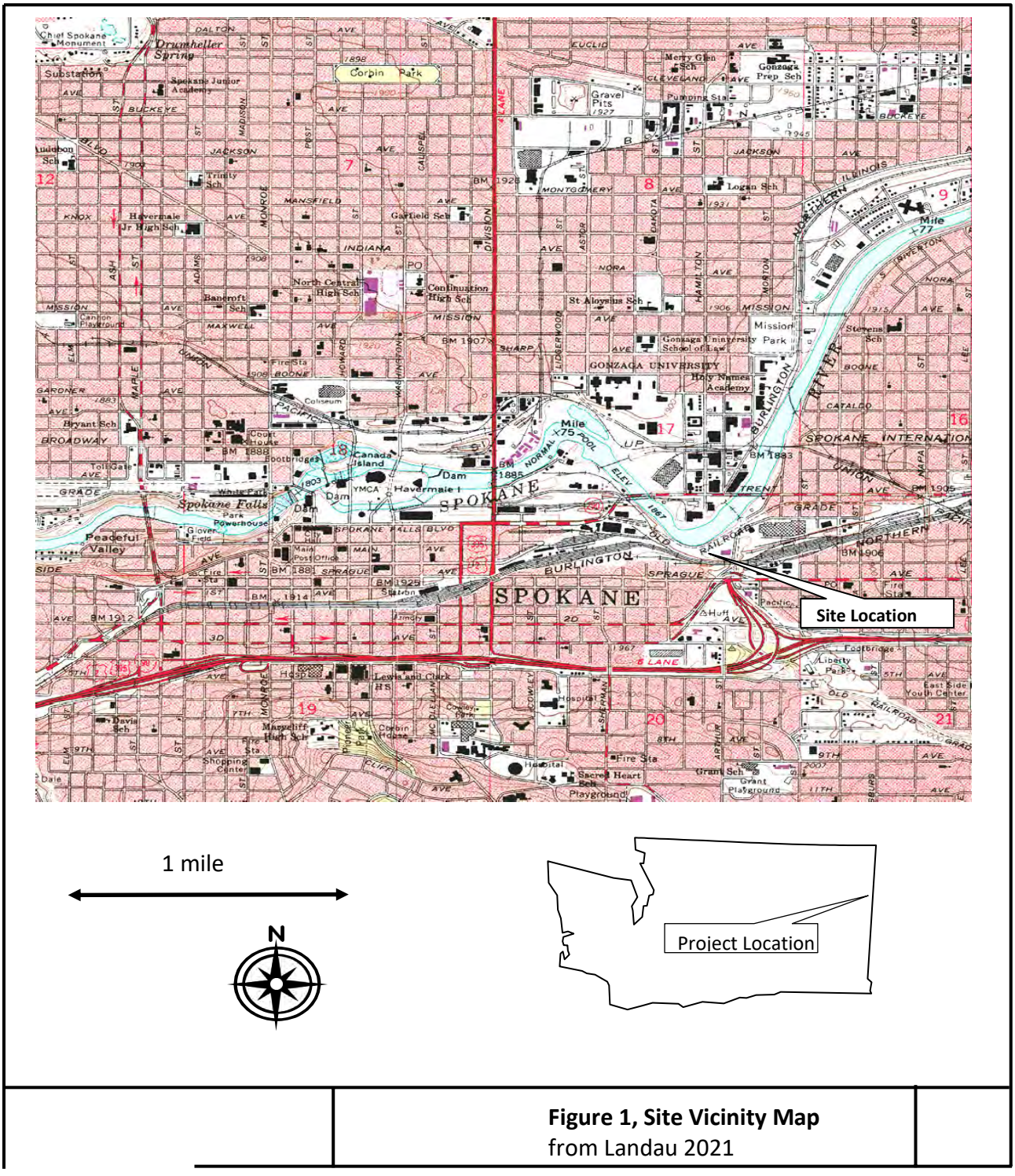


Figure 1, Site Vicinity Map
from Landau 2021

Figure 1. Site vicinity map (Landau, 2021)

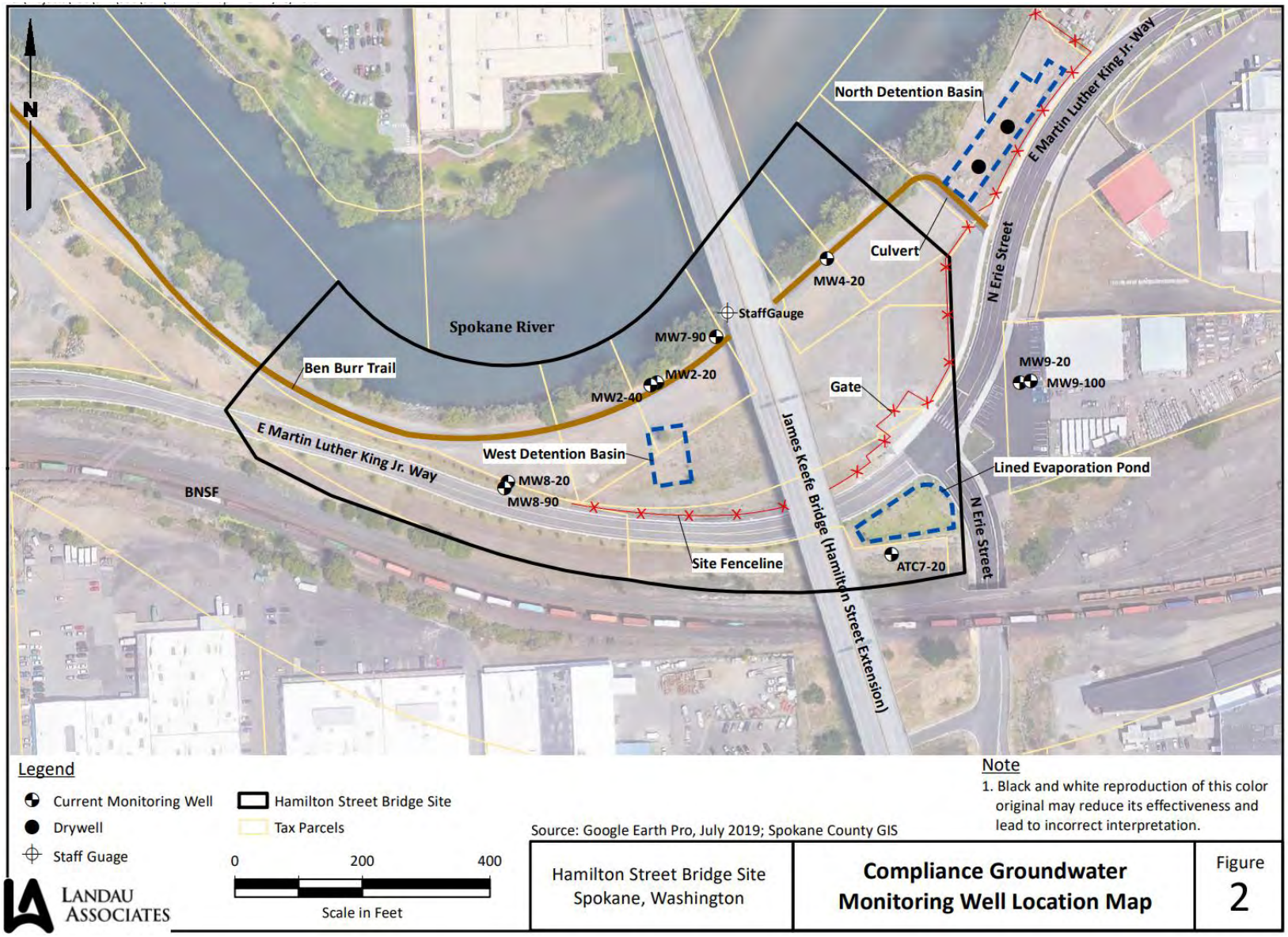


Figure 2. Site map (Landau, 2021)

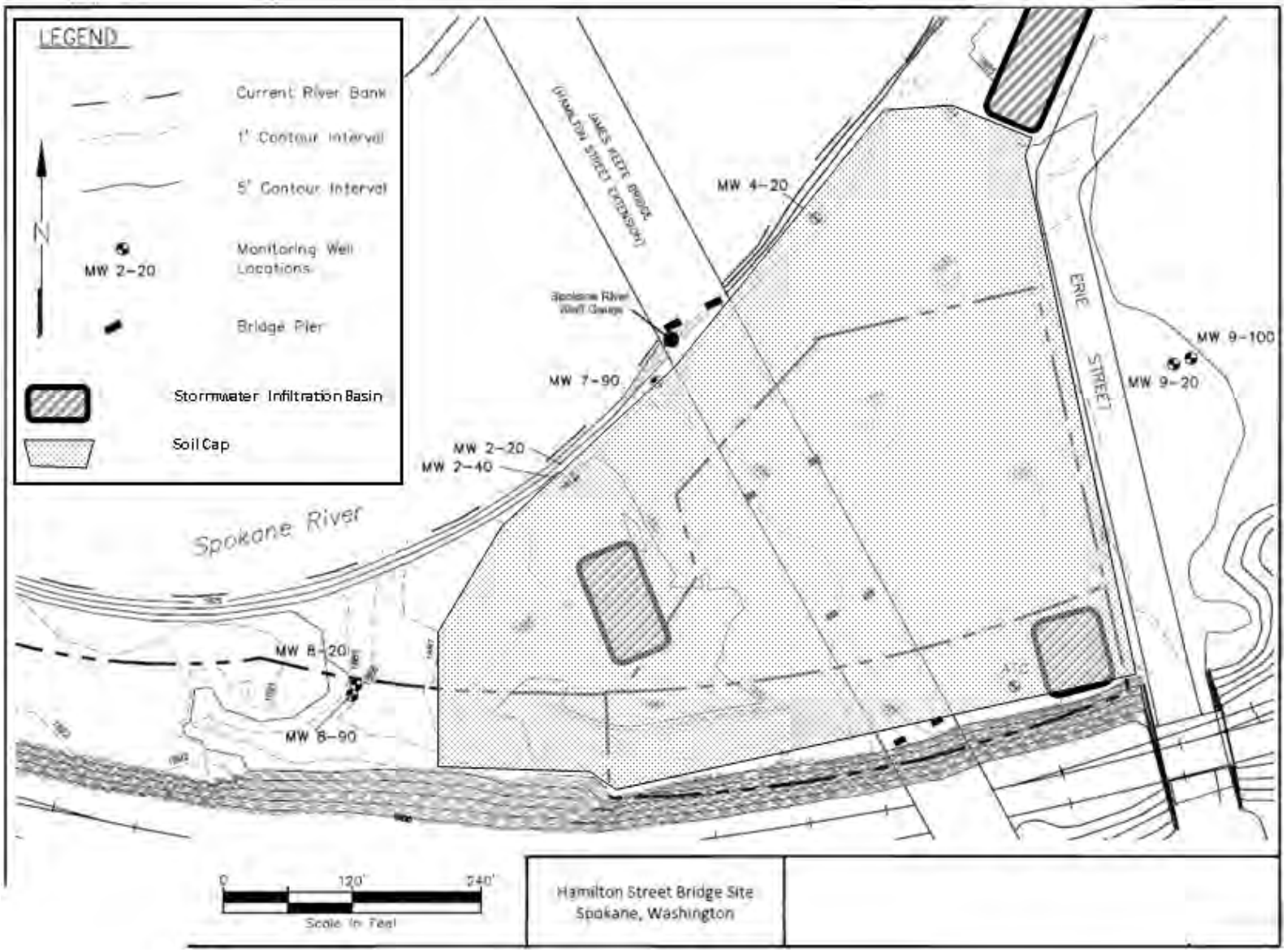


Figure 3. Soil cap and stormwater infiltration basins before Martin Luther King Jr. Way construction (Landau, 2017)

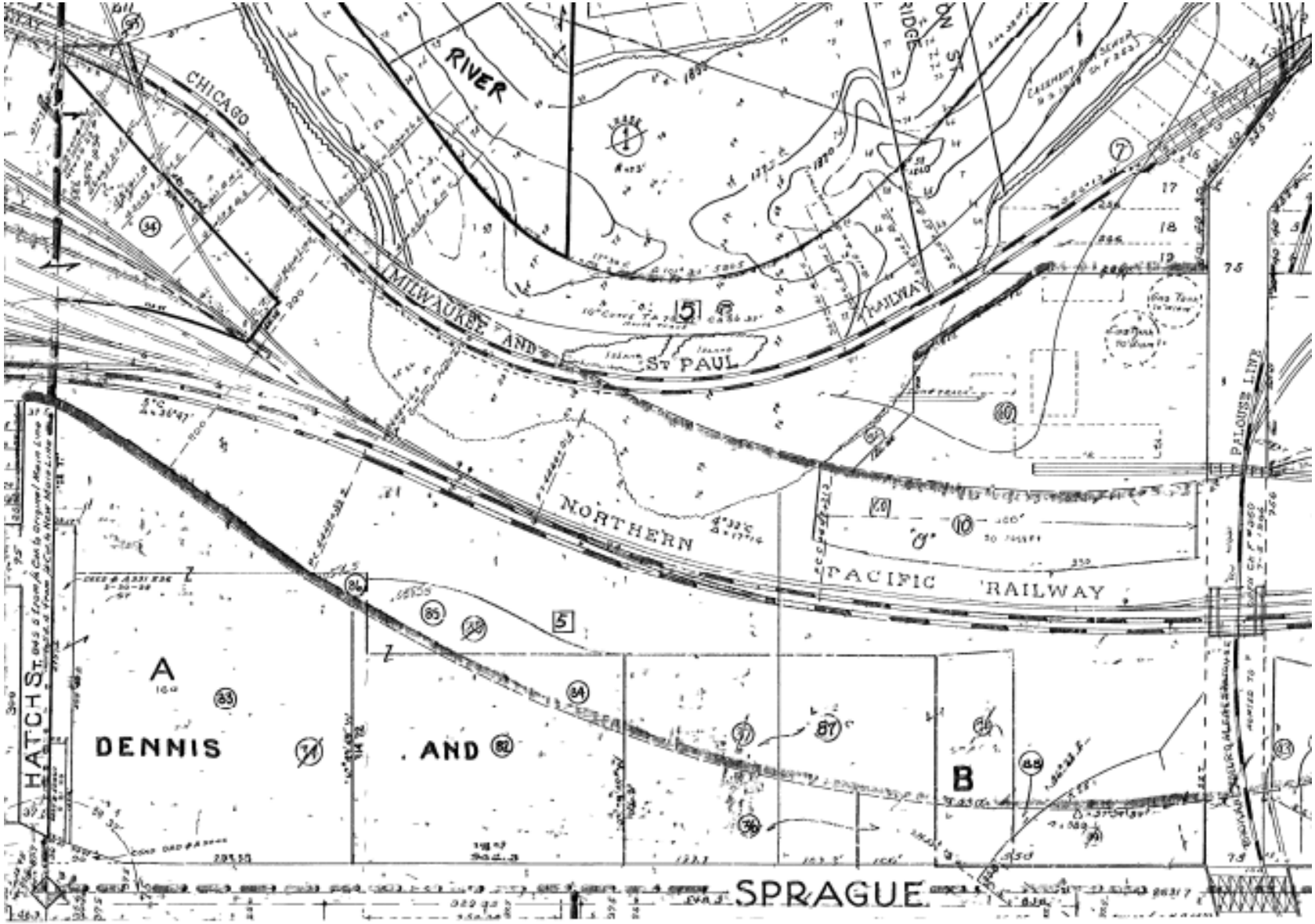


Figure 4. City of Spokane Plat showing the Chicago Milwaukee & Saint Paul Railroad Site infill

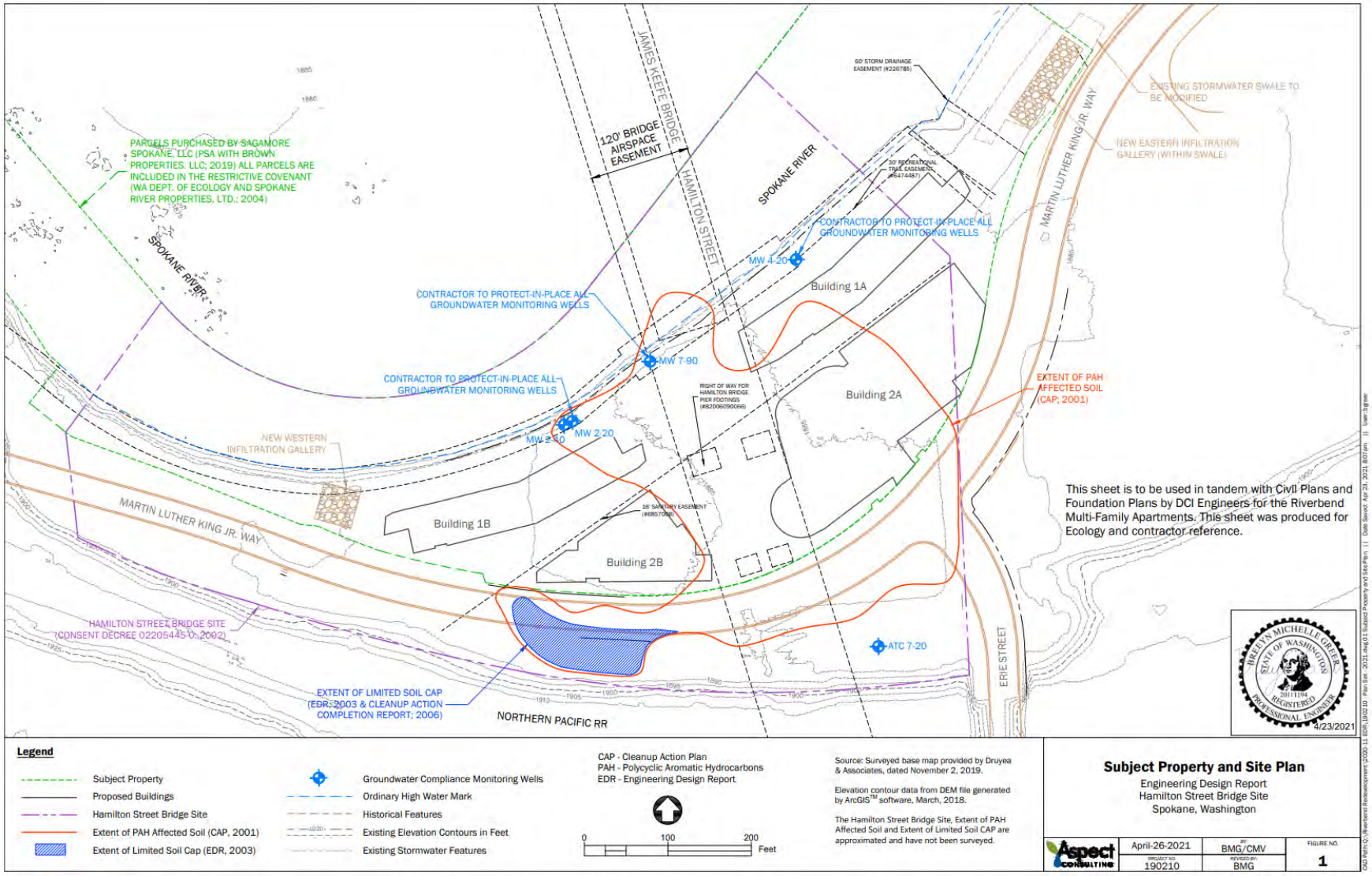


Figure 5. Sagamore's on-site redevelopment plans (Aspect, 2022b)

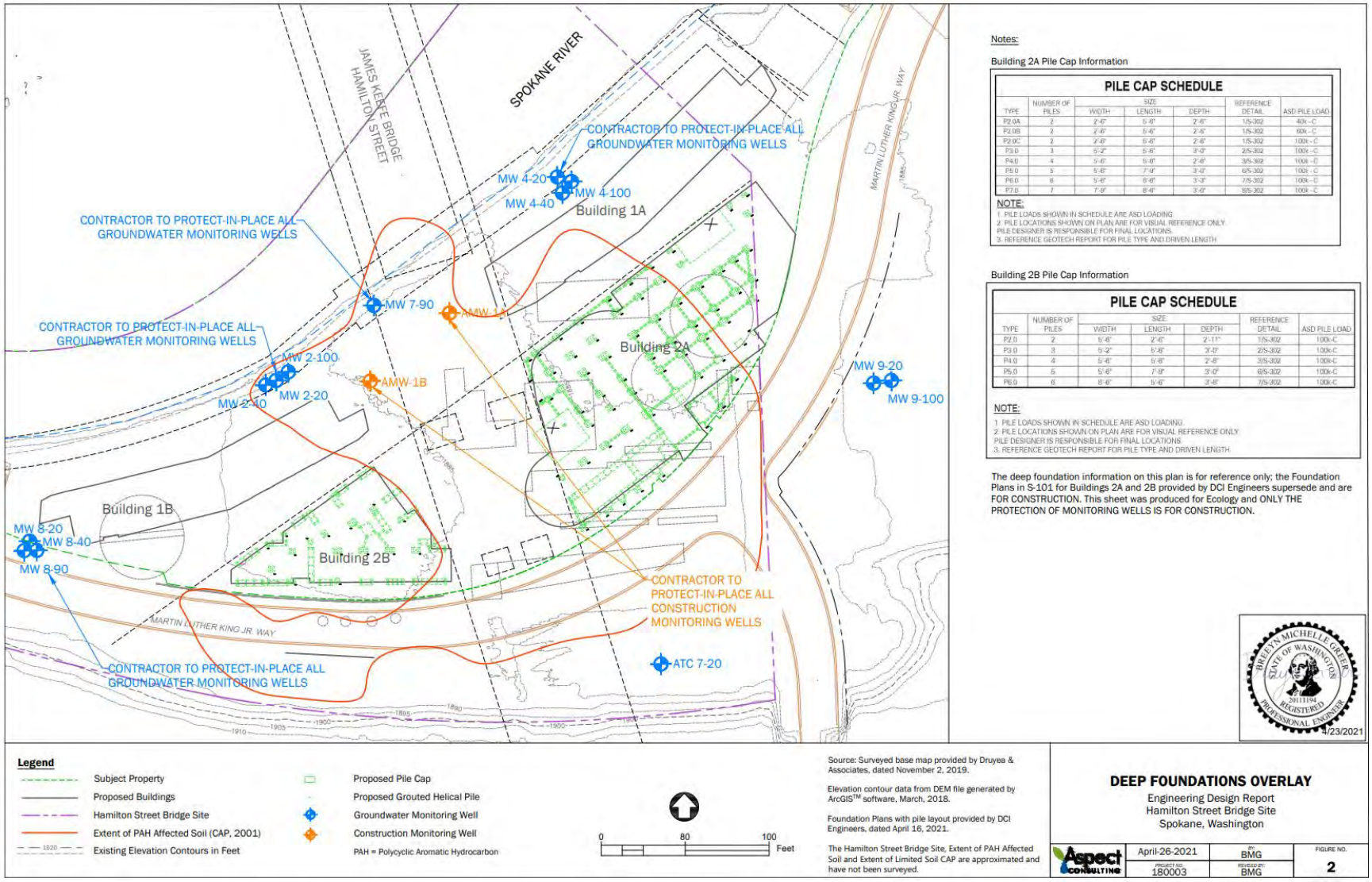


Figure 6. Sagamore's planned foundation piling configuration and groundwater wells AMW-1A and AMW-1B (Aspect, 2022b)

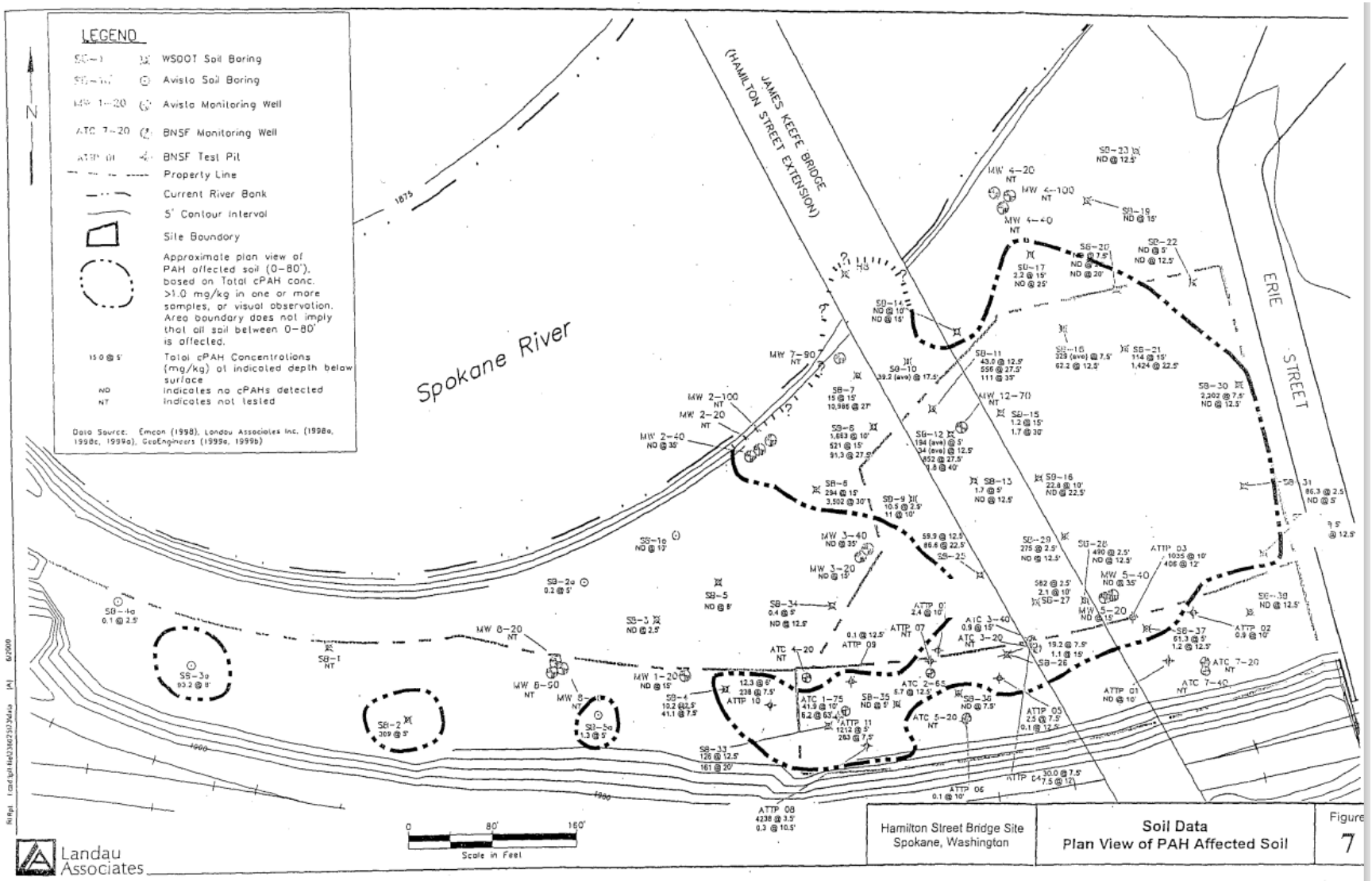


Figure 7. Areas exceeding the Site cleanup level for carcinogenic polynuclear aromatic hydrocarbons (Ecology, 2001)

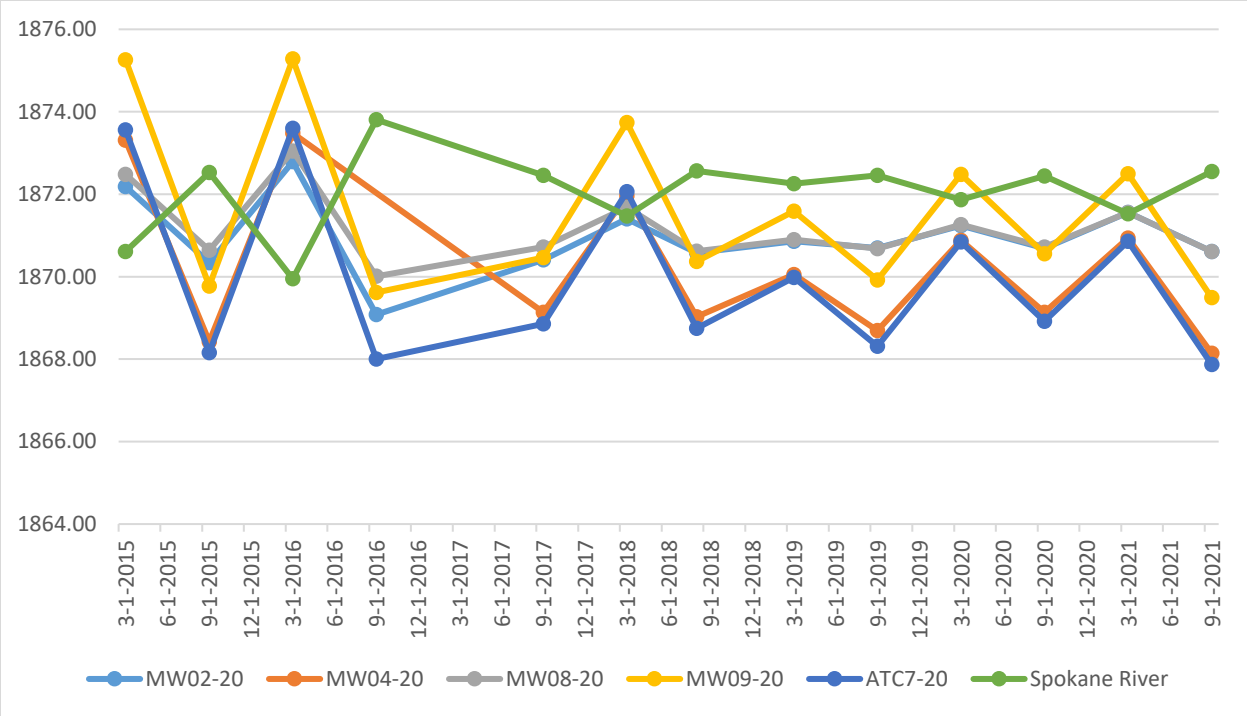


Figure 8. Shallow (20 ft) groundwater and Spokane River elevations 2015–2021

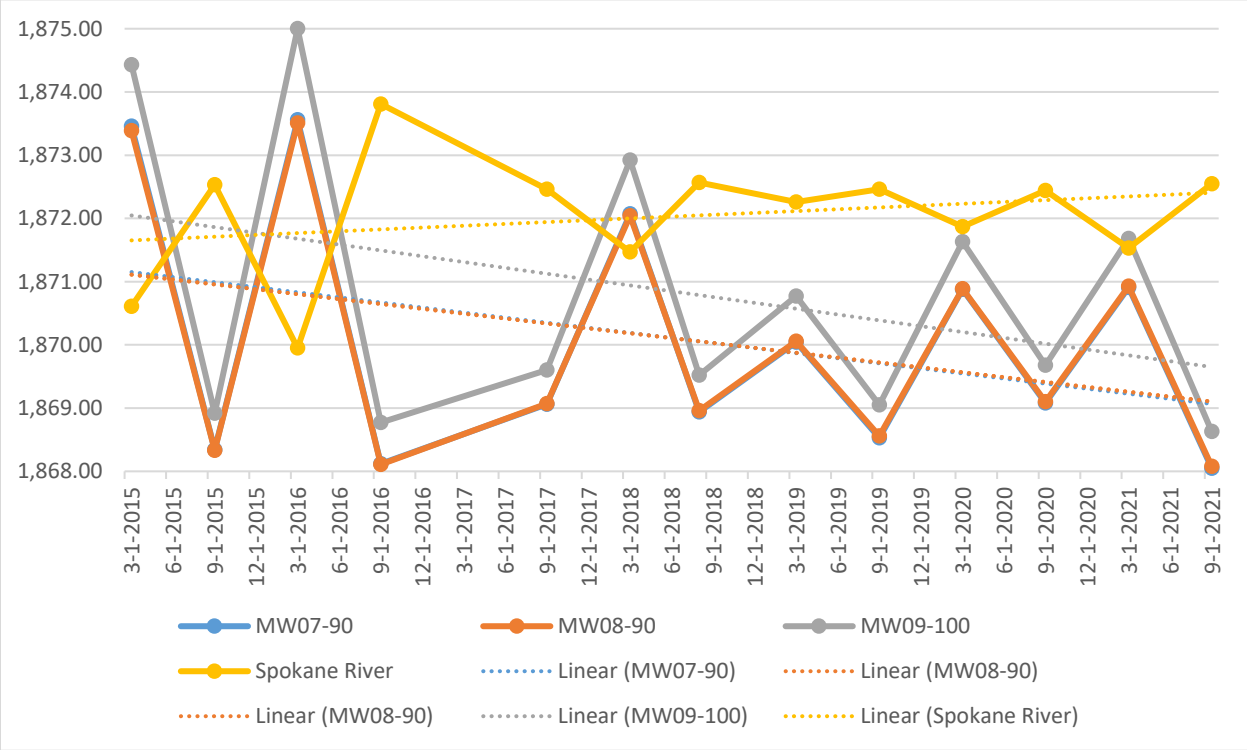


Figure 9. Deep (80–100 ft) groundwater elevations 2016–2021

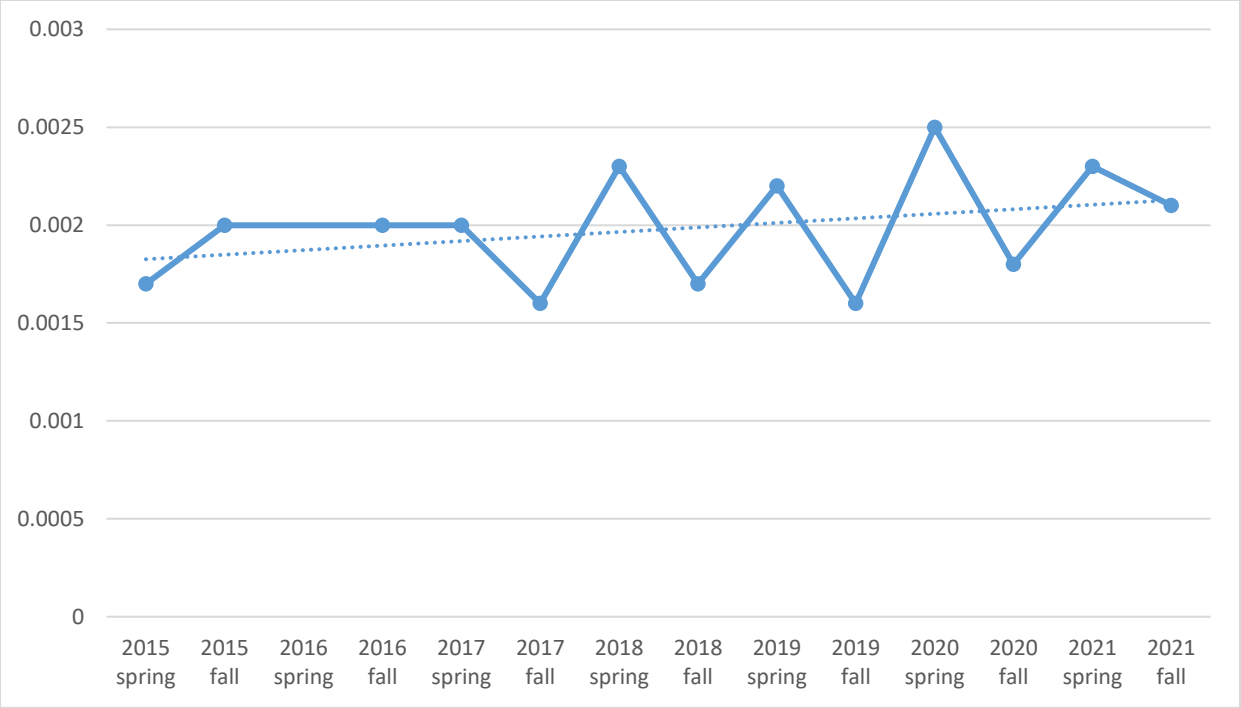


Figure 10. Deep (80-100 ft) horizontal groundwater gradients 2015–2021

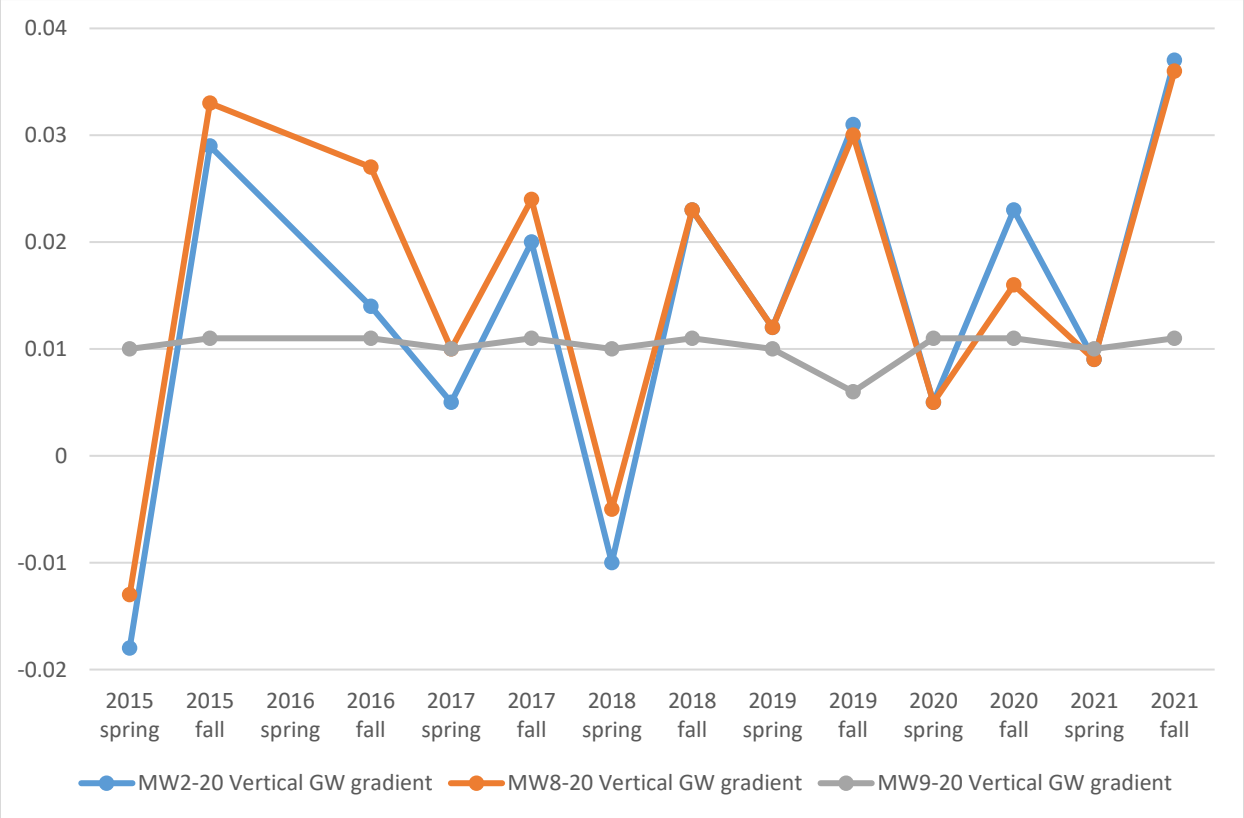


Figure 11. Vertical groundwater gradients 2015–2021

Figure 12. Ratio between horizontal deep groundwater gradients and vertical groundwater gradients 2015–2021

Appendix A: BNSF property transfer documents to the City of Spokane for Parcel No. 35174.0009

SPOKANE COUNTY

Seg/Merge Summary

Seg/Merge Information

Seg/Merge No.:	**20130080**	Initiation Date:	3/13/2013
Document Number:		Completion Date:	3/14/2013
Seg/Merge Type:	Parcel(s) Without Parents	Effective Date:	1/1/2012
Record Status:	Parcel Creation Complete	Status Last Changed Date:	3/14/2013
Process Status:	Completed	Parent Value Total:	$0
Remarks:	GIS: 217, APPR: 85, TCA: 0014, NBHD: 513533, PAR: NONE, CH: 35174.0009, NOTES: CREATING A PARCEL THAT WAS FORGOTTEN WHEN ACO 20120755 WAS COMPLETED. CREATING NEW PARCEL NOT CURRENTLY LISTED ON THE TAX ROLLS	Size Total:	
		Parent Year:	
		Child Year:	2013

Spokane County Assessor

Vicki Horton, Assessor

Real Property Segregation Division
1116 West Broadway Avenue
Spokane, Washington 99260

Phone:(509) 477-3698
Fax: (509) 477-2093
eMail:ASSRSEG@Spokanecounty.org

WORKSHEET

COMMERCIAL

ACO #: 20130080

PLAT:

Date: 3/13/2013 **GIS:** 217 **File #:** **Asmt. Yr:** 2012

No. of Parents: 0 **NBHD:** 513533 **Fire Ac:** ☐ **StormWater:** ☐

No. of Children: 1 **Appr:** 85 **TCA.:** 0014 **Tax Yr:** 2013 **Host Property:** ☐

P/C	Parcel #	Description	Site Address	Owner Name	Doc #	Tax Year	Land Value	Imp. Value	Prop Class	Sq. Ft. / Ac.	Exemption	ATC #	Notes
C	35174.0009	17-25-43 PTN OF SE1/4 DAF: COMMENCING AT INTER OF ELY LN OF DIVISION ST & SLY LN OF TRENT AVE TH S03°04'31"E 962.63FT TH N57°05'20"E 164.69FT TO PT OF CURVE OF 1352.61FT RADIUS CURVE TO RIGHT TH THRU C/A 17°27'28" ARC LENGTH 412.14FT TH N74°32'48"E 1708.23FT TO PT OF CURVE OF 2230FT RADIUS CURVE TO RIGHT TH ALG CURVE THRU C/A 05°54'49" ARC LENGTH 230.16FT TO PT OF COMPOUND CURVE OF 844.95FT RADIUS CURVE TO RIGHT CTR OF CIRCLE BEARS S09°32'23"E TH ALG ARC OF CURVE THRU C/A 25°01'29" ARC LENGTH 369.04FT TO PT OF COMPOUND CURVE OF 2230FT RADIUS CURVE TO RIGHT CTR OF CIRCLE BEARS S15°29'06"W TH ALG ARC THRU C/A 00°38'24"E ARC LENGTH 24.91FT TH N33°32'14"E 154.75FT TO PT ON SLY ROW LN OF FORMER CHICHAGO, MILWAUKEE & PUGET SOUND RAILWAY CO SAID PT BEING DIST 15FT SLY OF , AS MEASURED RADIALLY TO, TRACK CTR LN OF RR & ALSO TRUE POB TH SELY PAR & CONCENTRIC W/ CHICAGO, MILWAUKEE & PUGET SOUND MAIN TRACK CTR LN TO PT OF INTER W/ LN DRAWN PAR & CONCENTRIC W/ & DIST 200FT NLY OF, AS MEASURED RADIALLY TO, BNRR OLD MAIN TRACK CTR LN TH ELY PAR & CONCENTRIC W/	ADDRESS UNKNOWN SPOKANE, WA	CITY OF SPOKANE		2013	0	0	91	66,289			used GIS to get sq ft
						TOTALS:	**0**	**0**		**66,289**			

Child Property Account(s)

Property Acct. No.:	35174.0009	**Alt. Prop. No.:**		**Loc. Prop. Acct.:**	
TCA:	0014	**Situs Address:**	0 .UNKNOWN	**Exemption Indicator:**	N
Taxable:	Y	**Status:**	Completed	**Property Use Indicator:**	N
Legal Descripton:	17-25-43 PTN OF SE1/4 DAF: COMMENCING AT INTER OF ELY LN OF DIVISION ST & SLY LN OF TRENT AVE TH S03°04'31"E 962.63FT TH N57°05'20"E 164.69FT TO PT OF CURVE OF 1352.61FT RADIUS CURVE TO RIGHT TH THRU C/A 17°27'28" ARC LENGTH 412.14FT TH N74°32'48"E 1708.23FT TO PT OF CURVE OF 2230FT RADIUS CURVE TO RIGHT TH ALG CURVE THRU C/A 05°54'49" ARC LENGTH 230.16FT TO PT OF COMPOUND CURVE OF 844.95FT RADIUS CURVE TO RIGHT CTR OF CIRCLE BEARS S09°32'23"E TH ALG ARC OF CURVE THRU C/A 25°01'29" ARC LENGTH 369.04FT TO PT OF COMPOUND CURVE OF 2230FT RADIUS CURVE TO RIGHT CTR OF CIRCLE BEARS S15°29'06"W TH ALG ARC THRU C/A 00°38'24"E ARC LENGTH 24.91FT TH N33°32'14"E 154.75FT TO PT ON SLY ROW LN OF FORMER CHICHAGO, MILWAUKEE & PUGET SOUND RAILWAY CO SAID PT BEING DIST 15FT SLY OF , AS MEASURED RADIALLY TO, TRACK CTR LN OF RR & ALSO TRUE POB TH SELY PAR & CONCENTRIC W/ CHICAGO, MILWAUKEE & PUGET SOUND MAIN TRACK CTR LN TO PT OF INTER W/ LN DRAWN PAR & CONCENTRIC W/ & DIST 200FT NLY OF, AS MEASURED RADIALLY TO, BNRR OLD MAIN TRACK CTR LN TH ELY PAR & CONCENTRIC W/ 295FT M/L TO PT OF INTER W/ LN DRAWN AT RIGHT ANGLES TO BNRR NEW MAIN TRACK CTR LN, AS NOW LOCATED & CONSTRUCTED AT PT OF COMPOUND CURVATURE OF NEW MAIN TRACK CTR LN THE SELY AT RIGHT ANGLES TO SAID NEW TRACT CTR LN TO PT OF INTER W/ LN DRAWN PAR & CONCENTRIC W/ & DIST 50FT NLY OF, MEASURED RADIALLY TO, RR TRACK CTR LN TH WLY PAR & CONCENTRIC W/ TRACK CTR LN TO PT OF INTER W/ LN WHICH BEARS S33°32'14"W FROM TRUE POB TH N33°32'14"E TO POB			**Located-On Indicator:**	N

Parties:

Role	Name & Address
Owner	CITY OF SPOKANE 808 W SPOKANE FALLS BLVD SPOKANE WA 99201-3333
Taxpayer	CITY OF SPOKANE 808 W SPOKANE FALLS BLVD SPOKANE WA 99201-3333

Values:

Value Name	Amount
Taxable Value Regular	$0
Market Total	$0
Assessed Value	$0

Property Characteristics:

Tax Year	Characteristic	Value
2013	Use Code	91 Residential land - Undivided
	Unit of Measure	Square Feet
	Size	66289
	Fire Acres	0

Exemptions:

(End of Report)

Spokane County Assessor

Real Property Segregation Division
1116 West Broadway Avenue
Spokane, Washington 99260

Phone: (509) 477.3698
Fax: (509) 477-2093
Email: ASSRSEG@Spokanecounty.org

Segregation Request Summary

Seg Number	**20130080**	**Seg Category**	Administrative
Seg Status	Submitted	**Seg Type**	Administrative
Seg Status Reason			

Applicant Information

Applicant Is	Other	**Deputy ID**	NWHITCOMB
Name	SPOKANE ASSESSORS - GIS STAFF		
Address	1116 W BROADWAY AVENUE, SPOKANE, WA, 99260		
Phone	(509) 477-5933 **Work Phone** (509) 477-5939		**Fax**
Email	NWHITCOMB@SPOKANECOUNTY.ORG		

Segregation Information Checks

Pending Segs	**Taxes Owed**	**TCA Multiple**
Multiple Owners	**Res Impr**	**Pending Excises**
Related Prop	**Comm Impr**	
Annexations	**Exemptions**	

Parcel Information

Number of Existing Parcels: 0 **Current Parcels**

Number of New Parcels 0

Segregation Notes CREATING A PARCEL THAT WAS FORGOTTEN WHEN ACO 20120755 WAS COMPLETED. CREATING NEW PARCEL NOT CURRENTLY LISTED ON THE TAX ROLLS.

Spokane County Assessor

Real Property Segregation Division
1116 West Broadway Avenue
Spokane, Washington 99260

Phone: (509) 477.3698
Fax: (509) 477-2093
Email: ASSRSEG@Spokanecounty.org

If Segregation Request is in Pending status, missing requirements must be met within 30 days or the Segregation Request will be terminated from the Assessors Database!!!

Wentz, Michael

From: Buller, Dan [DBuller@SpokaneCity.org]
Sent: Monday, March 11, 2013 3:37 PM
To: Wentz, Michael
Subject: FW: Ownership FYI
Attachments: BNSF_Parcel 2_D_I Land Acquistion_March2013.pdf; COS-BNSF Documents to Spokane County.pdf; BNSF PARCEL MAP SEPT 2012.pdf

---

From: Shine, Rich
Sent: Monday, March 11, 2013 1:42 PM
To: Buller, Dan
Subject: RE: Ownership FYI

Dan,

Please see the attached PDF's outlining the information sent to and discussed with the County back in Sept of 2012. (PDF COS-BNSF Documents to Spokane County.pdf).

I have attached additional maps to show the areas of concern:

- PDF BNSF Parcel 2 D I Land Acquisition March2013.pdf: PDf shows general map of area, including the property in question, labeled 2 (d)
- BNSF Parcel Map Sept 2012: PDF from BNSF showing property sold by BNSF (to Glacier park, then acquired by City, see "Sold by BN-9200-740" for area, also the area with a dashed red line, shows the property owned currently by BNSF (See NP-100165: (49667 SQ.FT)), this is the parcel that used to show on GIS mapping, that was removed, and now shows as City.

Rich

From: Wentz, Michael [mailto:MWentz@spokanecounty.org]
Sent: Monday, March 11, 2013 11:14 AM
To: Buller, Dan
Cc: Whitcomb, Nicole
Subject: RE: Ownership FYI

Dan,
Please send me what you have.
Thanks,

Michael K. Wentz, Assessor GIS Supervisor
(509) 477-5939
mwentz@spokanecounty.org
Talking is Public Relations,
Doing is Public Service.

From: Whitcomb, Nicole
Sent: Wednesday, February 27, 2013 3:38 PM
To: Wentz, Michael
Subject: FW: Ownership FYI

From: Buller, Dan [mailto:DBuller@SpokaneCity.org]
Sent: Friday, February 22, 2013 9:33 AM
To: Whitcomb, Nicole
Subject: Ownership

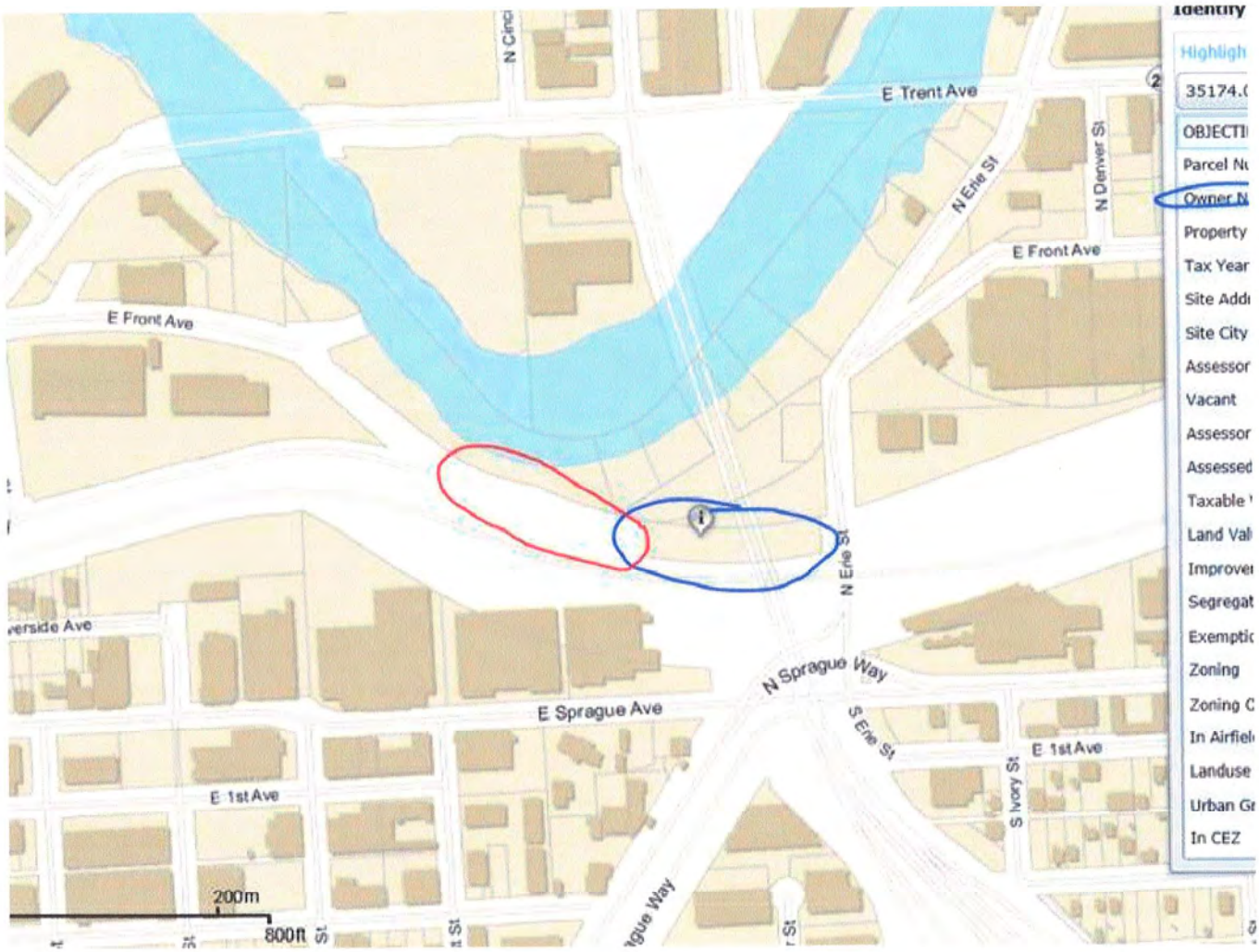
Nicole – some months back you helped me find some info for some city property in the vicinity of Hamilton and Trent...your info started the ball rolling and when that ball quit rolling, we discovered that the city and the RR had swapped a bunch of parcels. One of the parcels the city acquired was the parcel just west of the circled parcel below (where it should be shown is circled in red). The parcel circled in blue is actually owned by BNSF – you are showing it as owned by the City.

What I think may have happened is that the parcel in blue used to be shown as owned by BNSF but when someone went to add the parcel in red, they mistakenly just changed the ownership of the parcel in blue.

I've got documentation for all of the above. Are you the one to make this right?

Dan Buller

City of Spokane
808 W. Spokane Falls Blvd.
Spokane, WA 99201
dbuller@spokanecity.org
(509) 625-6391 phone
(509) 625-6349 fax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N Erie St
N Denver St
E Front Ave
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N Sprague Way
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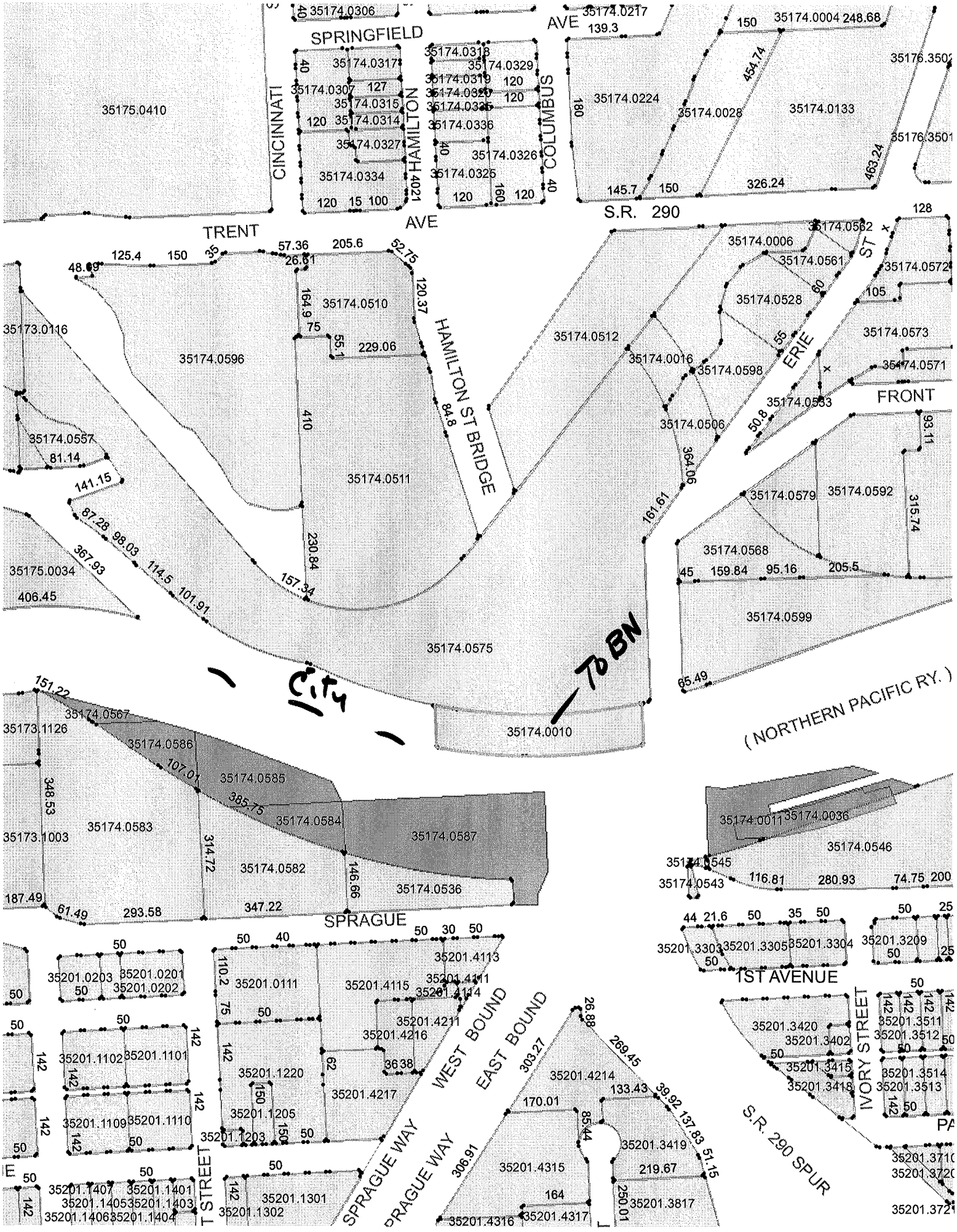
SPRINGFIELD
AVE
TRENT
AVE
S.R. 290
CINCINNATI
HAMILTON
COLUMBUS
HAMILTON ST BRIDGE
ERIE
ST
FRONT
SPRAGUE
1ST AVENUE
IVORY STREET
S.R. 290 SPUR
WEST BOUND
EAST BOUND
SPRAGUE WAY
(NORTHERN PACIFIC RY.)
TO BN
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TRENT
S.R. 290
HAMILTON ST BRIDGE
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35174.0512
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35201.1109
35201.1110
35201.3419
35201.4315
35201.3817
35201.1302
35201.1301
35201.3305
35201.3420
AVENUE

Spokane County Assessor

Real Property Segregation Division
1116 West Broadway Avenue
Spokane, Washington 99260

Phone:(509) 477-3698
Fax: (509) 477-2093
eMail:ASSRSEG@Spokanecounty.org

☐ ***Sale / Development Segregation***
The assessor tax parcel activity undertaken under this category is for the alteration of real property boundaries that can be used for transfer purposes. These divisions must be performed in accordance with applicable State and Local laws. Local City or County Planning Departments grant final permissions for divisions of land.

☐ ***Administrative Segregation***
The assessor tax parcel activity taken under this category is for the administrative manipulation of property boundaries that cannot be used for transfer purposes. To use a segregation created under this category for the purpose of sale, development or re-platting is a violation of RCW 58.17. This vehicle is for the creation of "Tax Accounts" for the administration and maintenance of Assessor Office mandates or functions.

Applicant is: ☐ *owner,* ☐ *purchaser / lessee,* ☐ *agent,* ☒ *other:* CITY OF SPOKANE, ENGINEERING SERVICES
Name: RICH SHINE - ENG. SERVICES
Address: 808 W SPOKANE FALLS BLVD City: SPOKANE State: WA
Zip: 99201-3343 Country: USA e-Mail: rshine@spokanecity.org
Phone: _____ Work Phone: 625-6420 Work e-Mail: _____
Parcel Numbers: 35174.0010

New Parcel Data: (Please insure that the data names provided here are used consistently throughout the application and support documentation. eg.. A, B, or 1, 2)
Parcel ID _____
Name: _____
Address: _____ City: _____ State: _____
Zip: _____ Country: _____ e-Mail: _____
Phone: _____ Work Phone: _____ Work e-Mail: _____
Parcel ID _____.
Name: _____
Address: _____ City: _____ State: _____
Zip: _____ Country: _____ e-Mail: _____
Phone: _____ Work Phone: _____ Work e-Mail: _____
Parcel ID _____.***(Attach additional sheets if needed).***
Name: _____
Address: _____ City: _____ State: _____
Zip: _____ Country: _____ e-Mail: _____
Phone: _____ Work Phone: _____ Work e-Mail: _____

Acknowledgement:

Print: _____ ***Signature:*** _____ ***Date:*** _____

ACO Number
20120755

(Public Official's Section)
Tax Status is: _____
RCW 84.40.042 requires that taxes be maintained in a current status until the completion of the segregation.

Planning Approval
☐ Approved ☐ Docs. Attached
Official: _____
Signature Date

Notes:
Please add Parcel 3 on QCD BK 1083 PG 838
To TAX ROLL & ADD ACTIVE PID # 35174.0010
TO MAP - PARCEL 3 HAS SOME PROBLEMS BUT
REVIEW QCD BK 1034 PG 1230 & CORRECTION
QCD BK 1114 PG 1445 FOR RESOLUTION

☐ Existing Improvements Located on Map.
☐ Segregation - Merge
☐ BLA – MLA
☐ TCA
☐ Survey Map

Date Stamp:
RECEIVED
SEP 27 2012
SPOKANE COUNTY
ASSESSORS OFFICE

Recd by: _____

SPOKANE COUNTY

Spokane County Assessor

Real Property Segregation Division
1116 West Broadway Avenue
Spokane, Washington 99260

Phone: (509) 477.3698
Fax: (509) 477-2093
Email: ASSRSEG@Spokanecounty.org

Segregation Request Summary

Seg Number	**20120755**	**Seg Category**	Administrative
Seg Status	Submitted	**Seg Type**	Segregation
Seg Status Reason			

Applicant Information

Applicant is	Other	**Deputy ID**	JHAWVERMALE
Name	RICH SHINE - ENG. SERVICES		
Address	808 W SPOKANE FALLS BLVD, SPOKANE, WA, 992013343		
Phone	(509) 625-6420 **Work Phone**	**Fax**	
Email	RSHINE@SPOKANECITY.ORG		

Segregation Information Checks

Pending Segs	NO	**Taxes Owed**	NO	**TCA Multiple**	NO
Multiple Owners	NO	**Res Impr**	NO	**Pending Excises**	NO
Related Prop	NO	**Comm Impr**	NO		
Annexations	NO	**Exemptions**	YES		

Parcel Information

Number of Existing Parcels:	1	**Current Parcels**	35174.0010
Number of New Parcels	2		

Segregation Notes PID# 35174.0010 NEEDS TO BE PUT BACK ON MAP & CITY OWNS AN ADJACENT PARCEL THEY WOULD LIKE ADDED TO TAX ROLL - PARCEL 3 OF QCD BK 1083 PG 838

MD - 145495

VOL. 1034 PAGE 1230

8905090010

REQUESTED BY TRANSAMERICA TITLE

MAY 9 8 39 AM '89

WILLIAM E. DONAHUE 700

SPOKANE COUNTY, WASH.

SAMPSON

QUIT CLAIM DEED

BURLINGTON NORTHERN RAILROAD COMPANY (formerly named Burlington Northern Inc.), a Delaware corporation, Grantor, for Ten and no/100 Dollars ($10.00) and other good and valuable consideration, and in confirmation of and pursuant to the Exchange Agreement and Deed dated as of December 30, 1988 between Grantor and Grantee, conveys and quit claims, without any covenants of warranty whatsoever and without recourse to the Grantor, its successors and assigns, to GLACIER PARK COMPANY, a Delaware corporation, 1011 Western Avenue, Suite 700, Seattle, Washington 98104, Grantee, all its right, title and interest, if any, in real estate described on Exhibit "A" attached hereto and made a part hereof, situated in Spokane County, State of Washington, together with all after acquired title of Grantor therein.

Dated this 20th day of January 1989.

BURLINGTON NORTHERN RAILROAD COMPANY

BY _____
J. H. Ilkka
Director - Title Services

8900005402

Excise Tax Paid on
Sale Amt. Pd. None
D.E. "SKIP" CHILBERG
Spokane County Treas
By _____ 5/9/89

ATTEST:

BY _____
Anita D. Wells
Assistant Secretary

BURLINGTON NORTHERN RAILROAD COMPANY INCORPORATE 1961 DELAWARE

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this 30th day of January, 1989, before me, the undersigned, a Notary Public in and for the State of Washington duly commissioned and sworn, personally appeared J. H. Ilkka and Anita D. Wells, to me known to be the Director - Title Services and Assistant Secretary, respectively, of Burlington Northern Railroad Company, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Jacqueline M Carriveau
Notary Public in and for the
State of Washington
Residing in: Seattle
My commission expires: 3/3/90

This instrument was drafted by:
Return to:
Glacier Park Company
Title Services Department
1011 Western Avenue, Suite 700
Seattle, Washington 98104

JACQUELINE M. CARRIVEAU
NOTARY PUBLIC
COMMISSION EXPIRES 3-3-90
STATE OF WASHINGTON

EXHIBIT "A"

That portion of the SE¼ of Section 17, T25N, R43E, of the W.M., City of Spokane, Spokane County, Washington, described as follows, to-wit:

Commencing at the intersection of the Easterly line of Division Street, according to the recorded plat of the Third Addition of the Railroad Addition of Spokane, recorded in Book A, Page 113, and the Southerly line of Trent Avenue, according to said plat; thence S03°04'31"E along said Easterly line of Division Street a distance of 962.93 feet; thence N57°05'20"E a distance of 164.69 feet to the point of curve of a 1352.61 foot radius curve to the right; thence along said curve through a central angle of 17°27'28" an arc length of 412.14 feet; thence N74°32'48"E a distance of 1708.23 feet to the point of curve of a 2230.0 foot radius curve to the right; thence along said curve through a central angle of 05°54'49" an arc length of 230.16 feet to the point of compound curve of a 844.95 foot radius curve to the right, the center of circle of which bears S09°32'23"E; thence along the arc of said curve, through a central angle of 25°01'29" an arc length of 369.04 feet to the point of compound curve of a 2230.0 foot radius curve to the right, the center of circle of which bears S15°29'06"W; thence along the arc of said curve through a central angle of 00°38'24" an arc length of 24.91 feet; thence N33°32'14"E a distance of 154.75 feet to a point on the Southerly right-of-way line of the former Chicago, Milwaukee and Puget Sound Railway Company, said point being distant 15.0 feet Southerly of, as measured radially to, the "Survey" Main Track centerline of said Railroad, as now located and constructed, said point also being the True Point of Beginning of the parcel to be described; thence Southeasterly parallel and concentric with said Chicago, Milwaukee and Puget Sound Main Track centerline to the point of intersection with a line drawn parallel and concentric with and distant 200.0 feet Northerly of, as measured radially to, Burlington Northern Railroad Company's (formerly Northern Pacific Railway Company's) Old Main Track centerline, as originally located and constructed; thence Easterly parallel and concentric with said Old Main Track centerline a distance of 295.0 feet, more or less, to the point of intersection with a line drawn at right angles to Burlington Northern Railroad Company's (formerly Northern Pacific Railway Company's) New Main Track centerline, as now located and constructed at the point of compound curvature of said New Main Track centerline; thence Southeasterly at right angles to said New Main Track centerline to the point of intersection with a line drawn parallel and concentric with and distant 50.0 feet Northerly of, as measured radially to, said Railroad Company's Yard Track centerline, as now located and constructed; thence Westerly parallel and concentric with said Yard Track centerline to the point of intersection with a line which bears S33°32'14"W from the True Point of Beginning; thence N33°31'14"E to the True Point of Beginning.

List # 4
Sequence # 1019
10C.4A.4/1019

CITY OF SPOKANE
REAL ESTATE DEPT.
MUNICIPAL BLDG.
SPOKANE, WA 99201-3333

8912290404 VOL. 1083 PAGE 838

QUIT CLAIM DEED

FOR VALUE RECEIVED, GLACIER PARK COMPANY, a Delaware corporation of 1011 Western Avenue, Suite 700, Seattle, Washington 98104 (Grantor), conveys and quit claims to the CITY OF SPOKANE, a Municipal corporation of West 808 Spokane Falls Blvd., Spokane, Washington 99210 (Grantee), the real estate hereafter described in Exhibit "A", situated in the County of Spokane State of Washington, together with all after acquired title of the grantor therein.

WHEREAS, the Grantor has agreed to convey the Land to Grantee in exchange for the conveyance to Grantor by Grantee of other property owned by the Grantee.

Dated December 13, 1989

9000000064
Excise Tax Paid on
Sale Amt. Pd None
D.E. "SKIP" CHILBERG
Spokane County Treas
By 12/29/89

GLACIER PARK COMPANY, a
Delaware corporation
By: M. D. Fulgham
[redacted] Vice President
Attest: Martha Anamosa
[redacted] Secretary

RECEIVED
FILED FOR RECORDED
REQUEST OF: City of Spokane
Dec 29 4 23 PM '89
WILLIAM E. DONAHUE
AUDITOR
SPOKANE COUNTY, WASH.

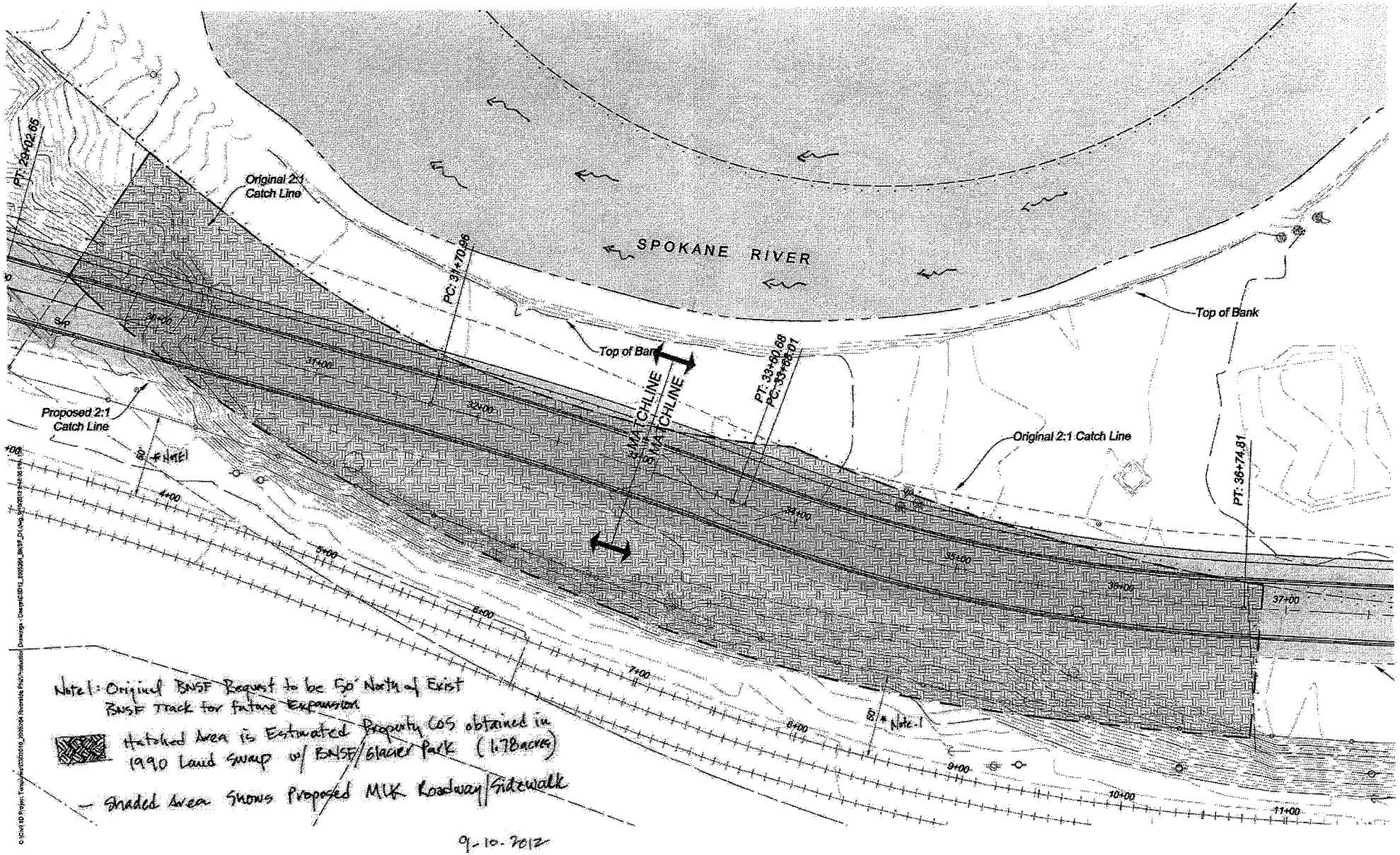
STATE OF WASHINGTON)
) ss:
County of King)

On this 21st day of December, 1989, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared M. D. Fulgham and Martha Anamosa to me known to be the Vice President and Secretary, respectively, of Glacier Park Company, a Delaware corporation the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized the execute the said instrument and that the seal affixed is the corporate seal of said corporation.

GIVEN under my hand and official seal the day and year last above written.

JED CLAWSON
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES OCT. 15, 1991

Notary Public for Washington
Residing at Bellevue
Commission expires: 10-15-91

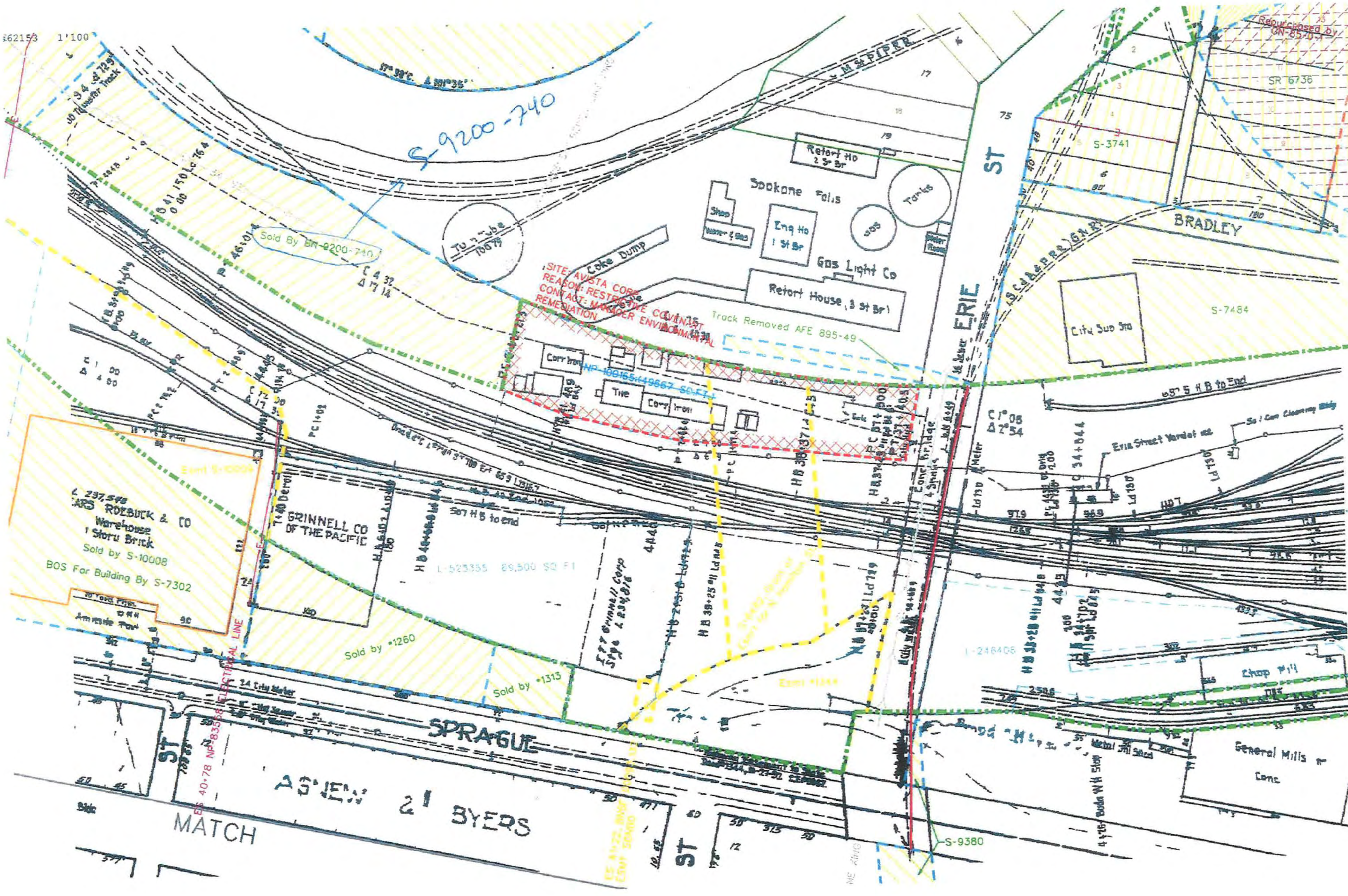


Note 1: Original BNSF Request to be 50' North of Exist BNSF Track for future Expansion

Hatched Area is Estimated Property COS obtained in 1990 Land Swap w/ BNSF/Glacier Park (1.78acres)

– Shaded Area Shows Proposed MLK Roadway/Sidewalk

9-10-2012



362153 1'100
S-9200-740
Sold By BN-9200-740
Spokane Falls
Retort Ho 2 St Br
Tanks
Shop
Eng Ho 1 St Br
Gas Light Co
Retort House, 3 St Br1
Coke Dump
SITE: AVISTA CORP
REASON: RESTRICTIVE COVENANT
CONTACT: MANAGER ENVIRONMENTAL REMEDIATION
Track Removed AFE 895-49
NP 100165 (49667 SQ FT)
ERIE ST
BRADLEY
S-3741
SR 6736
S-7484
City Sub Sta
Erie Street Yardof ice
GRINNELL CO OF THE PACIFIC
L-525355 89,500 SQ FT
ROEBUCK & CO Warehouse 1 Story Brick
Sold by S-10008
BOS For Building By S-7302
ELECTRICAL LINE
Sold by #1260
Sold by #1313
SPRAGUE
BYERS
MATCH
ST
L-246408
Chop Mill
General Mills Inc
S-9380

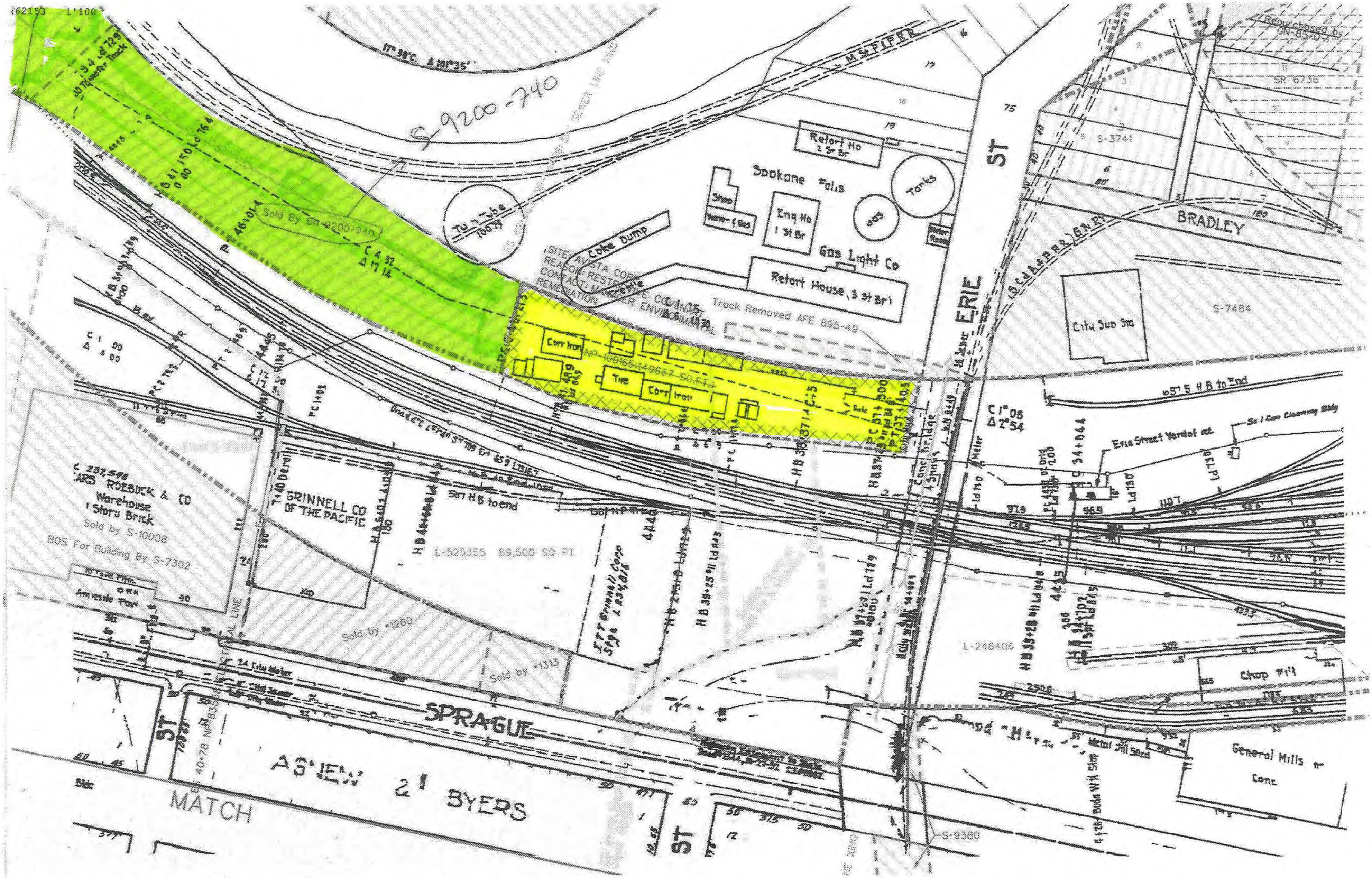

S-9200-740
Sold By S-9200-740
Spokane Falls
Gas Light Co
Retort House, 3 St Br
Retort Ho 2 St Br
Tanks
Eng Ho 1 St Br
Shop
Coke Dump
Corr Iron
Tile
Track Removed AFE 895-49
ERIE
ST
BRADLEY
S-3741
SR 6736
S-7484
City Sub Sta
GRINNELL CO OF THE PACIFIC
Warehouse 1 Story Brick
Sold by S-10008
BOS For Building By S-7302
L-525355 89,500 SQ FT
L-246405
SPRAGUE
MATCH
BYERS
General Mills Conc.
S-9380
Conc Bridge
Erie Street Viaduct

EXHIBIT "A"

PARCEL 1: THAT PORTION OF THE RAILROAD RIGHT OF WAY DELINEATED ON THE FACE OF THE PLAT OF AVONDALE ADDITION, AS PER PLAT THEREOF RECORDED IN VOLUME "A" OF PLATS, PAGE 96, LYING EAST OF THE WEST LINE OF SECTION 9, TOWNSHIP 25 NORTH, RANGE 43 E.W.M., AND WEST OF THE WEST RIGHT OF WAY LINE OF PERRY STREET, FORMERLY OHIO AVENUE;

PARCEL 2: THAT PORTION OF THE RAILROAD RIGHT OF WAY DELINEATED ON THE PLAT OF WOLVERTON AND CONLAN'S ADDITION, AS PER PLAT THEREOF RECORDED IN VOLUME "B" OF PLATS, PAGE 59, LYING WEST OF THE EAST LINE OF SECTION 8, TOWNSHIP 25 NORTH, RANGE 43 E.W.M., AND EAST OF THE EAST RIGHT OF WAY LINE OF HAMILTON STREET, FORMERLY KUAGAN STREET;

PARCEL 3: THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 25 NORTH, RANGE 43 E.W.M. DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF DIVISION STREET, ACCORDING TO THE RECORDED PLAT OF THE THIRD ADDITION TO THE RAILROAD ADDITION OF SPOKANE, AS PER PLAT THEREOF RECORDED IN VOLUME "A" OF PLATS, PAGE 113 , AND THE SOUTHERLY LINE OF TRENT AVENUE, ACCORDING TO SAID PLAT; THENCE SOUTH 03 DEGREES 04'31" EAST ALONG SAID EASTERLY LINE OF DIVISION STREET A DISTANCE OF 962.93 FEET; THENCE NORTH 57 DEGREES 05'20" EAST A DISTANCE OF 164.69 FEET TO THE POINT OF CURVE OF A 1352.61 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17 DEGREES 27'28" AN ARC LENGTH OF 412.14 FEET; THENCE NORTH 74 DEGREES 32'48" EAST A DISTANCE OF 1708.23 FEET TO THE POINT OF CURVE OF A 2230.0 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05 DEGREES 54'49" AN ARC LENGTH OF 230.16 FEET TO THE POINT OF COMPOUND CURVE OF A 844.95 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF CIRCLE OF WHICH BEARS SOUTH 09 DEGREES 32'23" EAST; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25 DEGREES 01'29" AN ARC LENGTH OF 369.04 FEET TO THE POINT OF COMPOUND CURVE OF A 2230.0 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF CIRCLE OF WHICH BEARS SOUTH 15 DEGREES 29'06" WEST; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00 DEGREES 38'24" AN ARC LENGTH OF 24.91 FEET; THENCE NORTH 33 DEGREES 32'14" EAST A DISTANCE OF 154.75 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE FORMER CHICAGO, MILWAUKEE AND PUGET SOUTH RAILWAY COMPANY, SAID POINT BEING DISTANT 15.0 FEET SOUTHERLY OF, AS MEASURED RADIALLY TO, THE "SURVEY" MAIN TRACK CENTERLINE OF SAID RAILROAD, AS NOW LOCATED AND CONSTRUCTED, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE SOUTHEASTERLY PARALLEL AND CONCENTRIC WITH SAID CHICAGO, MILWAUKEE AND PUGET SOUND MAIN TRACK CENTERLINE TO THE POINT OF INTERSECTION WITH A LINE DRAWN PARALLEL AND CONCENTRIC

WITH AND DISTANT 200.0 FEET NORTHERLY OF, AS MEASURED RADIALLY TO, BURLINGTON NORTHERN RAILROAD COMPANY'S (FORMERLY NORTHERN PACIFIC RAILWAY COMPANY'S) OLD MAIN TRACK CENTERLINE, AS ORIGINALLY LOCATED AND CONSTRUCTED; THENCE EASTERLY PARALLEL AND CONCENTRIC WITH SAID OLD MAIN TRACK CENTERLINE A DISTANCE OF 295.0 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION WITH A LINE DRAWN AT RIGHT ANGLES TO BURLINGTON NORTHERN RAILROAD COMPANY'S (FORMERLY NORTHERN PACIFIC RAILWAY COMPANY'S) NEW MAIN TRACK CENTERLINE, AS NOW LOCATED AND CONSTRUCTED AT THE POINT OF COMPOUND CURVATURE OF SAID NEW MAIN TRACK CENTERLINE; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO SAID NEW MAIN TRACK CENTERLINE TO THE POINT OF INTERSECTION WITH A LINE DRAWN PARALLEL AND CONCENTRIC WITH AND DISTANT 50.0 FEET NORTHERLY OF, AS MEASURED RADIALLY TO, SAID RAILROAD COMPANY'S YARD TRACK CENTERLINE, AS NOW LOCATED AND CONSTRUCTED; THENCE WESTERLY PARALLEL AND CONCENTRIC WITH SAID YARD TRACK CENTERLINE TO THE POINT OF INTERSECTION WITH A LINE WHICH BEARS SOUTH 33 DEGREES 32'14" WEST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 33 DEGREES 32'14" EAST TO THE TRUE POINT OF BEGINNING;

PARCEL 4: A STRIP OF LAND OF VARIABLE WIDTH, SITUATED IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 25 NORTH, RANGE 43 E.W.M., DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT ON THE EAST LINE OF SUPERIOR STREET, DISTANT 75 FEET EAST AND 25 FEET SOUTH OF THE NORTHEAST CORNER OF BLOCK 42 OF ADDITION TO SECOND SINTO ADDITION, AS PER PLAT THEREOF RECORDED IN VOLUME "A" OF PLATS, PAGE 212, PRODUCED EAST; THENCE EAST, PARALLEL TO THE NORTH LINE OF SAID BLOCK 42 PRODUCED EAST, 385.75 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF JOINT RIGHT OF WAY OF BURLINGTON NORTHERN INC. AND OREGON, WASHINGTON RAILROAD AND NAVIGATION COMPANY, BEING 12 FEET WEST MEASURED AT RIGHT ANGLES, FROM THE ORIGINAL MAIN TRACK RIGHT OF WAY RESERVED IN DEED RECORDED IN VOLUME 131 OF DEEDS, PAGE 253, BEING THE TRUE POINT OF BEGINNING; THENCE NORTHERLY, ALONG A TANGENT LINE TO THE LEFT THROUGH AN INTERNAL ANGLE OF 103 DEGREES 21' FROM LAST DESCRIBED COURSE, 319.70 FEET TO A POINT; THENCE NORTHEASTERLY, ALONG A TANGENT LINE TO THE RIGHT THROUGH AN INTERNAL ANGLE OF 11 DEGREES 47' FROM LAST DESCRIBED COURSE EXTENDED, 230.0 FEET TO A POINT; THENCE NORTHERLY, ALONG A TANGENT LINE TO THE LEFT THROUGH AN INTERNAL ANGLE OF 4 DEGREES 24'30" FROM LAST DESCRIBED COURSE EXTENDED, 300.14 FEET TO A POINT ON THE SOUTH LINE OF SHARP AVENUE, SAID POINT BEING 771.52 FEET EAST OF THE NORTHEAST CORNER OF BLOCK 38 AFORESAID ADDITION; THENCE EAST ALONG SAID SOUTH LINE OF SHARP AVENUE TO A POINT OF INTERSECTION WITH THE WESTERLY LINE OF SAID JOINT RIGHT OF WAY; THENCE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY TO THE TRUE POINT OF BEGINNING, BEING THE SAME PROPERTY CONVEYED FROM THE SISTERS OF THE HOLY NAMES TO BURLINGTON NORTHERN, INC., BY DEED DATED APRIL 29, 1971 AND FILED FOR RECORD ON MAY 5, 1971, IN BOOK 89 OF DEEDS, PAGE 1355;

ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID BLOCK 36; THENCE CONTINUING SOUTHERLY ALONG THE SOUTHERLY EXTENSION OF THE LAST DESCRIBED LINE A DISTANCE OF 305.7 FEET TO THE BEGINNING OF A 04 DEGREES TANGENTIAL CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 24 DEGREES 48' AN ARC DISTANCE OF 620.0 FEET; THENCE SOUTHWESTERLY TANGENT TO SAID CURVE A DISTANCE OF 963.4 FEET TO THE BEGINNING OF A 06 DEGREE TANGENTIAL CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 65 DEGREES 00' AN ARC DISTANCE OF 1083.3 FEET TO THE END OF SAID CURVE AND THERE TERMINATING;

PARCEL 10: A STRIP OF LAND 12.0 FEET WIDE WESTERLY OF AND CONTIGUOUS TO THE 80.0 FOOT WIDE STRIP OF LAND HEREIN DESCRIBED AS PARCEL 9, LYING BETWEEN A LINE DRAWN PARALLEL WITH AND DISTANT 900.0 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF BOONE AVENUE, ACCORDING TO THE RECORDED PLAT OF SECOND SINTO ADDITION TO THE CITY OF SPOKANE, AS PER PLAT THEREOF RECORDED IN VOLUME "A" OF PLATS, PAGE 145 AND NORTH LINE OF SAID BOONE AVENUE;

PARCEL 11: A STRIP OF LAND 20.0 FEET WIDE WESTERLY OF AND CONTIGUOUS TO THE 80.0 FOOT WIDE STRIP OF LAND HEREIN DESCRIBED AS PARCEL 9, LYING SOUTH OF A LINE DRAWN PARALLEL WITH AND DISTANT 900.00 FEET SOUTHERLY OF AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF BOONE AVENUE, ACCORDING TO THE RECORDED PLAT OF SECOND SINTO ADDITION TO THE CITY OF SPOKANE, AS PER PLAT THEREOF RECORDED IN VOLUME "A" OF PLATS, PAGE 145, AND EAST OF THE EAST LINE OF SUPERIOR STREET, ACCORDING TO THE RECORDED PLAT OF SECOND SINTO ADDITION TO THE CITY OF SPOKANE, AS PER PLAT THEREOF RECORDED IN VOLUME "A" OF PLATS, PAGE 145;

PARCEL 12: ALL THAT PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 25 NORTH, RANGE 43 E.W.M. DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SHARP AVENUE, ACCORDING TO THE RECORDED PLAT OF SECOND SINTO ADDITION TO THE CITY OF SPOKANE, AS PER PLAT THEREOF RECORDED IN VOLUME "A" OF PLATS, PAGE 145 AND THE WEST LINE OF THE 80 FOOT WIDE STRIP OF LAND HEREIN DESCRIBED AS PARCEL 9; THENCE WESTERLY ALONG SAID SOUTH LINE OF SHARP AVENUE A DISTANCE OF 5.0 FEET; THENCE SOUTHWESTERLY TO A POINT ON THE NORTH LINE OF BOONE AVENUE, ACCORDING TO THE RECORDED PLAT OF SECOND SINTO ADDITION TO THE CITY OF SPOKANE, AS PER PLAT THEREOF RECORDED IN VOLUME "A" OF PLATS, PAGE 146, DISTANT 10.0 FEET WEST OF THE WEST LINE OF SAID 80 FOOT WIDE STRIP; THENCE EAST ALONG THE NORTH LINE OF BOONE AVENUE TO THE WEST LINE OF SAID 80 FOOT WIDE STRIP; THENCE NORTHEASTERLY ALONG SAID WEST LINE TO THE POINT OF BEGINNING;

PARCEL 13: THAT PORTION OF TRENT AVENUE (REALIGNMENT) AS SHOWN ON "RIVERPOINT TWO" SHORT PLAT #CITY 88-12, ACCORDING TO PLAT RECORDED IN BOOK 6 OF SHORT PLATS, PAGES 12 AND 13, LOCATED IN THE SW 1/4 OF SECTION 17, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M., CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF PARCEL A OF SAID RIVERPOINT TWO SHORT PLAT #CITY 88-12; THENCE NORTH 87 DEGREE 06'24" EAST, ALONG THE SOUTH LINE OF SAID PARCEL A, 100.39 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE SOUTHERLY AND SOUTHEASTERLY BOUNDARY OF SAID RIVERPOINT TWO SHORT PLAT #CITY 88-12 THE FOLLOWING FIVE COURSES: (1) NORTH 87 DEGREES 06'24" EAST, 53.22 FEET TO A POINT ON A NONTANGENT 1,707.69 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF CIRCLE OF WHICH BEARS SOUTH 21 DEGREES 14'16" EAST; (2) THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11 DEGREES 06'46", 331.21 FEET TO A POINT ON A 695.00 FOOT RADIUS NONTANGENT CURVE TO THE LEFT, THE CENTER OF CIRCLE OF WHICH BEARS NORTH 43 DEGREES 36'22" WEST; (3) THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10 DEGREES 47'14", 130.85 FEET TO THE POINT OF TANGENT; (4) THENCE NORTH 35 DEGREES 36'24" EAST, 230.36 FEET TO THE POINT OF CURVE OF A 305.00 FOOT RADIUS CURVE TO THE RIGHT; (5) THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25 DEGREES 21'13", 134.96 FEET TO THE NORTHWESTELRY LINE OF TRENT AVENUE; THENCE ALONG SAID NORTHWESTERLY LINE OF TRENT AVENUE THE FOLLOWING FOUR CALLS: (1) NORTH 28 DEGREES 09'48" EAST, 36.34 FEET TO THE POINT OF CURVE OF A 185.00 FOOT RADIUS CURVE TO THE RIGHT; (2) THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14 DEGREES 05'03", 45.48 FEET; (3) THENCE NORTH 46 DEGREES 49'19" EAST, 69.10 FEET; (4) THENCE NORTH 82 DEGREES 48'28" EAST, 70.33 FEET TO A POINT ON THE HIGH WATER LINE OF THE SOUTH BANK OF THE SPOKANE RIVER; THENCE NORTH 14 DEGREES 37'29" WEST, ALONG SAID HIGH WATER LINE 8.24 FEET; THENCE SOUTH 82 DEGREES 48'28" WEST, 63.29 FEET TO THE POINT OF CURVE OF A 395.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 47 DEGREES 12'04", 325.41 FEET TO THE POINT OF TANGENT; THENCE SOUTH 35 DEGREES 36'24" WEST, 230.36 FEET TO THE POINT OF CURVE OF A 605.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 44 DEGREES 07'43", 465.96 FEET TO THE POINT OF BEGINNING;

ALL SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

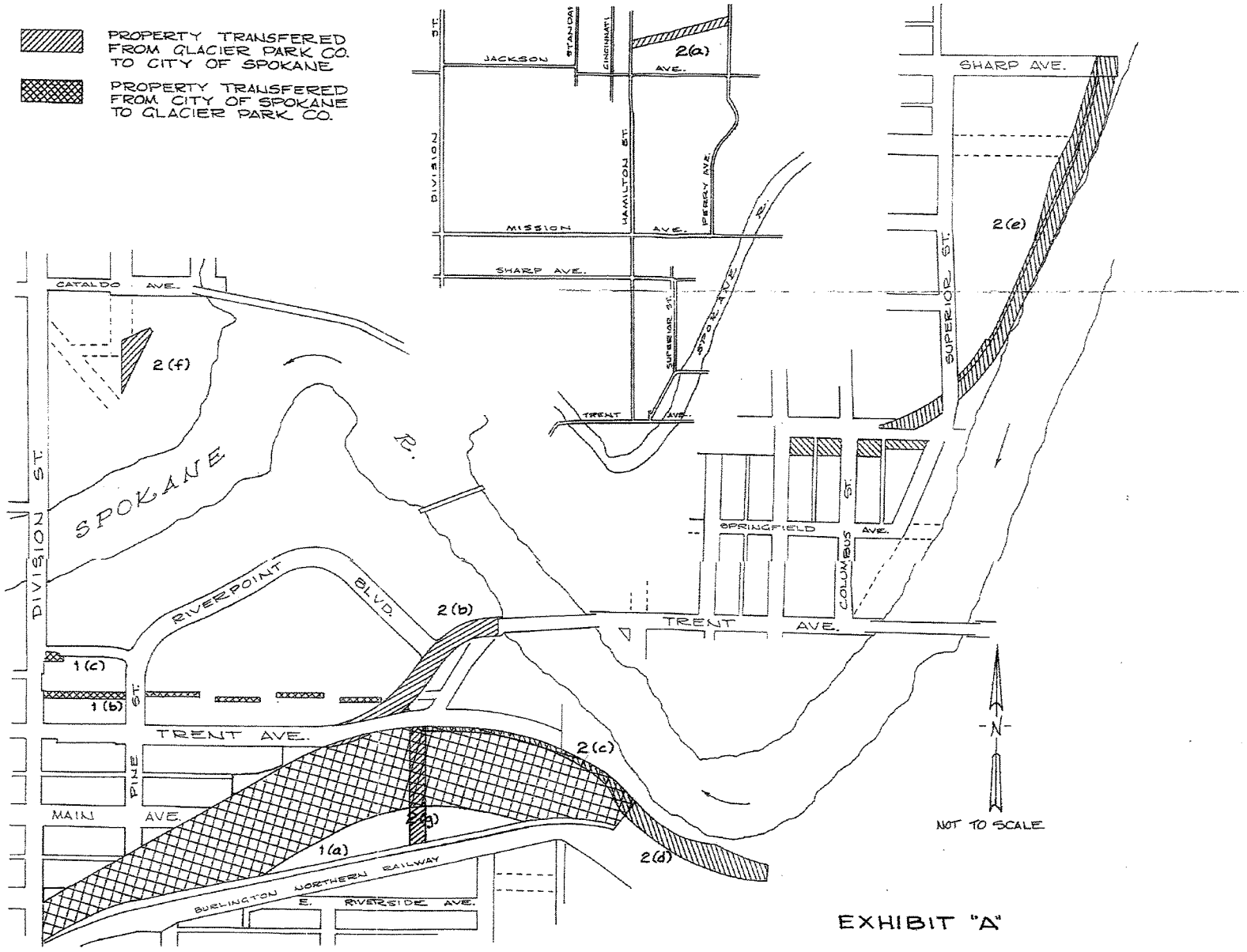
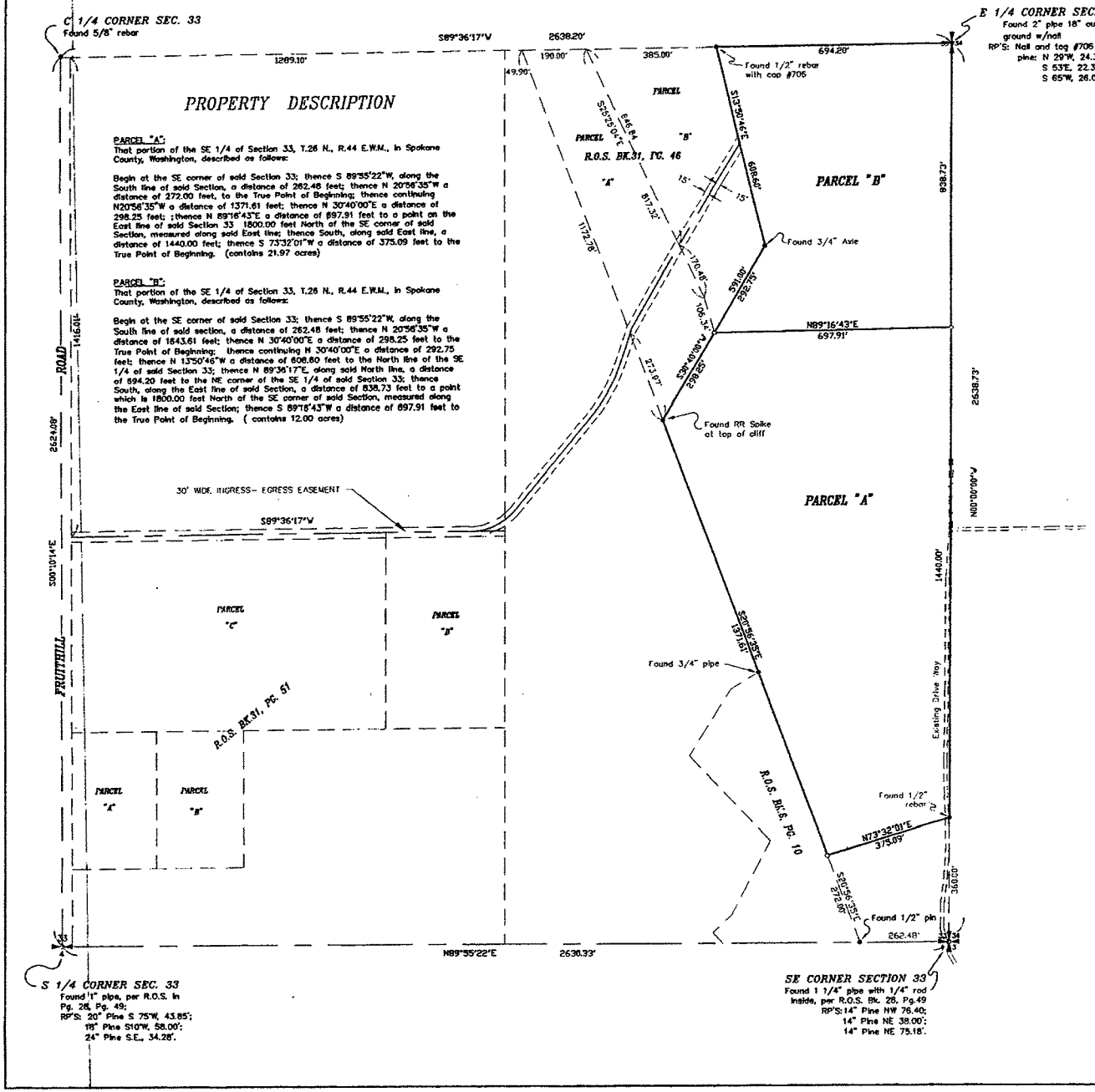

PROPERTY TRANSFERED FROM GLACIER PARK CO. TO CITY OF SPOKANE
PROPERTY TRANSFERED FROM CITY OF SPOKANE TO GLACIER PARK CO.
JACKSON
STANDARD
CINCINNATI
AVE.
2(a)
DIVISION ST.
HAMILTON ST.
PERRY AVE.
MISSION
AVE.
SHARP AVE.
SUPERIOR ST.
SPOKANE R.
TRENT
AVE.
SHARP AVE.
2(e)
SUPERIOR ST.
CATALDO AVE.
2(f)
SPOKANE R.
DIVISION ST.
SPRINGFIELD
AVE.
COLUMBUS ST.
RIVERPOINT BLVD.
2(b)
TRENT AVE.
1(c)
1(b)
ST.
TRENT AVE.
2(c)
PINE
MAIN
AVE.
2(g)
1(a)
2(d)
BURLINGTON NORTHERN RAILWAY
E. RIVERSIDE AVE.
N
NOT TO SCALE

EXHIBIT "A"

#43/2032
BK 84 pg 65



AUDITORS CERTIFICATE

Filed for Record this 30 day of Dec 1998. at 1:49 M. In Book 84 of Surveys on page 65 at the request of James LaRue Estate.

Auditor

EQUIPMENT & PROCEDURE

A Nikon DTM-1 Total Station, and a Field Traverse were used for this Survey.

BASIS OF BEARING

The bearing of N 00°00'00" E, along the East line of Section 33, as per Record of Survey recorded in Book 31, Page 46, was used as the basis of bearing for this survey.

LEGEND

o = Set 1/2" rebar with Plastic Cap marked L.S.8642/L.S.9967

o = Found as noted

GRAPHIC SCALE (IN FEET)
0 100 200 400
1" = 200'

SURVEYORS CERTIFICATE

This map correctly represents a survey made by me or under my direction and is in conformance with the requirements of the Survey Recording Act at the request of the James LaRue Estate.

CHARLES E. SIMPSON
STATE OF WASHINGTON
12/14/98
8967
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 07/17/99

JAMES LARUE ESTATE

RECORD OF SURVEY IN THE
SE 1/4 OF SECTION 33, T.26 N., R.44 E.W.M.
SPOKANE COUNTY, WASHINGTON

Founded 1948
Simpson Engineers, Inc.
CIVIL ENGINEERS & LAND SURVEYORS
N. 909 ARGONNE ROAD, SPOKANE WA., 99212-2789
PHONE (509) 926-1322 FAX (509) 926-1323

DRAWN BY	S.W. TRIPP	DATE	12/14/98	PROJECT NO.	DRAWING NO.
CHECKED BY	C.E.S	DATE	12/14/98	13278	1 OF 1

84/165

SPOKANE COUNTY

CHILD

Property Account Summary

As Of 3/14/2013 Status: Active

Account No.: 35174.0009 **Alternate Property Number:**

Account Type: Real Property

TCA: 0014

Situs Address: 0 .UNKNOWN
SPOKANE WA

Legal: 17-25-43 PTN OF SE1/4 DAF: COMMENCING AT INTER OF ELY LN OF DIVISION ST & SLY LN OF TRENT AVE TH S03°04'31"E 962.63FT TH N57°05'20"E 164.69FT TO PT OF CURVE OF 1352.61FT RADIUS CURVE TO RIGHT TH THRU C/A 17°27'28" ARC LENGTH 412.14FT TH N74°32'48"E 1708.23FT TO PT OF CURVE OF 2230FT RADIUS CURVE TO RIGHT TH ALG CURVE THRU C/A 05°54'49" ARC LENGTH 230.16FT TO PT OF COMPOUND CURVE OF 844.95FT RADIUS CURVE TO RIGHT CTR OF CIRCLE BEARS S09°32'23"E TH ALG ARC OF CURVE THRU C/A 25°01'29" ARC LENGTH 369.04FT TO PT OF COMPOUND CURVE OF 2230FT RADIUS CURVE TO RIGHT CTR OF CIRCLE BEARS S15°29'06"W TH ALG ARC THRU C/A 00°38'24"E ARC LENGTH 24.91FT TH N33°32'14"E 154.75FT TO PT ON SLY ROW LN OF FORMER CHICHAGO, MILWAUKEE & PUGET SOUND RAILWAY CO SAID PT BEING DIST 15FT SLY OF , AS MEASURED RADIALLY TO, TRACK CTR LN OF RR & ALSO TRUE POB TH SELY PAR & CONCENTRIC W/ CHICAGO, MILWAUKEE & PUGET SOUND MAIN TRACK CTR LN TO PT OF INTER W/ LN DRAWN PAR & CONCENTRIC W/ & DIST 200FT NLY OF, AS MEASURED RADIALLY TO, BNRR OLD MAIN TRACK CTR LN TH ELY PAR & CONCENTRIC W/ 295FT M/L TO PT OF INTER W/ LN DRAWN AT RIGHT ANGLES TO BNRR NEW MAIN TRACK CTR LN, AS NOW LOCATED & CONSTRUCTED AT PT OF COMPOUND CURVATURE OF NEW MAIN TRACK CTR LN THE SELY AT RIGHT ANGLES TO SAID NEW TRACT CTR LN TO PT OF INTER W/ LN DRAWN PAR & CONCENTRIC W/ & DIST 50FT NLY OF, MEASURED RADIALLY TO, RR TRACK CTR LN TH WLY PAR & CONCENTRIC W/ TRACK CTR LN TO PT OF INTER W/ LN WHICH BEARS S33°32'14"W FROM TRUE POB TH N33°32'14"E TO POB

Parties:

Role	Name & Address
Owner	CITY OF SPOKANE 808 W SPOKANE FALLS BLVD SPOKANE WA 99201-3333
Taxpayer	CITY OF SPOKANE 808 W SPOKANE FALLS BLVD SPOKANE WA 99201-3333

Property Values:

Value Name	2013	2012	2011
Taxable Value Regular	$0		
Market Total	$0		
Assessed Value	$0		

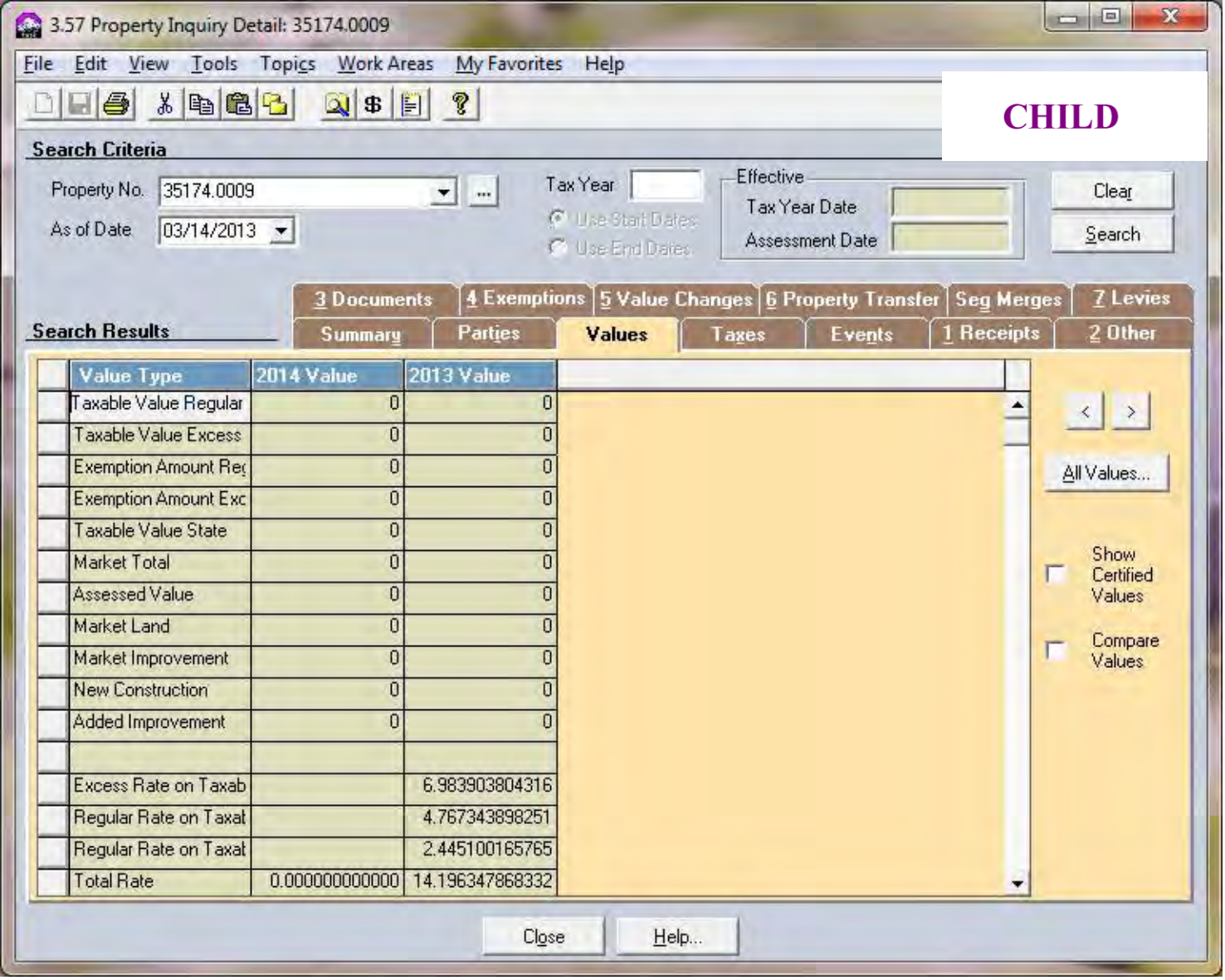
Property Characteristics:

Tax Year	Characteristic	Value
2013	Use Code	91 Residential land - Undivided
	Unit of Measure	Square Feet
	Size	66289
	Fire Acres	0

Exemptions:

Tax Year	Description	Count	Amount	Assessment Basis
2013	Government Property	1	$0	Assessed Value

(End of Report)


3.57 Property Inquiry Detail: 35174.0009
File Edit View Tools Topics Work Areas My Favorites Help
CHILD
Search Criteria
Property No. 35174.0009
As of Date 03/14/2013
Tax Year
Use Start Dates
Use End Dates
Effective
Tax Year Date
Assessment Date
Clear
Search
3 Documents
4 Exemptions
5 Value Changes
6 Property Transfer
Seg Merges
7 Levies
Search Results
Summary
Parties
Values
Taxes
Events
1 Receipts
2 Other
Value Type
2014 Value
2013 Value
Taxable Value Regular 0 0
Taxable Value Excess 0 0
Exemption Amount Reg 0 0
Exemption Amount Exc 0 0
Taxable Value State 0 0
Market Total 0 0
Assessed Value 0 0
Market Land 0 0
Market Improvement 0 0
New Construction 0 0
Added Improvement 0 0
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Regular Rate on Taxat 4.767343898251
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Total Rate 0.000000000000 14.196347868332
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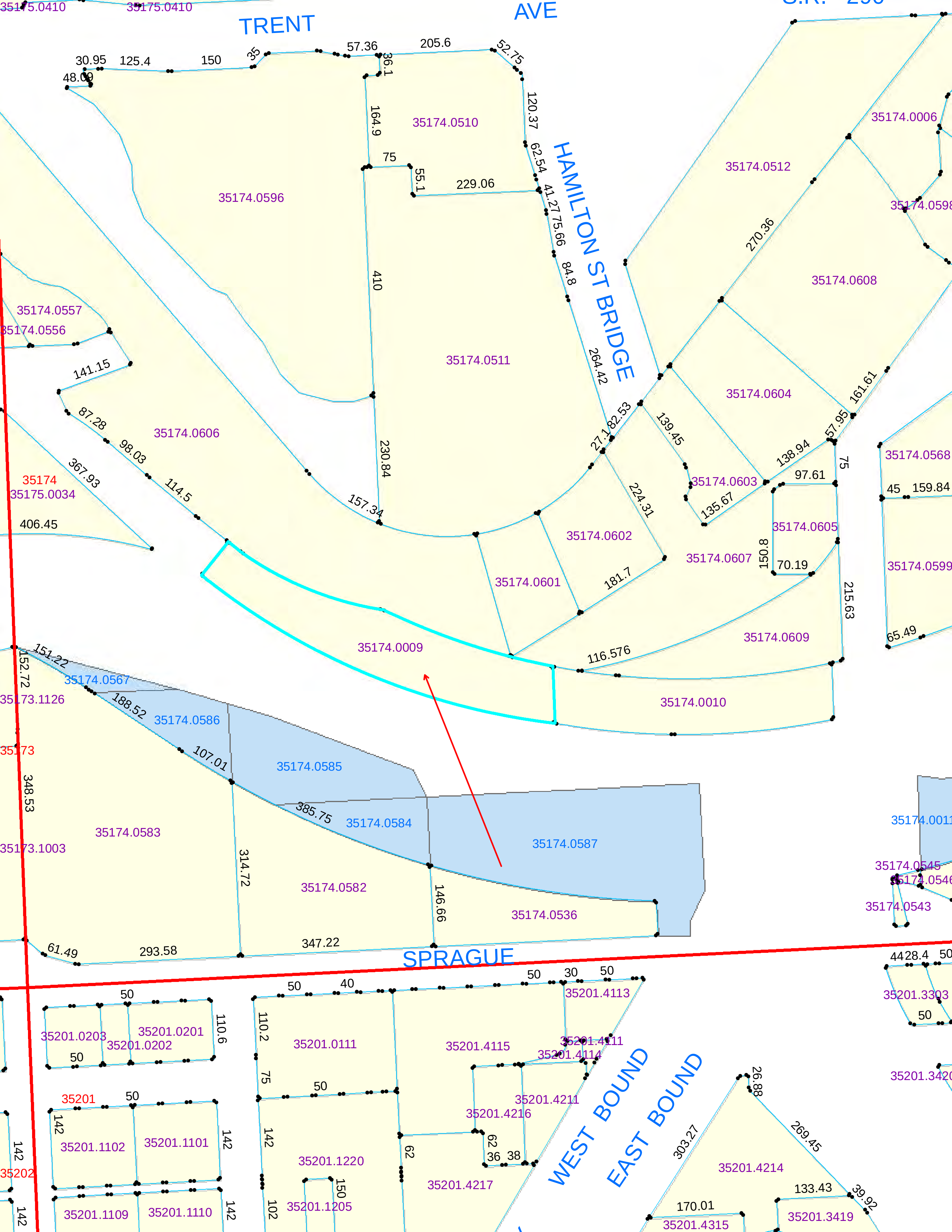
Show Certified Values
Compare Values
Close
Help...



TRENT
AVE
HAMILTON ST BRIDGE
SPRAGUE
WEST BOUND
EAST BOUND
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35175.0410
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35174.0006
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35201.4217
35201.1109
35201.1110
35201.1205
35201.4315
35201.3419

Appendix B: Eric Brown property transfer documents to the City for the MLK Jr. Way Right-of-Way

02/16/2016 03:46:26 PM 6474484
Recording Fee $80.00 Page 1 of 8
Right Of Way Deed FIRST AMERICAN TITLE INSURANCE COMPANY
Spokane County Washington

AFTER RECORDING RETURN TO:
City Clerk
City of Spokane
W. 808 Spokane Falls Boulevard
Spokane, WA 99201

Parcel No. 35174.0605, 35174.0606, 35174.0607,
35174.0608, and 35174.0609

02/16/2016 $80.00 6474484

2580643-BC **RIGHT-OF-WAY DEDICATION DEED**

THE GRANTORS, RIVER BEND PROPERTY OWNERS ASSOCIATION, a Washington non-profit corporation, and BROWN PROPERTIES, L.L.C., a Washington limited liability company, for good and valuable consideration in hand paid, dedicates to the CITY OF SPOKANE, a municipal corporation of the State of Washington, for public street purposes and all uses incidental thereto, certain real property situated in the City and County of Spokane, State of Washington, depicted and legally described in Exhibit EXHIBITS A-1, A-3, A-4, A-5, and B-2, which are attached and incorporated herein. 35174.0606, .0608, .0609, .0607, .0605 PORTION TRACT A, B.C, Binding Site Plan Spokane River Properties #200630 FBSP
SUBJECT TO all existing interests, including but not limited to all reservations, rights of way and easements of record. Grantor waives all claims for damages against any governmental authority including, without limitation, the City of Spokane, which may be occasioned by the establishment, construction, drainage and maintenance of such public way.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed by affixing its signature hereunto this 10TH day of FEBRUARY, 2016.

RIVER BEND PROPERTY OWNERS ASSOCATION

By: _____
Its: PRESIDENT

BROWN PROPERTIES, LLC

By: _____
Its: MANAGER

STATE OF WASHINGTON :
: ss.
County of Spokane :

I hereby certify that I know or have satisfactory evidence that, on this 10 TH day of FEBRUARY, 2016, ERIC R. BROWN signed this instrument,
(Print name)
on oath state that (she/he/they) is/are authorized to execute the instrument as a PRESIDENT of RIVER BEND PROPERTY OWNERS ASSOC.
(Position/Title) (Name of entity)
and acknowledge it to be (her/his/their) free and voluntary act of such party for uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

Notary Public in and for the State of
Washington, residing at Spokane
My commission expires: 04-29-17

STATE OF WASHINGTON :
: ss.
County of Spokane :

I hereby certify that I know or have satisfactory evidence that, on this 10TH day of FEBRUARY, 2016, ERIC BROWN signed this instrument,
(Print name)
on oath state that (she/he/they) is/are authorized to execute the instrument as a MANAGER of BROWN PROPERTIES L.L.C
(Position/Title) (Name of entity)
and acknowledge it to be (her/his/their) free and voluntary act of such party for uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

Notary Public in and for the State of
Washington, residing at Spokane
My commission expires: 04-29-17

TRACY A. ARREDONDO COMMISSION EXPIRES NOTARY PUBLIC 04-29-17 STATE OF WASHINGTON

TRACY A. ARREDONDO COMMISSION EXPIRES NOTARY PUBLIC 04-29-17 STATE OF WASHINGTON

EXHIBIT A-1 REVISED OCTOBER 28, 2014
LEGAL DESCRIPTION OF THE RIGHT-OF-WAY TAKE AREAS
FROM ASSESSOR'S PARCEL #35174.0606
(Prepared by Adams & Clark, Inc.)

THAT PORTION OF TRACT "A" OF BINDING SITE PLAN OF SPOKANE RIVER PROPERTIES Z2006-30-FBSP, ACCORDING TO PLAT RECORDED IN VOLUME 3 OF BINDING SITE PLANS, PAGES 57 AND 58, IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT "A"; THENCE ALONG THE BOUNDARY OF SAID TRACT "A" THE FOLLOWING THREE (3) CALLS:
1) SOUTH 18°12'33" EAST 228.52 FEET TO THE **TRUE POINT OF BEGINNING**;
2) CONTINUING SOUTH 18°12'33" EAST 10.92 FEET TO THE EASTERLY MOST CORNER OF SAID TRACT "A", A POINT ON A 1232.69 FOOT RADIUS NONTANGENT CURVE, THE CENTER OF CIRCLE OF WHICH BEARS NORTH 13°31'35" EAST;
3) NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 6°09'58", 132.66 FEET TO A POINT ON A 1112.50 FOOT RADIUS NONTANGENT CURVE, THE CENTER OF CIRCLE OF WHICH BEARS NORTH 15°48'48" EAST; THENCE LEAVING SAID BOUNDARY, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 6°31'39", 126.74 FEET TO THE **TRUE POINT OF BEGINNING**;

TOGETHER WITH THAT PORTION OF SAID TRACT "A" DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT "A"; THENCE ALONG THE BOUNDARY OF SAID TRACT "A" THE FOLLOWING SIX (6) CALLS:
1) SOUTH 18°12'33" EAST 228.52 FEET;
2) CONTINUING SOUTH 18°12'33" EAST 10.92 FEET TO THE EASTERLY MOST CORNER OF SAID TRACT "A", A POINT ON A 1232.69 FOOT RADIUS NONTANGENT CURVE, THE CENTER OF CIRCLE OF WHICH BEARS NORTH 13°31'35" EAST;
3) NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 6°09'58", 132.66 FEET;
4) CONTINUING NORTHWESTERLY ALONG THE ARC OF SAID 1232.69 FOOT RADIUS NONTANGENT CURVE, THE CENTER OF CIRCLE OF WHICH BEARS NORTH 19°41'32" EAST, THROUGH A CENTRAL ANGLE OF 3°43'37", 80.18 FEET TO A POINT OF CURVE OF A 595.18 FOOT RADIUS NONTANGENT CURVE, THE CENTER OF CIRCLE OF WHICH BEARS NORTH 04°45'06" EAST;
5) NORTHWESTERLY ALONG THE ARC OF SAID 595.18 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 1°57'19", 20.31 FEET TO THE **TRUE POINT OF BEGINNING;**
6) CONTINUING NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THE CENTER OF CIRCLE OF WHICH BEARS NORTH 06°42'25" EAST, THROUGH A CENTRAL ANGLE OF 28°27'15", 295.58 FEET; THENCE LEAVING SAID BOUNDARY, SOUTH 70°06'36" EAST 126.94 FEET; THENCE SOUTH 68°15'58" EAST 165.65 FEET TO THE **TRUE POINT OF BEGINNING**;

CONTAINING 4,509 SQUARE FEET, MORE OR LESS.

EXHIBIT A-3
LEGAL DESCRIPTION OF RIGHT-OF-WAY TAKE AREA
ASSESSOR'S PARCEL #35174.0608
(Prepared by Adams & Clark, Inc.)

THAT PORTION OF TRACT "C" OF BINDING SITE PLAN OF SPOKANE RIVER PROPERTIES Z2006-30-FBSP, ACCORDING TO PLAT RECORDED IN VOLUME 3 OF BINDING SITE PLANS, PAGES 57 AND 58, IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERLY MOST CORNER OF SAID TRACT "C"; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID TRACT "C", SOUTH 35°55'33" WEST 0.05 FEET TO THE **TRUE POINT OF BEGINNING**, A POINT ON A 534.50 FOOT RADIUS NONTANGENT CURVE, THE CENTER OF CIRCLE OF WHICH BEARS SOUTH 45°20'28" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 8°45'17", 81.67 FEET TO THE POINT OF REVERSE CURVE OF A 2482.50 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF CIRCLE OF WHICH BEARS NORTH 54°05'46" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°09'01", 6.51 FEET TO THE POINT OF REVERSE CURVE OF A 617.39 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF CIRCLE OF WHICH BEARS SOUTH 53°56'45" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 8°15'29", 88.98 FEET TO A POINT ON SAID SOUTHEASTERLY LINE OF TRACT "C"; THENCE ALONG SAID SOUTHEASTERLY LINE, NORTH 35°55'33" EAST 176.56 FEET TO THE **TRUE POINT OF BEGINNING**;

CONTAINING 747 SQUARE FEET, MORE OR LESS.

EXHIBIT A-4
LEGAL DESCRIPTION OF THE RIGHT-OF-WAY TAKE AREA
FROM ASSESSOR'S PARCEL #35174.0607
(Prepared by Adams & Clark, Inc.)

THAT PORTION OF TRACT "B" OF BINDING SITE PLAN OF SPOKANE RIVER PROPERTIES Z2006-30-FBSP, ACCORDING TO PLAT RECORDED IN VOLUME 3 OF BINDING SITE PLANS, PAGES 57 AND 58, IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERLY MOST CORNER OF SAID TRACT "B", BEING A POINT ON A 1232.69 FOOT RADIUS NONTANGENT CURVE, THE CENTER OF CIRCLE OF WHICH BEARS NORTH 13°31'35" EAST; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT "B", AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°10'36", 3.80 FEET TO THE **TRUE POINT OF BEGINNING**, A POINT ON A 1122.50 FOOT RADIUS NONTANGENT CURVE, THE CENTER OF CIRCLE OF WHICH BEARS NORTH 08°50'06" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5°45'21", 112.77 FEET TO THE POINT OF TANGENT; THENCE SOUTH 86°55'16" EAST 50.70 FEET TO THE POINT OF CURVE OF A 447.50 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°45'53", 146.56 FEET TO **POINT "A"**, A POINT ON THE SOUTHERLY BOUNDARY OF SAID TRACT "B"; THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE (3) CALLS:
1) SOUTH 69°55'54" WEST 10.69 FEET TO A POINT ON A 483.50 FOOT RADIUS NONTANGENT CURVE, THE CENTER OF CIRCLE OF WHICH BEARS NORTH 20°23'35" WEST;
2) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°50'53", 116.86 FEET TO A POINT ON A 1232.69 FOOT RADIUS NONTANGENT CURVE, THE CENTER OF CIRCLE OF WHICH BEARS NORTH 04°39'57" EAST;
3) NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 8°41'02" 186.83 FEET TO THE **TRUE POINT OF BEGINNING**;

TOGETHER WITH THAT PORTION OF SAID TRACT "B" DESCRIBED AS FOLLOWS:
BEGINNING AT **POINT "A"**, AS DESCRIBED ABOVE, A POINT ON THE SOUTHERLY BOUNDARY OF SAID TRACT "B"; THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING THREE (3) CALLS:
1) ALONG A NONTANGENT LINE, NORTH 69°55'54" EAST 27.90 FEET TO A POINT ON A 452.50 FOOT RADIUS NONTANGENT CURVE, THE CENTER OF CIRCLE OF WHICH BEARS NORTH 22°30'38" WEST;
4) ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°48'37", 148.56 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID BOUNDARY ALONG A NONTANGENT LINE, NORTH 09°44'50" WEST 5.65 FEET TO A POINT ON A 377.50 FOOT RADIUS NONTANGENT CURVE, THE CENTER OF CIRCLE OF WHICH BEARS NORTH 41°06'07" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1°24'08", 9.24 FEET; THENCE ALONG A RADIAL LINE SOUTH 42°30'15" EAST 4.73 FEET TO **POINT "B"**, A POINT ON A 452.50 FOOT RADIUS NONTANGENT CURVE ON SAID SOUTHERLY BOUNDARY OF TRACT "B", THE CENTER OF CIRCLE OF WHICH BEARS NORTH 42°52'40" WEST; THENCE SOUTHWESTERLY ALONG SAID BOUNDARY AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1°33'25", 12.30 FEET TO THE **TRUE POINT OF BEGINNING**;

TOGETHER WITH THAT PORTION OF SAID TRACT "B" DESCRIBED AS FOLLOWS:
BEGINNING AT **POINT "B"**, AS DESCRIBED ABOVE, A POINT ON A 452.50 FOOT RADIUS NONTANGENT CURVE ON SAID SOUTHERLY BOUNDARY OF TRACT "B", THE CENTER OF CIRCLE OF WHICH BEARS NORTH 42°52'40" WEST; THENCE NORTHEASTERLY ALONG SAID BOUNDARY AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 8°49'37, 69.71 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE ALONG A NONTANGENT LINE, NORTH 50°23'39" WEST 4.88 FEET; THENCE NORTH 39°36'21" EAST 1.65 FEET TO A POINT ON THE BOUNDARY OF SAID TRACT "B"; THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) CALLS,
1) NORTH 87°47'38" EAST 6.31 FEET TO THE EASTERLY MOST CORNER ON THE SOUTHERLY LINE OF SAID TRACT "B", A POINT ON A 452.50 FOOT RADIUS NONTANGENT CURVE, THE CENTER OF CIRCLE OF WHICH BEARS NORTH 52°26'48" WEST;
2) SOUTHWESTERLY ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT "B", ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°44'30", 5.86 FEET TO THE **TRUE POINT OF BEGINNING**;

COMBINED TAKES CONTAIN 2,318 SQUARE FEET.

EXHIBIT A-5
LEGAL DESCRIPTION OF THE RIGHT-OF-WAY TAKE AREA
OF ASSESSOR'S PARCEL #35174.0605
(Prepared by Adams & Clark, Inc.)

THAT PORTION OF LOT 5 OF BINDING SITE PLAN OF SPOKANE RIVER PROPERTIES Z2006-30-FBSP, ACCORDING TO PLAT RECORDED IN VOLUME 3 OF BINDING SITE PLANS, PAGES 57 AND 58, IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER ON THE SOUTH LINE OF SAID LOT 5; THENCE ALONG SAID SOUTH LINE OF LOT 5, SOUTH 87°47'38" WEST 6.31 FEET; THENCE NORTH 39°36'21" EAST 7.10 FEET TO THE POINT OF CURVE OF A 429.50 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°24'26", 3.05 FEET; THENCE ALONG A LINE, RADIAL TO LAST SAID CURVE, SOUTH 50°48'06" EAST 4.46 FEET TO A POINT ON A 452.50 FOOT RADIUS NONTANGENT CURVE, THE CENTER OF CIRCLE OF WHICH BEARS NORTH°53'12'16" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°45'28", 5.98 FEET TO THE POINT OF BEGINNING;

CONTAINING 37 SQUARE FEET, MORE OR LESS.

EXHIBIT B-2
LEGAL DESCRIPTION OF EXISTING
ASSESSOR'S PARCEL #35174.0609
(As shown in the Subdivision Guarantee issued by First American Title Insurance Company, Guarantee No. 2196877, dated December 31, 2013.)

TRACT "D" OF BINDING SITE PLAN OF SPOKANE RIVER PROPERTIES Z2006-30-FBSP, ACCORDING TO PLAT RECORDED IN VOLUME 3 OF BINDING SITE PLANS, PAGES 57 AND 58, IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON.

EXHIBIT B-2
LEGAL DESCRIPTION OF RIGHT-OF-WAY TAKE AREA
ASSESSOR'S PARCEL #35174.0609
(Prepared by Adams & Clark, Inc.)

TRACT "D" OF BINDING SITE PLAN OF SPOKANE RIVER PROPERTIES Z2006-30-FBSP, ACCORDING TO PLAT RECORDED IN VOLUME 3 OF BINDING SITE PLANS, PAGES 57 AND 58, IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON.

Appendix C: BNSF property transfer documents for Parcel 35174.0010 to the City for the MLK Jr. Way Right-of-Way

SPOKANE COUNTY

Seg/Merge Summary

Seg/Merge Information

Seg/Merge No.:	**20160117**	Initiation Date:	2/25/2016
Document Number:		Completion Date:	3/11/2016
Seg/Merge Type:	Road File	Effective Date:	1/1/2016
Record Status:	Parcel Creation Complete	Status Last Changed Date:	3/11/2016
Process Status:	Completed	Parent Value Total:	$50,000
Remarks:	GIS - 214; APPR - 110; TCA - 0014; NBHD - 501340; PA/CH - 35174.0010; NOTES - right of way take by the City of Spokane; parcel is operating property and therefore state assessed - our values are for placeholder purposes only so no change made during this segregation and changes made for future year only	Size Total:	50,000.00
		Parent Year:	2017
		Child Year:	2017

Spokane County Assessor

Vicki Horton, Assessor

Real Property Segregation Division
1116 West Broadway Avenue
Spokane, Washington 99260

Phone:(509) 477-3698
Fax: (509) 477-2093
eMail:ASSRSEG@Spokanecounty.org

WORKSHEET

ACO #: **20160117**

PLAT:

Date: 10-Mar **Drafter:** 214 **File #:** **Asmt. Yr:** 2016

No. of Parents: 1 **Fire Ac:** ☐ **StormWater:** ☐

No. of Children: 1 **Appr:** 110 **TCA.:** 14 **Tax Yr:** 2017 **Host Property:** ☐

P/C	Parcel #	Description	Site Address	Owner Name	Doc #	Tax Year	Land Value	Imp. Value	Prop Class	Sq. Ft. / Ac.	Exemption	Notes
P	35174.0010		109 N Erie St	Burlington Northern Railroad		2017	50000	0	91	50000	Operating Property	NBHD - 501340
		EXC RD ROW			201601640					-17997		
C	35174.0010		109 N Erie St	Burlington Northern Railroad		2017	50000	0	91	32003	Operating Property	

Parent Property Account(s):

Property Acct. No.: 35174.0010 **Alt. Prop. No.:** **Loc. Prop. Acct.:**

TCA: 0014 **Situs Address:** 109 N ERIE ST

Legal Descripton: 17-25-43 PT OF S1/2 OF SE1/4 50000SQ FT OF R/W

Property Use:

Continued: Y **Continued Size:** 32,003.00

Parties:

Role	Name & Address
Owner	BURLINGTON NORTHERN RAILROAD PROPERTY TAX DEPARTMENT PO BOX 961089 FORT WORTH TX 76161-0089
Taxpayer	SPOKANE, CITY OF DAVE STEELE 808 W SPOKANE FALLS BLVD SPOKANE WA 99201-3333

Values:

Value Name	Amount
Taxable Value Regular	$0
Market Total	$50,000
Assessed Value	$50,000

Property Characteristics:

Tax Year	Characteristic	Value
2017	Use Code	91 Residential land - Undivided
	Unit of Measure	Square Feet
	Size	32003.00
	Field Book Number	00731 SPO

Exemptions:

Tax Year	Description	Count	Amount	Assessment Basis
2017	Operating Property	1	$50,000	Assessed Value
2016	Operating Property	1	$50,000	Assessed Value
2015	Operating Property	1	$50,000	Assessed Value

Child Property Account(s)

(End of Report)

Spokane County Assessor

Real Property Segregation Division
1116 West Broadway Avenue
Spokane, Washington 99260

Phone: (509) 477.3698
Fax: (509) 477-2093
Email: ASSRSEG@Spokanecounty.org

Segregation Request Summary

Seg Number	**20160117**	**Seg Category**	Administrative
Seg Status	Submitted	**Seg Type**	Road File
Seg Status Reason			

Applicant Information

Applicant Is	Other	**Deputy ID**	JHAWVERMALE
Name	SPOKANE ASSESSORS - GIS STAFF		
Address	1116 W BROADWAY AVENUE, SPOKANE, WA, 99260		
Phone	(509) 477-5938 **Work Phone** (509) 477-5939	**Fax**	
Email	JHAWVERMALE@SPOKANECOUNTY.ORG		

Segregation Information Checks

Pending Segs	NO	**Taxes Owed**	YES	**TCA Multiple**	NO
Multiple Owners	NO	**Res Impr**	NO	**Pending Excises**	NO
Related Prop	NO	**Comm Impr**	NO		
Annexations	NO	**Exemptions**	YES		

Parcel Information

Number of Existing Parcels:	1	**Current Parcels**	35174.0010
Number of New Parcels	1		
Segregation Notes	City of Spokane acquiring right of way from Burlington Northern Excise # 201601640, QCD AFN 6473910 & Record of Survey AFN 6323191		

If Segregation Request is in Pending status, missing requirements must be met within 30 days or the Segregation Request will be terminated from the Assessors Database!!!

Department of Revenue
Washington State

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

PLEASE TYPE OR PRINT

This form is your receipt when stamped by cashier.

THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED

(See back of last page for instructions)

☐ Check box if partial sale of property

If multiple owners, list percentage of ownership next to name.

1 SELLER GRANTOR

Name: BNSF Railway Company, a Delaware Corp.
BNSF File No. 10433
Mailing Address: 2500 Lou Menk Drive
City/State/Zip: Ft. Worth, TX 76161-2830
Phone No. (including area code): (817) 352-6400

2 BUYER GRANTEE

Name: City of Spokane, a WA municipal corp.
ATTN: Dave Steele
Mailing Address: 808 West Spokane Falls Boulevard
City/State/Zip: Spokane, WA 99201
Phone No. (including area code): (509) 625-8064

3 Send all property tax correspondence to: ☑ Same as Buyer/Grantee

Name
Mailing Address
City/State/Zip
Phone No. (including area code)

List all real and personal property tax parcel account numbers – check box if personal property		List assessed value(s)
PTN: R01080.0010	☐	
P1080.0010	☐	
35174.0010	☐	$50.000
	☐	

4 Street address of property: Spokane, Spokane County, Washington

This property is located in Spokane

☐ Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.

Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)

PTN, SE1/4 Sec. 17, T25N, R43E, W.M. Being more particularly described on Exhibit A attached hereto consisting of four (4) pages

5 Select Land Use Code(s):

99 - Other undeveloped land

enter any additional codes:

(See back of last page for instructions)

	YES	NO
Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)?	☐	☑

6

	YES	NO
Is this property designated as forest land per chapter 84.33 RCW?	☐	☑
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW?	☐	☑
Is this property receiving special valuation as historical property per chapter 84.26 RCW?	☐	☑

If any answers are yes, complete as instructed below.

(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)

NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, **you must sign on (3) below**. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.

This land ☐ does ☐ does not qualify for continuance.

DEPUTY ASSESSOR DATE

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)

NEW OWNER(S): To continue special valuation as historic property, **sign (3) below**. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.

(3) OWNER(S) SIGNATURE

PRINT NAME

7 List all personal property (tangible and intangible) included in selling price.

If claiming an exemption, list WAC number and reason for exemption:

WAC No. (Section/Subsection): 458-61A-206(2)

Reason for exemption:

Transfer to Governmental Entity. Exercise of Eminent Domain

Type of Document: Quit Claim Deed

Date of Document: 12/15/15

Gross Selling Price $	194,129.00
*Personal Property (deduct) $	
Exemption Claimed (deduct) $	137,436.00
Taxable Selling Price $	56,693.00
Excise Tax : State $	725.67
0.0050 Local $	283.47
*Delinquent Interest: State $	2.42
Local $	0.94
*Delinquent Penalty $	50.46
Subtotal $	1,062.96
*State Technology Fee $	5.00
*Affidavit Processing Fee $	
Total Due $	1,067.96

A MINIMUM OF $10.00 IS DUE IN FEE(S) AND/OR TAX
*SEE INSTRUCTIONS

8 **I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.**

Signature of Grantor or Grantor's Agent: Joe Reese
Name (print): Joe Reese
Date & city of signing: 2/12/16 Spokane WA

Signature of Grantee or Grantee's Agent:
Name (print): Morgan Bishop
Date & city of signing: 2/12/16 Spokane, WA

Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars ($5,000.00), or by both imprisonment and fine (RCW 9A.20.020 (1C)).

REV 84 0001a (01/04/16)

THIS SPACE - TREASURER'S USE ONLY

COUNTY TREASURER

SP3138

2/12/2016 201601640

EXHIBIT "A"
Description for Quitclaim Deed

RW-1A
LEGAL DESCRIPTION OF THE RIGHT-OF-WAY TAKE AREAS
FROM BURLINGTON NORTHERN SANTA FE RAILROAD
(Prepared by Adams & Clark, Inc.)

THAT PORTION OF THE BURLINGTON NORTHERN SANTA FE RAILWAY COMPANY'S, (ORIGINALLY NORTHERN PACIFIC) 400 FOOT WIDE RIGHT-OF-WAY IN THE SE1/4 OF SECTION 17, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M., CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON, SHOWN AS "PROPOSED RIGHT-OF-WAY TAKE AREA" RW-1A ON THE RECORD OF SURVEY FILED AUGUST 1, 2014, IN BOOK 155 OF SURVEYS, PAGES 75 THROUGH 91 AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF THAT PARCEL CONVEYED TO THE CITY OF SPOKANE BY THE WARRANTY DEED RECORDED DECEMBER 29, 1989, AS AUDITOR'S FILE NO. 8912290405 AND BEING THE EASTERLY MOST CORNER OF THAT PARCEL CONVEYED TO THE CITY OF SPOKANE BY THE RIGHT OF WAY DEDICATION DEED RECORDED AUGUST 30, 2010, AS AUDITOR'S FILE NO. 5929789; THENCE ALONG THE SOUTHEASTERLY LINE OF LAST SAID PARCEL, SOUTH 33°32'14" WEST 45.77 FEET; THENCE SOUTH 74°31'09" EAST 113.21 FEET TO A POINT ON A 685.89 FOOT RADIUS NONTANGENT CURVE ON THE SOUTHERLY BOUNDARY OF PARCEL 3 OF EXHIBIT "A" OF THE QUIT CLAIM DEED RECORDED DECEMBER 29, 1989, AS AUDITOR'S FILE NO. 8912290404, AND CONVEYED TO THE CITY OF SPOKANE; THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING TWO (2) CALLS:

1) NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THE CENTER OF CIRCLE OF WHICH BEARS NORTH 35°31'16" EAST, THROUGH A CENTRAL ANGLE OF 0°35'27", 7.07 FEET;
2) ALONG A NONTANGENT LINE, NORTH 50°33'40" WEST 101.10 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH THAT PORTION OF THE BURLINGTON NORTHERN SANTA FE RAILWAY COMPANY'S, (ORIGINALLY NORTHERN PACIFIC) 400 FOOT WIDE RIGHT-OF-WAY IN THE SE1/4 OF SECTION 17, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M., CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON, SHOWN AS "PROPOSED PERMANENT EASEMENT" RW-1A ON THE RECORD OF SURVEY FILED AUGUST 1, 2014, IN BOOK 155 OF SURVEYS, PAGES 75 THROUGH 91 AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT "D" OF THE BINDING SITE PLAN OF SPOKANE RIVER PROPERTIES, ACCORDING TO THE BINDING SITE PLAN RECORDED IN BOOK 3 OF BINDING SITE PLANS, PAGES 57 AND 58, IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON, AND BEING THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF ERIE STREET AS

PLATTED WITH THE NORTH LINE OF SAID 400 FOOT WIDE RIGHT-OF-WAY, FROM WHICH THE NORTHEAST CORNER OF SAID TRACT "D" BEARS NORTH 02°12'22" WEST; THENCE ALONG THE SOUTHERLY PRODUCTION OF THE WEST RIGHT-OF-WAY LINE OF ERIE PLATTED STREET, SOUTH 02°12'22" EAST 20.07 FEET TO A POINT ON A 217.75 FOOT RADIUS NONTANGENT CURVE, THE CENTER OF CIRCLE OF WHICH BEARS SOUTH 65°45'53" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°25'12", 66.20 FEET TO A POINT ON A LINE LOCATED SIXTY FEET (60') WEST OF, MEASURED AT RIGHT ANGLE, AND PARALLEL WITH THE SOUTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF ERIE STREET AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 148 OF SURVEYS, AT PAGE 99; THENCE ALONG SAID PARALLEL LINE, A NONTANGENT LINE, NORTH 02°10'35" WEST 87.33 FEET TO A POINT ON A 1232.69 FOOT RADIUS NONTANGENT CURVE ON THE NORTHERLY LINE OF SAID 400 FOOT WIDE RIGHT-OF-WAY, THE CENTER OF CIRCLE OF WHICH BEARS NORTH 13°59'51" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°43'21, 15.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,147 SQUARE FEET, MORE OR LESS

RW-1B
LEGAL DESCRIPTION OF THE RIGHT-OF-WAY TAKE AREA
FROM ASSESSOR'S PARCEL #35174.0010
BNSF RAILROAD
(Prepared by Adams & Clark, Inc.)

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 17, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M., CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT "D" OF THE BINDING SITE PLAN OF SPOKANE RIVER PROPERTIES, ACCORDING TO THE BINDING SITE PLAN RECORDED IN BOOK 3 OF BINDING SITE PLANS, PAGES 57 AND 58, IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON, AND BEING THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF ERIE STREET AS PLATTED WITH THE NORTH LINE OF THE BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY 400 FOOT WIDE RIGHT-OF-WAY, AND ALSO BEING THE NORTHEAST CORNER OF THE PARCEL DESCRIBED ON THE RESTRICTIVE COVENANT RECORDED BY BNSF ON JANUARY 29, 2003, AS AUDITOR'S FILE NO. 4838439, HEREAFTER REFERRED TO AS THE "RC PARCEL", FROM WHICH THE NORTHEAST CORNER OF SAID TRACT "D" BEARS NORTH 02°12'22" WEST; THENCE ALONG THE SOUTHERLY PRODUCTION OF SAID WEST RIGHT-OF-WAY

LINE OF ERIE STREET AS PLATTED AND BEING THE EAST LINE OF SAID "RC PARCEL", SOUTH 02°12'22" EAST 41.59 FEET; THENCE SOUTH 82°12'00" WEST 147.43 FEET; THENCE NORTH 25°01'29" WEST 32.86 FEET TO A POINT ON A 437.00 FOOT RADIUS NONTANGENT CURVE, THE CENTER OF CIRCLE OF WHICH BEARS NORTH 25°01'29" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°59'31, 152.48 FEET TO THE POINT OF COMPOUND CURVE OF A 487.00 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF CIRCLE OF WHICH BEARS NORTH 05°01'58" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 8°06'42", 68.95 FEET TO THE POINT OF TANGENT; THENCE NORTH 86°55'16" WEST 84.96 FEET TO THE POINT OF CURVE OF A 1179.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1°54'48", 39.37 FEET TO A POINT ON A LINE DISTANT 500 FEET WEST, MEASURED AT RIGHT ANGLES, FROM SAID SOUTHERLY PRODUCTION OF THE WEST RIGHT-OF-WAY LINE OF ERIE STREET AS PLATTED AND A POINT ON THE WEST LINE OF SAID "RC PARCEL"; THENCE NORTHERLY ALONG SAID WEST LINE OF THE "RC PARCEL AND BEING PARALLEL WITH SAID WEST RIGHT-OF-WAY LINE OF ERIE STREET AS PLATTED. ALONG A NONTANGENT LINE, NORTH 02°12'22" WEST 51.29 FEET TO A POINT ON A 1232.69 FOOT RADIUS NONTANGENT CURVE ON SAID SOUTHERLY LINE OF THE BINDING SITE PLAN AND ON THE NORTHERLY LINE OF THE BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY RIGHT-OF-WAY, AND ON THE NORTH LINE OF SAID "RC PARCEL", THE CENTER OF CIRCLE OF WHICH BEARS NORTH 10°07'44" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°24'15", 503.53 FEET TO THE **TRUE POINT OF BEGINNING**;

CONTAINING 17,997 SQUARE FEET, MORE OR LESS.

Parcel A:

That portion of Lots One (1), Two (2), Three (3) and Four (4), in Block Twenty-four (24), Dennis and Bradley's Addition to Spokane, lying northerly of a line drawn parallel to and one hundred twenty-five (125) feet southerly, measured at right angles, from the center line between Main tracks of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company, as now constructed; and westerly of a line drawn parallel to and twenty-five (25) feet easterly, measured at right angles, from the center line of the main track of the Coeur d'Alene Branch of the Great Northern Railway Company as now constructed in said Block.

City of Spokane, Spokane County, Washington.

Parcel B:

All right, title and interest, if any, in and to that portion of North Erie Street lying Northeasterly of the Southeasterly prolongation of the Southwesterly line of Lot 15, Block 19, Dennis & Bradley's Addition to Spokane, as per plat recorded in Volume "A" of Plats, pages 160 and 161 records of Spokane County Washington, and Southwesterly of the Southeasterly prolongation of the Northeasterly line of Lot 10 of said Block 19.

City of Spokane, Spokane County, Washington.

WHEN RECORDED MAIL TO:

City of Spokane
Attn: Dave Steele
808 West Spokane Falls Blvd.
Spokane, WA 99201

QUITCLAIM DEED

GRANTOR: BNSF RAILWAY COMPANY, a Delaware corporation

GRANTEE: CITY OF SPOKANE, a Washington municipal corporation

Abbreviated Legal Description: PTN. SE¼ Sec. 17, T25N, R43E. W.M.

Assessor Property Tax Parcel Account Numbers:
PTN. R01080.0010 ; P0180.0010 and 35174.0010

SP3138

BNSF RAILWAY COMPANY, a Delaware corporation, (formerly known as The Burlington Northern and Santa Fe Railway Company and formerly known as Burlington Northern Railroad Company), of 2500 Lou Menk Drive, Fort Worth, Texas 76131-2830, hereinafter called "Grantor", for and in consideration of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, in hand paid, conveys and quitclaims, without any covenants of warranty whatsoever and without recourse to the Grantor, its successors and assigns, to **CITY OF SPOKANE**, a Washington municipal corporation, of 808 West Spokane Falls Blvd., Spokane, Washington 99201, hereinafter called "Grantee", all its right, title and interest, if any, in real estate (exclusive of any improvements thereon), subject however to all existing interests, including but not limited to all reservations, rights-of-way and easements of record or otherwise, situated in the County of Spokane, State of Washington, hereinafter called "Property", together with all after acquired title of Grantor therein, additional legal description is on page 8-11 of 11 in **<u>EXHIBIT "A"</u>**, consisting of four (4) pages attached hereto and made a part hereof.

Grantee covenants and agrees as follows:

(a) Grantee's interest shall be subject to the rights and interests of Grantor, Grantor's licensees, permittees and other third parties in and to all existing driveways, roads, utilities, fiber optic lines, tracks, wires and easements of any kind whatsoever on the Property whether owned, operated, used or maintained by the Grantor, Grantor's licensees, permittees or other third parties and whether or not of public record. Grantor shall have a perpetual easement on the Property for the use of such existing driveways, roads, utilities, fiber optic lines, tracks, wires and easements by Grantor and Grantor's licensees, permittees and customers. Grantor shall have a non-exclusive easement for the construction, maintenance and operation of one or more pipelines or fiber optic lines and any and all communications facilities as may be located in the future on the Property within 60 feet of the center line of any Main Track on or adjacent to the Property and as may be presently located on the Property.

(b) Grantee's interest shall be subject to a reservation to Grantor of all coal, oil, gas, casing-head gas and all ores and minerals of every kind and nature including sand and gravel underlying the surface of the Property, together with the full right, privilege and license at any and all times to explore, or drill for and to protect, conserve, mine, take, remove and market any and all such products in any manner which will not damage structures on the surface of the Property, together with the right of access at all times to exercise said rights.

(c) Any improvements constructed or altered on the Property after the date Grantor quitclaims its interest to Grantee shall be constructed or altered in such a manner to provide adequate drainage of water away from any of Grantor's railroad tracks on nearby property.

(d) **Grantee acknowledges that Grantor, as successor in interest to the Northern Pacific Railway Company, acquired a determinable ownership interest in the Property from the United States of America, pursuant to Section 2 of the Northern Pacific Land Grant Act of 1864 and Grantee agrees to the conditions and limitations imposed by this Northern Pacific Land Grant Act.**

(e) For 99 years after the Closing Date, Grantee covenants and agrees that the Property shall be used solely for non-residential purposes and that the groundwater will not be used for drinking water or irrigation purposes.

(f) Grantee has been allowed to make an inspection of the Property. **GRANTEE IS PURCHASING THE PROPERTY ON AN "AS-IS WITH ALL FAULTS" BASIS WITH ANY AND ALL PATENT AND LATENT DEFECTS, INCLUDING THOSE RELATING TO THE ENVIRONMENTAL CONDITION OF THE PROPERTY, AND IS NOT RELYING ON ANY REPRESENTATION OR WARRANTIES, EXPRESS OR IMPLIED, OF ANY KIND WHATSOEVER FROM GRANTOR AS TO ANY MATTERS CONCERNING THE PROPERTY,** including, but not limited to the physical condition of the Property; zoning status; tax consequences of this transaction; utilities; operating history or projections or valuation; compliance by the Property with Environmental Laws (defined below) or other laws, statutes, ordinances, decrees, regulations and other requirements applicable to the Property; the presence of any Hazardous Substances (defined below), wetlands, asbestos, lead, lead-based paint or other lead containing structures, urea formaldehyde, or other environmentally sensitive building materials in, on, under, or in proximity to the Property; the condition or existence of any of the above ground or underground structures or improvements, including tanks and transformers in, on or under the Property; the condition of title to the Property, and the leases, easements, permits, orders, licenses, or other agreements, affecting the Property (collectively, the "**Condition of the Property**"). Grantee represents and warrants to Grantor that Grantee has not relied and will not rely on, and Grantor is not liable for or bound by, any warranties, guaranties, statements, representations or information pertaining to the Property or relating thereto (including specifically, without limitation, Property information packages distributed with respect to the Property) made or furnished by Grantor, the manager of the Property, or any real estate broker or agent representing or purporting to represent Grantor, to whomever made or given, directly or indirectly, orally or in writing. Grantee assumes the risk that Hazardous Substances or other adverse matters may affect the Property that were not revealed by Grantee's inspection and indemnifies, holds harmless and hereby waives, releases and discharges forever Grantor and Grantor's officers, directors, shareholders, employees and agents (collectively, "**Indemnitees**") from any and all present or future claims or demands, and any and all damages, Losses, injuries, liabilities, causes of actions (including, without limitation, causes of action in tort or asserting a constitutional claim) costs and expenses (including, without limitation fines,

penalties and judgments, and attorneys' fees) of any and every kind or character, known or unknown, arising from or in any way related to the Condition of the Property or alleged presence, use, storage, generation, manufacture, transport, release, leak, spill, disposal or other handling of any Hazardous Substances in, on or under the Property. Losses shall include without limitation (a) the cost of any investigation, removal, remedial, restoration or other response action that is required by any Environmental Law, that is required by judicial order or by order of or agreement with any governmental authority, or that is necessary or otherwise is reasonable under the circumstances, (b) capital expenditures necessary to cause the Grantor remaining property or the operations or business of the Grantor on its remaining property to be in compliance with the requirements of any Environmental Law, (c) Losses for or related to injury or death of any person, (d) Losses for or related to injury or damage to animal or plant life, natural resources or the environment, and (e) Losses arising under any Environmental Law enacted after transfer. The rights of Grantor under this section shall be in addition to and not in lieu of any other rights or remedies to which it may be entitled under this document or otherwise. This indemnity specifically includes the obligation of Grantee to remove, close, remediate, reimburse or take other actions requested or required by any governmental agency concerning any Hazardous Substances on the Property. The term "**Environmental Law**" means any federal, state or local statute, regulation, code, rule, ordinance, order, judgment, decree, injunction or common law relating in any way to human health, occupational safety, natural resources, plant or animal life or the environment, including without limitation, principles of common law and equity, the Resource Conservation and Recovery Act, the Comprehensive Environmental Response, Compensation and Liability Act, the Toxic Substances Control Act, and any similar or comparable state or local law. The term "**Hazardous Substance**" means any hazardous, toxic, radioactive or infectious substance, material or waste as defined, listed or regulated under any Environmental Law, and includes without limitation petroleum oil and any of its fractions.

The covenants and agreements set forth in paragraphs (a) through (f), above, shall be binding upon Grantee and Grantee's heirs, successors and assigns, and shall be covenants running with the land benefiting Grantor and its heirs, successors and assigns.

TO HAVE AND TO HOLD the Property, together with all the appurtenances thereunto belonging, unto the said Grantee, Grantee's successors and assigns, forever.

IN WITNESS WHEREOF, the said Grantor caused this instrument to be signed by its authorized representative, attested by its Assistant Secretary, and its corporate seal to be affixed hereto on the 15th day of December, 2015.

BNSF RAILWAY COMPANY,
a Delaware corporation

By: _____
Kurt Gerinser
Its: General Director Real Estate

BNSF RAILWAY COMPANY CORPORATE SEAL DELAWARE

ATTEST:

By: Tammy K. Herndon
Tammy K. Herndon
Its: Assistant Secretary

[Balance of page intentionally left blank.]

ACCEPTED:

CITY OF SPOKANE,
a Washington municipal corporation

By: David A. Condon Approved as to form:

Its:: Mayor

Assistant City Attorney

STATE OF WASHINGTON §
§ ss.
COUNTY OF SPOKANE §

On this 15th day of December, 2015, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared David A Condon to me known to be the Mayor of the **CITY OF SPOKANE**, a Washington municipal corporation that accepted the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to accept said instrument for said municipal corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

SHIRLEY M PIPPENGER
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
APRIL 15, 2017

Shirley M. Pippenger
Notary Public for the State of Washington

Residing at: Spokane

My appointment expires: 04/15/2017

STATE OF TEXAS §
§ ss.
COUNTY OF TARRANT §

On this 15th day of December, 2015, before me, the undersigned, a Notary Public in and for the State of Texas, duly commissioned and sworn, personally appeared Kurt Geringer and Tammy K. Herndon, to me known to be the General Director Real Estate and Assistant Secretary, respectively, of **BNSF RAILWAY COMPANY**, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

RHONDA L BURTON
My Commission Expires
September 21, 2016

Notary Public for the State of Texas

Residing at: Carrollton, Texas

My appointment expires: 9/21/2016

This Instrument Prepared by:

BNSF Railway Company
LAW Department
2500 Lou Menk Drive, AOB/3
Fort Worth, Texas 76131-2830

FORM APPROVED BY LAW

APPROVED DESCRIPTION	KH
APPROVED FORM	Rlee
APPROVED	ML

EXHIBIT "A"
Description for Quitclaim Deed

RW-1A
LEGAL DESCRIPTION OF THE RIGHT-OF-WAY TAKE AREAS FROM BURLINGTON NORTHERN SANTA FE RAILROAD
(Prepared by Adams & Clark, Inc.)

THAT PORTION OF THE BURLINGTON NORTHERN SANTA FE RAILWAY COMPANY'S, (ORIGINALLY NORTHERN PACIFIC) 400 FOOT WIDE RIGHT-OF-WAY IN THE SE1/4 OF SECTION 17, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M., CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON, SHOWN AS "PROPOSED RIGHT-OF-WAY TAKE AREA" RW-1A ON THE RECORD OF SURVEY FILED AUGUST 1, 2014, IN BOOK 155 OF SURVEYS, PAGES 75 THROUGH 91 AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF THAT PARCEL CONVEYED TO THE CITY OF SPOKANE BY THE WARRANTY DEED RECORDED DECEMBER 29, 1989, AS AUDITOR'S FILE NO. 8912290405 AND BEING THE EASTERLY MOST CORNER OF THAT PARCEL CONVEYED TO THE CITY OF SPOKANE BY THE RIGHT OF WAY DEDICATION DEED RECORDED AUGUST 30, 2010, AS AUDITOR'S FILE NO. 5929789; THENCE ALONG THE SOUTHEASTERLY LINE OF LAST SAID PARCEL, SOUTH 33°32'14" WEST 45.77 FEET; THENCE SOUTH 74°31'09" EAST 113.21 FEET TO A POINT ON A 685.89 FOOT RADIUS NONTANGENT CURVE ON THE SOUTHERLY BOUNDARY OF PARCEL 3 OF EXHIBIT "A" OF THE QUIT CLAIM DEED RECORDED DECEMBER 29, 1989, AS AUDITOR'S FILE NO. 8912290404, AND CONVEYED TO THE CITY OF SPOKANE; THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING TWO (2) CALLS:

1) NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THE CENTER OF CIRCLE OF WHICH BEARS NORTH 35°31'16" EAST, THROUGH A CENTRAL ANGLE OF 0°35'27", 7.07 FEET;
2) ALONG A NONTANGENT LINE, NORTH 50°33'40" WEST 101.10 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH THAT PORTION OF THE BURLINGTON NORTHERN SANTA FE RAILWAY COMPANY'S, (ORIGINALLY NORTHERN PACIFIC) 400 FOOT WIDE RIGHT-OF-WAY IN THE SE1/4 OF SECTION 17, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M., CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON, SHOWN AS "PROPOSED PERMANENT EASEMENT" RW-1A ON THE RECORD OF SURVEY FILED AUGUST 1, 2014, IN BOOK 155 OF SURVEYS, PAGES 75 THROUGH 91 AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT "D" OF THE BINDING SITE PLAN OF SPOKANE RIVER PROPERTIES, ACCORDING TO THE BINDING SITE PLAN RECORDED IN BOOK 3 OF BINDING SITE PLANS, PAGES 57 AND 58, IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON, AND BEING THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF ERIE STREET AS PLATTED WITH THE NORTH LINE OF SAID 400 FOOT WIDE RIGHT-OF-WAY, FROM WHICH THE NORTHEAST CORNER OF SAID TRACT "D" BEARS NORTH 02°12'22" WEST; THENCE ALONG THE SOUTHERLY PRODUCTION OF THE WEST RIGHT-OF-WAY LINE OF ERIE PLATTED STREET, SOUTH 02°12'22" EAST 20.07 FEET TO A POINT ON A 217.75 FOOT RADIUS NONTANGENT CURVE, THE CENTER OF CIRCLE OF WHICH BEARS SOUTH 65°45'53" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°25'12", 66.20 FEET TO A POINT ON A LINE LOCATED SIXTY FEET (60') WEST OF, MEASURED AT RIGHT ANGLE, AND PARALLEL WITH THE SOUTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF ERIE STREET AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 148 OF SURVEYS, AT PAGE 99; THENCE ALONG SAID PARALLEL LINE, A NONTANGENT LINE, NORTH 02°10'35" WEST 87.33 FEET TO A POINT ON A 1232.69 FOOT RADIUS NONTANGENT CURVE ON THE NORTHERLY LINE OF SAID 400 FOOT WIDE RIGHT-OF-WAY, THE CENTER OF CIRCLE OF WHICH BEARS NORTH 13°59'51" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°43'21, 15.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,147 SQUARE FEET, MORE OR LESS

RW-1B
LEGAL DESCRIPTION OF THE RIGHT-OF-WAY TAKE AREA
FROM ASSESSOR'S PARCEL #35174.0010
BNSF RAILROAD
(Prepared by Adams & Clark, Inc.)

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 17, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M., CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT "D" OF THE BINDING SITE PLAN OF SPOKANE RIVER PROPERTIES, ACCORDING TO THE BINDING SITE PLAN RECORDED IN BOOK 3 OF BINDING SITE PLANS, PAGES 57 AND 58, IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON, AND BEING THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF ERIE STREET AS PLATTED WITH THE NORTH LINE OF THE BURLINGTON NORTHERN AND SANTA

FE RAILWAY COMPANY 400 FOOT WIDE RIGHT-OF-WAY, AND ALSO BEING THE NORTHEAST CORNER OF THE PARCEL DESCRIBED ON THE RESTRICTIVE COVENANT RECORDED BY BNSF ON JANUARY 29, 2003, AS AUDITOR'S FILE NO. 4838439, HEREAFTER REFERRED TO AS THE "RC PARCEL", FROM WHICH THE NORTHEAST CORNER OF SAID TRACT "D" BEARS NORTH 02°12'22" WEST; THENCE ALONG THE SOUTHERLY PRODUCTION OF SAID WEST RIGHT-OF-WAY LINE OF ERIE STREET AS PLATTED AND BEING THE EAST LINE OF SAID "RC PARCEL", SOUTH 02°12'22" EAST 41.59 FEET; THENCE SOUTH 82°12'00" WEST 147.43 FEET; THENCE NORTH 25°01'29" WEST 32.86 FEET TO A POINT ON A 437.00 FOOT RADIUS NONTANGENT CURVE, THE CENTER OF CIRCLE OF WHICH BEARS NORTH 25°01'29" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°59'31, 152.48 FEET TO THE POINT OF COMPOUND CURVE OF A 487.00 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF CIRCLE OF WHICH BEARS NORTH 05°01'58" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 8°06'42", 68.95 FEET TO THE POINT OF TANGENT; THENCE NORTH 86°55'16" WEST 84.96 FEET TO THE POINT OF CURVE OF A 1179.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1°54'48", 39.37 FEET TO A POINT ON A LINE DISTANT 500 FEET WEST, MEASURED AT RIGHT ANGLES, FROM SAID SOUTHERLY PRODUCTION OF THE WEST RIGHT-OF-WAY LINE OF ERIE STREET AS PLATTED AND A POINT ON THE WEST LINE OF SAID "RC PARCEL"; THENCE NORTHERLY ALONG SAID WEST LINE OF THE "RC PARCEL AND BEING PARALLEL WITH SAID WEST RIGHT-OF-WAY LINE OF ERIE STREET AS PLATTED. ALONG A NONTANGENT LINE, NORTH 02°12'22" WEST 51.29 FEET TO A POINT ON A 1232.69 FOOT RADIUS NONTANGENT CURVE ON SAID SOUTHERLY LINE OF THE BINDING SITE PLAN AND ON THE NORTHERLY LINE OF THE BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY RIGHT-OF-WAY, AND ON THE NORTH LINE OF SAID "RC PARCEL", THE CENTER OF CIRCLE OF WHICH BEARS NORTH 10°07'44" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°24'15", 503.53 FEET TO THE **TRUE POINT OF BEGINNING**;

CONTAINING 17,997 SQUARE FEET, MORE OR LESS.

Parcel A:

That portion of Lots One (1), Two (2), Three (3) and Four (4), in Block Twenty-four (24), Dennis and Bradley's Addition to Spokane, lying northerly of a line drawn parallel to and one hundred twenty-five (125) feet southerly, measured at right angles, from the center line between Main tracks of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company, as now constructed; and westerly of a line drawn parallel to and twenty-five (25) feet easterly, measured at right angles, from

the center line of the main track of the Coeur d'Alene Branch of the Great Northern Railway Company as now constructed in said Block.

City of Spokane, Spokane County, Washington.

Parcel B:

All right, title and interest, if any, in and to that portion of North Erie Street lying Northeasterly of the Southeasterly prolongation of the Southwesterly line of Lot 15, Block 19, Dennis & Bradley's Addition to Spokane, as per plat recorded in Volume "A" of Plats, pages 160 and 161 records of Spokane County Washington, and Southwesterly of the Southeasterly prolongation of the Northeasterly line of Lot 10 of said Block 19.

City of Spokane, Spokane County, Washington.

6323191 155/75

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 1ST DAY
OF AUGUST, 2014 AT 9:25 A.M.
IN BOOK 155 OF SURVEYS AT PAGE 75-91
AT THE REQUEST OF ADAMS & CLARK, INC.

(Signed) _____
County Auditor DEPUTY

17 CENTER 1/4 CORNER
NOT LOCATED FOR THIS SURVEY
SHOWN FOR INFORMATION ONLY

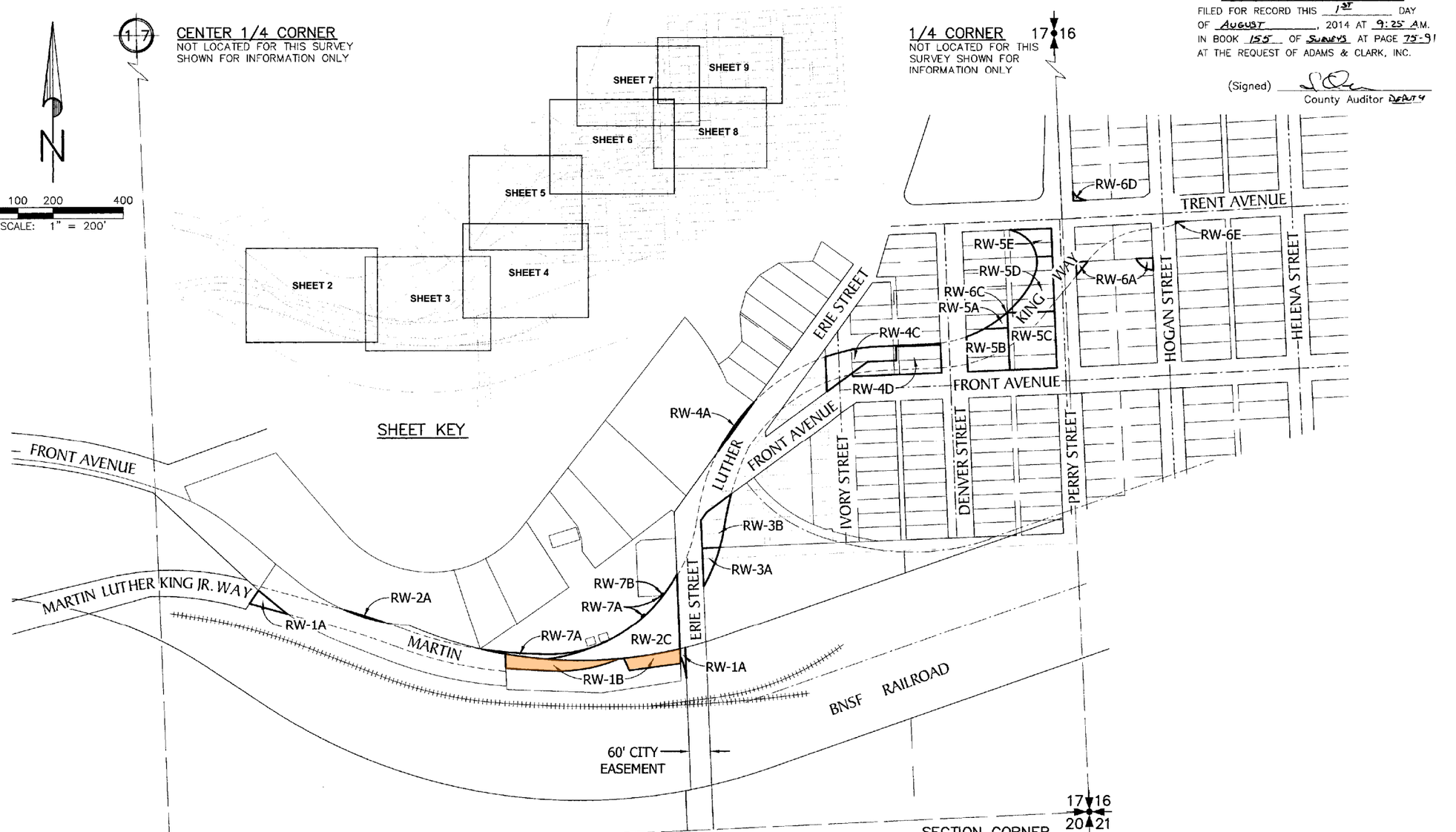
17 16 1/4 CORNER
NOT LOCATED FOR THIS
SURVEY SHOWN FOR
INFORMATION ONLY

N

0 100 200 400
SCALE: 1" = 200'

SHEET KEY

SHEET 2 | SHEET 3 | SHEET 4 | SHEET 5 | SHEET 6 | SHEET 7 | SHEET 8 | SHEET 9



17 16
20 21 SECTION CORNER
NOT LOCATED FOR THIS
SURVEY SHOWN FOR
INFORMATION ONLY

17
20 1/4 CORNER
NOT LOCATED FOR THIS SURVEY
SHOWN FOR INFORMATION ONLY

PURPOSE OF THIS SURVEY

The purpose of this survey was to determine the boundaries of the numerous existing Assessor's Parcels affected by the establishment of Martin Luther King Jr. Way and to determine right-of-way takes required for said establishment.

LEGEND

= SECTION CORNER
= 1/4 CORNER
= CENTER 1/4 CORNER
= CENTERLINE RAILROAD TRACKS
RW-# = RIGHT-OF-WAY AREA – PARCEL ID USED BY CITY OF SPOKANE ROW PLAN
= PROPOSED RIGHT-OF-WAY LINES

NW	NE	NW	NE
SW	SE	SW	SE
17-25-43		16-25-43	

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF THE CITY OF SPOKANE IN JULY, 2014.

DANIEL B. CLARK
CERTIFICATE NO. 12904 7-24-14

DANIEL B. CLARK 12904 STATE OF WASHINGTON REGISTERED PROFESSIONAL LAND SURVEYOR
7-24-14

SHEET 1 OF 17 (OVERALL VIEW)

RECORD OF SURVEY: PORTIONS OF SE1/4 OF SECTION 17, AND PORTIONS OF SW1/4 OF SECTION 16, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M., CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

Adams & Clark, Inc.
1720 W. Fourth Ave.
Spokane, WA 99201-5302
(509) 747-4600

DATE: 7/24/14	DWG. BY: JDH
SCALE: 1"=200'	F.B. NO. 768/798
FOR: CITY OF SPOKANE	W.O. NO. 2009-01-136

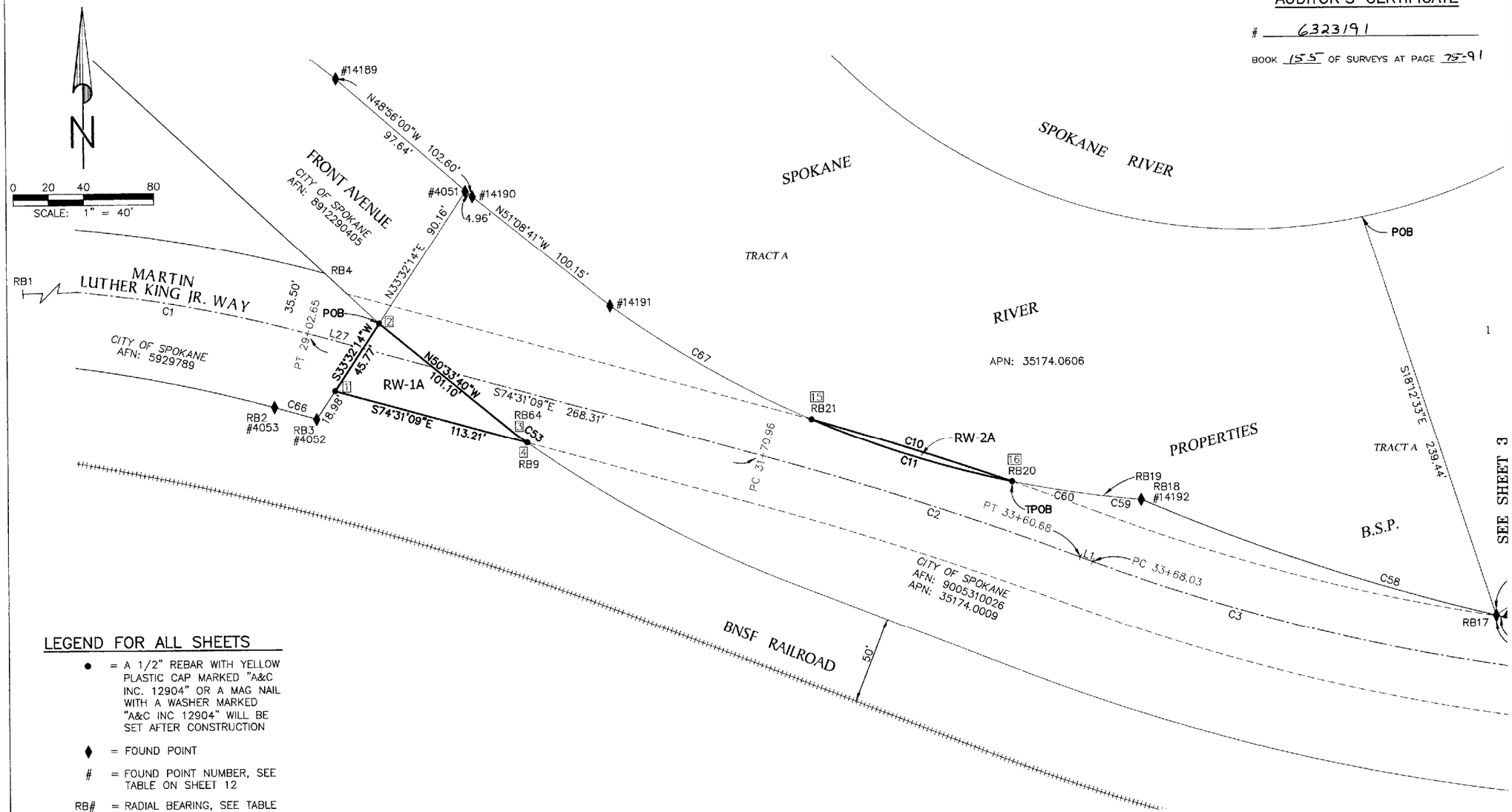
2009136-ROS2.DWG JDH 07-24-2014

6323191 155/76

AUDITOR'S CERTIFICATE

6323191

BOOK 155 OF SURVEYS AT PAGE 75-91



SEE SHEET 3

LEGEND FOR ALL SHEETS

- ● = A 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "A&C INC. 12904" OR A MAG NAIL WITH A WASHER MARKED "A&C INC 12904" WILL BE SET AFTER CONSTRUCTION
- ♦ = FOUND POINT
- # = FOUND POINT NUMBER, SEE TABLE ON SHEET 12
- RB# = RADIAL BEARING, SEE TABLE ON SHEET 11
- [#] = STATION/OFFSET NUMBER, SEE TABLE ON SHEET 11
- L# = LINE NUMBER
- C# = CURVE NUMBER
- C/L = CENTERLINE
- M/L = MONUMENT LINE
- RW-# = RIGHT-OF-WAY AREA – PARCEL ID USED BY CITY OF SPOKANE ROW PLAN
- POB = POINT OF BEGINNING
- TPOB = TRUE POINT OF BEGINNING
- APN = ASSESSOR'S PARCEL NUMBER
- AFN = AUDITOR'S FILE NUMBER
- ++++++++++++ = RAILROAD TRACKS
- – – – – – = PROPOSED RIGHT-OF-WAY LINES

SEE SHEET 11 FOR LINE, CURVE, RADIAL BEARING AND STATION AND OFFSET TABLES

SEE SHEET 12 FOR FOUND POINT TABLE

NW	NE	NW	NE
SW	SE	SW	SE
17-25-43		16-25-43	

DANIEL B. CLARK
STATE OF WASHINGTON
12904
REGISTERED
PROFESSIONAL LAND SURVEYOR

7-24-14

SHEET 2 OF 17

RECORD OF SURVEY: PORTIONS OF SE1/4 OF SECTION 17, AND PORTIONS OF SW1/4 OF SECTION 16, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M., CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

Adams & Clark, Inc.
1720 W. Fourth Ave.
Spokane, WA 99201-5302
(509) 747-4600

DATE: 7/24/14	DWG. BY: JDH
SCALE: 1"=40'	F.B. NO. 768/798
FOR: CITY OF SPOKANE	W.O. NO. 2009-01-136

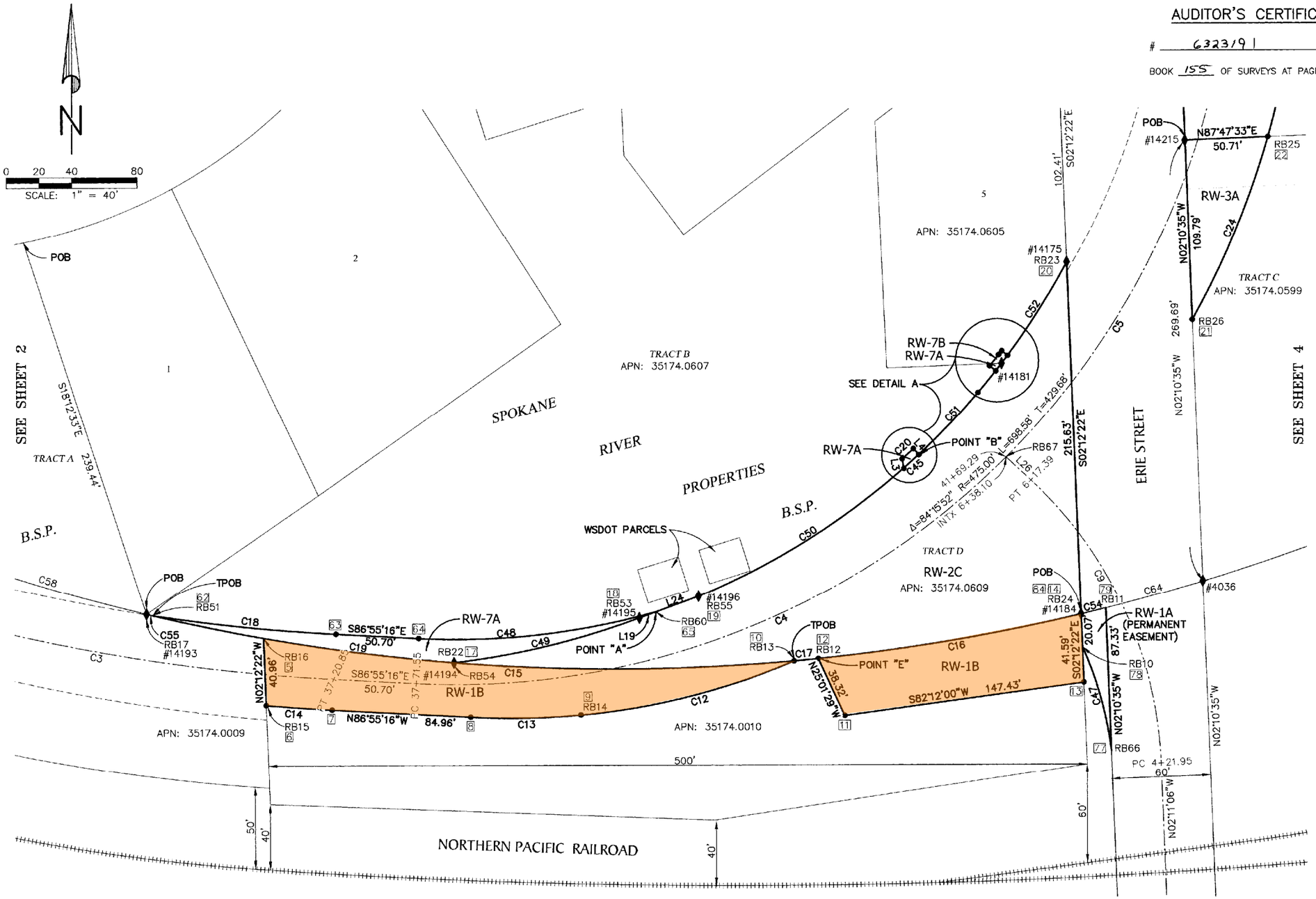
2009113b-RDS2.DWG JDH 07-24-2014

6323191 155/77

AUDITOR'S CERTIFICATE

6323191

BOOK 155 OF SURVEYS AT PAGE 75-91



LEGEND

SEE SHEET 2

SEE SHEET 11 FOR LINE, CURVE, RADIAL BEARING AND STATION AND OFFSET TABLES

SEE SHEET 12 FOR FOUND POINT TABLE

SEE SHEET 10 FOR DETAILS

DANIEL B. CLARK
STATE OF WASHINGTON
12904
REGISTERED
PROFESSIONAL LAND SURVEYOR

7-24-14

NW	NE	NW	NE
SW	SE	SW	SE
17-25-43		16-25-43	

SHEET 3 OF 17

RECORD OF SURVEY: PORTIONS OF SE1/4 OF SECTION 17, AND PORTIONS OF SW1/4 OF SECTION 16, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M., CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

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DATE: 7/24/14	DWG. BY: JDH		
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FOR: CITY OF SPOKANE	W.O. NO. 2009-01-136		

2009113G-ROS2.DWG JDH 07-24-2014

6323191 155/85

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	775.00'	29°00'50"	392.45'	200.53'
C2	2100.00'	5°10'35"	189.72'	94.93'
C3	1150.00'	17°34'42"	352.82'	177.81'
C4	475.00'	47°58'34"	397.74'	211.36'
C5	475.00'	36°17'18"	300.84'	155.66'
C6	850.00'	8°21'32"	124.01'	62.11'
C7	500.00'	70°17'34"	613.42'	352.01'
C8	392.00'	89°14'33"	610.57'	386.85'
C9	250.00'	44°47'35"	195.45'	103.02'
C10	2127.50'	3°13'08"	119.52'	59.78'
C11	595.18'	11°31'25"	119.71'	60.06'
C12	426.75'	18°06'24"	134.86'	68.00'
C13	476.75'	8°06'42"	67.50'	33.80'
C14	1168.75'	1°58'36"	40.32'	20.16'
C15	1232.69'	15°08'02"	325.60'	163.75'
C16	1232.69'	7°34'37"	163.02'	81.63'
C17	1232.69'	0°41'35"	14.91'	7.45'
C18	1122.50'	5°45'21"	112.77'	56.43'
C19	1232.69'	8°41'02"	186.83'	93.60'
C20	377.50'	1°24'08"	9.24'	4.62'
C21	382.50'	7°53'25"	52.67'	26.38'
C22	429.50'	0°24'26"	3.05'	1.53'
C23	434.50'	8°17'48"	62.92'	31.51'
C24	515.50'	13°28'33"	121.24'	60.90'
C25	809.50'	6°33'41"	92.70'	46.40'
C26	515.50'	7°03'24"	63.49'	31.78'
C27	617.39'	8°15'29"	88.98'	44.57'
C28	534.50'	8°45'17"	81.67'	40.92'
C29	2482.50'	0°09'01"	6.51'	3.26'
C30	534.50'	16°37'54"	155.15'	78.13'
C31	357.50'	4°51'25"	30.31'	15.16'
C32	357.50'	12°02'13"	75.10'	37.69'
C33	357.50'	8°45'14"	54.62'	27.36'
C34	357.50'	14°47'41"	92.31'	46.41'
C35	132.50'	13°13'44"	30.59'	15.36'
C36	94.00'	29°22'21"	48.19'	24.64'
C37	94.00'	24°13'10"	39.73'	20.17'
C38	82.50'	17°48'35"	25.64'	12.93'
C39	107.60'	17°38'49"	33.14'	16.70'
C40	95.00'	10°39'25"	17.67'	8.86'
C41	57.50'	61°32'21"	61.76'	34.24'
C42	114.50'	8°21'31"	16.70'	8.37'
C43	39.50'	42°25'15"	29.25'	15.33'
C44	357.50'	1°12'50"	7.57'	3.79'
C45	452.50'	1°33'25"	12.30'	6.15'
C46	452.50'	1°29'58"	11.84'	5.92'
C47	217.75'	17°25'12"	66.20'	33.36'
C48	447.50'	18°45'53"	146.56'	73.94'
C49	483.50'	13°50'53"	116.86'	58.72'
C50	452.50'	18°48'37"	148.56'	74.95'

2009135-ROS2.DWG JDH 07-24-2014

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C51	452.50'	8°49'37"	69.71'	34.93'
C52	452.50'	8°33'26"	67.58'	33.85'
C53	685.89'	0°35'27"	7.07'	3.54'
C54	1232.69'	0°43'22"	15.55'	7.77'
C55	1232.69'	0°10'36"	3.80'	1.90'
C56	452.50'	0°44'30"	5.86'	2.93'
C57	452.50'	0°45'28"	5.98'	2.99'
C58	1232.69'	9°53'35"	212.84'	106.69'
C59	595.18'	1°57'19"	20.31'	10.16'
C60	595.18'	5°11'42"	53.96'	27.00'
C61	30.00'	89°59'06"	47.12'	29.99'
C62	30.00'	110°33'08"	57.89'	43.29'
C63	392.00'	1°49'42"	12.51'	6.26'
C64	1232.69'	2°51'56"	61.65'	30.83'
C65	392.00'	0°02'31"	0.29'	0.14'
C66	2230.00'	0°38'24"	24.91'	12.46'
C67	595.18'	31°21'38"	325.77'	167.08'
C68	392.00'	38°21'45"	262.47'	136.37'
C69	392.00'	49°00'35"	335.31'	178.68'

LINE TABLE

LINE	BEARING	LENGTH
L1	S69°20'34"E	7.35'
L2	N46°58'41"W	20.71'
L3	N09°44'50"W	5.65'
L4	S42°30'15"E	4.73'
L5	N39°36'21"E	17.07'
L6	N50°23'39"W	4.88'
L7	N39°36'21"E	7.10'
L8	S50°48'06"E	4.46'
L9	S02°12'26"E	4.68'
L10	N02°12'26"W	9.95'
L11	N20°17'55"E	15.27'
L12	S87°47'30"W	5.90'
L13	S02°12'11"E	4.75'
L14	N02°12'11"W	1.75'
L15	S76°21'49"W	15.55'
L16	S02°12'22"E	20.07'
L17	N09°55'54"E	38.59'
L18	N02°12'11"W	1.75'
L19	S69°55'54"W	10.69'
L20	N39°36'21"E	1.65'
L21	N87°47'38"E	6.31'
L22	S87°46'51"W	7.50'
L23	N02°11'56"W	3.00'
L24	N69°55'54"E	27.90'
L25	N02°10'39"E	20.63'
L26	N46°58'41"W	20.71'
L27	S74°31'09"E	32.59'

RADIAL BEARING TABLE

RB #	RADIAL BEARING	
1	N13°31'57"W	
2	S15°29'06"W	
3	N16°07'30"E	
4	S15°30'36"E	
5	N81°11'08"W	CENTERLINE MLK WAY
6	N72°49'35"W	
7	N40°53'47"W	CENTERLINE PERRY
8	N88°15'56"E	CENTERLINE TRENT
9	N35°31'16"E	RW-1A
10	S65°45'53"W	
11	N13°59'51"W	RW-1A PERM. EASE.
12	N05°41'52"W	RW-1B
13	N23°08'22"W	
14	N05°01'58"W	
15	N05°03'20"E	
16	N10°07'44"E	
17	N13°31'35"E	RW-2A
18	N04°45'06"E	
19	N06°42'25"E	
20	S19°16'23"W	
21	N23°25'32"E	
22	N06°32'42"W	RW-2C
23	N61°45'41"W	
24	N13°16'30"W	
25	N74°07'44"W	RW-3A
26	N60°39'11"W	
27	S74°37'27"E	RW-3B
28	N81°11'08"W	
29	S45°20'28"E	RW-4A
30	N54°05'46"W	
31	S53°56'45"E	
32	N64°18'39"W	
33	S19°09'56"E	RW-4C
34	N07°23'27"W	
35	N40°27'50"W	RW-5A
36	N28°25'37"W	RW-5B
37	N19°40'23"W	
38	N41°40'40"W	RW-5D
39	N56°28'21"W	
40	S80°55'34"W	RW-5E
41	S56°42'25"W	
42	S38°53'50"W	
43	S21°15'01"W	
44	N10°35'36"E	
45	N02°32'55"E	RW-6A
46	N64°05'16"E	
47	N40°27'50"W	RW-6C
48	N64°03'31"E	RW-6D
49	N21°38'16"E	
50	N13°16'46"E	
51	N08°50'06"E	RW-7A
52	N41°19'15"W	
53	N20°23'35"W	
54	N04°39'57"E	
55	N22°30'38"W	
56	N41°06'07"W	
57	N42°30'15"W	
58	N42°52'40"W	
59	N52°26'48"W	
60	N15°41'09"W	
61	N51°42'18"W	
62	N50°48'06"W	RW-7B
63	N53°12'16"W	
64	N36°06'43"E	RW-1A
65	N62°12'13"W	RW-4A
66	N83°11'05"E	RW-1A PERM. EASE.
67	N44°53'50"W	CENTERLINE ERIE

STATION AND OFFSET TABLE

STATIONS AND OFFSETS TO POINTS DEFINING PROPOSED RIGHT-OF-WAY OF MARTIN LUTHER KING JR. WAY

TAKE	NUMBER	CENTERLINE STATION	OFFSET DISTANCE	OFFSET DIRECTION
RW-1A				
	1	29+26.27	27.50	RT
	2	29+40.46	16.01	LT
	3	30+32.85	25.04	RT
	4	30+39.50	27.50	RT
RW-1B				
	5	36+75.89	21.87	LT
	6	36+81.17	18.75	RT
	7	37+20.85	18.75	RT
	8	38+04.46	19.94	RT
	9	38+68.80	24.41	RT
	10	39+96.14	29.72	RT
	11	40+08.98	73.00	RT
	12	40+09.31	34.69	RT
	13	41+19.41	134.37	RT
	14	41+39.88	101.54	RT
RW-2A				
	15	31+91.98	27.50	LT
	16	33+09.96	27.50	LT
RW-2C				
	17	37+94.59	13.34	LT
	18	39+15.82	26.56	LT
	19	39+56.75	28.76	LT
	14	41+39.88	101.54	RT
	20	42+92.38	43.65	LT
RW-3A				
	21	42+99.91	40.50	RT
	22	44+11.63	40.50	RT
RW-3B				
	22	44+11.63	40.50	RT
	23	44+70.13	40.50	RT
	24	45+67.47	40.50	RT
RW-4A				
	25	46+68.45	36.85	LT
	26	47+51.50	34.55	LT
	27	47+57.59	34.50	LT
	28	48+33.99	34.50	LT
RW-4C				
	29	50+62.42	34.50	LT
	30	52+07.56	34.50	LT
	31	53+54.44	34.50	LT
	32	53+87.06	34.99	LT
RW-5A				
	33	55+31.63	37.28	LT
	34	56+14.75	38.44	LT
RW-5B				
	36	54+71.35	36.35	LT
	33	55+31.63	37.28	LT
RW-5D				
	42	56+23.15	38.55	LT
	43	57+25.70	39.71	LT
	44	57+59.68	42.24	LT
	45	57+76.70	44.27	LT
	46	58+29.12	58.43	LT
RW-5E				
	46	58+29.12	58.43	LT
	48	58+67.31	82.43	LT
	49	58+86.88	103.15	LT
	50	59+03.62	134.04	LT
	51	59+07.51	151.51	LT
RW-6A				
	53	58+17.88	67.15	RT
	54	58+57.80	84.93	RT
	55	58+71.83	273.25	RT
	56	58+85.09	218.50	RT
RW-6C				
	34	56+14.75	38.44	LT
	42	56+23.15	38.55	LT
RW-6D				
	61	60+35.66	29.54	RT

AUDITOR'S CERTIFICATE

6323191

BOOK 155 OF SURVEYS AT PAGE 75-91

(STATION & OFFSETS CON'T)

RW-7A					
	62	36+05.32	27.50	LT	
	63	37+20.85	27.50	LT	
	64	37+71.55	27.50	LT	
	17	37+94.58	13.34	LT	
	18	39+15.82	26.56	LT	
	65	39+27.12	27.50	LT	
	66	41+16.11	36.73	LT	
	67	41+19.09	41.68	LT	
	68	41+29.21	42.05	LT	
	69	41+29.43	37.33	LT	
	70	42+05.19	45.41	LT	
	71	42+05.30	40.53	LT	
	72	42+07.01	45.44	LT	
	73	42+11.70	40.79	LT	
RW-7B					
	72	42+07.01	45.44	LT	
	73	42+11.70	40.79	LT	
	74	42+14.86	45.50	LT	
	75	42+18.24	45.50	LT	
	76	42+18.24	41.04	LT	
		DEFINING PROPOSED PERMANENT EASEMENT FOR ERIE STREET			
RW-1A					
	77	4+31.71	29.86	LT	ERIE
	78	5+07.31	32.70	LT	ERIE
	79	5+24.75	10.01	LT	ERIE
	84	5+28.37	25.19	LT	ERIE
		DEFINING PROPOSED RIGHT-OF-WAY OF TRENT AVENUE			
RW-6D					
	59	0+56.48	43.33	LT	TRENT
	60	0+72.12	37.50	LT	TRENT
RW-6E					
	80	3+24.54	43.04	RT	TRENT
	82	3+33.80	38.69	RT	TRENT
	83	3+50.69	37.50	RT	TRENT

7-24-14

SHEET 11 OF 17 (TABLES)

RECORD OF SURVEY: PORTIONS OF SE1/4 OF SECTION 17, AND PORTIONS OF SW1/4 OF SECTION 16, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M., CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

Adams & Clark, Inc.
1720 W. Fourth Ave.
Spokane, WA 99201-5302
(509) 747-4600

DATE: 7/24/14	DWG. BY: JDH
SCALE: N/A	F.B. NO. 768/798
FOR: CITY OF SPOKANE	W.O. NO. 2009-01-136

6323191 155/88

LEGAL DESCRIPTIONS

RW-1A
LEGAL DESCRIPTION OF THE PROPOSED RIGHT-OF-WAY TAKE AREA
(Prepared by Adams & Clark, Inc)

THAT PORTION OF THE BURLINGTON NORTHERN SANTA FE RAILWAY COMPANY'S, (ORIGINALLY NORTHERN PACIFIC) 400 FOOT WIDE RIGHT-OF-WAY IN THE SE1/4 OF SECTION 17, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M., CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF THAT PARCEL CONVEYED TO THE CITY OF SPOKANE BY THE WARRANTY DEED RECORDED DECEMBER 29, 1989, AS AUDITOR'S FILE NO. 8912290405 AND BEING THE EASTERLY MOST CORNER OF THAT PARCEL CONVEYED TO THE CITY OF SPOKANE BY THE RIGHT OF WAY DEDICATION DEED RECORDED AUGUST 30, 2010, AS AUDITOR'S FILE NO. 5929789; THENCE ALONG THE SOUTHEASTERLY LINE OF LAST SAID PARCEL, SOUTH 33°32'14" WEST 45.77 FEET; THENCE SOUTH 74°31'09" EAST 113.21 FEET TO A POINT ON A 685.89 FOOT RADIUS NONTANGENT CURVE ON THE SOUTHERLY BOUNDARY OF THAT PARCEL CONVEYED TO THE CITY OF SPOKANE BY THE "CORRECTION" QUIT CLAIM DEED RECORDED MAY 31, 1990, AS AUDITOR'S FILE NO. 9005310026; THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING TWO (2) CALLS:
1) NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THE CENTER OF CIRCLE OF WHICH BEARS NORTH 35°31'16" EAST, THROUGH A CENTRAL ANGLE OF 0°35'27", 7.07 FEET;
2) ALONG A NONTANGENT LINE, NORTH 50°33'40" WEST 101.10 FEET TO THE POINT OF BEGINNING;

CONTAINING 2,440 SQUARE FEET, MORE OR LESS.

RW-1A
LEGAL DESCRIPTION OF THE PROPOSED PERMANENT EASEMENT
(Prepared by Adams & Clark, Inc)

THAT PORTION OF THE BURLINGTON NORTHERN SANTA FE RAILWAY COMPANY'S, (ORIGINALLY NORTHERN PACIFIC) 400 FOOT WIDE RIGHT-OF-WAY IN THE SE1/4 OF SECTION 17, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M., CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT "D" OF THE BINDING SITE PLAN OF SPOKANE RIVER PROPERTIES, ACCORDING TO THE BINDING SITE PLAN RECORDED IN BOOK 3 OF BINDING SITE PLANS, PAGES 57 AND 58, IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON, FROM WHICH THE NORTHEAST CORNER OF SAID TRACT "D" BEARS NORTH 02°12'22" WEST; THENCE SOUTH 02°12'22" EAST 20.07 FEET TO A POINT ON A 217.75 FOOT RADIUS NONTANGENT CURVE, THE CENTER OF CIRCLE OF WHICH BEARS SOUTH 65°45'53" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°25'12", 66.20 FEET TO A POINT ON A LINE LOCATED SIXTY FEET (60') WEST OF, MEASURED AT RIGHT ANGLE, AND PARALLEL WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF ERIE STREET AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 148 OF SURVEYS, AT PAGE 99; THENCE ALONG SAID PARALLEL LINE, (NONTANGENT) NORTH 02°10'35" WEST 87.33 FEET TO A POINT ON A 1232.69 FOOT RADIUS NONTANGENT CURVE ON THE NORTHERLY LINE OF SAID 400 FOOT WIDE RIGHT-OF-WAY, THE CENTER OF CIRCLE OF WHICH BEARS NORTH 13°59'51" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°43'22", 15.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 707 SQUARE FEET, MORE OR LESS

RW-1B
LEGAL DESCRIPTION OF EXISTING ASSESSOR'S PARCEL #35174.0010
(As shown in the Commitment For Title Insurance issued by First American Title Insurance Company, Commitment No. 4259-1487174, Commitment Date: October 20, 2009.)

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 17, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M., CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH PRODUCTION OF THE WEST LINE OF ERIE STREET DISTANT 60 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MOST NORTHERLY TRACK AS CONSTRUCTED ON JULY 15, 1968;
THENCE WESTERLY IN A STRAIGHT LINE 230 FEET TO A POINT DISTANT 40 FEET NORTHERLY, MEASURED AT RIGHT ANGLES FROM SAID CENTER LINE;
THENCE WESTERLY PARALLEL WITH SAID CENTER LINE TO A POINT DISTANT 500 FEET WEST, MEASURED AT RIGHT ANGLES, FROM SAID PRODUCED STREET LINE;
THENCE NORTH PARALLEL WITH SAID PRODUCED STREET LINE TO A POINT DISTANT 200 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MAIN TRACK OF THE BURLINGTON NORTHERN AND SANTA FE'S RAILWAY COMPANY'S MAIN LINE AS ORIGINALLY CONSTRUCTED;
THENCE EASTERLY PARALLEL WITH SAID ORIGINAL CENTER LINE TO SAID PRODUCED STREET LINE;
THENCE SOUTH ALONG SAID PRODUCED STREET LINE TO THE POINT OF BEGINNING.

RW-1B
LEGAL DESCRIPTION OF THE PROPOSED RIGHT-OF-WAY TAKE AREA FROM ASSESSOR'S PARCEL #35174.0010
(Prepared by Adams & Clark, Inc.)

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 17, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M., CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT "D" OF THE BINDING SITE PLAN OF SPOKANE RIVER PROPERTIES, ACCORDING TO THE BINDING SITE PLAN RECORDED IN BOOK 3 OF BINDING SITE PLANS, PAGES 57 AND 58, IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON, AND BEING THE POINT OF INTERSECTION OF THE WEST LINE OF ERIE STREET WITH THE NORTH LINE OF THE BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY RIGHT-OF-WAY, FROM WHICH THE NORTHEAST CORNER OF SAID TRACT "D" BEARS NORTH 02°12'22" WEST; THENCE ALONG THE SOUTHERLY PRODUCTION OF THE WEST LINE OF ERIE STREET, SOUTH 02°12'22" EAST 41.59 FEET; THENCE SOUTH 82°12'00" WEST 147.43 FEET; THENCE NORTH 25°01'29" WEST 38.32 FEET TO **POINT "E"**, A POINT ON A 1232.69 FOOT RADIUS NONTANGENT CURVE ON THE SOUTHERLY LINE OF SAID BINDING SITE PLAN AND ON THE NORTHERLY LINE OF THE BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY RIGHT-OF-WAY, THE CENTER OF CIRCLE OF WHICH BEARS NORTH 05°41'52" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 7°34'37", 163.02 FEET TO THE POINT OF BEGINNING;

LEGAL DESCRIPTION RW-1B CON'T

TOGETHER WITH THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, OF SAID SECTION 17, DESCRIBED AS FOLLOWS:

BEGINNING AT **POINT "E"**, AS DESCRIBED ABOVE, A POINT ON 1232.69 FOOT RADIUS NONTANGENT CURVE ON THE SOUTHERLY LINE OF SAID BINDING SITE PLAN AND ON THE NORTHERLY LINE OF THE BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY RIGHT-OF-WAY, THE CENTER OF CIRCLE OF WHICH BEARS NORTH 05°41'52" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°41'35", 14.91 FEET TO THE **TRUE POINT OF BEGINNING**, A POINT ON A 426.75 FOOT RADIUS NONTANGENT CURVE, THE CENTER OF CIRCLE OF WHICH BEARS NORTH 23°08'22" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°06'24", 134.86 FEET THE POINT OF COMPOUND CURVE OF A 476.75 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF CIRCLE OF WHICH BEARS NORTH 05°01'58" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 8°06'42", 67.50 FEET TO THE POINT OF TANGENT; THENCE NORTH 86°55'16" WEST 84.96 FEET TO THE POINT OF CURVE OF A 1168.75 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1°58'36", 40.32 FEET TO A POINT ON A LINE DISTANT 500 FEET WEST, MEASURED AT RIGHT ANGLES, FROM SAID SOUTH PRODUCTION OF THE WEST LINE OF ERIE STREET; THENCE NORTHERLY PARALLEL WITH SAID PRODUCED STREET LINE, ALONG A NONTANGENT LINE, NORTH 02°12'22" WEST 40.96 FEET TO A POINT ON A 1232.69 FOOT RADIUS NONTANGENT CURVE ON SAID SOUTHERLY LINE OF THE BINDING SITE PLAN AND ON THE NORTHERLY LINE OF THE BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY RIGHT-OF-WAY, THE CENTER OF CIRCLE OF WHICH BEARS NORTH 10°07'44" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°08'02", 325.60 FEET TO THE **TRUE POINT OF BEGINNING**;

CONTAINING 14,507 SQUARE FEET, MORE OR LESS.

RW-2A
LEGAL DESCRIPTION OF EXISTING ASSESSOR'S PARCEL #35174.0606
(As shown in the Subdivision Guarantee issued by First American Title Insurance Company, Guarantee No. 2196877, dated December 31, 2013.)

TRACT "A" OF BINDING SITE PLAN OF SPOKANE RIVER PROPERTIES Z2006-30-FBSP, ACCORDING TO PLAT RECORDED IN VOLUME 3 OF BINDING SITE PLANS, PAGES 57 AND 58, IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON.

RW-2A
LEGAL DESCRIPTION OF THE PROPOSED RIGHT-OF-WAY TAKE AREA FROM ASSESSOR'S PARCEL #35174.0606
(Prepared by Adams & Clark, Inc)

THAT PORTION OF TRACT "A" OF BINDING SITE PLAN OF SPOKANE RIVER PROPERTIES Z2006-30-FBSP, ACCORDING TO PLAT RECORDED IN VOLUME 3 OF BINDING SITE PLANS, PAGES 57 AND 58, IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT "A"; THENCE ALONG THE BOUNDARY OF SAID TRACT "A" THE FOLLOWING FOUR (4) CALLS:
1) SOUTH 18°12'33" EAST 239.44 FEET TO THE EASTERLY MOST CORNER OF SAID TRACT "A", A POINT ON A 1232.69 FOOT RADIUS NONTANGENT CURVE, THE CENTER OF CIRCLE OF WHICH BEARS NORTH 13°31'35" EAST;
2) NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 9°53'35", 212.84 FEET TO A POINT ON A 595.18 FOOT RADIUS NONTANGENT CURVE, THE CENTER OF CIRCLE OF WHICH BEARS NORTH 04°45'06" EAST;
3) NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1°57'19", 20.31 FEET TO A POINT, FROM WHICH THE CENTER OF CIRCLE OF SAID CURVE BEARS NORTH 06°42'25" EAST;
4) CONTINUING NORTHWESTERLY ALONG THE ARC OF SAID 595.18 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 5°11'42", 53.96 FEET TO THE **TRUE POINT OF BEGINNING**; A POINT ON A 2127.50 FOOT RADIUS NONTANGENT CURVE, THE CENTER OF CIRCLE OF WHICH BEARS SOUTH 19°16'23" WEST; THENCE LEAVING SAID BOUNDARY. NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 3°13'08", 119.52 FEET TO A POINT ON A 595.18 FOOT RADIUS NONTANGENT CURVE ON SAID BOUNDARY OF TRACT "A", THE CENTER OF CIRCLE OF SAID CURVE BEARS NORTH 23°25'32" EAST; THENCE SOUTHEASTERLY ALONG SAID BOUNDARY AND ALONG THE ARC OF SAID 595.18 FOOT RADIUS CURVE, THROUGH A CENTRAL ANGLE OF 11°31'25", 119.71 FEET TO THE **TRUE POINT OF BEGINNING**;

CONTAINING 307 SQUARE FEET, MORE OR LESS.

RW-2C
LEGAL DESCRIPTION OF EXISTING ASSESSOR'S PARCEL #35174.0609
(As shown in the Subdivision Guarantee issued by First American Title Insurance Company, Guarantee No. 2196877, dated December 31, 2013.)

TRACT "D" OF BINDING SITE PLAN OF SPOKANE RIVER PROPERTIES Z2006-30-FBSP, ACCORDING TO PLAT RECORDED IN VOLUME 3 OF BINDING SITE PLANS, PAGES 57 AND 58, IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON.

AUDITOR'S CERTIFICATE

6323191

BOOK 155 OF SURVEYS AT PAGE 75-91

RW-2C
LEGAL DESCRIPTION OF THE PROPOSED RIGHT-OF-WAY TAKE AREA ASSESSOR'S PARCEL #35174.0609
(Prepared by Adams & Clark, Inc.)

TRACT "D" OF BINDING SITE PLAN OF SPOKANE RIVER PROPERTIES Z2006-30-FBSP, ACCORDING TO PLAT RECORDED IN VOLUME 3 OF BINDING SITE PLANS, PAGES 57 AND 58, IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON.

RW-3A
LEGAL DESCRIPTION OF EXISTING ASSESSOR'S PARCEL #35174.1599
(As shown in the Commitment For Title Insurance issued by First American Title Insurance Company, Commitment No. 4259-1487184, Commitment Date: October 22, 2009.)

PARCEL A:
A PORTION OF TRACT "C" AND VACATED BRADLEY AVENUE, DENNIS & BRADLEY'S ADDITION, AS PER PLAT RECORDED IN VOLUME "A" OF PLATS, pages 160 and 161, RECORDS OF SPOKANE COUNTY, DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF LOT 6, BLOCK 24, OF SAID PLAT;
THENCE EAST ALONG THE SOUTH LINE OF SAID BLOCK 24, 300.00 FEET;
THENCE SOUTH 11°42'19" EAST, 172.47 FEET TO THE NORTH LINE OF THE ORIGINAL NORTHERN PACIFIC RAILROAD RIGHT-OF-WAY;
THENCE SOUTH 72°58'29" WEST, ALONG SAID RIGHT-OF-WAY LINE, 284.50 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 3°02'40" AND A RADIUS OF 1232.69 FEET;
THENCE SOUTHWESTERLY ALONG SAID CURVE, 65.50 FEET TO A POINT ON THE EAST LINE OF ERIE STREET;
THENCE NORTH 0°01'54" EAST, ALONG SAID EAST LINE, 269.69 FEET TO THE POINT OF BEGINNING;

SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

PARCEL B:
PORTIONS OF TRACTS "C" AND "D", VACATED BRADLEY AVENUE, VACATED DENVER STREET, AND BLOCK 22, DENNIS AND BRADLEY'S ADDITION, PER PLAT RECORDED IN VOLUME "A" OF PLATS, pages 160 and 161, RECORDS OF SPOKANE COUNTY;

BEGINNING AT A POINT ON THE SOUTH LINE OF BLOCK 24 OF SAID PLAT, SAID POINT BEING 300.00 FEET EAST OF THE SOUTHWEST CORNER OF LOT 6, BLOCK 24;
THENCE SOUTH 11°42'19" EAST, 172.47 FEET TO THE NORTH LINE OF THE ORIGINAL NORTHERN PACIFIC RAILROAD RIGHT OF WAY;
THENCE NORTH 72°58'29" EAST, 732.03 FEET TO THE EAST LINE OF SAID BLOCK 22;
THENCE NORTH 0°01'54" EAST, ALONG SAID EAST LINE, 37.66 FEET TO A POINT 25.00 FEET NORTHERLY, AS MEASURED PERPENDICULAR FROM THE CENTERLINE OF THE FORMER MAIN TRACK OF THE FORMER GREAT NORTHERN RAILWAY COMPANY;
THENCE SOUTHERLY AND WESTERLY ALONG A LINE PARALLEL WITH AND 25.00 FEET NORTHERLY OF SAID FORMER MAIN TRACK THROUGH THE FOLLOWING TWO COURSES:
1) SOUTH 72°58'29" WEST, 225.08 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 27°46'55" AND A RADIUS OF 655.44 FEET;
2) THENCE WESTERLY ALONG SAID CURVE, 317.81 FEET TO A POINT ON THE SOUTH LINE OF BLOCK 23 OF SAID PLAT, A RADIAL LINE FROM SAID POINT BEARS NORTH 10°45'24" EAST;
THENCE WEST ALONG SAID SOUTH LINE, 205.50 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

DANIEL B. CLARK
STATE OF WASHINGTON
12904
REGISTERED
PROFESSIONAL LAND SURVEYOR

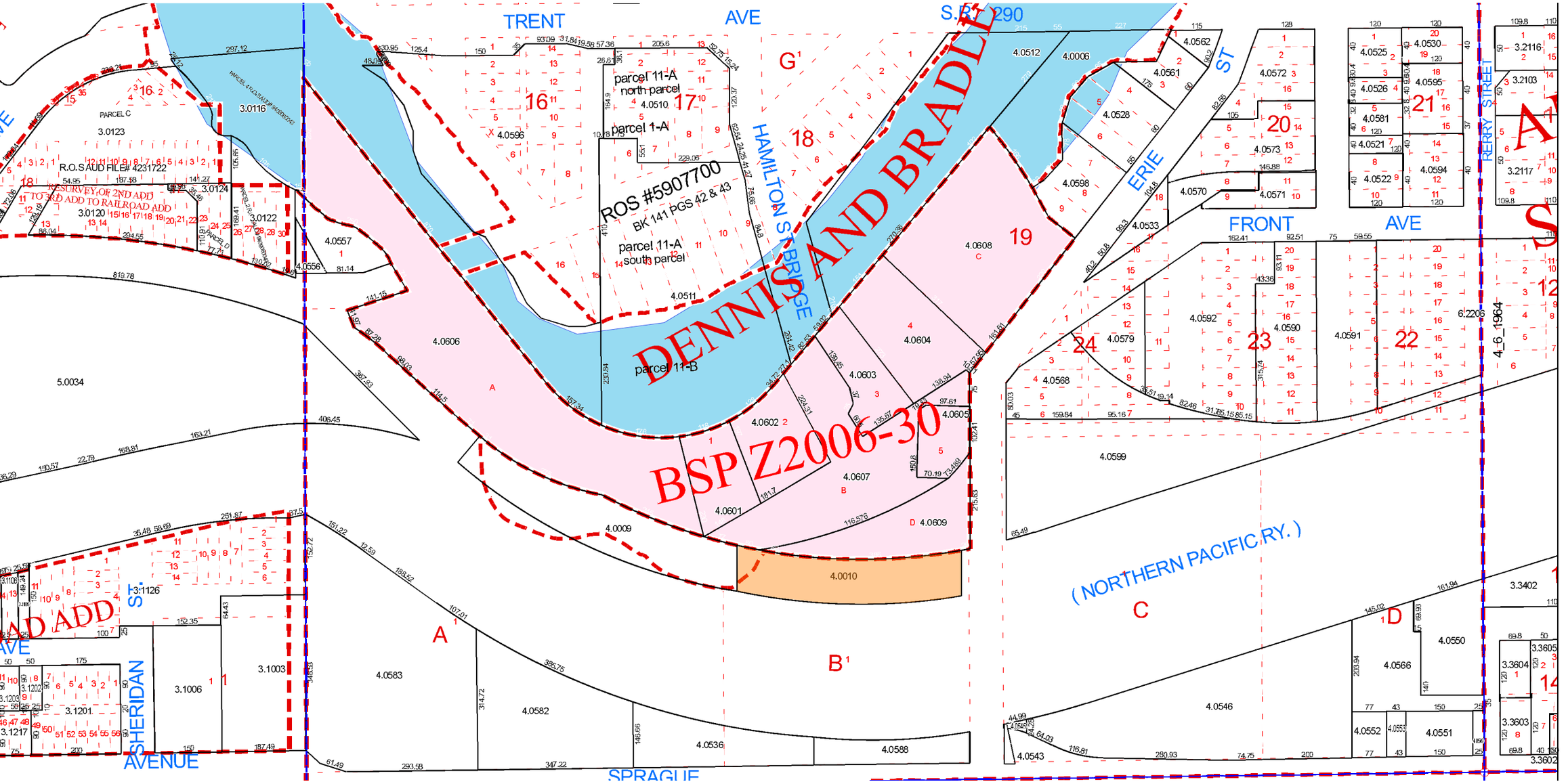
7-24-14

RECORD OF SURVEY: PORTIONS OF SE1/4 OF SECTION 17, AND PORTIONS OF SW1/4 OF SECTION 16, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M., CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

Adams & Clark, Inc.
1720 W. Fourth Ave.
Spokane, WA 99201-5302
(509) 747-4600

DATE: 7/24/14	DWG. BY: JDH
SCALE: N/A	F.B. NO. 768/798
FOR: CITY OF SPOKANE	W.O. NO. 2009-01-136

2009136-ROS2.DWG 07-24-2014 JDH



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SPOKANE COUNTY

Property Account Summary

As Of 3/11/2016 Status: Active

Account No.: 35174.0010 **Alternate Property Number:**

Account Type: Real Property

TCA: 0014

Situs Address: 109 N ERIE ST
SPOKANE WA

Legal: 17-25-43 PT OF S1/2 OF SE1/4 50000SQ FT OF R/W

Parties:

Role	Name & Address
Owner	BURLINGTON NORTHERN RAILROAD PROPERTY TAX DEPARTMENT PO BOX 961089 FORT WORTH TX 76161-0089
Taxpayer	SPOKANE, CITY OF DAVE STEELE 808 W SPOKANE FALLS BLVD SPOKANE WA 99201-3333

Property Values:

Value Name	2016	2015	2014
Taxable Value Regular	$0	$0	$0
Market Total	$50,000	$50,000	$50,000
Assessed Value	$50,000	$50,000	$50,000

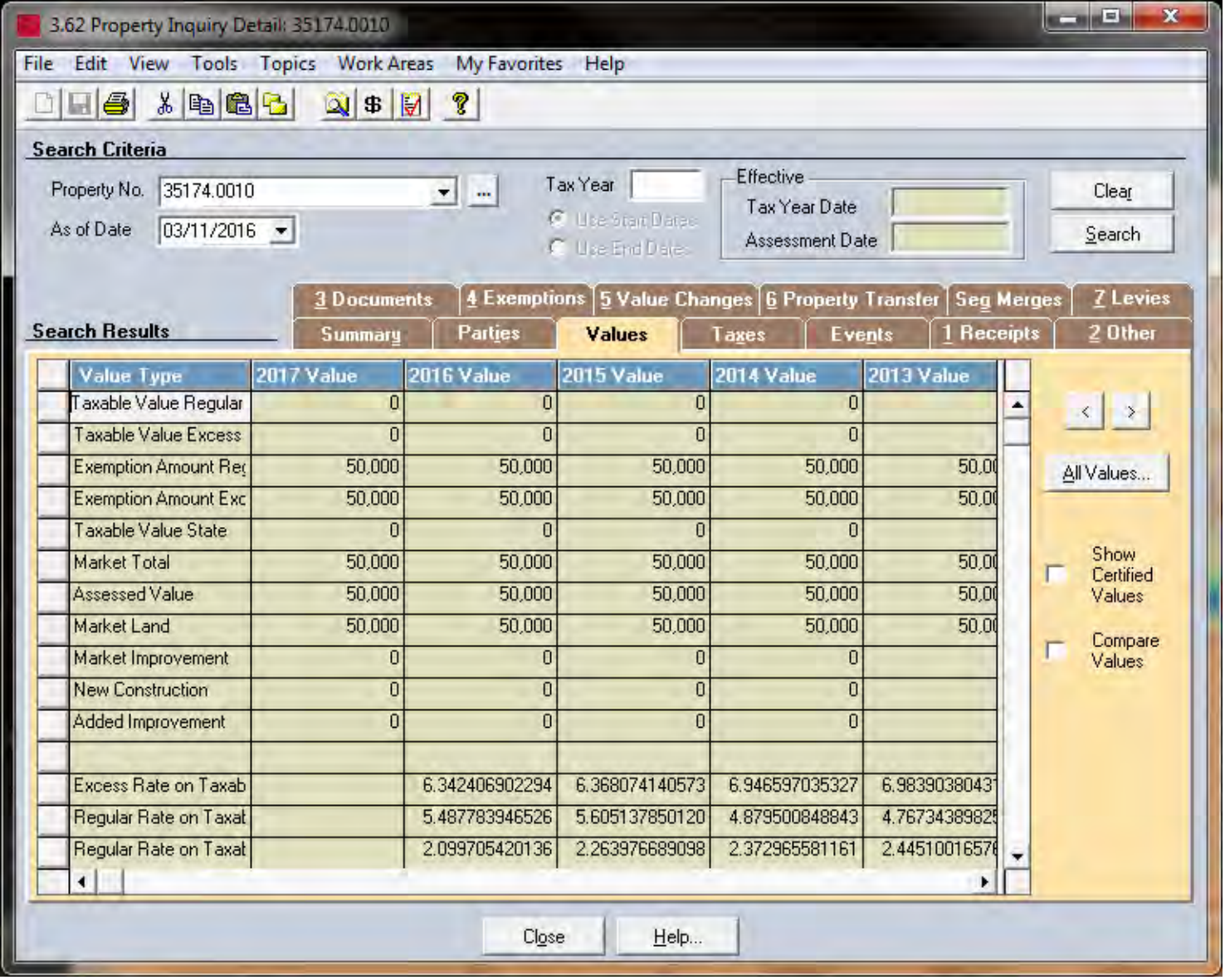
Property Characteristics:

Tax Year	Characteristic	Value
2016	Use Code	91 Residential land - Undivided
	Unit of Measure	Square Feet
	Size	50000.00
	Field Book Number	00731 SPO

Exemptions:

Tax Year	Description	Count	Amount	Assessment Basis
2016	Operating Property	1	$50,000	Assessed Value
2015	Operating Property	1	$50,000	Assessed Value
2014	Operating Property	1	$50,000	Assessed Value

(End of Report)


3.62 Property Inquiry Detail: 35174.0010
File Edit View Tools Topics Work Areas My Favorites Help
Search Criteria
Property No. 35174.0010
As of Date 03/11/2016
Tax Year
Use Start Dates
Use End Dates
Effective
Tax Year Date
Assessment Date
Clear
Search
3 Documents
4 Exemptions
5 Value Changes
6 Property Transfer
Seg Merges
7 Levies
Search Results
Summary
Parties
Values
Taxes
Events
1 Receipts
2 Other
Value Type 2017 Value 2016 Value 2015 Value 2014 Value 2013 Value
Taxable Value Regular 0 0 0 0
Taxable Value Excess 0 0 0 0
Exemption Amount Reg 50,000 50,000 50,000 50,000 50,0
Exemption Amount Exc 50,000 50,000 50,000 50,000 50,0
Taxable Value State 0 0 0 0
Market Total 50,000 50,000 50,000 50,000 50,0
Assessed Value 50,000 50,000 50,000 50,000 50,0
Market Land 50,000 50,000 50,000 50,000 50,0
Market Improvement 0 0 0 0
New Construction 0 0 0 0
Added Improvement 0 0 0 0
Excess Rate on Taxab 6.342406902294 6.368074140573 6.946597035327 6.9839038043
Regular Rate on Taxat 5.487783946526 5.605137850120 4.879500848843 4.7673438982
Regular Rate on Taxat 2.099705420136 2.263976689098 2.372965581161 2.4451001657
All Values...
Show Certified Values
Compare Values
Close
Help...

SPOKANE COUNTY WASHINGTON

Parcel Information

Search by Address *Enter Address* Or by Parcel *Enter Parcel Number*

Advanced Search | Sales Search | Comparable Sales | Help

Summary | Seg\Merge | Notices\Events | Taxes | Parcel Photos | Sketch | Maps | Web Viewer

Print Summary w/No Graphs

All Data As Of: 03/11/2016
Parcel Number: 35174.0010

ADVANCED MAP VIEWERS:

SCIMAP

SIMPLIFIED MAP VIEWER:

SCOUT

OWNER INFORMATION

Owner/Name	Address 1	Address 2	City	State	Zip	Country	Role %
BURLINGTON NORTHERN RAILROAD	PO BOX 961089		FORT WORTH	TX	76161-0089		100

TAXPAYER INFORMATION

Taxpayer/Name	Address 1	Address 2	City	State	Zip	Country	Role %
SPOKANE, CITY OF	808 W SPOKANE FALLS BLVD		SPOKANE	WA	99201-3333		100

MORTGAGE INFORMATION

SITE ADDRESS INFORMATION

Parcel Type	Address	City	Land Size	Size Description	Description	Tax Year	Tax Code Area	Status
Real	109 N ERIE ST	SPOKANE	50,000.00	Square Feet	91 Residential land - Undivided	2016	0014	Active

Assessor Description
17-25-43 PT OF S1/2 OF SE1/4 50000SQ FT OF R/W

APPRAISAL INFORMATION

Parcel Class	Appraiser	Contact Your Appraiser	Neighborhood Code	Neighborhood Name	Neighborhood Desc	Appraiser Name	Appraiser Phone
91 Residential land - Undivided	110	Click here to send a question to the appraiser	501340	AS340		Samantha	477-5928

Assessed Value

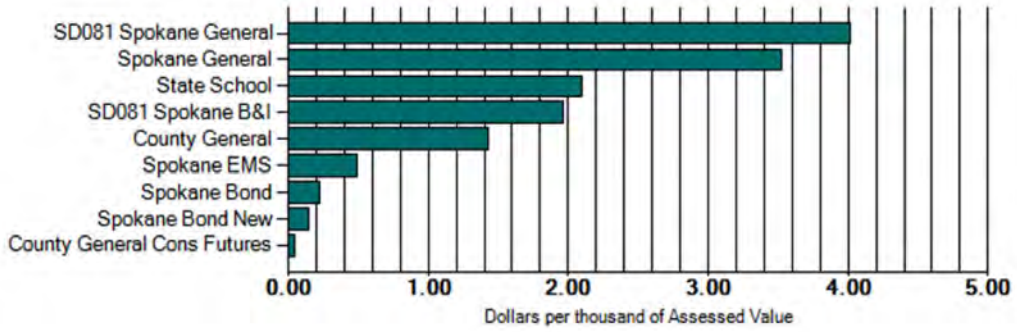
Tax Year	Land	Dwelling / Structure	Current Use Land	Taxable	Personal Prop	Total Value
2016	50,000	0	0	0	0	50,000

2015	50,000	0	0	0	0	50,000
2014	50,000	0	0	0	0	50,000
2013	50,000	0	0	0	0	50,000
2012	50,000	0	0	0	0	50,000
2011	50,000	0	0	0	0	50,000

LEVY INFORMATION

Levy Name	Levy Rate 2015	Levy Rate 2016	Levy Type	Tax ID
County General	1.4585	1.4260	Non-Voted	0014
County General Cons Futures	0.0467	0.0453	Non-Voted	0014
Spokane EMS	0.5000	0.4922	Non-Voted	0014
Spokane General	3.6000	3.5243	Non-Voted	0014
State School	2.2640	2.0997	Non-Voted	0014
SD081 Spokane B□I	1.9647	1.9626	Voted	0014
SD081 Spokane General	4.0533	4.0098	Voted	0014
Spokane Bond	0.2397	0.2220	Voted	0014
Spokane Bond New	0.1104	0.1480	Voted	0014
Totals:	**14.2372**	**13. 2**		

2016 LEVY RATES



C ARACTERISTICS

Land Number	Soil Id	Acreage	S Ft	Frontage	Depth	Lot s
1	ID18	1.15	50,000	0	100	0

UOM	Field oo No	Inspection Cycle	Millage Rate
Square Feet	00731 SPO	2	13.929896268956

SALES INFORMATION

Sale Date	Sale Price	Sale Instrument	Excise Number

Click here to view past sales prior to 1999.

PROPERTY TAXES

Active Exemptions	
Operating Property	

Tax Year	Charge Type	Annual Charges	Remaining Charges Owing
2016	Soil Conservation Principal CNSV1	5.06	5.06
2016	Weed Control Principal WCWEED1	1.80	1.80
Sum		**6. 6**	**6. 6**
2015	Soil Conservation Principal CNSV1	5.06	0.00
2015	Weed Control Principal WCWEED1	1.80	0.00
Sum		**6. 6**	**0.00**
2014	Soil Conservation Principal CNSV3	5.00	0.00
Sum		**5.00**	**0.00**
2013	Soil Conservation Interest	0.60	0.00

2013	Soil Conservation Penalty	0.15	0.00
2013	Soil Conservation Penalty 2	0.40	0.00
2013	Soil Conservation Principal CNSV3	5.00	0.00
Sum		**6.15**	**0.00**
Total			**6. 6**

TAX RECEIPTS

Tax Year	Receipt	Receipt Date	Receipt Amount
2015	6468321	04/29/2015	6.86
2014	6110608	04/29/2014	5.00
2013	6110608	04/29/2014	6.15

Spokane County Assessor's Office 1116 W. Broadway, Spokane, WA 99260 | Phone 509.477.3698 | Fax 509.477.3697
Hours Monday-Thursday 8 30am - 4 00pm Friday 8 30am - 1 00pm excluding holidays
E-mail assessor spokanecounty.org

Spokane County Treasurer's Office
PO Box 199 Spokane, WA 99210-0199 | Phone 509.477.4713 | Fax 509.477.3674
Hours Monday-Thursday 8 30am - 4 00pm Friday 8 30am - 1 00pm excluding holidays
E-mail Treasurer spokanecounty.org

SPOKANE COUNTY

Property Account Summary

As Of 3/11/2016 Status: Active

Account No.: 35174.0010 **Alternate Property Number:**

Account Type: Real Property

TCA: 0014

Situs Address: 109 N ERIE ST
SPOKANE WA

Legal: 17-25-43 PT OF S1/2 OF SE1/4 50000 SQ FT OF R/W EXC 17997 SF DEEDED TO CITY PER QCD AFN 6473910 FOR ROW AS SHOWN ON RECORD OF SURVEY BOOK 155 PAGE 17 AFN 6323191 (OPERATING PROPERTY)

Parties:

Role	Name & Address
Owner	BURLINGTON NORTHERN RAILROAD PROPERTY TAX DEPARTMENT PO BOX 961089 FORT WORTH TX 76161-0089
Taxpayer	SPOKANE, CITY OF DAVE STEELE 808 W SPOKANE FALLS BLVD SPOKANE WA 99201-3333

Property Values:

Value Name	2017	2016	2015
Taxable Value Regular	$0	$0	$0
Market Total	$50,000	$50,000	$50,000
Assessed Value	$50,000	$50,000	$50,000

Property Characteristics:

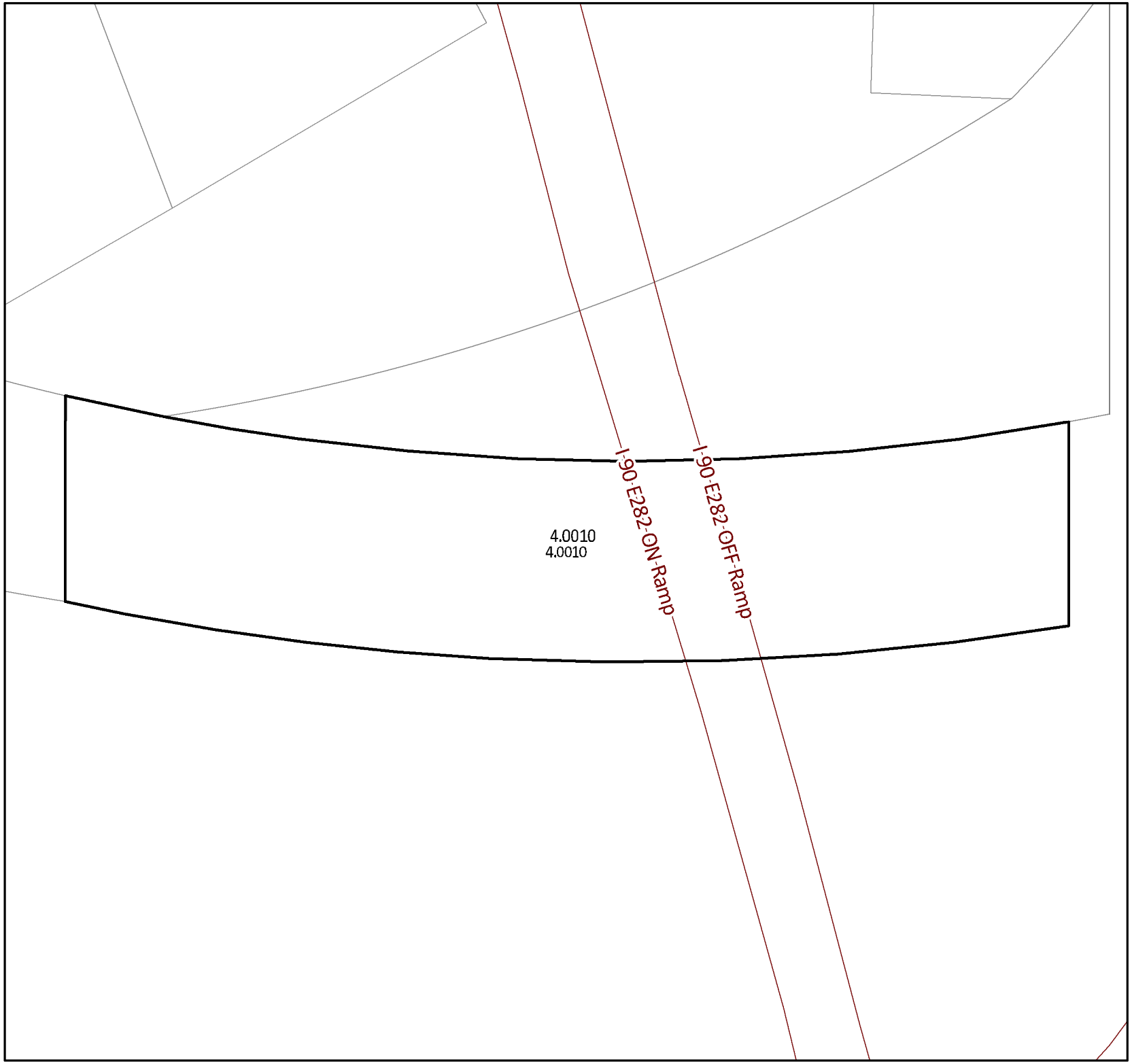
Tax Year	Characteristic	Value
2017	Use Code	91 Residential land - Undivided
	Unit of Measure	Square Feet
	Size	32003.00
	Field Book Number	00731 SPO

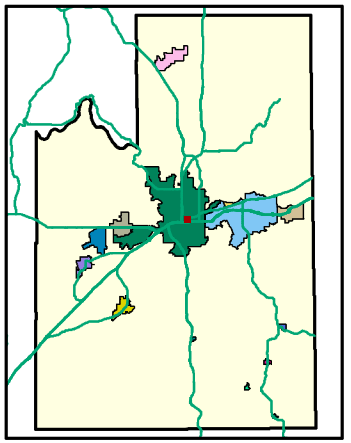
Exemptions:

Tax Year	Description	Count	Amount	Assessment Basis
2017	Operating Property	1	$50,000	Assessed Value
2016	Operating Property	1	$50,000	Assessed Value
2015	Operating Property	1	$50,000	Assessed Value

(End of Report)

Before Map for ACO# 20160117





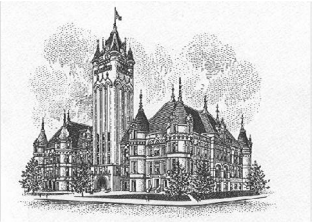
Segregation Arcs

Surrounding Parcels

Roads

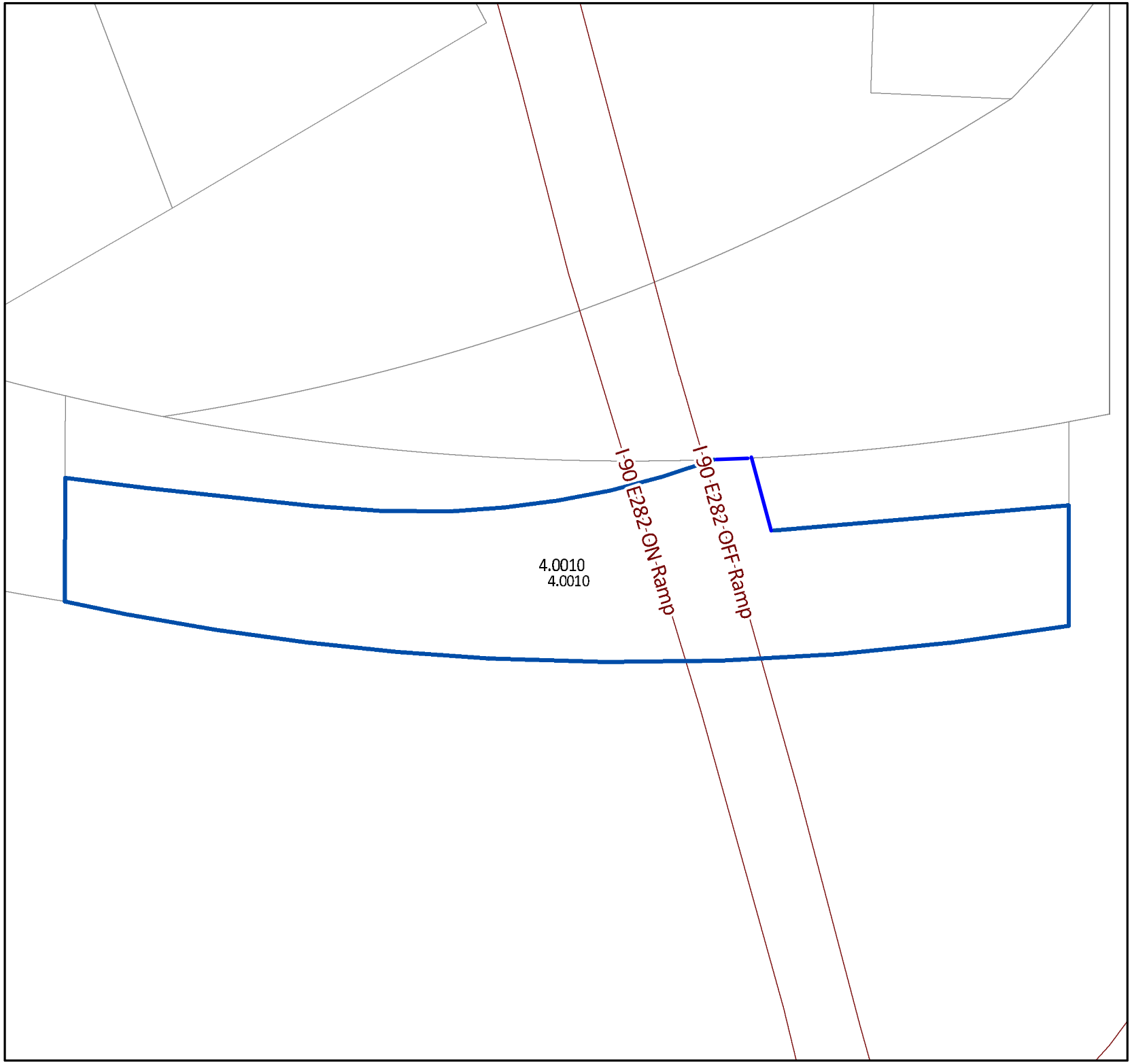
Feet

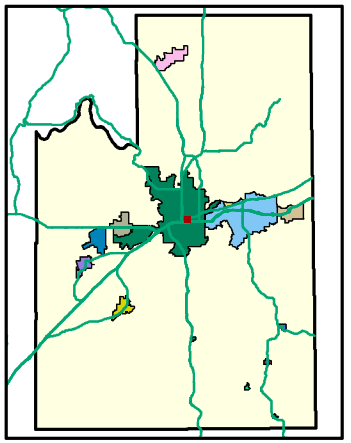
0 30 60 90



Map Created: 11 March, 2016
Spokane County Assessor's Office

After Map for ACO# 20160117





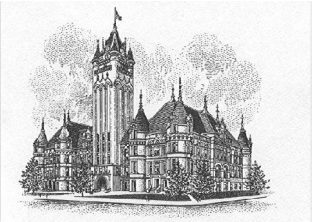
Segregation Arcs

Surrounding Parcels

Roads

Feet

0 30 60 90



Map Created: 11 March, 2016
Spokane County Assessor's Office

Appendix D: City of Spokane soil sampling data collected during the MLK Jr. Way 2B Construction Phase

Table 1 - Laboratory Summary - Soil

LAB SAMPLE NUMBER:	**180706012-001**	**180706012-002**	**180706012-003**	**180706012-004**	**MTCA Limit Method A mg/Kg**
DEPTH:	2'-3'	3'	5'-6'	4'	
LOCATION:	SE (TP1)	NE (TP2)	NE (TP2)	100 feet NE (TP3)	
DATE:	11-Jul-18	11-Jul-18	11-Jul-18	11-Jul-18	Unrestricted/Industrial
HEAVY METALS					
Arsenic	12	8.64	9.23	5.91	20
Barium	121	161.0	127	1060	
Cadmium	<0.539	<0.551	<0.473	1.15	2
Chromium	16.8	15.2	18.4	12.1	19 / 2000
Lead	61.2	89.70	67.1	183	250/1000
Mercury-ICPMS	0.0603	0.0723	0.0635	0.174	2
Selenium	1.67	2.9	2.01	3.76	
Silver	<0.539	<0.551	<0.473	<0.558	
PETROLEUM HYDROCARBONS					
Gasoline	<25	<25	<25	61.8	30/100
Diesel	<50	<50	<50	416	2,000
Lube Oil	130	107	148	453	2,000
POLYCYCLIC AROMATIC COMPOINDS					
1-Methylnaphthalene	<0.01	0.168	0.163	20.2	
2-Methylnaphthalene	<0.01	0.224	0.226	32.7	
Acenaphthene	<0.01	0.0711	0.0595	0.428	
Acenaphthylene	<0.01	0.0204	0.0296	12.5	
Anthracene	0.0111	0.113	0.158	3.4	
Benzo(ghi)perylene	0.0491	0.333	0.398	30.3	
Benzo[a]anthracene	0.0455	0.55	0.543	18.9	
Benzo[a]pyrene	0.0503	0.568	0.578	**34.6**	0.1/2.0
Benzo[b]fluoranthene	0.057	0.553	0.583	35.5	
Benzo[k]fluoranthene	0.0223	0.229	0.195	9.36	
Chrysene	0.0487	0.552	0.554	21.7	
Dibenz[a,h]anthracene	<0.01	0.118	0.129	5.76	
Fluoranthene	0.0875	1.06	0.843	39.9	
Fluorene	<0.01	0.0578	0.0555	2.08	
Indeno[1,2,3-cd]pyrene	0.0552	0.333	0.367	24.4	
Naphthalene	0.0142	0.167	0.215	**46.1**	5
Phenanthrene	0.0578	0.897	0.675	27.6	
Pyrene	0.0851	1.02	0.982	47.4	
Total cPAH Equivalent Toxicity Value	0.068787	**0.75182**	**0.76524**	**44.209**	0.1/2.0
PCB's	ND	ND	ND	ND	

Unless otherwise noted results are presented in parts per million (mg/Kg)

ND - Not Detected with exception to listed compounds. For detection limits refer to Anatek Labs Inc., Test Reports


TP3
TP2
TP1
N Erie St
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1995
Imagery Date: 6/20/2017 lat 47.659046° lon -117.394536° elev 1886 ft eye alt 2382 ft

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Client: BUDINGER AND ASSOCIATES
Address: 1101 N FANCHER RD
SPOKANE VALLEY, WA 99212
Attn: STEVE BURCHETT

Batch #: 180706012
Project Name: X18009

Analytical Results Report

Sample Number 180706012-001 **Sampling Date** 6/5/2018 **Date/Time Received** 7/6/2018 11:47 AM
Client Sample ID SE@2'-3' **Sampling Time** 3:20 PM **Extraction Date**
Matrix Soil **Sample Location**
Comments

Parameter	Result	Units	PQL	Analysis Date	Analyst	Method	Qualifier
Arsenic	12.0	mg/Kg	0.539	7/11/2018 3:30:00 PM	KNP	EPA 6020A	
Barium	121	mg/Kg	0.539	7/11/2018 3:30:00 PM	KNP	EPA 6020A	
Cadmium	ND	mg/Kg	0.539	7/11/2018 3:30:00 PM	KNP	EPA 6020A	
Chromium	16.8	mg/Kg	0.539	7/11/2018 3:30:00 PM	KNP	EPA 6020A	
Lead	61.2	mg/Kg	0.539	7/11/2018 3:30:00 PM	KNP	EPA 6020A	
Mercury-ICPMS	0.0603	mg/Kg	0.0539	7/11/2018 3:30:00 PM	KNP	EPA 6020A	
Selenium	1.67	mg/Kg	0.539	7/11/2018 3:30:00 PM	KNP	EPA 6020A	
Silver	ND	mg/Kg	0.539	7/11/2018 3:30:00 PM	KNP	EPA 6020A	
%moisture	10.9	Percent		7/10/2017	RPR	%moisture	

Sample Number 180706012-002 **Sampling Date** 6/5/2018 **Date/Time Received** 7/6/2018 11:47 AM
Client Sample ID NE@3' **Sampling Time** 3:42 PM **Extraction Date**
Matrix Soil **Sample Location**
Comments

Parameter	Result	Units	PQL	Analysis Date	Analyst	Method	Qualifier
Arsenic	8.64	mg/Kg	0.551	7/11/2018 3:33:00 PM	KNP	EPA 6020A	
Barium	161	mg/Kg	0.551	7/11/2018 3:33:00 PM	KNP	EPA 6020A	
Cadmium	ND	mg/Kg	0.551	7/11/2018 3:33:00 PM	KNP	EPA 6020A	
Chromium	15.2	mg/Kg	0.551	7/11/2018 3:33:00 PM	KNP	EPA 6020A	
Lead	89.7	mg/Kg	0.551	7/11/2018 3:33:00 PM	KNP	EPA 6020A	
Mercury-ICPMS	0.0723	mg/Kg	0.0551	7/11/2018 3:33:00 PM	KNP	EPA 6020A	
Selenium	2.90	mg/Kg	0.551	7/11/2018 3:33:00 PM	KNP	EPA 6020A	
Silver	ND	mg/Kg	0.551	7/11/2018 3:33:00 PM	KNP	EPA 6020A	
%moisture	7.6	Percent		7/10/2017	RPR	%moisture	

Certifications held by Anatek Labs ID: EPA:ID00013; AZ:0701; FL(NELAP):E87893; ID:ID00013; MT:CERT0028; NM: ID00013;NV:ID00013; OR:ID200001-002; WA:C595
Certifications held by Anatek Labs WA: EPA:WA00169; ID:WA00169; WA:C585; MT:Cert0095; FL(NELAP): E871099

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Address: 1101 N FANCHER RD
SPOKANE VALLEY, WA 99212
Attn: STEVE BURCHETT

Batch #: 180706012
Project Name: X18009

Analytical Results Report

Sample Number 180706012-003 **Sampling Date** 6/5/2018 **Date/Time Received** 7/6/2018 11:47 AM
Client Sample ID NE@5'-6' **Sampling Time** 3:56 PM **Extraction Date**
Matrix Soil **Sample Location**
Comments

Parameter	Result	Units	PQL	Analysis Date	Analyst	Method	Qualifier
Arsenic	9.23	mg/Kg	0.473	7/11/2018 3:35:00 PM	KNP	EPA 6020A	
Barium	127	mg/Kg	0.473	7/11/2018 3:35:00 PM	KNP	EPA 6020A	
Cadmium	ND	mg/Kg	0.473	7/11/2018 3:35:00 PM	KNP	EPA 6020A	
Chromium	18.4	mg/Kg	0.473	7/11/2018 3:35:00 PM	KNP	EPA 6020A	
Lead	67.1	mg/Kg	0.473	7/11/2018 3:35:00 PM	KNP	EPA 6020A	
Mercury-ICPMS	0.0635	mg/Kg	0.0473	7/11/2018 3:35:00 PM	KNP	EPA 6020A	
Selenium	2.01	mg/Kg	0.473	7/11/2018 3:35:00 PM	KNP	EPA 6020A	
Silver	ND	mg/Kg	0.473	7/11/2018 3:35:00 PM	KNP	EPA 6020A	
%moisture	7.5	Percent		7/10/2017	RPR	%moisture	

Sample Number 180706012-004 **Sampling Date** 6/5/2018 **Date/Time Received** 7/6/2018 11:47 AM
Client Sample ID 100' NE@4' **Sampling Time** 4:12 PM **Extraction Date**
Matrix Soil **Sample Location**
Comments Diesel and lube oil hit appear to be Bunker-C #2. Metals sample had to be filtered post digestion due to oil in sample.

Parameter	Result	Units	PQL	Analysis Date	Analyst	Method	Qualifier
Arsenic	5.91	mg/Kg	0.558	7/11/2018 3:37:00 PM	KNP	EPA 6020A	
Barium	1060	mg/Kg	5.58	7/11/2018 3:44:00 PM	KNP	EPA 6020A	
Cadmium	1.15	mg/Kg	0.558	7/11/2018 3:37:00 PM	KNP	EPA 6020A	
Chromium	12.1	mg/Kg	0.558	7/11/2018 3:37:00 PM	KNP	EPA 6020A	
Lead	183	mg/Kg	0.558	7/11/2018 3:37:00 PM	KNP	EPA 6020A	
Mercury-ICPMS	0.174	mg/Kg	0.0558	7/11/2018 3:37:00 PM	KNP	EPA 6020A	
Selenium	3.76	mg/Kg	0.558	7/11/2018 3:37:00 PM	KNP	EPA 6020A	
Silver	ND	mg/Kg	0.558	7/11/2018 3:37:00 PM	KNP	EPA 6020A	
%moisture	20.9	Percent		7/10/2017	RPR	%moisture	

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Client:	BUDINGER AND ASSOCIATES	**Batch #:**	180706012
Address:	1101 N FANCHER RD	**Project Name:**	X18009
	SPOKANE VALLEY, WA 99212		
Attn:	STEVE BURCHETT		

Analytical Results Report

Authorized Signature

Kathleen A. Sattler, Lab Manager

MCL	EPA's Maximum Contaminant Level
ND	Not Detected
PQL	Practical Quantitation Limit

This report shall not be reproduced except in full, without the written approval of the laboratory.
The results reported relate only to the samples indicated.
Soil/solid results are reported on a dry-weight basis unless otherwise noted.

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Address: 1101 N FANCHER RD
SPOKANE VALLEY, WA 99212
Attn: STEVE BURCHETT

Batch #: 180706012
Project Name: X18009

Analytical Results Report

Sample Number 180706012-001
Client Sample ID SE@2'-3'
Matrix Soil
Comments

Sampling Date 6/5/2018
Sampling Time 3:20 PM
Sample Location

Date/Time Received 7/6/2018 11:47 AM
Extraction Date

Parameter	Result	Units	PQL	Analysis Date	Analyst	Method	Qualifier
Aroclor 1016 (PCB-1016)	ND	mg/Kg	0.1	7/11/2018 2:46:00 PM	LMD	EPA 8082	
Aroclor 1221 (PCB-1221)	ND	mg/Kg	0.1	7/11/2018 2:46:00 PM	LMD	EPA 8082	
Aroclor 1232 (PCB-1232)	ND	mg/Kg	0.1	7/11/2018 2:46:00 PM	LMD	EPA 8082	
Aroclor 1242 (PCB-1242)	ND	mg/Kg	0.1	7/11/2018 2:46:00 PM	LMD	EPA 8082	
Aroclor 1248 (PCB-1248)	ND	mg/Kg	0.1	7/11/2018 2:46:00 PM	LMD	EPA 8082	
Aroclor 1254 (PCB-1254)	ND	mg/Kg	0.1	7/11/2018 2:46:00 PM	LMD	EPA 8082	
Aroclor 1260 (PCB-1260)	ND	mg/Kg	0.1	7/11/2018 2:46:00 PM	LMD	EPA 8082	
PCB 8082 (total)	ND	mg/kg	0.1	7/11/2018 2:46:00 PM	LMD	EPA 8082	

Surrogate Data

Sample Number 180706012-001

Surrogate Standard	Method	Percent Recovery	Control Limits
DCB	EPA 8082	75.0	30-130

Certifications held by Anatek Labs ID: EPA:ID00013; AZ:0701; FL(NELAP):E87893; ID:ID00013; MT:CERT0028; NM: ID00013;NV:ID00013; OR:ID200001-002; WA:C595
Certifications held by Anatek Labs WA: EPA:WA00169; ID:WA00169; WA:C585; MT:Cert0095; FL(NELAP): E871099

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Client: BUDINGER AND ASSOCIATES
Address: 1101 N FANCHER RD
SPOKANE VALLEY, WA 99212
Attn: STEVE BURCHETT

Batch #: 180706012
Project Name: X18009

Analytical Results Report

Sample Number 180706012-002
Client Sample ID NE@3'
Matrix Soil
Comments

Sampling Date 6/5/2018
Sampling Time 3:42 PM
Sample Location

Date/Time Received 7/6/2018 11:47 AM
Extraction Date

Parameter	Result	Units	PQL	Analysis Date	Analyst	Method	Qualifier
Aroclor 1016 (PCB-1016)	ND	mg/Kg	0.1	7/11/2018 11:58:00 AM	LMD	EPA 8082	
Aroclor 1221 (PCB-1221)	ND	mg/Kg	0.1	7/11/2018 11:58:00 AM	LMD	EPA 8082	
Aroclor 1232 (PCB-1232)	ND	mg/Kg	0.1	7/11/2018 11:58:00 AM	LMD	EPA 8082	
Aroclor 1242 (PCB-1242)	ND	mg/Kg	0.1	7/11/2018 11:58:00 AM	LMD	EPA 8082	
Aroclor 1248 (PCB-1248)	ND	mg/Kg	0.1	7/11/2018 11:58:00 AM	LMD	EPA 8082	
Aroclor 1254 (PCB-1254)	ND	mg/Kg	0.1	7/11/2018 11:58:00 AM	LMD	EPA 8082	
Aroclor 1260 (PCB-1260)	ND	mg/Kg	0.1	7/11/2018 11:58:00 AM	LMD	EPA 8082	
PCB 8082 (total)	ND	mg/kg	0.1	7/11/2018 11:58:00 AM	LMD	EPA 8082	

Surrogate Data

Sample Number 180706012-002

Surrogate Standard	Method	Percent Recovery	Control Limits
DCB	EPA 8082	82.0	30-130

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Client: BUDINGER AND ASSOCIATES
Address: 1101 N FANCHER RD
SPOKANE VALLEY, WA 99212
Attn: STEVE BURCHETT

Batch #: 180706012
Project Name: X18009

Analytical Results Report

Sample Number 180706012-003
Client Sample ID NE@5'-6'
Matrix Soil
Comments

Sampling Date 6/5/2018
Sampling Time 3:56 PM
Sample Location

Date/Time Received 7/6/2018 11:47 AM
Extraction Date

Parameter	Result	Units	PQL	Analysis Date	Analyst	Method	Qualifier
Aroclor 1016 (PCB-1016)	ND	mg/Kg	0.1	7/11/2018 12:19:00 PM	LMD	EPA 8082	
Aroclor 1221 (PCB-1221)	ND	mg/Kg	0.1	7/11/2018 12:19:00 PM	LMD	EPA 8082	
Aroclor 1232 (PCB-1232)	ND	mg/Kg	0.1	7/11/2018 12:19:00 PM	LMD	EPA 8082	
Aroclor 1242 (PCB-1242)	ND	mg/Kg	0.1	7/11/2018 12:19:00 PM	LMD	EPA 8082	
Aroclor 1248 (PCB-1248)	ND	mg/Kg	0.1	7/11/2018 12:19:00 PM	LMD	EPA 8082	
Aroclor 1254 (PCB-1254)	ND	mg/Kg	0.1	7/11/2018 12:19:00 PM	LMD	EPA 8082	
Aroclor 1260 (PCB-1260)	ND	mg/Kg	0.1	7/11/2018 12:19:00 PM	LMD	EPA 8082	
PCB 8082 (total)	ND	mg/kg	0.1	7/11/2018 12:19:00 PM	LMD	EPA 8082	

Surrogate Data

Sample Number 180706012-003

Surrogate Standard	Method	Percent Recovery	Control Limits
DCB	EPA 8082	89.0	30-130

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SPOKANE VALLEY, WA 99212
Attn: STEVE BURCHETT

Batch #: 180706012
Project Name: X18009

Analytical Results Report

Sample Number	180706012-004	**Sampling Date**	6/5/2018	**Date/Time Received**	7/6/2018 11:47 AM
Client Sample ID	100' NE@4'	**Sampling Time**	4:12 PM	**Extraction Date**	
Matrix	Soil	**Sample Location**			

Comments Diesel and lube oil hit appear to be Bunker-C #2. Metals sample had to be filtered post digestion due to oil in sample.

Parameter	Result	Units	PQL	Analysis Date	Analyst	Method	Qualifier
Aroclor 1016 (PCB-1016)	ND	mg/Kg	0.1	7/11/2018 12:40:00 PM	LMD	EPA 8082	
Aroclor 1221 (PCB-1221)	ND	mg/Kg	0.1	7/11/2018 12:40:00 PM	LMD	EPA 8082	
Aroclor 1232 (PCB-1232)	ND	mg/Kg	0.1	7/11/2018 12:40:00 PM	LMD	EPA 8082	
Aroclor 1242 (PCB-1242)	ND	mg/Kg	0.1	7/11/2018 12:40:00 PM	LMD	EPA 8082	
Aroclor 1248 (PCB-1248)	ND	mg/Kg	0.1	7/11/2018 12:40:00 PM	LMD	EPA 8082	
Aroclor 1254 (PCB-1254)	ND	mg/Kg	0.1	7/11/2018 12:40:00 PM	LMD	EPA 8082	
Aroclor 1260 (PCB-1260)	ND	mg/Kg	0.1	7/11/2018 12:40:00 PM	LMD	EPA 8082	
PCB 8082 (total)	ND	mg/kg	0.1	7/11/2018 12:40:00 PM	LMD	EPA 8082	

Surrogate Data

Sample Number 180706012-004

Surrogate Standard	Method	Percent Recovery	Control Limits
DCB	EPA 8082	84.0	30-130

Authorized Signature

Kathleen A. Sattler

Kathleen A. Sattler, Lab Manager

MCL EPA's Maximum Contaminant Level
ND Not Detected
PQL Practical Quantitation Limit

Certifications held by Anatek Labs ID: EPA:ID00013; AZ:0701; FL(NELAP):E87893; ID:ID00013; MT:CERT0028; NM: ID00013;NV:ID00013; OR:ID200001-002; WA:C595
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Address: 1101 N FANCHER RD
SPOKANE VALLEY, WA 99212
Attn: STEVE BURCHETT

Batch #: 180706012
Project Name: X18009

Analytical Results Report

Sample Number 180706012-001
Client Sample ID SE@2'-3'
Matrix Soil
Comments

Sampling Date 6/5/2018
Sampling Time 3:20 PM
Sample Location

Date/Time Received 7/6/2018 11:47 AM
Extraction Date 7/9/2018

Parameter	Result	Units	PQL	Analysis Date	Analyst	Method	Qualifier
1-Methylnaphthalene	ND	mg/kg	0.01	7/10/2018 7:20:00 PM	HSW	EPA 8270D	
2-Methylnaphthalene	ND	mg/Kg	0.01	7/10/2018 7:20:00 PM	HSW	EPA 8270D	
Acenaphthene	ND	mg/Kg	0.01	7/10/2018 7:20:00 PM	HSW	EPA 8270D	
Acenaphthylene	ND	mg/Kg	0.01	7/10/2018 7:20:00 PM	HSW	EPA 8270D	
Anthracene	0.0111	mg/Kg	0.01	7/10/2018 7:20:00 PM	HSW	EPA 8270D	
Benzo(ghi)perylene	0.0491	mg/Kg	0.01	7/10/2018 7:20:00 PM	HSW	EPA 8270D	
Benzo[a]anthracene	0.0455	mg/Kg	0.01	7/10/2018 7:20:00 PM	HSW	EPA 8270D	
Benzo[a]pyrene	0.0503	mg/Kg	0.01	7/10/2018 7:20:00 PM	HSW	EPA 8270D	
Benzo[b]fluoranthene	0.0570	mg/Kg	0.01	7/10/2018 7:20:00 PM	HSW	EPA 8270D	
Benzo[k]fluoranthene	0.0223	mg/Kg	0.01	7/10/2018 7:20:00 PM	HSW	EPA 8270D	
Chrysene	0.0487	mg/Kg	0.01	7/10/2018 7:20:00 PM	HSW	EPA 8270D	
Dibenz[a,h]anthracene	ND	mg/Kg	0.01	7/10/2018 7:20:00 PM	HSW	EPA 8270D	
Fluoranthene	0.0875	mg/Kg	0.01	7/10/2018 7:20:00 PM	HSW	EPA 8270D	
Fluorene	ND	mg/Kg	0.01	7/10/2018 7:20:00 PM	HSW	EPA 8270D	
Indeno[1,2,3-cd]pyrene	0.0552	mg/Kg	0.01	7/10/2018 7:20:00 PM	HSW	EPA 8270D	
Naphthalene	0.0142	mg/Kg	0.01	7/10/2018 7:20:00 PM	HSW	EPA 8270D	
Phenanthrene	0.0578	mg/Kg	0.01	7/10/2018 7:20:00 PM	HSW	EPA 8270D	
Pyrene	0.0851	mg/Kg	0.01	7/10/2018 7:20:00 PM	HSW	EPA 8270D	

Surrogate Data

Sample Number 180706012-001

Surrogate Standard	Method	Percent Recovery	Control Limits
Terphenyl-d14	EPA 8270D	74.8	55-121

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Certifications held by Anatek Labs WA: EPA:WA00169; ID:WA00169; WA:C585; MT:Cert0095; FL(NELAP): E871099

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Attn: STEVE BURCHETT

Batch #: 180706012
Project Name: X18009

Analytical Results Report

Sample Number	180706012-002	**Sampling Date**	6/5/2018	**Date/Time Received**	7/6/2018 11:47 AM
Client Sample ID	NE@3'	**Sampling Time**	3:42 PM	**Extraction Date**	7/9/2018
Matrix	Soil	**Sample Location**			
Comments					

Parameter	Result	Units	PQL	Analysis Date	Analyst	Method	Qualifier
1-Methylnaphthalene	0.168	mg/kg	0.01	7/10/2018 8:44:00 PM	HSW	EPA 8270D	
2-Methylnaphthalene	0.224	mg/Kg	0.01	7/10/2018 8:44:00 PM	HSW	EPA 8270D	
Acenaphthene	0.0711	mg/Kg	0.01	7/10/2018 8:44:00 PM	HSW	EPA 8270D	
Acenaphthylene	0.0204	mg/Kg	0.01	7/10/2018 8:44:00 PM	HSW	EPA 8270D	
Anthracene	0.113	mg/Kg	0.01	7/10/2018 8:44:00 PM	HSW	EPA 8270D	
Benzo(ghi)perylene	0.333	mg/Kg	0.01	7/10/2018 8:44:00 PM	HSW	EPA 8270D	
Benzo[a]anthracene	0.550	mg/Kg	0.01	7/10/2018 8:44:00 PM	HSW	EPA 8270D	
Benzo[a]pyrene	0.568	mg/Kg	0.01	7/10/2018 8:44:00 PM	HSW	EPA 8270D	
Benzo[b]fluoranthene	0.553	mg/Kg	0.01	7/10/2018 8:44:00 PM	HSW	EPA 8270D	
Benzo[k]fluoranthene	0.229	mg/Kg	0.01	7/10/2018 8:44:00 PM	HSW	EPA 8270D	
Chrysene	0.552	mg/Kg	0.01	7/10/2018 8:44:00 PM	HSW	EPA 8270D	
Dibenz[a,h]anthracene	0.118	mg/Kg	0.01	7/10/2018 8:44:00 PM	HSW	EPA 8270D	
Fluoranthene	1.06	mg/Kg	0.01	7/10/2018 8:44:00 PM	HSW	EPA 8270D	
Fluorene	0.0578	mg/Kg	0.01	7/10/2018 8:44:00 PM	HSW	EPA 8270D	
Indeno[1,2,3-cd]pyrene	0.333	mg/Kg	0.01	7/10/2018 8:44:00 PM	HSW	EPA 8270D	
Naphthalene	0.167	mg/Kg	0.01	7/10/2018 8:44:00 PM	HSW	EPA 8270D	
Phenanthrene	0.897	mg/Kg	0.01	7/10/2018 8:44:00 PM	HSW	EPA 8270D	
Pyrene	1.02	mg/Kg	0.01	7/10/2018 8:44:00 PM	HSW	EPA 8270D	

Surrogate Data

Sample Number 180706012-002

Surrogate Standard	Method	Percent Recovery	Control Limits
Terphenyl-d14	EPA 8270D	67.6	55-121

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Client: BUDINGER AND ASSOCIATES
Address: 1101 N FANCHER RD
SPOKANE VALLEY, WA 99212
Attn: STEVE BURCHETT

Batch #: 180706012
Project Name: X18009

Analytical Results Report

Sample Number	180706012-003	**Sampling Date**	6/5/2018	**Date/Time Received**	7/6/2018 11:47 AM
Client Sample ID	NE@5'-6'	**Sampling Time**	3:56 PM	**Extraction Date**	7/9/2018
Matrix	Soil	**Sample Location**			
Comments					

Parameter	Result	Units	PQL	Analysis Date	Analyst	Method	Qualifier
1-Methylnaphthalene	0.163	mg/kg	0.01	7/10/2018 9:12:00 PM	HSW	EPA 8270D	
2-Methylnaphthalene	0.226	mg/Kg	0.01	7/10/2018 9:12:00 PM	HSW	EPA 8270D	
Acenaphthene	0.0595	mg/Kg	0.01	7/10/2018 9:12:00 PM	HSW	EPA 8270D	
Acenaphthylene	0.0296	mg/Kg	0.01	7/10/2018 9:12:00 PM	HSW	EPA 8270D	
Anthracene	0.158	mg/Kg	0.01	7/10/2018 9:12:00 PM	HSW	EPA 8270D	
Benzo(ghi)perylene	0.398	mg/Kg	0.01	7/10/2018 9:12:00 PM	HSW	EPA 8270D	
Benzo[a]anthracene	0.543	mg/Kg	0.01	7/10/2018 9:12:00 PM	HSW	EPA 8270D	
Benzo[a]pyrene	0.578	mg/Kg	0.01	7/10/2018 9:12:00 PM	HSW	EPA 8270D	
Benzo[b]fluoranthene	0.583	mg/Kg	0.01	7/10/2018 9:12:00 PM	HSW	EPA 8270D	
Benzo[k]fluoranthene	0.195	mg/Kg	0.01	7/10/2018 9:12:00 PM	HSW	EPA 8270D	
Chrysene	0.554	mg/Kg	0.01	7/10/2018 9:12:00 PM	HSW	EPA 8270D	
Dibenz[a,h]anthracene	0.129	mg/Kg	0.01	7/10/2018 9:12:00 PM	HSW	EPA 8270D	
Fluoranthene	0.843	mg/Kg	0.01	7/10/2018 9:12:00 PM	HSW	EPA 8270D	
Fluorene	0.0555	mg/Kg	0.01	7/10/2018 9:12:00 PM	HSW	EPA 8270D	
Indeno[1,2,3-cd]pyrene	0.367	mg/Kg	0.01	7/10/2018 9:12:00 PM	HSW	EPA 8270D	
Naphthalene	0.215	mg/Kg	0.01	7/10/2018 9:12:00 PM	HSW	EPA 8270D	
Phenanthrene	0.675	mg/Kg	0.01	7/10/2018 9:12:00 PM	HSW	EPA 8270D	
Pyrene	0.982	mg/Kg	0.01	7/10/2018 9:12:00 PM	HSW	EPA 8270D	

Surrogate Data

Sample Number 180706012-003

Surrogate Standard	Method	Percent Recovery	Control Limits
Terphenyl-d14	EPA 8270D	80.4	55-121

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Client: BUDINGER AND ASSOCIATES
Address: 1101 N FANCHER RD
SPOKANE VALLEY, WA 99212
Attn: STEVE BURCHETT

Batch #: 180706012
Project Name: X18009

Analytical Results Report

Sample Number	180706012-004	**Sampling Date**	6/5/2018	**Date/Time Received**	7/6/2018 11:47 AM
Client Sample ID	100' NE@4'	**Sampling Time**	4:12 PM	**Extraction Date**	7/9/2018
Matrix	Soil	**Sample Location**			

Comments Diesel and lube oil hit appear to be Bunker-C #2. Metals sample had to be filtered post digestion due to oil in sample.

Parameter	Result	Units	PQL	Analysis Date	Analyst	Method	Qualifier
1-Methylnaphthalene	20.2	mg/kg	0.2	7/11/2018 1:56:00 PM	HSW	EPA 8270D	
2-Methylnaphthalene	32.7	mg/Kg	0.2	7/11/2018 1:56:00 PM	HSW	EPA 8270D	
Acenaphthene	0.428	mg/Kg	0.2	7/11/2018 1:56:00 PM	HSW	EPA 8270D	
Acenaphthylene	12.5	mg/Kg	0.2	7/11/2018 1:56:00 PM	HSW	EPA 8270D	
Anthracene	3.40	mg/Kg	0.2	7/11/2018 1:56:00 PM	HSW	EPA 8270D	
Benzo(ghi)perylene	30.3	mg/Kg	0.2	7/11/2018 1:56:00 PM	HSW	EPA 8270D	
Benzo[a]anthracene	18.9	mg/Kg	0.2	7/11/2018 1:56:00 PM	HSW	EPA 8270D	
Benzo[a]pyrene	34.6	mg/Kg	0.2	7/11/2018 1:56:00 PM	HSW	EPA 8270D	
Benzo[b]fluoranthene	35.5	mg/Kg	0.2	7/11/2018 1:56:00 PM	HSW	EPA 8270D	
Benzo[k]fluoranthene	9.36	mg/Kg	0.2	7/11/2018 1:56:00 PM	HSW	EPA 8270D	
Chrysene	21.7	mg/Kg	0.2	7/11/2018 1:56:00 PM	HSW	EPA 8270D	
Dibenz[a,h]anthracene	5.76	mg/Kg	0.2	7/11/2018 1:56:00 PM	HSW	EPA 8270D	
Fluoranthene	39.9	mg/Kg	0.2	7/11/2018 1:56:00 PM	HSW	EPA 8270D	
Fluorene	2.08	mg/Kg	0.2	7/11/2018 1:56:00 PM	HSW	EPA 8270D	
Indeno[1,2,3-cd]pyrene	24.4	mg/Kg	0.2	7/11/2018 1:56:00 PM	HSW	EPA 8270D	
Naphthalene	46.1	mg/Kg	0.2	7/11/2018 1:56:00 PM	HSW	EPA 8270D	
Phenanthrene	27.6	mg/Kg	0.2	7/11/2018 1:56:00 PM	HSW	EPA 8270D	
Pyrene	47.4	mg/Kg	0.2	7/11/2018 1:56:00 PM	HSW	EPA 8270D	

Surrogate Data

Sample Number 180706012-004

Surrogate Standard	Method	Percent Recovery	Control Limits
Terphenyl-d14	EPA 8270D		55-121

Certifications held by Anatek Labs ID: EPA:ID00013; AZ:0701; FL(NELAP):E87893; ID:ID00013; MT:CERT0028; NM: ID00013;NV:ID00013; OR:ID200001-002; WA:C595
Certifications held by Anatek Labs WA: EPA:WA00169; ID:WA00169; WA:C585; MT:Cert0095; FL(NELAP): E871099

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Client:	BUDINGER AND ASSOCIATES	**Batch #:**	180706012
Address:	1101 N FANCHER RD	**Project Name:**	X18009
	SPOKANE VALLEY, WA 99212		
Attn:	STEVE BURCHETT		

Analytical Results Report

Authorized Signature

Kathleen A. Sattler, Lab Manager

MCL	EPA's Maximum Contaminant Level
ND	Not Detected
PQL	Practical Quantitation Limit

This report shall not be reproduced except in full, without the written approval of the laboratory.
The results reported relate only to the samples indicated.
Soil/solid results are reported on a dry-weight basis unless otherwise noted.

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Client: BUDINGER AND ASSOCIATES
Address: 1101 N FANCHER RD
SPOKANE VALLEY, WA 99212
Attn: STEVE BURCHETT

Batch #: 180706012
Project Name: X18009

Analytical Results Report

Sample Number 180706012-001 **Sampling Date** 6/5/2018 **Date/Time Received** 7/6/2018 11:47 AM
Client Sample ID SE@2'-3' **Sampling Time** 3:20 PM **Extraction Date**
Matrix Soil **Sample Location**
Comments

Parameter	Result	Units	PQL	Analysis Date	Analyst	Method	Qualifier
Diesel	<50	mg/kg	50	7/10/2018 4:48:00 PM	LMD	WATPH-HCID	
Gasoline	<25	mg/kg	25	7/10/2018 4:48:00 PM	LMD	WATPH-HCID	
Lube Oil	130	mg/kg	100	7/10/2018 4:48:00 PM	LMD	WATPH-HCID	

Surrogate Data

Sample Number 180706012-001

Surrogate Standard	Method	Percent Recovery	Control Limits
hexacosane	WATPH-HCID	71.2	50-150

Sample Number 180706012-002 **Sampling Date** 6/5/2018 **Date/Time Received** 7/6/2018 11:47 AM
Client Sample ID NE@3' **Sampling Time** 3:42 PM **Extraction Date**
Matrix Soil **Sample Location**
Comments

Parameter	Result	Units	PQL	Analysis Date	Analyst	Method	Qualifier
Diesel	<50	mg/kg	50	7/10/2018 5:43:00 PM	LMD	WATPH-HCID	
Gasoline	<25	mg/kg	25	7/10/2018 5:43:00 PM	LMD	WATPH-HCID	
Lube Oil	107	mg/kg	100	7/10/2018 5:43:00 PM	LMD	WATPH-HCID	

Surrogate Data

Sample Number 180706012-002

Surrogate Standard	Method	Percent Recovery	Control Limits
hexacosane	WATPH-HCID	64.8	50-150

Certifications held by Anatek Labs ID: EPA:ID00013; AZ:0701; FL(NELAP):E87893; ID:ID00013; MT:CERT0028; NM: ID00013;NV:ID00013; OR:ID200001-002; WA:C595
Certifications held by Anatek Labs WA: EPA:WA00169; ID:WA00169; WA:C585; MT:Cert0095; FL(NELAP): E871099

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Client: BUDINGER AND ASSOCIATES
Address: 1101 N FANCHER RD
SPOKANE VALLEY, WA 99212
Attn: STEVE BURCHETT

Batch #: 180706012
Project Name: X18009

Analytical Results Report

Sample Number 180706012-003 **Sampling Date** 6/5/2018 **Date/Time Received** 7/6/2018 11:47 AM
Client Sample ID NE@5'-6' **Sampling Time** 3:56 PM **Extraction Date**
Matrix Soil **Sample Location**
Comments

Parameter	Result	Units	PQL	Analysis Date	Analyst	Method	Qualifier
Diesel	<50	mg/kg	50	7/10/2018 6:38:00 PM	LMD	WATPH-HCID	
Gasoline	<25	mg/kg	25	7/10/2018 6:38:00 PM	LMD	WATPH-HCID	
Lube Oil	148	mg/kg	100	7/10/2018 6:38:00 PM	LMD	WATPH-HCID	

Surrogate Data

Sample Number 180706012-003

Surrogate Standard	Method	Percent Recovery	Control Limits
hexacosane	WATPH-HCID	74.2	50-150

Sample Number 180706012-004 **Sampling Date** 6/5/2018 **Date/Time Received** 7/6/2018 11:47 AM
Client Sample ID 100' NE@4' **Sampling Time** 4:12 PM **Extraction Date**
Matrix Soil **Sample Location**
Comments Diesel and lube oil hit appear to be Bunker-C #2. Metals sample had to be filtered post digestion due to oil in sample.

Parameter	Result	Units	PQL	Analysis Date	Analyst	Method	Qualifier
Diesel	416	mg/kg	50	7/10/2018 7:33:00 PM	LMD	WATPH-HCID	
Gasoline	61.8	mg/kg	25	7/10/2018 7:33:00 PM	LMD	WATPH-HCID	
Lube Oil	453	mg/kg	100	7/10/2018 7:33:00 PM	LMD	WATPH-HCID	

Surrogate Data

Sample Number 180706012-004

Surrogate Standard	Method	Percent Recovery	Control Limits
hexacosane	WATPH-HCID	52.4	50-150

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Client:	BUDINGER AND ASSOCIATES	**Batch #:**	180706012
Address:	1101 N FANCHER RD	**Project Name:**	X18009
	SPOKANE VALLEY, WA 99212		
Attn:	STEVE BURCHETT		

Analytical Results Report

Authorized Signature

Kathleen A. Sattler

Kathleen A. Sattler, Lab Manager

MCL	EPA's Maximum Contaminant Level
ND	Not Detected
PQL	Practical Quantitation Limit

The results reported relate only to the samples indicated.
Soil/solid results are reported on a dry-weight basis unless otherwise noted.

Certifications held by Anatek Labs ID: EPA:ID00013; AZ:0701; FL(NELAP):E87893; ID:ID00013; MT:CERT0028; NM: ID00013;NV:ID00013; OR:ID200001-002; WA:C595
Certifications held by Anatek Labs WA: EPA:WA00169; ID:WA00169; WA:C585; MT:Cert0095; FL(NELAP): E871099

Anatek Labs, Inc.

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Login Report

Customer Name: BUDINGER AND ASSOCIATES
1101 N FANCHER RD
SPOKANE VALLEY WA 99212

Order ID: 180706012
Order Date: 7/6/2018

Contact Name: STEVE BURCHETT
Project Name: X18009

Comment:

Sample #: 180706012-001 **Customer Sample #:** SE@2'-3'

Recv'd: ☑ **Matrix:** Soil **Collector:** STEVE BURCHETT **Date Collected:** 6/5/2018
Quantity: 1 **Date Received:** 7/6/2018 11:47:00 AM **Time Collected:** 3:20 PM
Comment:

Test	Lab	Method	Due Date	Priority
%Moisture	S	%moisture	7/16/2018	***Normal (~10 Days)***
HCID	S	WATPH-HCID	7/16/2018	***Normal (~10 Days)***
PAH 8270D MOSC	M	EPA 8270D	7/16/2018	***Normal (~10 Days)***
PCB 8082	S	EPA 8082	7/16/2018	***Normal (~10 Days)***
Arsenic	S	EPA 6020A	7/16/2018	***Normal (~10 Days)***
Barium	S	EPA 6020A	7/16/2018	***Normal (~10 Days)***
Cadmium	S	EPA 6020A	7/16/2018	***Normal (~10 Days)***
Chromium	S	EPA 6020A	7/16/2018	***Normal (~10 Days)***
Lead	S	EPA 6020A	7/16/2018	***Normal (~10 Days)***
Mercury-ICPMS	S	EPA 6020A	7/16/2018	***Normal (~10 Days)***
Selenium	S	EPA 6020A	7/16/2018	***Normal (~10 Days)***
Silver	S	EPA 6020A	7/16/2018	***Normal (~10 Days)***
TOTAL 8	S	N/A	7/16/2018	***Normal (~10 Days)***

Sample #: 180706012-002 **Customer Sample #:** NE@3'

Recv'd: ☑ **Matrix:** Soil **Collector:** STEVE BURCHETT **Date Collected:** 6/5/2018
Quantity: 1 **Date Received:** 7/6/2018 11:47:00 AM **Time Collected:** 3:42 PM
Comment:

Test	Lab	Method	Due Date	Priority
%Moisture	S	%moisture	7/16/2018	***Normal (~10 Days)***
HCID	S	WATPH-HCID	7/16/2018	***Normal (~10 Days)***
PAH 8270D MOSC	M	EPA 8270D	7/16/2018	***Normal (~10 Days)***

Customer Name: BUDINGER AND ASSOCIATES
1101 N FANCHER RD
SPOKANE VALLEY WA 99212

Order ID: 180706012
Order Date: 7/6/2018

Contact Name: STEVE BURCHETT
Project Name: X18009

Comment:

PCB 8082	S	EPA 8082	7/16/2018	***Normal (~10 Days)***
Arsenic	S	EPA 6020A	7/16/2018	***Normal (~10 Days)***
Barium	S	EPA 6020A	7/16/2018	***Normal (~10 Days)***
Cadmium	S	EPA 6020A	7/16/2018	***Normal (~10 Days)***
Chromium	S	EPA 6020A	7/16/2018	***Normal (~10 Days)***
Lead	S	EPA 6020A	7/16/2018	***Normal (~10 Days)***
Mercury-ICPMS	S	EPA 6020A	7/16/2018	***Normal (~10 Days)***
Selenium	S	EPA 6020A	7/16/2018	***Normal (~10 Days)***
Silver	S	EPA 6020A	7/16/2018	***Normal (~10 Days)***
TOTAL 8	S	N/A	7/16/2018	***Normal (~10 Days)***

Sample #: 180706012-003 **Customer Sample #:** NE@5'-6'

Recv'd: ☑ **Matrix:** Soil **Collector:** STEVE BURCHETT **Date Collected:** 6/5/2018
Quantity: 1 **Date Received:** 7/6/2018 11:47:00 AM **Time Collected:** 3:56 PM
Comment:

Test	Lab	Method	Due Date	Priority
%Moisture	S	%moisture	7/16/2018	***Normal (~10 Days)***
HCID	S	WATPH-HCID	7/16/2018	***Normal (~10 Days)***
PAH 8270D MOSC	M	EPA 8270D	7/16/2018	***Normal (~10 Days)***
PCB 8082	S	EPA 8082	7/16/2018	***Normal (~10 Days)***
Arsenic	S	EPA 6020A	7/16/2018	***Normal (~10 Days)***
Barium	S	EPA 6020A	7/16/2018	***Normal (~10 Days)***
Cadmium	S	EPA 6020A	7/16/2018	***Normal (~10 Days)***
Chromium	S	EPA 6020A	7/16/2018	***Normal (~10 Days)***
Lead	S	EPA 6020A	7/16/2018	***Normal (~10 Days)***
Mercury-ICPMS	S	EPA 6020A	7/16/2018	***Normal (~10 Days)***
Selenium	S	EPA 6020A	7/16/2018	***Normal (~10 Days)***
Silver	S	EPA 6020A	7/16/2018	***Normal (~10 Days)***
TOTAL 8	S	N/A	7/16/2018	***Normal (~10 Days)***

Customer Name: BUDINGER AND ASSOCIATES
1101 N FANCHER RD
SPOKANE VALLEY WA 99212

Order ID: 180706012
Order Date: 7/6/2018

Contact Name: STEVE BURCHETT
Project Name: X18009

Comment:

Sample #: 180706012-004 **Customer Sample #:** 100' NE@4'

Recv'd: ☑ **Matrix:** Soil **Collector:** STEVE BURCHETT **Date Collected:** 6/5/2018
Quantity: 1 **Date Received:** 7/6/2018 11:47:00 AM **Time Collected:** 4:12 PM
Comment:

Test	Lab	Method	Due Date	Priority
%Moisture	S	%moisture	7/16/2018	***Normal (~10 Days)***
HCID	S	WATPH-HCID	7/16/2018	***Normal (~10 Days)***
PAH 8270D MOSC	M	EPA 8270D	7/16/2018	***Normal (~10 Days)***
PCB 8082	S	EPA 8082	7/16/2018	***Normal (~10 Days)***
Arsenic	S	EPA 6020A	7/16/2018	***Normal (~10 Days)***
Barium	S	EPA 6020A	7/16/2018	***Normal (~10 Days)***
Cadmium	S	EPA 6020A	7/16/2018	***Normal (~10 Days)***
Chromium	S	EPA 6020A	7/16/2018	***Normal (~10 Days)***
Lead	S	EPA 6020A	7/16/2018	***Normal (~10 Days)***
Mercury-ICPMS	S	EPA 6020A	7/16/2018	***Normal (~10 Days)***
Selenium	S	EPA 6020A	7/16/2018	***Normal (~10 Days)***
Silver	S	EPA 6020A	7/16/2018	***Normal (~10 Days)***
TOTAL 8	S	N/A	7/16/2018	***Normal (~10 Days)***

SAMPLE CONDITION RECORD

Samples received in a cooler?	Yes
Samples received intact?	Yes
What is the temperature of the sample(s)? (°C)	1.0/1.1
Samples received with a COC?	Yes
Samples received within holding time?	Yes
Are all sample bottles properly preserved?	Yes
Are VOC samples free of headspace?	Yes
Labels and chain agree?	Yes
Total number of containers?	8

'30706 012 **BUDI** Last Due 7/16/2018
1st SAMP 6/5/2018 1st RCVD 7/6/2018
X18009

Anatek Labs, Inc.

Chain of Custody Record

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504 E Sprague Ste D, Spokane WA 99202 (509) 838-3999 FAX 838-4433

Company Name: BUDINGER & ASSOCIATES	Project Manager: STEVE BURCHETT
Address: 1101 N FANCHER Rd	Project Name & #: X18009
City: SPOKANE Valley State: WA Zip: 99212	Email Address: sburchett@budingerinc.com
Phone: 509 535-8841	Purchase Order #: X18009
Fax: 509 535-9589	Sampler Name & phone: S Burchett

Turn Around Time & Reporting

Please refer to our normal turn around times at:
http://www.anateklabs.com/services/guidelines/reporting.asp

X Normal
__Next Day*
__2nd Day*
__Other*____

*All rush order requests must be prior approved.

__Phone
__Mail
__Fax
__Email

Provide Sample Description

List Analyses Requested

Note Special Instructions/Comments

P/S report by 20th

Lab ID	Sample Identification	Sampling Date/Time	Matrix	# of Containers	Sample Volume	Preservative: HCl	RCRA 8 Metals	PAH's	PCB's
	SE @ 2'-3'	6/5/18 3:20	Soil	2		X	X	X	X
	NE @ 3'	3:42		2		X	X	X	X
	NE @ SL 6'	3:56		2		X	X	X	X
	100' NE @ 4'	4:12		2		X	X	X	X

Inspection Checklist

Received Intact?	(Y)	N
Labels & Chains Agree?	Y	N
Containers Sealed?	Y	N
VOC Head Space?	Y	N

hand/Coolwice

Temperature (°C): 1.0/1.1° IR#1
Preservative: Ice
Date & Time: 7-6-18/1147
Inspected By: KAS

	Printed Name	Signature	Company	Date	Time
Relinquished by	STEVE BURCHETT	S Burchett	Budinger	7/6/18	11:47
Received by	KScott	KScott	Anatek	7/6/18	1147
Relinquished by					
Received by					
Relinquished by					
Received by					

Anatek Labs, Inc.

1282 Alturas Drive • Moscow, ID 83843 • (208) 883-2839 • Fax (208) 882-9246 • email moscow@anateklabs.com
504 E Sprague Ste. D • Spokane WA 99202 • (509) 838-3999 • Fax (509) 838-4433 • email spokane@anateklabs.com

Client: BUDINGER AND ASSOCIATES
Address: 1101 N FANCHER RD
SPOKANE VALLEY, WA 99212
Attn: STEVE BURCHETT

Batch #: 180706012
Project Name: X18009

Analytical Results Report

Sample Number	180706012-004	**Sampling Date**	6/5/2018	**Date/Time Received**	7/6/2018	11:47 AM
Client Sample ID	100' NE@4'	**Sampling Time**	4:12 PM	**Extraction Date**		
Matrix	Soil	**Sample Location**				
Comments						

Parameter	Result	Units	PQL	Analysis Date	Analyst	Method	Qualifier
TCLP Barium	ND	ppm	1.25	7/18/2018 3:33:00 PM	KNP	EPA 6020A	
TCLP Lead	ND	ppm	1.25	7/18/2018 3:33:00 PM	KNP	EPA 6020A	

Authorized Signature

Kathleen A. Sattler

Kathleen A. Sattler, Lab Manager

MCL EPA's Maximum Contaminant Level
ND Not Detected
PQL Practical Quantitation Limit

The results reported relate only to the samples indicated.
Soil/solid results are reported on a dry-weight basis unless otherwise noted.

Certifications held by Anatek Labs ID: EPA:ID00013; AZ:0701; FL(NELAP):E87893; ID:ID00013; MT:CERT0028; NM: ID00013;NV:ID00013; OR:ID200001-002; WA:C595
Certifications held by Anatek Labs WA: EPA:WA00169; ID:WA00169; WA:C585; MT:Cert0095; FL(NELAP): E871099

30706 012 BUDI Last Due 7/16/2018

30706 012 BUDI Last Due 7/24/2018
1st SAMP 6/5/2018 1st RCVD 7/6/2018
X18009

Anatek Labs, Inc.

Chain of Custody Record

1282 Alturas Drive, Moscow ID 83843 (208) 883-2839 FAX 882-9246
504 E Sprague Ste D, Spokane WA 99202 (509) 838-3999 FAX 838-4433

Company Name: BUDINGER & ASSOCIATES
Address: 1101 N FANCHER Rd
City: SPOKANE VALLEY State: WA Zip: 99212
Phone: 509 535-8844
Fax: 509 535-9589

Project Manager: STEVE BURCHETT
Project Name & #: X18009
Email Address: sburchett@budingerinc.com
Purchase Order #: X18009
Sampler Name & phone: S Burchett

Please refer to our normal turn around... http://www.anateklabs.com/services/guidelines/reporting.asp

Normal X
__Next Day*
__2nd Day*
__Other*_____

*All rush order requests must be prior approved.

__Phone
__Mail
__Fax
__Email

Provide Sample Description				List Analyses Requested												Note Special Instructions/Comments
				Preservative												P/S report by 20th
Lab ID	Sample Identification	Sampling Date/Time	Matrix	# of Containers	Sample Volume	HCID	RCRA8 Metals	PAH's	PCB's	*TCLP Pb	*TCLP Ba					
	SE @ 2'-3'	6/5/18 3:20	SOIL	2		X	X	X	X							
	NE @ 3'	3:42	↓	2		X	X	X	X							
	NE @ 5'-6'	3:56		2		X	X	X	X							
	100' NE @ 4'	4:12	↓	2		X	X	X	X	*	*					*Added on 7-12-18 Per Steve normal TAT

	Printed Name	Signature	Company	Date	Time
Relinquished by	STEVE BURCHETT	S Burchett	Budinger	7/6/18	11:47
Received by	KScott	KScott	Anatek	7/6/18	1147
Relinquished by					
Received by					
Relinquished by					
Received by					

Inspection Checklist

Received Intact?	(Y)	N
Labels & Chains Agree?	Y	N
Containers Sealed?	Y	N
VOC Head Space?	Y	N

Hand/Coolwice

Temperature (°C): 1.0/1.1° IR#1
Preservative: Ice
Date & Time: 7-6-18/1147
Inspected By: KAS

Appendix E: Environmental Covenant recorded by BNSF upon cleanup action completion

SPOKANE COUNTY
HAMILTON STREET
98124 SITE

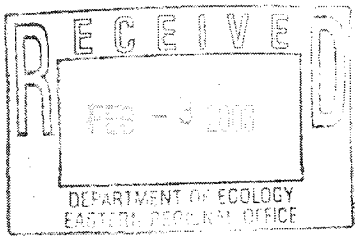
SIT 6.3

Preston|Gates|Ellis LLP

Craig S. Trueblood
craigt@prestongates.com

January 30, 2003

Ms. Colleen G. Warren
Assistant Attorney General
Office of the Attorney General
1125 Washington St. SE
P.O. Box 40100
Olympia 98504-0100



Re: Hamilton Street Bridge Site – Institutional Controls

Dear Colleen:

As indicated in my December 20, 2002 letter, BNSF has now executed and recorded a Restrictive Covenant pursuant to Section VI.E. of the Consent Decree for the above site. A copy of the document, with BNSF's signature and the Spokane County Auditor's date-recorded stamp, is enclosed for your records. By copy of this letter and the enclosure, BNSF is notifying Ecology that this portion of the work has been successfully completed. This Covenant will be included in the Institutional Controls Plan required by the Consent Decree.

Please let me know if you or Ecology have any questions.

Very truly yours,

PRESTON GATES & ELLIS LLP

Craig S. Trueblood

cc: Teresita Bala, Ecology - ERO
Bruce Sheppard, BNSF
Russell J. Light, BNSF
Jerry K. Boyd, counsel to Avista
Craig Schwyn, Landau

K:\16065\00054\CST\CST_L20CC

COPY
ORIGINAL FILED OR RECORDED

JAN 29 2003

COUNTY AUDITOR
SPOKANE COUNTY WA

COPY

WHEN RECORDER RETURN TO:
Craig S. Trueblood
Preston|Gates|Ellis, LLP
925 Fourth Ave., Suite 2900
Seattle, WA 98104-1158

RESTRICTIVE COVENANT

Reference No. of Related Documents:

Grantor: The Burlington Northern and Santa Fe Railway Company
P.O. Box 961039
2500 Lou Menke Drive, 3rd Floor
Fort Worth, TX 96131-2828

Grantee: Washington Department of Ecology
4601 North Monroe, Suite 202
Spokane, WA 99205-1295

Abbreviated Legal Description: A portion of the SW¼ SE¼ SE¼ and the SE¼ SW ¼ SE¼, all in Section 17, Township 25 North, Range 43 East, W.M, County of Spokane, State of Washington, described more fully in Attachment A

Assessor's Property Tax Parcel Account Number(s): 35173.1510

RESTRICTIVE COVENANT

The property that is the subject of this Restrictive Covenant has been the subject of remedial action under Chapter 70.105D RCW. The work will be done to clean up the property and conduct long-term operation and maintenance (hereafter the "Cleanup Action") is described in the Consent Decree ("Decree") entered in State of Washington, Department of Ecology v. Avista Corporation and The Burlington Northern and Santa Fe Railway Company, Spokane County Superior Court Cause No. 02205445-0, and in attachments to the Decree and in documents referenced in the Decree. This Restrictive Covenant is required by the Department of Ecology under WAC 173-340-440 because the Cleanup Action on the Site will result in residual soil and ground water concentrations of Total Petroleum Hydrocarbons (TPH), Polycyclic Aromatic Hydrocarbons (PAH), Carbazole, Cyanide, Arsenic, Barium, Lead, and Selenium which exceed Method A or Method B residential cleanup levels.

The undersigned, The Burlington Northern Railroad and Santa Fe Railway Company ("BNSF"), is the fee owner of real property (hereafter "the Property") in the County of Spokane, State of Washington, that is subject to this Restrictive Covenant. The Property is legally described in Attachment A of this Restrictive Covenant and incorporated herein by reference.

BNSF makes the following declaration as to limitations, restrictions, and uses to which the Property may be put and specifies that such declarations shall constitute covenants to run with the land, as provided by law, and shall be binding on all parties and all persons claiming under them, including all current and future owners of any portion of or interest in the Property (hereafter "Owner").

Section 1 No groundwater may be taken for domestic, commercial, industrial, or any other purposes from the Property unless the ground water removal is part of monitoring activities associated with an Ecology-approved compliance monitoring plan. No production well will be installed within the Property.

Section 2 The Site shall not be used for residential purposes.

Section 3 Any activity on the Property that results in the release or exposure to the environment of the contaminated soil or groundwater that was contained as part of the Cleanup Action, or that creates a new exposure pathway, is prohibited without prior written approval by the Department of Ecology.

a. Excavation of contaminated soil is prohibited, unless approved by Ecology, for the following exceptions:

i. Excavation performed to repair, maintain, service or remove underground utility components, conduits, installations or channels.

ii. Drilling, driving, or boring to install pilings for allowable and approved construction.

b. All contaminated soil and/or ground water to be generated from approved excavation activities must be treated or disposed of according to all state, federal and local regulations.

c. Workers conducting approved excavations must use appropriate personal protective equipment as required by the Occupational Safety and Health Act (OSHA) and the Washington Industrial Safety and Health Act (WISHA).

Section 4 The Owner of the Property shall adhere to the requirements of the Decree and the Cleanup Action Plan (CAP) issued by the Department of Ecology for the Property. Any activity on the Property that may interfere with the integrity of the Cleanup Action and continued protection of human health and the environmental is prohibited. Examples of activities that are prohibited include:

a. Activities that would disturb the cap or cover of the contaminated soils, such as drilling, digging, placing any objects or using any equipment which deforms or stresses the surface beyond its load bearing capability, piercing the surface with a rod, spike or similar item, or bulldozing or earthwork.

b. Activities that would disturb or overload the stormwater system.

c. Excessive applications of water for purposes such as irrigation, washing/rinse down pad, etc.

d. Use or storage of chemicals (e.g., solvents, detergents or other surfactants, etc.) that result in the mobilization of contaminants in soils or ground water contained on Site.

This restriction recognizes that maintenance or construction activities at the Property conducted in accordance with the CAP requirements shall not constitute activities that interfere with the Cleanup Action.

Section 5 No activity is allowed that may change the hydrogeologic conditions and cause the movement of contaminated ground water to areas outside the impacted soil area.

Section 6 Any construction over the Site (i.e., buildings and concrete surfaces, pavement, etc.) must address and mitigate, as necessary, potential vapor build-up due to contamination left on Site.

Section 7 The Owner of the Property must give thirty (30) day advance written notice to the Department of Ecology of any conveyance of any interest in the Property. No conveyance of title, easement, lease, or other interest in the Property shall be consummated by the Owner without adequate and complete provision for continued monitoring, operation, and maintenance of the Cleanup Action on the Property.

Section 8 The Owner must restrict leases to uses and activities consistent with the Restrictive Covenant and notify all lessees of the restrictions herein on the use of the Property.

Section 9 The Owner must notify and obtain approval from the Department of Ecology prior to any use of the Property that is inconsistent with the terms of this Restrictive Covenant. The Department of Ecology may approve an inconsistent use only after public notice and comment.

Section 10 The Owner shall allow authorized representatives of the Department of Ecology the right to enter the Property at reasonable times for the purpose of evaluating the Cleanup Action; to take samples, to inspect Cleanup Actions conducted at the Property, and to inspect records that are related to the Cleanup Action.

Section 11 The Owner of the Property reserves the right under WAC 173-340-440 to record an instrument that provides that this Restrictive Covenant shall no longer limit use of the Property or be of any further force or effect. However, such an instrument may be recorded only if the Department of Ecology, after public notice and comment, consents in writing.

THE BURLINGTON NORTHERN
AND SANTA FE RAILWAY COMPANY

David P. Schneider Dated: 1-21-03
David P. Schneider

STATE OF Texas)
) ss.
COUNTY OF Tarrant)

I certify that I know or have satisfactory evidence that David P. Schneider is the person who appeared before me, and said person acknowledged that (he)/she signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Gen. Director Real Estate of The Burlington Northern and Santa Fe Railway Company, a Delaware corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 1-21-03

Tammy K. Herndon
Notary Public
Print Name Tammy K. Herndon
My commission expires 10-25-03

TAMMY K. HERNDON
Notary Public
STATE OF TEXAS
My Comm. Exp. 10/25/2003

(Use this space for notarial stamp/seal)

ATTACHMENT A

That portion of the SW¼ SE¼ SE¼ and the SE¼ SW ¼ SE¼, all in Section 17, Township 25 North, Range 43 East, W.M, County of Spokane, State of Washington, described as follows: Beginning at a point in the south production of the west line of Erie Street distant 60 feet northerly, measured at right angles, from the center line of the most northerly track as constructed on July 15, 1968; thence westerly in a straight line 230 feet to a point distant 40 feet northerly, measured at right angles from said center line; thence westerly parallel with said center line to a point distant 500 feet west, measured at right angles, from said produced street line; thence north parallel with said produced street line to a point distant 200 feet northerly, measured at right angles, from the center line of the main track of The Burlington Northern and Santa Fe's Railway Company's main line as originally constructed; thence easterly parallel with said original center line to said produced street line; thence south along said produced street line to the point of beginning.

Appendix F: Environmental Covenant recorded by Spokane River Properties (Eric Brown) upon cleanup action completion

WITHERSPOON, KELLEY, DAVENPORT & TOOLE

A PROFESSIONAL SERVICE CORPORATION
ATTORNEYS & COUNSELORS

1100 U.S. BANK BUILDING
422 WEST RIVERSIDE AVENUE
SPOKANE, WASHINGTON 99201-0300
Telephone: (509) 624-5265
Telecopier: (509) 458-2728

COEUR D'ALENE OFFICE
THE SPOKESMAN REVIEW BUILDING
608 NORTHWEST BOULEVARD, SUITE 401
COEUR D'ALENE, IDAHO 83814-2146
(208) 667-4000

September 9, 2004

SEP - 9 2004

Dr. Teresita Bala
Department of Ecology
Toxic Cleanup Program
4601 North Monroe
Spokane, WA 99205-1295

VIA HAND DELIVERY

Re: Hamilton Street Bridge Cleanup Site; Spokane River Properties, Limited

Dear Dr. Bala:

Enclosed please find a conformed copy of the original recorded Restrictive Covenant in the above referenced matter.

Sincerely yours,

WITHERSPOON, KELLEY, DAVENPORT
& TOOLE, P.S.

By Jennifer Tolliver
Jennifer Tolliver, Legal Assistant to
Stanley R. Schultz

Jt
Enclosure
G:\B\Brown Const 24740\Letters\Ltr Bala 090904.wpd

WHEN RECORDED, RETURN TO:

WITHERSPOON, KELLEY, DAVENPORT & TOOLE P.S.
Attn: Stanley R. Schultz
422 West Riverside, Suite 1100
Spokane, Washington 99201

COPY
ORIGINAL FILED OR RECORDED

SEP - 9 2004

COUNTY AUDITOR
SPOKANE COUNTY WA

SEP - 9 2004

Document Title:	Restrictive Covenant
Grantor:	Washington State Department of Ecology
Grantee:	Spokane River Properties, Limited
Legal Description:	Ptn of SE 1/4 Sec 17, Tshp 25N, Range 43 EWM; and Ptn of Tracts A and B, Block 19 DENNIS AND BRADLEY'S ADDITION.
Assessor's Property Tax Parcel/Account No.:	17534.0575; 17534. 0554(formerly 0541, 0542) 17534.0006; 17534.0506; 71534.0516

RESTRICTIVE COVENANT

The property that is the subject of this Restrictive Covenant is the subject of a remedial action under Chapter 70.105D.RCW. The work that will be done to clean up the property and conduct long-term operation and maintenance, hereafter the "Cleanup Action", is described in Consent Decree No. 02205445-0 and in attachments to the Consent Decree and in documents referenced in the Consent Decree. This Restrictive Covenant is required by the Washington State Department of Ecology (Ecology) under Ecology's rule WAC 173-340-440 because the Cleanup Action on the Site will result in residual soil and ground water concentrations of Total Petroleum Hydrocarbons (TPH), Polycyclic Aromatic Hydrocarbons (PAHs), Carbazole, Cyanide, Arsenic, Barium, Lead, and Selenium which exceed Method A or Method B residential cleanup levels.

The undersigned, Spokane River Properties, Limited, is the fee owner of real property, hereafter "the Property", in Spokane County, State of Washington, that is subject to this Restrictive Covenant. The Property is legally described in Attachment A of this Restrictive Covenant and incorporated herein by reference.

Spokane River Properties, Limited, makes the following declaration as to limitations, restrictions, and uses to which the Property may be put and specifies that such declarations shall constitute covenants to run with the land, as provided by law and shall be binding on all parties and all persons claiming under them, including all current and future owners of any portion of or interest in the Property, hereafter "Owner".

Section 1. No groundwater may be taken for domestic, commercial, industrial, or any other purposes from the Property unless the groundwater removal is part of monitoring activities associated with an Ecology approved compliance monitoring plan. No production well will be installed within the Property.

Section 2. Any activity on the Property that may result in the release or exposure to the environment of the contaminated soil or ground water that was contained as part of the Cleanup Action, or create a new exposure pathway, is prohibited without prior

written approval by the Department of Ecology. In the case of an emergency, Ecology shall be contacted within 48 hours of the incident.

Specifically, excavation of soils to depths greater than two (2) feet on the Property is prohibited, unless approved in writing by Ecology. All contaminated soils and/or ground water to be generated must be treated or disposed of according to state, federal, and local regulations. Workers conducting the approved excavations must use appropriate personal protective equipment as required by the Occupational Safety and Health Act (OSHA) and the Washington Industrial Safety and Health Act (WISHA). Excavations up to 2 feet are allowed without approval by Ecology

Section 3. Any activity on the Property that may interfere with the integrity of the Cleanup Action and continued protection of human health and the environment is prohibited, *unless approved by Ecology*. Examples of activities that are prohibited include:

a. Activities that would disturb the cap or cover of the contaminated soils.Examples of such activities include but are not limited to the following: drilling; driving or boring to install pilings; placement of objects or use of any equipment which deforms or stresses the surface beyond its load bearing capability; piercing the surface with a rod, spike, or similar item; and bulldozing or earthwork.

b. Activities that would disturb or overload the stormwater system.

c. Excessive application of water for purposes such as irrigation, washing/rinse down pad, etc. Lawn irrigation at agronomic rates is not considered excessive application of water and is allowed.

d. Use or storage of chemicals (e.g., solvents, detergents or other surfactants, etc.) that would result in the mobilization of contaminants in soils or ground water contained on Site.

Maintenance or construction activities at the Property that are required in the Cleanup Action are allowed.

Section 4. No activity is allowed that may change the hydrogeologic conditions and that would cause the movement of contaminated ground water to areas outside the impacted soil area.

Section 5. Any construction of buildings or other improvements must address and mitigate, as necessary, potential vapor build-up due to the contamination left on Site. OSHA and WISHA requirements on potential vapor build up must be adhered to.

Section 6. The Owner of the Property must provide access and allow authorized persons to conduct ground water monitoring and cover monitoring as required in the Cleanup Action.

Section 7. The Owner of the Property must give thirty (30) day advance written notice to Ecology of the Owner's intent to convey any interest in the Property. No conveyance of title, easement, lease, or other interest in the Property shall be consummated by the Owner unless the third party buyer agrees to the terms of the Restrictive Covenant.

Section 8. The Owner must restrict leases to uses and activities consistent with the Restrictive Covenant and notify all *ground* lessees of the restrictions herein on the use of the Property.

Section 9. The Owner must notify and obtain approval from Ecology prior to any use of the Property that is inconsistent with the terms of this Restrictive Covenant. If Ecology, after public notice and comment approves the proposed change, the restrictive covenant shall be amended to reflect the change.

Section 10. The Owner shall allow authorized representatives of Ecology the right to enter the Property at reasonable times for the purpose of evaluating the Cleanup Action; to take samples, to inspect Cleanup Actions conducted at the Property, and to inspect records that are related to the Cleanup Action.

Section 11. Per WAC 173-340-440(12), if the condition(s) requiring an institutional control no longer exist on the Property, the Owner may submit a request to Ecology that the Restrictive Covenant or other restrictions be eliminated. The Restrictive Covenant or other restrictions shall be removed, if Ecology, after public notice and opportunity for comment, concurs.

SPOKANE ~~RIVER~~ PROPERTIES, LIMITED

By: Richard E Brown

Its: Partner

9-7-2004

[DATE SIGNED]

STATE OF WASHINGTON)

) ss.

COUNTY OF Spokane)

On this day, Richard E. Brown, personally appeared before me, known to me to be the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

GIVEN UNDER MY HAND and official seal this 7th day of August, 2001.

STACY BJORDAHL
NOTARY PUBLIC
STATE OF WASHINGTON
MAY 10, 2007

Notary Public
My commission Expires: 5-10-2007

Title Order No. 94930

EXHIBIT A

That portion of the Southeast Quarter of Section 17, Township 25 North, Range 43 East of the Willamette Meridian, and that portion of Tracts A, B, and Block 19 of DENNIS AND BRADLEY'S ADDITION, as per plat recorded in Volume "A" of Plats, pages 160 and 161, records of Spokane County, and including portion of the river bed of the Spokane River, all described as follows;

BEGINNING at the Southeast corner of Lot 19, of said Block 19;
Thence Southerly along the East line of said Tract B, to the Northerly right of way line of the Northern Pacific Railroad;
Thence Westerly along said right of way line to an intersection with the Southerly right of way line of the Chicago, Milwaukee, and Puget Sound Railway Company, as conveyed by Deed recorded September 21, 1911 in Volume 283 of Deeds, page 360, records of Spokane County;
Thence along said right of way line to a point radial to and Southwesterly of the Southeast corner of that certain property described in Deed recorded November 23, 1909 under Spokane County Auditor's File No. 260838;
Thence Northeasterly to the said Southeasterly corner;
Thence Northwesterly along the East line of said Deed, 42.00 feet to the Southerly right of way line of Superior Street;
Thence Northeasterly along said right of way to the Easterly line of Tract A as deeded and recorded in Document Number 8112280121, records of Spokane County;
Thence Southeasterly, Easterly and Northeasterly along said line to an intersection with the Southwesterly line of that certain property as shown on Record of Survey recorded in Spokane County Auditor's File No. 8108240202, extended Northwesterly;
Thence Southeasterly from said intersection and said extended line and along said Southwesterly line to the Southerly most corner of Lot 9, said Block 19;
Thence Southerly and Southwesterly along the East line of said Block 19 to the Point of Beginning;

EXCEPT that portion deed to the State of Washington for piers and footings of the James Keefe Bridge, recorded in Spokane County Auditor's File No. 8206090066, records of Spokane County;

Situate in the City of Spokane, County of Spokane, State of Washington.

Appendix G: Environmental Covenant recorded by the City of Spokane for Parcel No. 35174.0009

09/05/2019 10:16:05 AM
Recording Fee $108.50 Page 1 of 6
Covenant OFFICE OF CITY CLERK
Spokane County Washington

6839202

CITY OF SPOKANE-ATTN DELGADO
DEPT OF ENGINEERING SERVICES
808 W SPOKANE FALLS BLVD
SPOKANE WA 99201

RESTRICTIVE COVENANT SPOKANE COUNTY PARCEL No. 35174.0009
OPR 2019-0642

Spokane County Parcel No. 35174.0009 is part of the property that is the subject of this Restrictive Covenant is the subject of a remedial action under Chapter 70.105D.RCW. The work will be done to clean up the property and conduct long-term operation and maintenance (hereafter the "Cleanup Action") is described in the Consent Decree ("Decree") entered in State of Washington, Department of Ecology v. Avista Corporation and The Burlington Northern and Santa Fe Railway Company, Spokane County Superior Court Cause No. 02205445-0, and in attachments to the Decree and in documents referenced in the Decree. This Restrictive Covenant is required by the Department of Ecology under WAC 173-340-440 because the Cleanup Action on the Site will result in residual soil and ground water concentrations of Total Petroleum Hydrocarbons (TPH), Polycyclic Aromatic Hydrocarbons (PAH), Carbazole, Cyanide, Arsenic, Barium, Lead, and Selenium which exceed Method A or Method B residential cleanup levels.

Parcel Legal Description: 17 25 43 PTN OF SE1/4 OF NE1/4 DEEDED TO BURLINGTON FOR R RR/W

The undersigned, City of Spokane, is the fee owner of real property (hereafter "the Property") in the County of Spokane, State of Washington, that is subject to this Restrictive Covenant. The Property is legally described in Attachment A of this Restrictive Covenant and incorporated herein by reference.

City of Spokane makes the following declaration as to limitations, restrictions, and uses to which the Property may be put and specifies that such declarations shall constitute covenants to run with the land, as provided by law, and shall be binding on all parties and all persons claiming under them, including all current and future owners of any portion of or interest in the Property (hereafter "Owner").

Section 1 No groundwater may be taken for domestic, commercial, industrial, or any other purposes from the Property unless the ground water removal is part of monitoring activities associated with an Ecology-approved compliance monitoring plan. No production wells will be installed within the Property.

Section 2 The Site shall not be used for residential purposes.

Section 3 Any activity on the Property that results in the release or exposure to the environment of the contaminated soil or groundwater that was contained as part of the Cleanup Action, or that creates a new exposure pathway, is prohibited without prior written approval by the Department of Ecology.

Excavation of contaminated soil is prohibited, unless approved by Ecology, for the following exceptions:

Excavation performed to repair, maintain, service or remove underground utility components, conduits, installations or channels.

Drilling, driving, or boring to install pilings for allowable and approved construction.

All contaminated soil and/or ground water to be generated from approved excavation activities must be treated or disposed of according to all state, federal and local regulations.

Workers conducting approved excavations must use appropriate personal protective equipment as required by the Occupational Safety and Health Act (OSHA) and the Washington Industrial Safety and Health Act (WISI-IA).

Section 4 The Owner of the Property shall adhere to the requirements of the Decree and the Cleanup Action Plan (CAP) issued by the Department of Ecology for the Property. Any activity on the Property that may interfere with the integrity of the Cleanup Action and continued protection of human health and the environmental is prohibited. Examples of activities that are prohibited include:

Activities that would disturb the cap or cover of the contaminated soils, such as drilling, digging, placing any objects or using any equipment which deforms or stresses the surface beyond its load bearing capability, piercing the surface with a rod, spike or similar item, or bulldozing or earthwork.

Activities that would disturb or overload the storm water system.

Excessive applications of water for purposes such as irrigation, washing/rinse down pad, etc.

Use or storage of chemicals (e.g., solvents, detergents or other surfactants, etc.) that result in the mobilization of contaminants in soils or ground water contained on Site.

This restriction recognizes that maintenance or construction activities at the Property conducted in accordance with the CAP requirements shall not constitute activities that interfere with the Cleanup Action.

Section 5 No activity is allowed that may change the hydrogeologic conditions and cause the movement of contaminated ground water to areas outside the impacted soil area.

Section 6 Any construction over the Site (i.e., buildings and concrete surfaces, pavement, etc.) must address and mitigate, as necessary, potential vapor build-up due to contamination left on Site.

Section 7 The Owner of the Property must give thirty (30) day advance written notice to the Department of Ecology of any conveyance of any interest in the Property. No conveyance of title, easement, lease, or other interest in the Property shall be consummated by the Owner without adequate and complete provision for continued monitoring, operation, and maintenance of the Cleanup Action on the Property.

Section 8 The Owner must restrict leases to uses and activities consistent with the Restrictive Covenant and notify all lessees of the restrictions herein on the use of the Property.

Section 9 The Owner must notify and obtain approval from the Department of Ecology prior to any use of the Property that is inconsistent with the terms of this Restrictive Covenant. The Department of Ecology may approve an inconsistent use only after public notice and comment.

Section 10 The Owner shall allow authorized representatives of the Department of Ecology the right to enter the Property at reasonable times for the purpose of evaluating the Cleanup Action; to take samples, to inspect Cleanup Actions conducted at the Property, and to inspect records that are related to the Cleanup Action.

Section 11 The Owner of the Property reserves the right under WAC 173-340-440 to record an instrument that provides that this Restrictive Covenant shall no longer limit use of the Property or be of any further force or effect. However, such an instrument may be recorded only if the Department of Ecology, after public notice and comment, consents in writing.

The undersigned Grantor warrants he/she holds the title to the Parcel No 35174.0009 in the County of Spokane, WA and has authority to execute this Covenant.

Executed this 24th day of July ,2019

by Scott Simmons

Scott Simmons

CITY OF SPOKANE,

its Public Works Director

STATE OF WASHINGTON

COUNTY OF SPOKANE

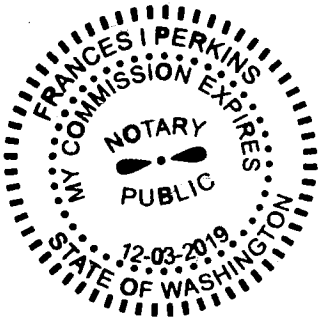
On this 24th day of July , 2019, I certify that Scott Simmons personally appeared before me, acknowledged that he is the PUBLIC WORKS DIRECTOR of City of Spokane, the corporation that executed the within and foregoing instrument, and signed said instrument by free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument for said corporation.

Frances J Perkins

Notary Public in and for the State of Washington [16]

Residing at Spokane

My appointment expires 12/3/19



Attest:

City Clerk

Approved as to form:

Assistant City Attorney

ATTACHMENT A

That portion of the Southeast Quarter of Section 17, Township 25 North, Range 43 E.W.M. described as follows:

COMMENCING at the intersection of the Easterly line of Division Street, according to the recorded plat of the Third Addition to the Railroad Addition of Spokane, as per plat thereof recorded in Volume "A" of Plats, page 113, and the Southerly line of Trent Avenue, according to said plat; thence South 03°04'31" East along said Easterly line of Division Street a distance of 962.93 feet; thence North 57°05'20" East a distance of 164.69 feet to the point of curve of a 1352.61 foot radius curve to the right; thence along said curve through a central angle of 17°27'28" an arc length of 412.14 feet; thence North 74°32'48" East a distance of 1708.23 feet to the point of curve of a 2230.0 foot radius curve to the right; thence along said curve through a central angle of 05° 54'49" an arc length of 230.16 feet to the point of compound curve of a 844.95 foot radius curve to the right, the center of circle of which bears South 09°32'23" East; thence along the arc of said curve, through a central angle of 25°01'29" an arc length of 369.04 feet to the point of compound curve of a 2230.0 foot radius curve to the right, the center of circle of which bears South 15°29'06" West; thence along the arc of said curve through a central angle of 00°38'24" an arc length of 24.91 feet; thence North 33°32'14" East a distance of 154.75 feet to a point on the Southerly right of way line of the former Chicago, Milwaukee and Puget Sound Railway Company, said point being distant 15.0 feet Southerly of, as measured radially to, the "Survey" Main Track centerline of said Railroad, as now located and constructed, said point also being the true point of beginning; thence Southeasterly parallel and concentric with said Chicago, Milwaukee and Puget Sound Main Track centerline to the point of intersection with a line drawn parallel and concentric with and distant 200.0 feet Northerly of, as measured radially to, Burlington Northern Railroad Company's (formerly Northern Pacific Railway Company's) Old Main Track centerline, as originally located and constructed; thence Easterly parallel and concentric with said Old Main Track centerline a distance of 295.0 feet, more or less, to the point of intersection with a line drawn at right angles to Burlington Northern Railroad Company's (formerly Northern Pacific Railway Company's) New Main Track centerline, as now located and constructed at the point of compound curvature of said New Main Track centerline; thence Southeasterly at right angles to said New Main Track centerline to the point of intersection with a line drawn parallel and concentric with and distant 50.0 feet Northerly of, as measured radially to, said Railroad Company's Yard Track centerline, as now located and constructed; thence Westerly parallel and concentric with said Yard Track centerline to the point of intersection with a line which bears South 33°32'14" West from the true point of beginning; thence North 33°32'14" East to the true point of beginning;
Situate in the City of Spokane, County of Spokane, State of Washington.

Appendix H: Compliance groundwater monitoring results 2006–2021

Summary of Groundwater Chemistry Data
Arsenic, Cyanide, and Mercury
Hamilton Street Bridge Site
Spokane, Washington

Well	Date Sampled	Total Mercury EPA 245.1 (mg/L)	Total Arsenic EPA 200.8 (mg/L)	Dissolved Arsenic EPA 200.8 (mg/L)	WAD Cyanide SM4500-CN/CN-I (mg/L)	Total Sulfide SM4500 S2D (mg/L)
MW02-20	2/1/2006	0.0001 U (a)	0.00100 U	--	0.00500 U	--
	8/9/2006*	0.0001 U (a)	0.00100 U	--	0.0100 U	--
	2/13/2007*	0.0001 U (a)	0.00108	--	0.0100 U	--
	9/6/2007*	0.000149 J (a)	0.00105	--	0.0100 U	--
	2/13/2008*	0.0001 U (b)	0.00140	--	0.0100 U	--
	9/10/2008	0.000152 (b)	0.00957	--	0.00500 U	--
	2/6/2009	0.0002 U (b)	0.00100 U	--	0.00500 U	--
	8/20/2009	0.000201	0.00251	--	0.00500 U	--
	3/26/2010	0.0002 U	0.0001 U	--	0.00500 U	--
	8/18/2010	0.0002 U	0.001 U	--	0.00500 U	--
	2/4/2011	0.0002 U	0.001 U	0.001 U	0.00500 U	--
	9/23/2011	0.0002 U	0.00134	0.00140	0.00500 U	--
	2/29/2012	0.0002 U	0.0010 U	0.0010 U	0.00500 U	--
	9/6/2012	0.0002 U	0.0010	0.0010 U	0.00500 U	--
	2/21/2013	0.0002 U	0.0010 U	0.0010 U	0.0050 U	--
	9/6/2013	0.0002 U	0.0011	0.0010 U	0.0050 U	--
	3/21/2014	0.0002 U	0.0010 U	0.0010 U	0.0050 U	--
	9/10/2014	0.0002 U	0.0013	0.0015	0.0050 U	--
	3/3/2015	0.0002 U	0.0020 U	0.0020 U	0.010 U	--
	9/28/2015	0.0002 U	0.0020 U	0.0020 U	0.010 U	--
	3/4/2016	0.0002 U	0.0020 U	0.0020 U	0.042	--
	9/13/2016	0.0002 U	0.0011	0.0010 U	0.010 U	--
	3/23/2017	0.0002 U	0.0010 U	0.0010 U	0.010 U	--
	9/6/2017	0.0002 U	0.0019	0.0018	0.010 U	--
	3/12/2018	0.0002 U	0.0010 U	0.0010 U	0.010 U	--
	8/28/2018**	0.0002 U	0.0015	0.0017	0.010 U	0.10 U
	3/7/2019	0.0002 U	0.0014	0.0016	0.022	0.10 U
	9/17/2019	0.0002 U	0.0018	0.0018	0.010U/0.010U (d)	0.05 U
	3/9/2020	0.0002 U	0.0010 U	0.0010 U	0.010 U	0.05 U
	9/28/2020	0.0002 U	0.0018	0.0019	0.010 U	0.05 U
	3/22/2021	0.00015 U (a)	0.0010 U	0.0010 U	0.010 U	0.05 U
	9/7/2021	0.0002 U	0.0026	0.0025	0.010 U	0.05 U
MW02-40	2/1/2006	0.0001 U (a)	0.00158	--	0.00500 U	--
	8/9/2006*	0.0001 U (a)	0.00100 U	--	0.0100 U	--
	2/13/2007	0.0001 U (a)	0.00155	--	0.0100 U	--
	9/6/2007	0.000171 J (a)	0.00115	--	0.0100 U	--
	2/13/2008	0.0001 U (b)	0.00167	--	0.0100 U	--
	9/10/2008	0.0001 U (b)	0.00145	--	0.00500 U	--
	2/6/2009	0.0002 U (b)	0.00125	--	0.00500 U	--
	8/20/2009	0.0002 U	0.00121	--	0.00500 U	--
	3/26/2010	0.0002 U	0.00113	--	0.00500 U	--
	8/18/2010	0.0002 U	0.00125	--	0.00500 U	--
	2/4/2011	0.0002 U	0.00126	0.00115	0.00500 U	--
	9/23/2011	0.0002 U	0.00140	0.00143	0.00500 U	--
	2/29/2012	0.0002 U	0.0013	0.0012	0.00500 U	--
	9/6/2012	0.0002 U	0.0017	0.0016	0.00500 U	--
	2/21/2013	0.0002 U	0.0023	0.0027	0.0050 U	--
	9/6/2013	0.0002 U	0.0012	0.0011	0.0050 U	--
	3/21/2014	0.0002 U	0.0013	0.0014	0.0050 U	--
	9/10/2014	0.0002 U	0.0016	0.0015	0.0050 U	--
	3/3/2015	0.0002 U	0.0020 U	0.0020 U	0.010 U	--
	9/28/2015	0.0002 U	0.0020 U	0.0020 U	0.010 U	--
	3/3/2016	0.0002 U	0.0020 U	0.0020 U	0.013	--
	9/13/2016	0.0002 U	0.0013	0.0014	0.010 U	--
	3/23/2017	0.0002 U	0.0013	0.0014	0.010 U	--
	9/6/2017	0.0002 U	0.0016	0.0014	0.010 U	--
	3/12/2018	0.0002 U	0.0021	0.0021	0.010 U	--
	8/28/2018**	0.0002 U	0.0013	0.0013	0.010 U	0.10 U
	3/7/2019	0.0002 U	0.0014	0.0014	0.011	0.10 U
	9/17/2019	0.0002 U	0.0011	0.0012	0.010U/0.010U (d)	0.05 U
	3/9/2020	0.0002 U	0.0011	0.0011	0.010 U	0.05 U
	9/28/2020	0.0002 U	0.0013	0.0013	0.010 U	0.05 U
	3/22/2021	0.00015 U (a)	0.0012	0.0013	0.010 U	0.05 U
	9/7/2021	0.0002 U	0.0010	0.0010 U	0.010 U	0.05 U
Site Cleanup Level (c)		0.0002	0.006	0.006	0.01	NA

Summary of Groundwater Chemistry Data
Arsenic, Cyanide, and Mercury
Hamilton Street Bridge Site
Spokane, Washington

Well	Date Sampled	Total Mercury EPA 245.1 (mg/L)	Total Arsenic EPA 200.8 (mg/L)	Dissolved Arsenic EPA 200.8 (mg/L)	WAD Cyanide SM4500-CN/CN-I (mg/L)	Total Sulfide SM4500 S2D (mg/L)
MW04-20	2/1/2006	0.0001 U (a)	0.00354	--	0.0408	--
	8/10/2006*	0.0001 U (a)	0.00372	--	0.0100 U	--
	2/13/2007*	0.0001 U (a)	0.00500	--	0.0100 U	--
	9/6/2007*	0.000145 J (a)	0.00393	--	0.0100 U	--
	2/13/2008	0.000152 (b)	0.00726	--	0.0100 U	--
	9/10/2008	0.000114 (b)	0.0235	--	0.00500 U	--
	2/6/2009	0.000118 (b)	0.00580	--	0.00850	--
	8/20/2009	0.0002 U	0.0258	--	0.00500 U	--
	3/26/2010	0.0002 U	0.00211	--	0.00500 U	--
	8/18/2010	0.0002 U	0.00528	--	0.00500 U	--
	2/4/2011	0.0002 U	0.00272	0.00252	0.01920	--
	9/23/2011	0.0002 U	0.00344	0.00338	0.00500 U	--
	2/29/2012	0.0002 U	0.0025	0.0026	0.00500 U	--
	9/6/2012	0.0002 U	0.0034	0.0016	0.00500 U	--
	2/21/2013	0.0002 U	0.0025	0.0026	0.0053	--
	9/6/2013	0.0002 U	0.0034	0.0034	0.0050 U	--
	3/21/2014	0.0002 U	0.0030	0.0029	0.0050 U	--
	9/10/2014	0.0002 U	0.0035	0.0037	0.0050 U	--
	3/3/2015	0.0002 U	0.0027	0.0026	0.100 UJ	--
	9/28/2015	0.0002 U	0.0033	0.0032	0.010 U	--
	3/3/2016	0.0002 U	0.0020 U	0.0026	0.031	--
	9/13/2016(d)	--	--	--	--	--
	3/23/2017	0.0002 U	0.0030	0.0029	0.010 U	--
	9/6/2017	0.0002 U	0.0034	0.0035	0.010 U	--
	3/12/2018	0.0002 U	0.0023	0.0021	0.019	--
	8/28/2018**	0.0002 U	0.0033	0.0035	0.010 U	0.10 U
	3/7/2019	0.0002 U	0.0019	0.0019	0.010 U	0.10 U
	9/17/2019	0.0002 U	0.0024	0.0025	0.010U/0.010U (d)	0.05 U
	3/9/2020	0.0002 U	0.0015	0.0014	0.010 U	0.050 U
	9/28/2020	0.0002 U	0.0031	0.0030	0.010 U	0.050 U
	3/22/2021	0.00023 J (a)	0.0019	0.0020	0.010 U	0.050 U
	9/7/2021	0.0002 U	0.0033	0.0033	0.010 U	0.05 U
ATC7-20	2/1/2006	0.0001 U (a)	0.00740	--	0.00500 U	--
Duplicate	2/1/2006	0.0001 U (a)	0.00746	--	0.00500 U	--
	8/10/2006*	0.0001 U (a)	0.00481	--	0.0100 U	--
	2/13/2007	0.0001 U (a)	0.00716	--	0.0100 U	--
	9/6/2007*	0.000147 J (a)	0.00427	--	0.0100 U	--
	2/13/2008	0.0001 U (b)	0.00549	--	0.0100 U	--
	9/10/2008	0.0001 U (b)	0.00564	--	0.00500 U	--
	2/6/2009	0.000079 (b)	0.00469	--	0.00500 U	--
	8/20/2009	0.0002 U	0.00959	--	0.00500 U	--
	3/26/2010	0.0002 U	0.00423	--	0.00500 U	--
	8/18/2010	0.0002 U	0.00480	--	0.00500 U	--
	2/4/2011	0.0002 U	0.00598	0.00579	0.00500 U	--
	9/23/2011	0.0002 U	0.00523	0.00553	0.00500 U	--
	2/29/2012	0.00025 U	0.0051	0.0051	0.00500 U	--
	2/21/2013	0.0002 U	0.0053	0.0058	0.0050 U	--
	9/6/2013	0.0002 U	0.0043	0.0044	0.0050 U	--
	3/21/2014	0.0002 U	0.0052	0.0059	0.0050 U	--
	9/10/2014	0.0002 U	0.0048	0.0048	0.0050 U	--
	3/3/2015	0.0002 U	0.0067	0.0068	0.010 U	--
	9/28/2015	0.0002 U	0.0036	0.0036	0.010 U	--
	3/3/2016	0.0002 U	0.0035	0.0060	0.010 U	--
	9/13/2016	0.0002 U	0.0039	0.0039	0.010 U	--
	3/24/2017	0.0002 U	0.0060	0.0057	R	--
	9/6/2017	0.0002 U	0.0051	0.0046	0.010 U	--
	3/12/2018	0.0002 U	0.0062	0.0060	0.010 U	--
	8/28/2018**	0.0002 U	0.0050	0.0051	0.010 U	0.10 UJ
	3/7/2019	0.0002 U	0.0051	0.0050	0.010 UJ	R
	9/17/2019	0.0002 U	0.0041	0.0041	0.010U/0.010U (d)	0.05 U
	3/9/2020	0.0002 U	0.0048	0.0047	0.010 U	0.05 U
	9/28/2020	0.0002 U	0.0040	0.0039	0.010 U	0.05 U
	3/22/2021	0.00015 U (a)	0.0050	0.0050	0.010 U	0.05 U
	9/7/2021	0.0002 U	0.0037	0.0034	0.010 U	0.05 U
Site Cleanup Level (c)		0.0002	0.006	0.006	0.01	NA

Summary of Groundwater Chemistry Data
Arsenic, Cyanide, and Mercury
Hamilton Street Bridge Site
Spokane, Washington

Well	Date Sampled	Total Mercury EPA 245.1 (mg/L)	Total Arsenic EPA 200.8 (mg/L)	Dissolved Arsenic EPA 200.8 (mg/L)	WAD Cyanide SM4500-CN/CN-I (mg/L)	Total Sulfide SM4500 S2D (mg/L)
MW07-90	2/1/2006	0.0001 U (a)	0.00703	--	0.00500 U	--
	8/9/2006	0.0001 U (a)	0.00571	--	0.0100 U	--
Duplicate	8/9/2006	0.0001 U (a)	0.00600	--	0.0100 U	--
	2/13/2007	0.0001 U (a)	0.00547	--	0.0100 U	--
Duplicate	2/13/2007	0.0001 U (a)	0.00517	--	0.0100 U	--
	9/6/2007	0.000152 J (a)	0.00796	--	0.0100 U	--
Duplicate	9/6/2007	0.000173 J (a)	0.00815	--	0.0100 U	--
	2/13/2008	0.0001 U (b)	0.00725	--	0.0100 U	--
Duplicate	2/13/2008	0.0001 U (b)	0.00907	--	0.0100 U	--
	9/10/2008	0.0001 U (b)	0.00508	--	0.0051	--
Duplicate	9/10/2008	0.0001 U (b)	0.00530	--	0.0058	--
	2/6/2009	0.0002 U (b)	0.00477	--	0.00500 U	--
Duplicate	2/6/2009	0.0002 U (b)	0.00484	--	0.00500 U	--
	8/20/2009	0.0002 U	0.00469	--	0.00500 U	--
Duplicate	8/20/2009	0.0002 U	0.00466	--	0.00670	--
	3/26/2010	0.0002 U	0.00443	--	0.00500 U	--
Duplicate	3/26/2010	0.0002 U	0.00443	--	0.00500 U	--
	8/18/2010	0.0002 U	0.00492	--	0.00500 U	--
Duplicate	8/18/2010	0.0002 U	0.00474	--	0.00500 U	--
	2/4/2011	0.0002 U	0.00490	0.00489	0.00500 U	--
Duplicate	2/4/2011	0.0002 U	0.00524	0.00498	0.00500 U	--
	9/23/2011	0.0002 U	0.00479	0.00530	0.00500 U	--
Duplicate	9/23/2011	0.0002 U	0.00503	0.00515	0.00500 U	--
	2/29/2012	0.0002 U	0.0048	0.0050	0.00500 U	--
Duplicate	2/29/2012	0.0002 U	0.0047	0.0049	0.00500 U	--
	9/6/2012	0.0002 U	0.0057	0.0055	0.00500 UJ	--
Duplicate	9/6/2012	0.0002 U	0.0052	0.0054	0.03000 J	--
	2/21/2013	0.0002 U	0.0049	0.0045	0.0050 U	--
Duplicate	2/21/2013	0.0002 U	0.0046	0.0049	0.0050 U	--
	9/6/2013	0.0002 U	0.0055	0.0057	0.0050 U	--
Duplicate	9/6/2013	0.0002 U	0.0055	0.0054	0.0050 U	--
	3/21/2014	0.0002 U	0.0051	0.0055	0.0050 U	--
Duplicate	3/21/2014	0.0002 U	0.0049	0.0055	0.0050 U	--
	9/10/2014	0.0002 U	0.0065	0.0060	0.0050 U	--
Duplicate	9/10/2014	0.0002 U	0.0060	0.0062	0.0050 U	--
	3/3/2015	0.0002 U	0.0058	0.0055	0.010 U	--
Duplicate	3/3/2015	0.0002 U	0.0061	0.0055	0.010 U	--
	9/28/2015	0.0002 U	0.0045	0.0042	0.010 U	--
Duplicate	9/28/2015	0.0002 U	0.0046	0.0039	0.010 U	--
	3/4/2016	0.0002 U	0.0028	0.0051	0.010 U	--
Duplicate	3/4/2016	0.0002 U	0.0026	0.0120	0.010 U	--
	9/13/2016	0.0002 U	0.0048	0.0047	0.010 U	--
Duplicate	9/13/2016	0.0002 U	0.0044	0.0046	0.010 U	--
	3/24/2017	0.0002 U	0.0046	0.0044	0.010 U	--
Duplicate	3/24/2017	0.0002 U	0.0047	0.0045	0.010 U	--
	9/6/2017	0.0002 U	0.0047	0.0044	0.010 U	--
Duplicate	9/6/2017	0.0002 U	0.0048	0.0043	0.010 U	--
	3/12/2018	0.0002 U	0.0047	0.0045	0.010 U	--
Duplicate	3/12/2018	0.0002 U	0.0049	0.0045	0.010 U	--
	8/28/2018**	0.0002 U	0.0043	0.0049	0.010 U	0.10 U
Duplicate	8/28/2018**	0.0002 U	0.0043	0.0047	0.010 U	0.10 U
	3/7/2019	0.0002 U	0.0045	0.0048	0.027 J	0.10 U
Duplicate	3/7/2019	0.0002 U	0.0043	0.0048	0.010 UJ	0.10 U
	9/17/2019	0.0002 U	0.0042	0.0042	0.010U/0.010U (d)	0.05 U
Duplicate	9/17/2019	0.0002 U	0.0037	0.0042	0.010U/0.010U (d)	0.05 U
	3/9/2020	0.0002 U	0.0041	0.0051 J	0.010 U	0.05 U
Duplicate	3/9/2020	0.0002 U	0.0040	0.0039 J	0.010 U	0.05 U
	9/28/2020	0.0002 U	0.0047	0.0047	0.010 U	0.05 U
Duplicate	9/28/2020	0.0002 U	0.0047	0.0047	0.010 U	0.05 U
	3/22/2021	0.00023 J (a)	0.0045	0.0047	0.010 U	0.05 U
Duplicate	3/22/2021	0.00015 U (a)	0.0041	0.0045	0.010 U	0.05 U
	9/7/2021	0.0002 U	0.0038	0.0037	0.010 U	0.05 U
Duplicate	9/7/2021	0.0002 U	0.0037	0.0035	0.010 U	0.05 U
Site Cleanup Level (c)		0.0002	0.006	0.006	0.01	NA

Notes:

-- = not analyzed.

Concentrations boxed and shaded are at or above site cleanup levels.

J = The result is an estimated quantity. The associated numerical value is the approximate concentration of the analyte in the sample.

U = The analyte was analyzed for, but was not detected above the level of the reported sample quantitation limit.

UJ = The analyte was analyzed for but was not detected. The reported quantitation limit is approximate and may be inaccurate or imprecise.

R = The result was rejected due to zero spike recovery in the associated laboratory matrix spike and matrix spike duplicate samples.

* Sample field filtered.

** Sulfide samples collected August 30, 2018.

(a) Results are reported to the laboratory method detection limit.

(b) Results are reported to the laboratory method detection limit; non-detects are reported at the laboratory reporting limit.

(c) Final Cleanup Action Plan (Ecology 2001).

(d) During the September 2019 sampling event, split samples were collected and submitted to TestAmerica Spokane and Anatek Laboratory for WAD cyanide analysis. Reported results from both labs were non-detect at a reporting limit of 0.010mg/L for all samples.

Abbreviations and Acronyms:

EPA = US Environmental Protection Agency

mg/L = milligrams per liter

NA = not applicable

WAD = weak acid dissociable

Summary of Groundwater Chemistry Data
Polycyclic Aromatic Hydrocarbons
Hamilton Street Bridge Site
Spokane, Washington

Well	Date Sampled	Polycyclic Aromatic Hydrocarbons (µg/L)(a)																		
		PAH											cPAH							
		Naphthalene	1-Methylnaphthalene	2-Methylnaphthalene	Acenaphthylene	Acenaphthene	Fluorene	Phenanthrene	Anthracene	Fluoranthene	Benzo {g,h,i} perylene	Pyrene	Benzo {a} anthracene(b)	Chrysene(b)	Benzo {b} fluoranthene(b)	Benzo {k} fluoranthene(b)	Benzo {a} pyrene(b)	Indeno {1,2,3-cd} pyrene(b)	Dibenz {a,h} anthracene(b)	Toxicity Equivalent Concentration(c)
MW02-20	2/1/2006	0.100 U	NA	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	ND
	8/9/2006	0.100 U	NA	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 UJ	0.100 UJ	0.100 U	0.100 U	0.100 UJ	0.100 U	0.100 U	0.100 UJ	0.100 U	ND
	2/13/2007	0.100 U	NA	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	ND
	9/6/2007	0.100 UJ	NA	0.100 UJ	0.100 UJ	0.100 UJ	0.100 UJ	0.100 UJ	0.100 UJ	0.100 UJ	0.107 J	0.126 J	0.100 UJ	0.100 UJ	0.100 UJ	0.100 UJ	0.126 J	0.100 UJ	0.100 UJ	**0.13**
	2/13/2008	0.146	NA	0.100 U	0.117	0.100 U	0.100 U	0.243	0.126	1.05	1.04	1.50	0.932	1.05	0.748	1.16	0.893	0.816	0.272	**1.30**
	9/10/2008	0.100 U	NA	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.0943	0.100 U	0.100 U	0.09
	2/6/2009	0.100 U	NA	0.100 U	0.100 UJ	0.100 U	0.100 U	0.095	0.100 U	0.438	0.229 U	0.410	0.390	0.410	0.724	0.267 U	0.543 U	0.219 U	0.114 U	**0.66**
	8/20/2009	0.500 U	NA	0.500 U	0.500 U	0.500 U	0.500 U	0.500 U	0.500 U	1.32	1.35	1.24	1.30	1.57	2.92	0.500 U	1.89	1.16	0.500 U	**2.44**
	3/26/2010	0.100 U	NA	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	ND
	8/18/2010	0.100 U	NA	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	ND
	2/4/2011	0.100 U	NA	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	ND
	9/23/2011	0.105 U	0.105 U	0.105 U	0.105 U	0.105 U	0.105 U	0.105 U	0.105 U	0.105 U	0.105 U	0.105 U	0.105 U	0.105 U	0.105 U	0.105 U	0.105 U	0.105 U	0.105 U	ND
	2/29/2012	0.0096 U	0.0096 U	0.013 U	0.0096 U	0.0096 U	0.0096 U	0.0096 U	0.0096 U	0.0096 U	0.0096 U	0.0096 U	0.0096 U	0.0096 U	0.0096 U	0.0096 U	0.019 U	0.0096 U	0.0096 U	ND
	9/6/2012	0.0100 U	0.0100 U	0.013 U	0.0100 U	0.0100 U	0.0100 U	0.0100 U	0.0100 U	0.0100 U	0.0100 U	0.0100 U	0.0100 U	0.0100 U	0.0100 U	0.0100 U	0.020 U	0.0100 U	0.0100 U	ND
	2/21/2013	0.0096 UJ	0.0096 UJ	0.012 UJ	0.0096 UJ	0.0096 U	0.0096 U	0.0096 UJ	0.0096 UJ	0.0096 UJ	0.0096 UJ	0.0096 UJ	0.0096 UJ	0.0096 UJ	0.0096 U	0.0096 UJ	0.019 UJ	0.0096 UJ	0.0096 UJ	ND
	9/6/2013	0.0958 U	0.0958 U	0.0958 U	0.0958 U	0.0958 U	0.0958 U	0.0958 U	0.0958 U	0.0958 U	0.0958 U	0.0958 U	0.0958 U	0.0958 U	0.0958 U	0.0958 U	0.0958 U	0.0958 U	0.0958 U	ND
	3/21/2014	0.0961 U	0.0961 U	0.0961 U	0.0961 U	0.0961 U	0.0961 U	0.0961 U	0.0961 U	0.0961 U	0.0961 U	0.0961 U	0.0961 U	0.0961 U	0.0961 U	0.0961 U	0.0961 U	0.0961 U	0.0961 U	ND
	9/10/2014	0.0914 U	0.0914 U	0.0914 U	0.0914 U	0.0914 U	0.0914 U	0.0914 U	0.0914 U	0.0914 U	0.0914 U	0.0914 U	0.0914 U	0.0914 U	0.0914 U	0.0914 U	0.0914 U	0.0914 U	0.0914 U	ND
	3/3/2015	0.083 U	0.0830 U	0.0830 U	0.0830 U	0.0830 U	0.0830 U	0.0830 U	0.0830 U	0.0830 U	0.0830 U	0.0830 U	0.0830 U	0.0830 U	0.0830 U	0.0830 U	0.0830 U	0.0830 U	0.0830 U	ND
	9/28/2015	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	ND
	3/4/2016	0.045 U	0.045 U	0.045 U	0.045 U	0.045 U	0.045 U	0.045 U	0.045 U	0.045 U	0.045 U	0.045 U	0.045 U	0.045 U	0.045 U	0.045 U	0.045 U	0.045 U	0.045 U	ND
	9/13/2016	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	ND
	3/23/2017	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	ND
	9/6/2017	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	ND
	3/12/2018	0.075 U	0.038 U	0.056 U	0.038 U	0.038 U	0.038 U	0.038 U	0.038 U	0.038 U	0.038 U	0.038 U	0.038 U	0.038 U	0.038 U	0.056 U	0.038 U	0.038 U	0.038 U	ND
	8/28/2018	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	ND
	3/7/2019	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	ND
	9/17/2019	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	ND
	3/9/2020	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	ND
	9/28/2020	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	ND
	3/22/2021	0.086 U	0.086 U	0.086 U	0.086 U	0.086 U	0.086 U	0.086 U	0.086 U	0.086 U	0.086 U	0.086 U	0.086 U	0.086 U	0.086 U	0.086 U	0.086 U	0.086 U	0.086 U	ND
	9/7/2021 (f)	0.058 U	0.036 U	0.073 U	0.017 U	0.026 U	0.032 U	0.058 U	0.041 U	0.034 U	0.023 U	0.062 U	0.026 U	0.030 U	0.021 U	0.023 U	0.021 U	0.026 U	0.028 U	ND
												Toxicity Equivalency Factor(d)	0.100	0.010	0.100	0.100	1.000	0.100	0.100	
Site Cleanup Level (e)		320	NS	NS	NS	643	640	NS	4800	90.2	NS	480	--	--	--	--	--	--	--	0.1

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Summary of Groundwater Chemistry Data
Polycyclic Aromatic Hydrocarbons
Hamilton Street Bridge Site
Spokane, Washington

Well	Date Sampled	Polycyclic Aromatic Hydrocarbons (µg/L)(a)																		
		PAH											cPAH							
		Naphthalene	1-Methylnaphthalene	2-Methylnaphthalene	Acenaphthylene	Acenaphthene	Fluorene	Phenanthrene	Anthracene	Fluoranthene	Benzo {g,h,i} perylene	Pyrene	Benzo {a} anthracene(b)	Chrysene(b)	Benzo {b} fluoranthene(b)	Benzo {k} fluoranthene(b)	Benzo {a} pyrene(b)	Indeno {1,2,3-cd} pyrene(b)	Dibenz {a,h} anthracene(b)	Toxicity Equivalent Concentration(c)
MW02-40	2/1/2006	0.100 U	NA	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	ND
	8/9/2006	0.100 U	NA	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 UJ	0.100 UJ	0.100 U	0.100 U	0.100 UJ	0.100 U	0.100 U	0.100 UJ	0.100 U	ND
	2/13/2007	0.100 U	NA	0.100 U	0.115	0.375	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.125	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	ND
	9/6/2007	0.100 UJ	NA	0.100 UJ	0.100 UJ	0.100 UJ	0.100 UJ	0.100 UJ	0.100 UJ	0.100 UJ	0.100 UJ	0.100 UJ	0.100 UJ	0.100 UJ	0.100 UJ	0.100 UJ	0.100 UJ	0.100 UJ	0.100 UJ	ND
	2/13/2008	0.100 U	NA	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	ND
	9/10/2008	0.100 U	NA	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	ND
	2/6/2009	0.100 U	NA	9.39	26.9 J	5.82	0.858	0.179	0.123	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.0943 U	ND
	8/20/2009	0.100 U	NA	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	ND
	3/26/2010	0.100 U	NA	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	ND
	8/18/2010	0.100 U	NA	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	ND
	2/4/2011	0.100 U	NA	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	ND
	9/23/2011	0.105 U	0.105 U	0.105 U	0.105 U	0.105 U	0.105 U	0.105 U	0.105 U	0.105 U	0.105 U	0.105 U	0.105 U	0.105 U	0.105 U	0.105 U	0.105 U	0.105 U	0.105 U	0.105 U	ND
	2/29/2012	0.0096 U	0.0096 U	0.013 U	0.0096 U	0.0096 U	0.0096 U	0.0096 U	0.0096 U	0.0096 U	0.0096 U	0.0096 U	0.0096 U	0.0096 U	0.0096 U	0.0096 U	0.0096 U	0.019 U	0.0096 U	0.0096 U	ND
	9/6/2012	0.0120	0.0100 U	0.013 U	0.0110	0.0100 U	0.0100 U	0.0100 U	0.0100 U	0.0100 U	0.0100 U	0.0100 U	0.0100 U	0.0100 U	0.0100 U	0.0100 U	0.0100 U	0.020 U	0.0100 U	0.0100 U	ND
	2/21/2013	16 J	21 J	0.070 J	34 J	11	0.50	3.9 J	0.30 J	0.11 J	0.0097 UJ	0.11 J	0.0097 UJ	0.0097 UJ	0.0097 U	0.0097 UJ	0.019 UJ	0.0097 UJ	0.0097 UJ	ND
	9/6/2013	0.0952 U	0.0952 U	0.0952 U	0.0952 U	0.0952 U	0.0952 U	0.0952 U	0.0952 U	0.0952 U	0.0952 U	0.0952 U	0.0952 U	0.0952 U	0.0952 U	0.0952 U	0.0952 U	0.0952 U	0.0952 U	ND
	3/21/2014	17.0	31.8	1.85	42.3	14.5	2.82	0.625	0.115	0.0961 U	0.0961	0.154	0.0961 U	0.0961 U	0.0961 U	0.0961 U	0.0961 U	0.0961 U	0.0961 U	ND
	9/10/2014	0.176	0.0903 U	0.0903 U	0.0903 U	0.0903 U	0.0903 U	0.0903 U	0.0903 U	0.0903 U	0.0903 U	0.0903 U	0.0903 U	0.0903 U	0.0903 U	0.0903 U	0.0903 U	0.0903 U	0.0903 U	ND
	3/3/2015	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	ND
	9/28/2015	0.098	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	ND
	3/3/2016	0.045 U	0.045 U	0.045 U	0.045 U	0.045 U	0.045 U	0.045 U	0.045 U	0.045 U	0.045 U	0.045 U	0.045 U	0.045 U	0.045 U	0.045 U	0.045 U	0.045 U	0.045 U	ND
	9/13/2016	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	ND
	3/23/2017	0.083 U	0.083 U	0.083 U	0.16	0.21	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	ND
	9/6/2017	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	ND
	3/12/2018	0.075 U	0.037 U	0.056 U	0.037 U	0.037 U	0.037 U	0.037 U	0.037 U	0.037 U	0.037 U	0.037 U	0.037 U	0.037 U	0.037 U	0.056 U	0.037 U	0.037 U	0.037 U	ND
	8/28/2018	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	ND
	3/7/2019	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	ND
	9/17/2019	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	ND
	3/9/2020	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	ND
	9/28/2020	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	ND
	3/22/2021	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	ND
	9/7/2021 (f)	0.059 U	0.036 U	0.074 U	0.017 U	0.026 U	0.032 U	0.059 U	0.042 U	0.034 U	0.023 U	0.062 U	0.026 U	0.030 U	0.021 U	0.023 U	0.021 U	0.026 U	0.028 U	ND
												Toxicity Equivalency Factor(d)	0.100	0.010	0.100	0.100	1.000	0.100	0.100	
Site Cleanup Level (e)		320	NS	NS	NS	643	640	NS	4800	90.2	NS	480	--	--	--	--	--	--	--	0.1

Summary of Groundwater Chemistry Data
Polycyclic Aromatic Hydrocarbons
Hamilton Street Bridge Site
Spokane, Washington

Well	Date Sampled	Polycyclic Aromatic Hydrocarbons (µg/L)(a)																		
		PAH											cPAH							
		Naphthalene	1-Methylnaphthalene	2-Methylnaphthalene	Acenaphthylene	Acenaphthene	Fluorene	Phenanthrene	Anthracene	Fluoranthene	Benzo {g,h,i} perylene	Pyrene	Benzo {a} anthracene(b)	Chrysene(b)	Benzo {b} fluoranthene(b)	Benzo {k} fluoranthene(b)	Benzo {a} pyrene(b)	Indeno {1,2,3-cd} pyrene(b)	Dibenz {a,h} anthracene(b)	Toxicity Equivalent Concentration(c)
MW04-20	2/1/2006	0.100 U	NA	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	ND
	8/10/2006	0.100 U	NA	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 UJ	0.100 UJ	0.100 U	0.100 U	0.100 UJ	0.100 U	0.100 U	0.100 UJ	0.100 U	ND
	2/13/2007	0.100 U	NA	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	ND
	9/6/2007	0.100 UJ	NA	0.100 UJ	0.100 UJ	0.100 UJ	0.100 UJ	0.100 UJ	0.100 UJ	0.100 UJ	0.100 UJ	0.100 UJ	0.100 UJ	0.100 UJ	0.100 UJ	0.100 UJ	0.100 UJ	0.100 UJ	0.100 UJ	ND
	2/13/2008	0.100 U	NA	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	ND
	9/10/2008	0.100 U	NA	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	ND
	2/6/2009	0.100 U	NA	0.100 U	0.100 UJ	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	ND
	8/20/2009	0.100 U	NA	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	ND
	3/26/2010	0.100 U	NA	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	ND
	8/18/2010	0.100 U	NA	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	ND
	2/4/2011	0.100 U	NA	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	ND
	9/23/2011	0.105 U	0.105 U	0.105 U	0.105 U	0.105 U	0.105 U	0.105 U	0.105 U	0.105 U	0.105 U	0.105 U	0.105 U	0.105 U	0.105 U	0.105 U	0.105 U	0.105 U	0.105 U	ND
	2/29/2012	0.0096 U	0.0096 U	0.013 U	0.0096 U	0.0096 U	0.0096 U	0.0096 U	0.0096 U	0.0096 U	0.0096 U	0.0096 U	0.0096 U	0.0096 U	0.0096 U	0.0096 U	0.019 U	0.0096 U	0.0096 U	ND
	9/6/2012	0.0100 U	0.0100 U	0.013 U	0.0100 U	0.0100 U	0.0100 U	0.0100 U	0.0100 U	0.0100 U	0.0100 U	0.0100 U	0.0100 U	0.0100 U	0.0100 U	0.0100 U	0.020 U	0.0100 U	0.0100 U	ND
	2/21/2013	0.0097 U	0.0097 U	0.013 U	0.0097 U	0.0097 U	0.0097 U	0.0097 U	0.0097 U	0.0097 U	0.0097 UJ	0.0097 U	0.0097 UJ	0.0097 UJ	0.0097 UJ	0.0097 UJ	0.019 UJ	0.0097 UJ	0.0097 UJ	ND
	9/6/2013	0.0967 U	0.0967 U	0.097 U	0.0967 U	0.0967 U	0.0967 U	0.0967 U	0.0967 U	0.0967 U	0.0967 U	0.0967 U	0.0967 U	0.0967 U	0.0967 U	0.0967 U	0.097 U	0.0967 U	0.0967 U	ND
	3/21/2014	0.0964 U	0.0964 U	0.0964 U	0.0964 U	0.0964 U	0.0964 U	0.0964 U	0.0964 U	0.0964 U	0.0964 U	0.0964 U	0.0964 U	0.0964 U	0.0964 U	0.0964 U	0.0964 U	0.0964 U	0.0964 U	ND
	9/10/2014	0.0905 U	0.0905 U	0.0905 U	0.0905 U	0.0905 U	0.0905 U	0.0905 U	0.0905 U	0.0905 U	0.0905 U	0.0905 U	0.0905 U	0.0905 U	0.0905 U	0.0905 U	0.0905 U	0.0905 U	0.0905 U	ND
	3/3/2015	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	ND
	9/28/2015	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	ND
	3/3/2016	0.044 U	0.044 U	0.044 U	0.044 U	0.044 U	0.044 U	0.044 U	0.044 U	0.044 U	0.044 U	0.044 U	0.044 U	0.044 U	0.044 U	0.044 U	0.044 U	0.044 U	0.044 U	ND
	*9/13/2016	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	3/23/2017	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	ND
	9/6/2017	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	ND
	3/12/2018	0.075 U	0.038 U	0.056 U	0.038 U	0.038 U	0.038 U	0.038 U	0.038 U	0.038 U	0.038 U	0.038 U	0.038 U	0.038 U	0.038 U	0.056 U	0.038 U	0.038 U	0.038 U	ND
	8/28/2018	0.092 U	0.092 U	0.092 U	0.092 U	0.092 U	0.092 U	0.092 U	0.092 U	0.092 U	0.092 U	0.092 U	0.092 U	0.092 U	0.092 U	0.092 U	0.092 U	0.092 U	0.092 U	ND
	3/7/2019	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	ND
	9/17/2019	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	ND
	3/9/2020	0.086 U	0.086 U	0.086 U	0.086 U	0.086 U	0.086 U	0.086 U	0.086 U	0.086 U	0.086 U	0.086 U	0.086 U	0.086 U	0.086 U	0.086 U	0.086 U	0.086 U	0.086 U	ND
	9/28/2020	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	ND
	3/22/2021	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	ND
	9/7/2021 (f)	0.059 U	0.036 U	0.074 U	0.017 U	0.027 U	0.032 U	0.059 U	0.042 U	0.034 U	0.023 U	0.063 U	0.027 U	0.030 U	0.021 U	0.023 U	0.021 U	0.027 U	0.029 U	ND
											Toxicity Equivalency Factor(d)		0.100	0.010	0.100	0.100	1.000	0.100	0.100	
Site Cleanup Level (e)		320	NS	NS	NS	643	640	NS	4800	90.2	NS	480	--	--	--	--	--	--	--	0.1

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Summary of Groundwater Chemistry Data
Polycyclic Aromatic Hydrocarbons
Hamilton Street Bridge Site
Spokane, Washington

Well	Date Sampled	Polycyclic Aromatic Hydrocarbons (µg/L)(a)																		
		PAH											cPAH							
		Naphthalene	1-Methylnaphthalene	2-Methylnaphthalene	Acenaphthylene	Acenaphthene	Fluorene	Phenanthrene	Anthracene	Fluoranthene	Benzo {g,h,i} perylene	Pyrene	Benzo {a} anthracene(b)	Chrysene(b)	Benzo {b} fluoranthene(b)	Benzo {k} fluoranthene(b)	Benzo {a} pyrene(b)	Indeno {1,2,3-cd} pyrene(b)	Dibenz {a,h} anthracene(b)	Toxicity Equivalent Concentration(c)
ATC7-20	2/1/2006	0.100 U	NA	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	ND
Duplicate	2/1/2006	0.100 U	NA	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	ND
	8/10/2006	0.100 U	NA	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 UJ	0.100 UJ	0.100 U	0.100 U	0.100 UJ	0.100 U	0.100 U	0.100 UJ	0.100 U	ND
	2/13/2007	0.100 U	NA	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	ND
	9/6/2007	0.100 UJ	NA	0.100 UJ	0.100 UJ	0.100 UJ	0.100 UJ	0.100 UJ	0.100 UJ	0.100 UJ	0.100 UJ	0.100 UJ	0.100 UJ	0.100 UJ	0.100 UJ	0.100 UJ	0.100 UJ	0.100 UJ	0.100 UJ	ND
	2/13/2008	0.100 U	NA	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	ND
	9/10/2008	0.100 U	NA	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	ND
	2/6/2009	0.100 U	NA	0.100 U	0.100 UJ	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	ND
	8/20/2009	0.100 U	NA	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	ND
	3/26/2010	0.100 U	NA	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	ND
	8/18/2010	0.100 U	NA	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	ND
	2/4/2011	0.100 U	NA	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	ND
	9/23/2011	0.263	0.105 U	0.295	0.253	0.105 U	0.179	0.389	0.105	0.105 U	0.105 U	0.116	0.105 U	0.105 U	0.105 U	0.105 U	0.105 U	0.105 U	0.105 U	ND
	2/29/2012	0.0096 U	0.0096 U	0.013 U	0.0096 U	0.0096 U	0.0096 U	0.0096 U	0.0096 U	0.0096 U	0.0096 U	0.0096 U	0.0096 U	0.0096 U	0.0096 U	0.0096 U	0.019 U	0.0096 U	0.0096 U	ND
	9/6/2012	0.0100 U	0.0100 U	0.013 U	0.0100 U	0.0100 U	0.0100 U	0.0100 U	0.0100 U	0.0100 U	0.0100 U	0.0100 U	0.0100 U	0.0100 U	0.0100 U	0.0100 U	0.020 U	0.0100 U	0.0100 U	ND
	2/21/2013	0.0095 UJ	0.0095 UJ	0.012 UJ	0.0095 UJ	0.0095 U	0.0095 U	0.0095 UJ	0.0095 UJ	0.0095 UJ	0.0095 UJ	0.0095 UJ	0.0095 UJ	0.0095 UJ	0.0095 U	0.0095 UJ	0.019 UJ	0.0095 UJ	0.0095 UJ	ND
	9/6/2013	0.0957 U	0.0957 U	0.0957 U	0.0957 U	0.0957 U	0.0957 U	0.0957 U	0.0957 U	0.0957 U	0.0957 U	0.0957 U	0.0957 U	0.0957 U	0.0957 U	0.0957 U	0.0957 U	0.0957 U	0.0957 U	ND
	3/21/2014	0.0949 U	0.0949 U	0.0949 U	0.0949 U	0.0949 U	0.0949 U	0.0949 U	0.0949 U	0.0949 U	0.0949 U	0.0949 U	0.0949 U	0.0949 U	0.0949 U	0.0949 U	0.0949 U	0.0949 U	0.0949 U	ND
	9/10/2014	0.0903 U	0.0903 U	0.0903 U	0.0903 U	0.0903 U	0.0903 U	0.0903 U	0.0903 U	0.0903 U	0.0903 U	0.0903 U	0.0903 U	0.0903 U	0.0903 U	0.0903 U	0.0903 U	0.0903 U	0.0903 U	ND
	3/3/2015	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	ND
	9/28/2015	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	ND
	3/3/2016	0.045 U	0.045 U	0.045 U	0.045 U	0.045 U	0.045 U	0.045 U	0.045 U	0.045 U	0.045 U	0.045 U	0.045 U	0.045 U	0.045 U	0.045 U	0.045 U	0.045 U	0.045 U	ND
	9/13/2016	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	ND
	3/24/2017	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	ND
	9/6/2017	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	ND
	3/12/2018	0.075 U	0.038 U	0.057 U	0.038 U	0.038 U	0.038 U	0.038 U	0.038 U	0.038 U	0.038 U	0.038 U	0.038 U	0.038 U	0.038 U	0.038 U	0.057 U	0.038 U	0.038 U	ND
	8/28/2018	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	0.090 U	ND
	3/7/2019	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	ND
	9/17/2019	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	ND
	3/9/2020	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 UJ	0.085 U	0.085 U	0.085 UJ	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 UJ	0.085 UJ	0.085 UJ	ND
	9/28/2020	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 U	0.085 UJ	0.085 U	0.085 UJ	0.085 U	ND
	3/22/2021	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 UJ	0.084 U	0.084 U	0.084 U	0.084 U	0.084 UJ	0.084 UJ	0.084 U	0.084 U	ND
	9/7/2021 (f)	0.058 U	0.036 U	0.073 U	0.017 U	0.026 U	0.032 U	0.058 U	0.041 U	0.034 U	0.023 U	0.062 U	0.026 U	0.030 U	0.021 U	0.023 U	0.021 U	0.026 U	0.028 U	ND
											Toxicity Equivalency Factor(d)		0.100	0.010	0.100	0.100	1.000	0.100	0.100	
Site Cleanup Level (e)		320	NS	NS	NS	643	640	NS	4800	90.2	NS	480	--	--	--	--	--	--	--	0.1

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Summary of Groundwater Chemistry Data
Polycyclic Aromatic Hydrocarbons
Hamilton Street Bridge Site
Spokane, Washington

Well	Date Sampled	Polycyclic Aromatic Hydrocarbons (µg/L)(a)																		
		PAH											cPAH							
		Naphthalene	1-Methylnaphthalene	2-Methylnaphthalene	Acenaphthylene	Acenaphthene	Fluorene	Phenanthrene	Anthracene	Fluoranthene	Benzo {g,h,i} perylene	Pyrene	Benzo {a} anthracene(b)	Chrysene(b)	Benzo {b} fluoranthene(b)	Benzo {k} fluoranthene(b)	Benzo {a} pyrene(b)	Indeno {1,2,3-cd} pyrene(b)	Dibenz {a,h} anthracene(b)	Toxicity Equivalent Concentration(c)
MW07-90	2/1/2006	0.100 U	NA	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	ND
	8/9/2006	0.100 U	NA	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 UJ	0.100 UJ	0.100 U	0.100 U	0.100 UJ	0.100 U	0.100 U	0.100 UJ	0.107	0.01
Duplicate	8/9/2006	0.100 U	NA	0.100 U	0.107	0.117	0.136	0.165	0.146	0.155	0.214 J	0.204 J	0.194	0.117	0.214 J	0.175	0.194	0.214 J	0.184	**0.29**
	2/13/2007	0.100 U	NA	0.100 U	0.117	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	ND
Duplicate	2/13/2007	0.100 U	NA	0.100 U	0.126	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	ND
	9/6/2007	0.100 U	NA	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	ND
Duplicate	9/6/2007	0.100 UJ	NA	0.100 UJ	0.100 UJ	0.100 UJ	0.100 UJ	0.100 UJ	0.100 UJ	0.100 UJ	0.100 UJ	0.100 UJ	0.100 UJ	0.100 UJ	0.100 UJ	0.100 UJ	0.100 UJ	0.100 UJ	0.100 UJ	ND
	2/13/2008	0.100 U	NA	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	ND
Duplicate	2/13/2008	0.100 U	NA	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	ND
	9/10/2008	0.100 U	NA	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	ND
Duplicate	9/10/2008	0.100 U	NA	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	ND
	2/6/2009	0.100 U	NA	0.100 U	0.396 J	0.0966	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	ND
Duplicate	2/6/2009	0.100 U	NA	0.100 U	0.100 UJ	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.105 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.124 U	0.124 U	ND
	8/20/2009	0.100 U	NA	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	ND
Duplicate	8/20/2009	0.100 U	NA	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	ND
	3/26/2010	0.100 U	NA	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	ND
Duplicate	3/26/2010	0.100 U	NA	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	ND
	8/18/2010	0.100 U	NA	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	ND
Duplicate	8/18/2010	0.100 U	NA	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	ND
	2/4/2011	0.100 U	NA	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	ND
Duplicate	2/4/2011	0.100 U	NA	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	0.100 U	ND
	9/23/2011	0.105 UJ	0.105 UJ	0.105 UJ	0.105 UJ	0.105 U	0.105 UJ	0.105 UJ	0.105 U	0.105 U	0.105 U	0.105 U	0.105 U	0.105 U	0.105 U	0.105 U	0.105 U	0.105 U	0.105 U	ND
Duplicate	9/23/2011	1.13 J	0.484 J	1.64 J	0.832 J	0.105 U	0.295 J	0.442 J	0.126	0.105 U	0.105 U	0.105 U	0.105 U	0.105 U	0.105 U	0.105 U	0.105 U	0.105 U	0.105 U	ND
											Toxicity Equivalency Factor(d)		0.100	0.010	0.100	0.100	1.000	0.100	0.100	
Site Cleanup Level (e)		320	NS	NS	NS	643	640	NS	4800	90.2	NS	480	--	--	--	--	--	--	--	0.1

Summary of Groundwater Chemistry Data
Polycyclic Aromatic Hydrocarbons
Hamilton Street Bridge Site
Spokane, Washington

Well	Date Sampled	Polycyclic Aromatic Hydrocarbons (µg/L)(a)																		
		PAH											cPAH							
		Naphthalene	1-Methylnaphthalene	2-Methylnaphthalene	Acenaphthylene	Acenaphthene	Fluorene	Phenanthrene	Anthracene	Fluoranthene	Benzo {g,h,i} perylene	Pyrene	Benzo {a} anthracene(b)	Chrysene(b)	Benzo {b} fluoranthene(b)	Benzo {k} fluoranthene(b)	Benzo {a} pyrene(b)	Indeno {1,2,3-cd} pyrene(b)	Dibenz {a,h} anthracene(b)	Toxicity Equivalent Concentration(c)
MW07-90 Contin.																				
	2/29/2012	0.0096 U	0.0096 U	0.013 U	0.0096 U	0.0096 U	0.0096 U	0.0096 U	0.0096 U	0.0096 U	0.0096 U	0.0096 U	0.0096 U	0.0096 U	0.0096 U	0.0096 U	0.0096 U	0.019 U	0.0096 U	0.0096 U	ND
Duplicate	2/29/2012	0.0096 U	0.0096 U	0.013 U	0.0096 U	0.0096 U	0.0096 U	0.0096 U	0.0096 U	0.0096 U	0.0096 U	0.0096 U	0.0096 U	0.0096 U	0.0096 U	0.0096 U	0.0096 U	0.019 U	0.0096 U	0.0096 U	ND
	9/6/2012	0.0100 U	0.0100 U	0.013 U	0.0100 U	0.0100 U	0.0100 U	0.0100 U	0.0100 U	0.0100 U	0.0100 U	0.0100 U	0.0100 U	0.0100 U	0.0100 U	0.0100 U	0.0100 U	0.020 U	0.0100 U	0.0100 U	ND
Duplicate	9/6/2012	0.0100 U	0.0100 U	0.013 U	0.0100 U	0.0100 U	0.0100 U	0.0100 U	0.0100 U	0.0100 U	0.0100 U	0.0100 U	0.0100 U	0.0100 U	0.0100 U	0.0100 U	0.0100 U	0.020 U	0.0100 U	0.0100 U	ND
	2/21/2013	0.0097 UJ	0.010	0.013 UJ	0.014 J	0.0097 U	0.0097 U	0.0097 UJ	0.0097 UJ	0.0097 UJ	0.0097 UJ	0.0097 UJ	0.0097 UJ	0.0097 UJ	0.0097 U	0.0097 UJ	0.019 UJ	0.0097 UJ	0.0097 UJ	ND
Duplicate	2/21/2013	0.0098 UJ	0.0098 UJ	0.013 UJ	0.0098 UJ	0.0098 UJ	0.0098 U	0.0098 UJ	0.0098 UJ	0.0098 UJ	0.0098 UJ	0.0098 UJ	0.0098 UJ	0.0098 UJ	0.0098 U	0.0098 UJ	0.020 UJ	0.0098 UJ	0.0098 UJ	ND
	9/6/2013	0.0974 U	0.0974 U	0.097 U	0.0974 U	0.0974 U	0.0974 U	0.0974 U	0.0974 U	0.0974 U	0.0974 U	0.0974 U	0.0974 U	0.0974 U	0.0974 U	0.0974 U	0.0974 U	0.0974 U	0.0974 U	0.0974 U	ND
Duplicate	9/6/2013	0.0977 U	0.0977 U	0.098 U	0.0977 U	0.0977 U	0.0977 U	0.0977 U	0.0977 U	0.0977 U	0.0977 U	0.0977 U	0.0977 U	0.0977 U	0.0977 U	0.0977 U	0.0977 U	0.0977 U	0.0977 U	0.0977 U	ND
	3/21/2014	0.0959 U	0.0959 U	0.0959 U	0.0959 U	0.0959 U	0.0959 U	0.0959 U	0.0959 U	0.0959 U	0.0959 U	0.0959 U	0.0959 U	0.0959 U	0.0959 U	0.0959 U	0.0959 U	0.0959 U	0.0959 U	0.0959 U	ND
Duplicate	3/21/2014	0.0952 U	0.0952 U	0.0952 U	0.0952 U	0.0952 U	0.0952 U	0.0952 U	0.0952 U	0.0952 U	0.0952 U	0.0952 U	0.0952 U	0.0952 U	0.0952 U	0.0952 U	0.0952 U	0.0952 U	0.0952 U	0.0952 U	ND
	9/10/2014	0.0899 U	0.0899 U	0.0899 U	0.0899 U	0.0899 U	0.0899 U	0.0940	0.0899 U	0.0899 U	0.0899 U	0.0899 U	0.0899 U	0.292 J	0.0899 U	0.0899 U	0.102	0.0899 U	0.0899 U	**0.1J**
Duplicate	9/10/2014	0.0896 U	0.0896 U	0.0896 U	0.0896 U	0.0896 U	0.0896 U	0.0896 U	0.0896 U	0.0896 U	0.0896 U	0.0896 U	0.0896 U	0.0896 UJ	0.0896 U	0.0896 U	0.0896 U	0.0896 U	0.0896 U	0.0896 U	ND
	3/3/2015	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	ND
Duplicate	3/3/2015	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	ND
	9/28/2015	0.22	0.45	0.083 U	0.19	2.0	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	ND
Duplicate	9/28/2015	0.24	0.48	0.083 U	0.21	2.2	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	ND
	3/4/2016	0.047 U	0.047 U	0.047 U	0.047 U	0.047 U	0.047 U	0.047 U	0.047 U	0.047 U	0.047 U	0.047 U	0.047 U	0.047 U	0.047 U	0.047 U	0.047 U	0.047 U	0.047 U	0.047 U	ND
Duplicate	3/4/2016	0.045 U	0.045 U	0.045 U	0.045 U	0.045 U	0.045 U	0.045 U	0.045 U	0.045 U	0.045 U	0.045 U	0.045 U	0.045 U	0.045 U	0.045 U	0.045 U	0.045 U	0.045 U	0.045 U	ND
	9/13/2016	2.3 J	3.8	0.083 U	0.34	4.0	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	ND
Duplicate	9/13/2016	3.0 J	4.0	0.083 U	0.34	3.9	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	ND
	3/24/2017	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	ND
Duplicate	3/24/2017	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	ND
	9/6/2017	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	ND
Duplicate	9/6/2017	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	0.091 U	ND
	3/12/2018	0.075 U	0.038 U	0.056 U	0.038 U	0.038 U	0.038 U	0.038 U	0.038 U	0.038 U	0.038 U	0.038 U	0.038 U	0.038 U	0.038 U	0.038 U	0.056 U	0.038 U	0.038 U	0.038 U	ND
Duplicate	3/12/2018	0.077 U	0.038 U	0.058 U	0.038 U	0.038 U	0.038 U	0.038 U	0.038 U	0.038 U	0.038 U	0.038 U	0.038 U	0.038 U	0.038 U	0.038 U	0.058 U	0.038 U	0.038 U	0.038 U	ND
	8/28/2018	0.092 U	0.092 U	0.092 U	0.092 U	0.092 U	0.092 U	0.092 U	0.092 U	0.092 U	0.092 U	0.092 U	0.092 U	0.092 U	0.092 U	0.092 U	0.092 U	0.092 U	0.092 U	0.092 U	ND
Duplicate	8/28/2018	0.092 U	0.092 U	0.092 U	0.092 U	0.092 U	0.092 U	0.092 U	0.092 U	0.092 U	0.092 U	0.092 U	0.092 U	0.092 U	0.092 U	0.092 U	0.092 U	0.092 U	0.092 U	0.092 U	ND
	3/7/2019	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.13	0.084 U	0.087	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	ND
Duplicate	3/7/2019	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	ND
	9/17/2019	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	ND
Duplicate	9/17/2019	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	0.084 U	ND
	3/9/2020	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	ND

Summary of Groundwater Chemistry Data
Polycyclic Aromatic Hydrocarbons
Hamilton Street Bridge Site
Spokane, Washington

Well	Date Sampled	Polycyclic Aromatic Hydrocarbons (µg/L)(a)																		
		PAH											cPAH							
		Naphthalene	1-Methylnaphthalene	2-Methylnaphthalene	Acenaphthylene	Acenaphthene	Fluorene	Phenanthrene	Anthracene	Fluoranthene	Benzo {g,h,i} perylene	Pyrene	Benzo {a} anthracene(b)	Chrysene(b)	Benzo {b} fluoranthene(b)	Benzo {k} fluoranthene(b)	Benzo {a} pyrene(b)	Indeno {1,2,3-cd} pyrene(b)	Dibenz {a,h} anthracene(b)	Toxicity Equivalent Concentration(c)
Duplicate	3/9/2020	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	ND
	9/28/2020	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	0.082 U	ND
Duplicate	9/28/2020	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	0.083 U	ND
	3/22/2021	0.086 U	0.086 U	0.086 U	0.086 U	0.086 U	0.086 U	0.086 U	0.086 U	0.086 U	0.086 U	0.086 U	0.086 U	0.086 U	0.086 U	0.086 U	0.086 U	0.086 U	0.086 U	ND
Duplicate	3/22/2021	0.087 U	0.087 U	0.087 U	0.087 U	0.087 U	0.087 U	0.087 U	0.087 U	0.087 U	0.087 U	0.087 U	0.087 U	0.087 U	0.087 U	0.087 U	0.087 U	0.087 U	0.087 U	ND
	9/7/2021 (f)	0.059 U	0.036 U	0.075 U	0.066 J	1.0 J	0.033 U	0.059 U	0.042 U	0.054 J	0.023 U	0.071 J	0.027 U	0.031 U	0.021 U	0.023 U	0.021 U	0.027 U	0.029 U	ND
Duplicate	9/7/2021 (f)	0.058 U	0.036 U	0.074 U	0.055 J	0.76 J	0.032 U	0.058 U	0.041 U	0.043 J	0.023 U	0.062 U	0.026 U	0.030 U	0.021 U	0.023 U	0.021 U	0.026 U	0.028 U	ND
												Toxicity Equivalency Factor(d)	0.100	0.010	0.100	0.100	1.000	0.100	0.100	
Site Cleanup Level (e)		320	NS	NS	NS	643	640	NS	4800	90.2	NS	480	--	--	--	--	--	--	--	0.1

Notes:

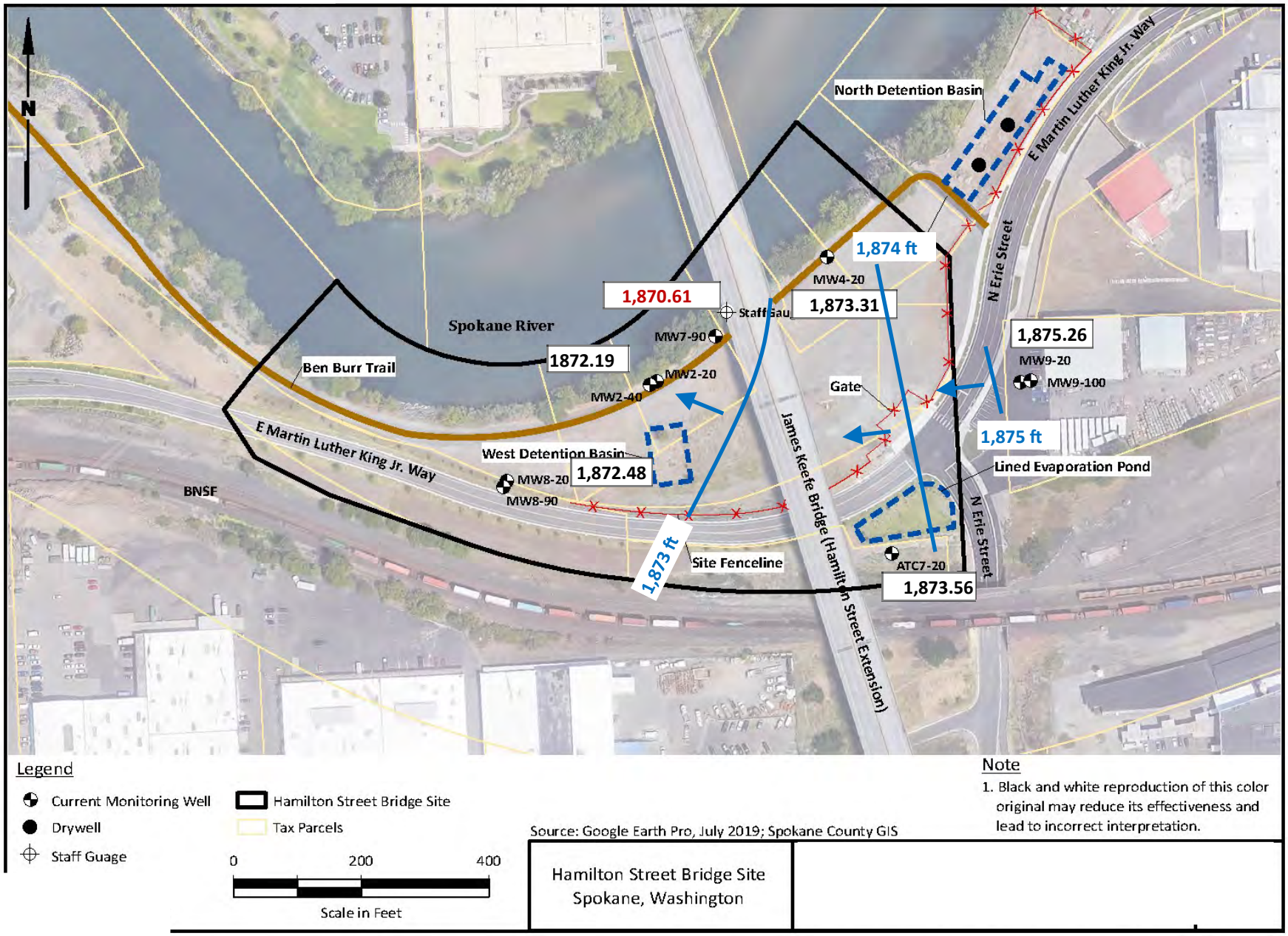
(a) PAH analyzed by EPA Method 8270-SIM.
(b) cPAH
(c) Calculated in accordance with WAC 173-340-708(8).
(d) Toxicity Equivalency Factors for cPAHs, WAC 173-340 (Ecology 2007).
(e) Washington State MTCA Chapter 173-340 WAC Method A residential cleanup levels
(f) Results reported to the method detection limit (MDL).

Concentrations in bold are detected above the laboratory quantitation limit.
Concentrations boxed and shaded are at or above the site cleanup level.
Duplicate Sample ID = MW20-60
*Well is dry; groundwater sample not collected.
J = Indicates the compound was detected; the reported sample concentration is an estimate.
U = Indicates the compound was analyzed for, but was not detected at the given detection limit. Values may be rounded.
UJ = The analyte was analyzed for but was not detected. The reported quantitation limit is approximate and may be inaccurate or imprecise.

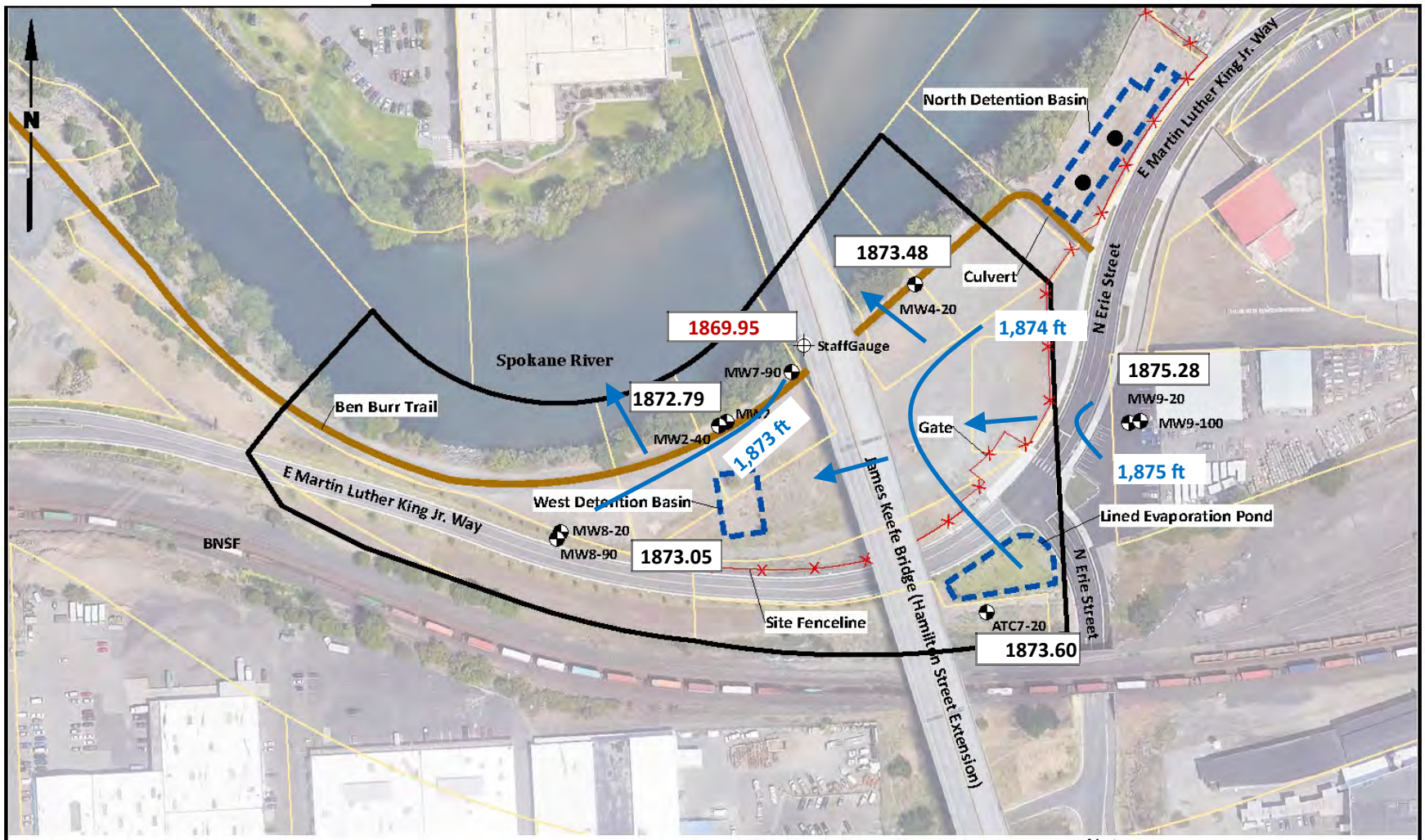
Abbreviations and Acronyms:

cPAH = carcinogenic polycylic aromatic hydrocarbons
EPA = US Environmental Protection Agency
MTCA = Model Toxics Control Act
ND = not detected
NS = not specified
PAH = polycyclic aromatic hydrocarbons
WAC = Washington Administrative Code
µg/L = micrograms per liter

Appendix I: Spring shallow groundwater contour maps 2015–2021 (Landau, 2021)



Shallow horizontal component GW, spring 2015



Legend

- Current Monitoring Well
- Drywell
- Staff Guage
- Hamilton Street Bridge Site
- Tax Parcels

0 200 400

Scale in Feet

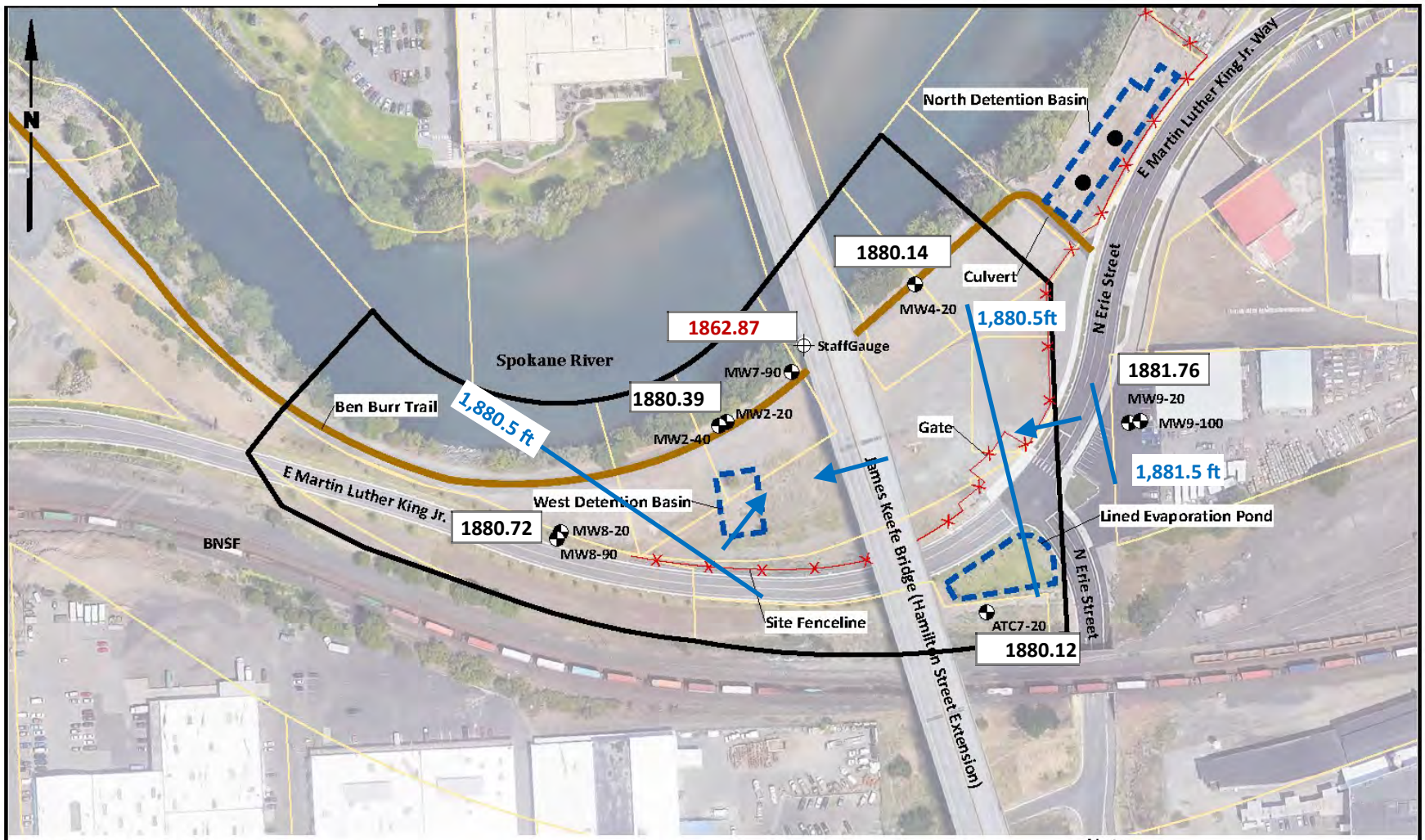
Source: Google Earth Pro, July 2019; Spokane County GIS

Note

1. Black and white reproduction of this color original may reduce its effectiveness and lead to incorrect interpretation.

Hamilton Street Bridge Site
Spokane, Washington

Shallow horizontal component GW, spring 2016



Legend

- Current Monitoring Well
- Drywell
- Staff Guage
- Hamilton Street Bridge Site
- Tax Parcels

0 200 400

Scale in Feet

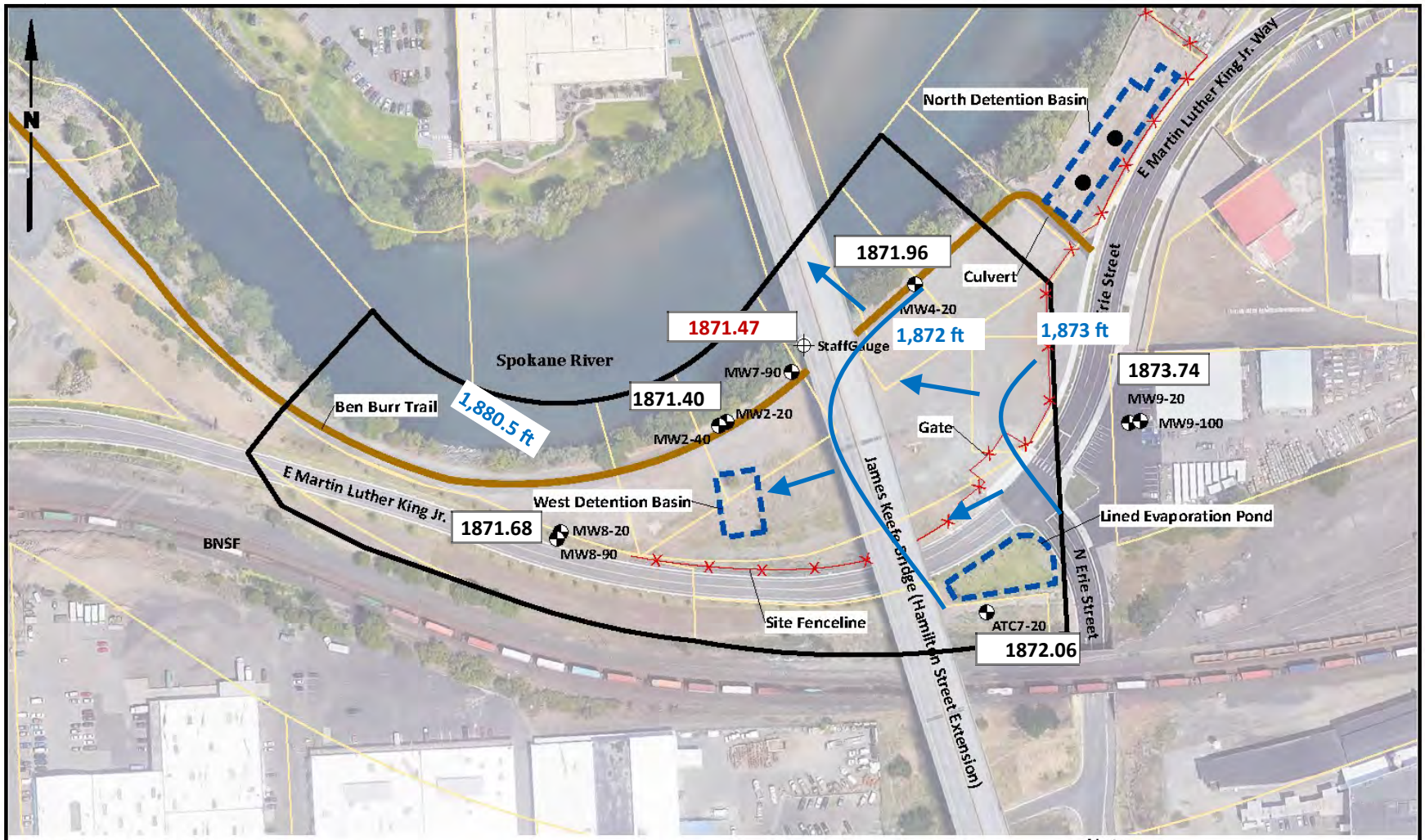
Source: Google Earth Pro, July 2019; Spokane County GIS

Note

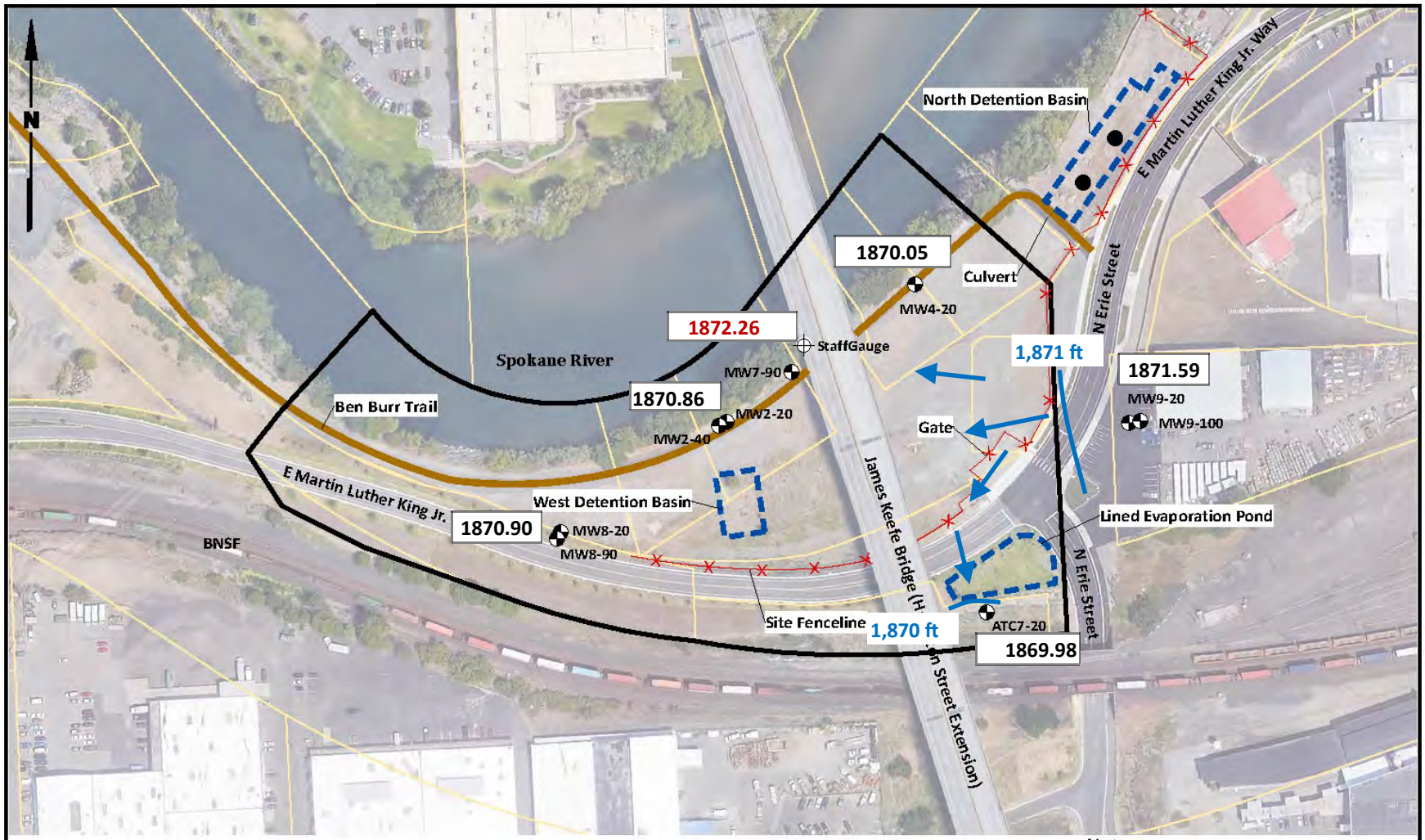
1. Black and white reproduction of this color original may reduce its effectiveness and lead to incorrect interpretation.

Hamilton Street Bridge Site
Spokane, Washington

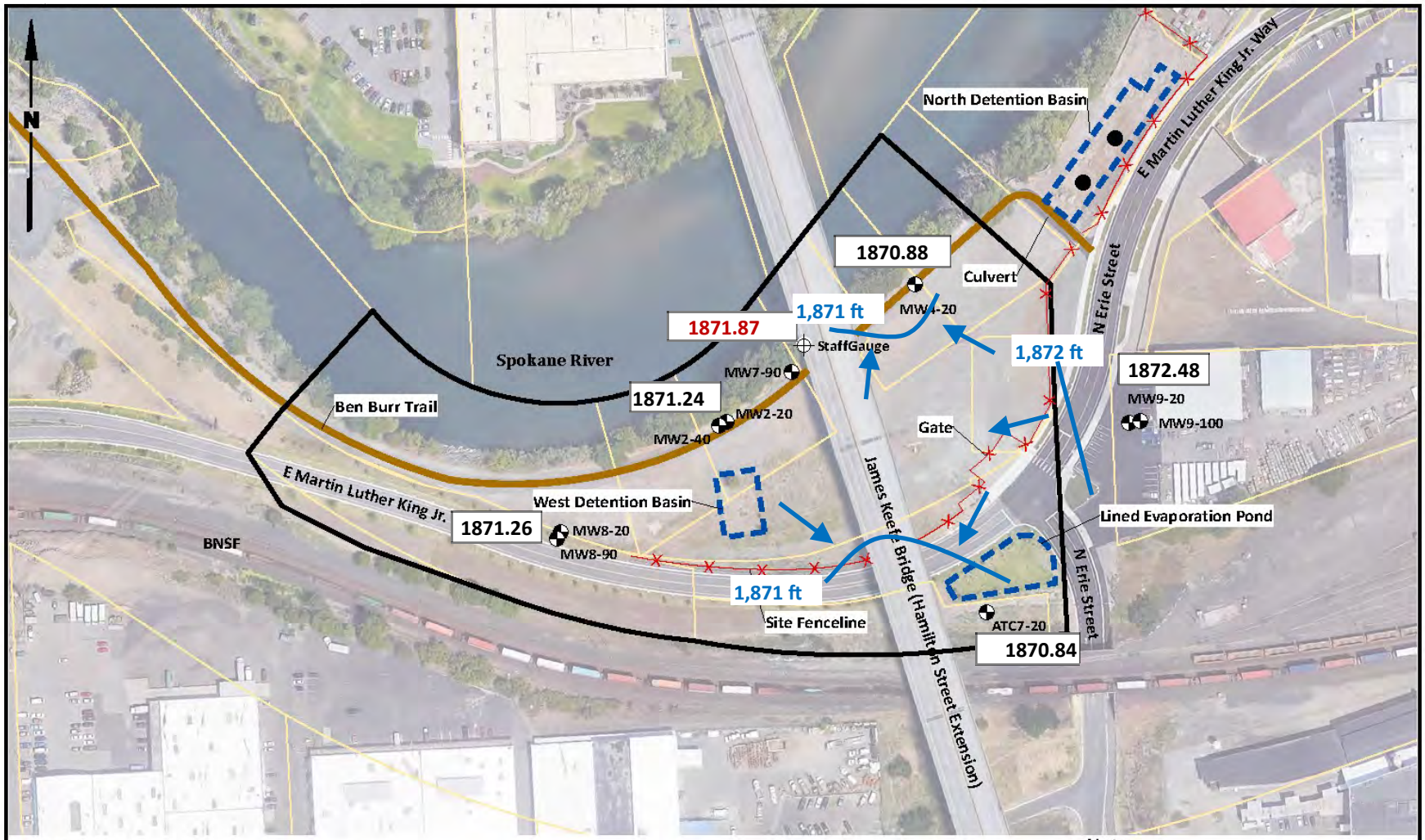
Shallow horizontal component GW, spring 2017



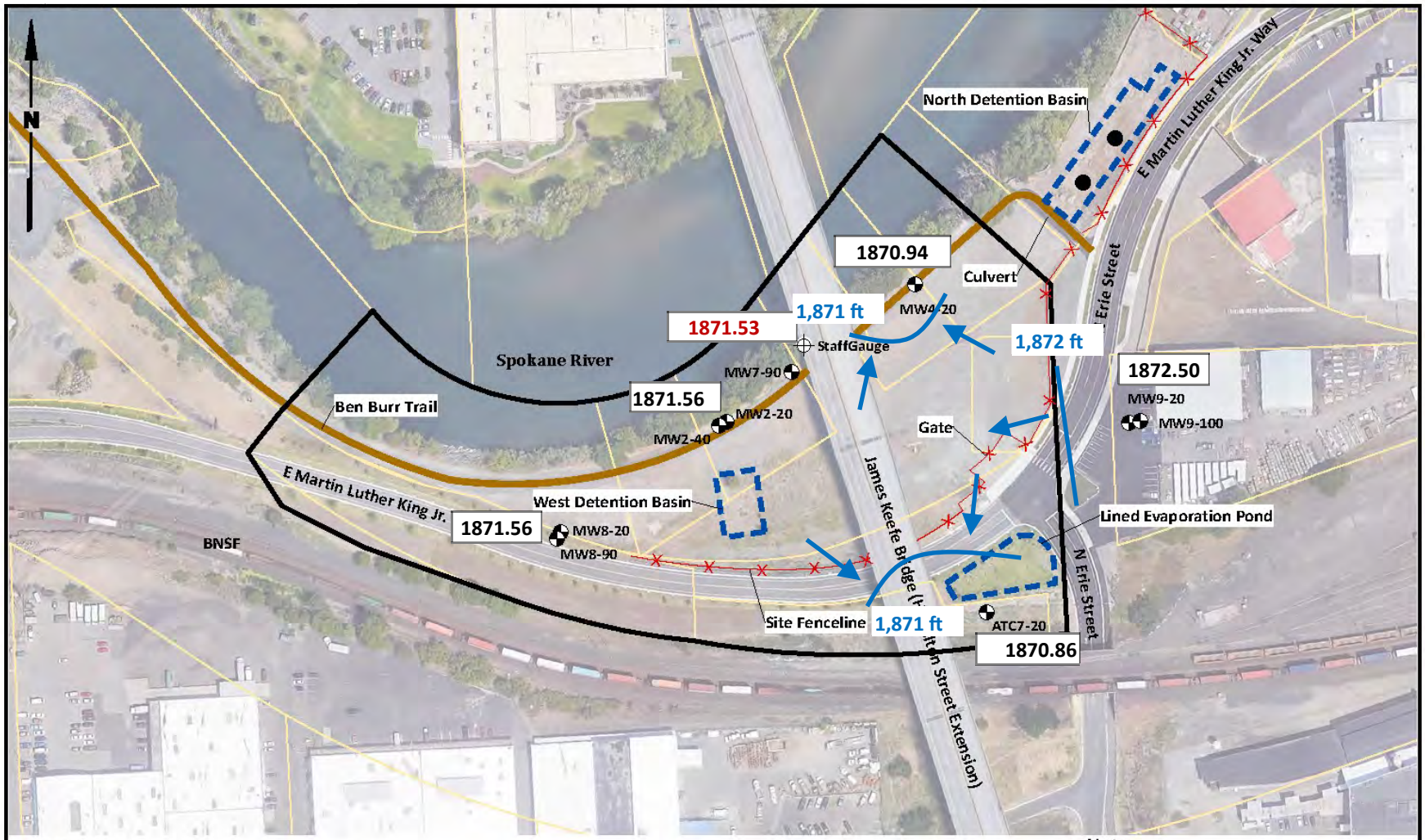
Shallow horizontal component GW, spring 2018



Shallow horizontal component GW , spring 2019



Shallow horizontal component GW, spring 2020



Legend

- Current Monitoring Well
- Drywell
- Staff Guage
- Hamilton Street Bridge Site
- Tax Parcels

0 200 400

Scale in Feet

Source: Google Earth Pro, July 2019; Spokane County GIS

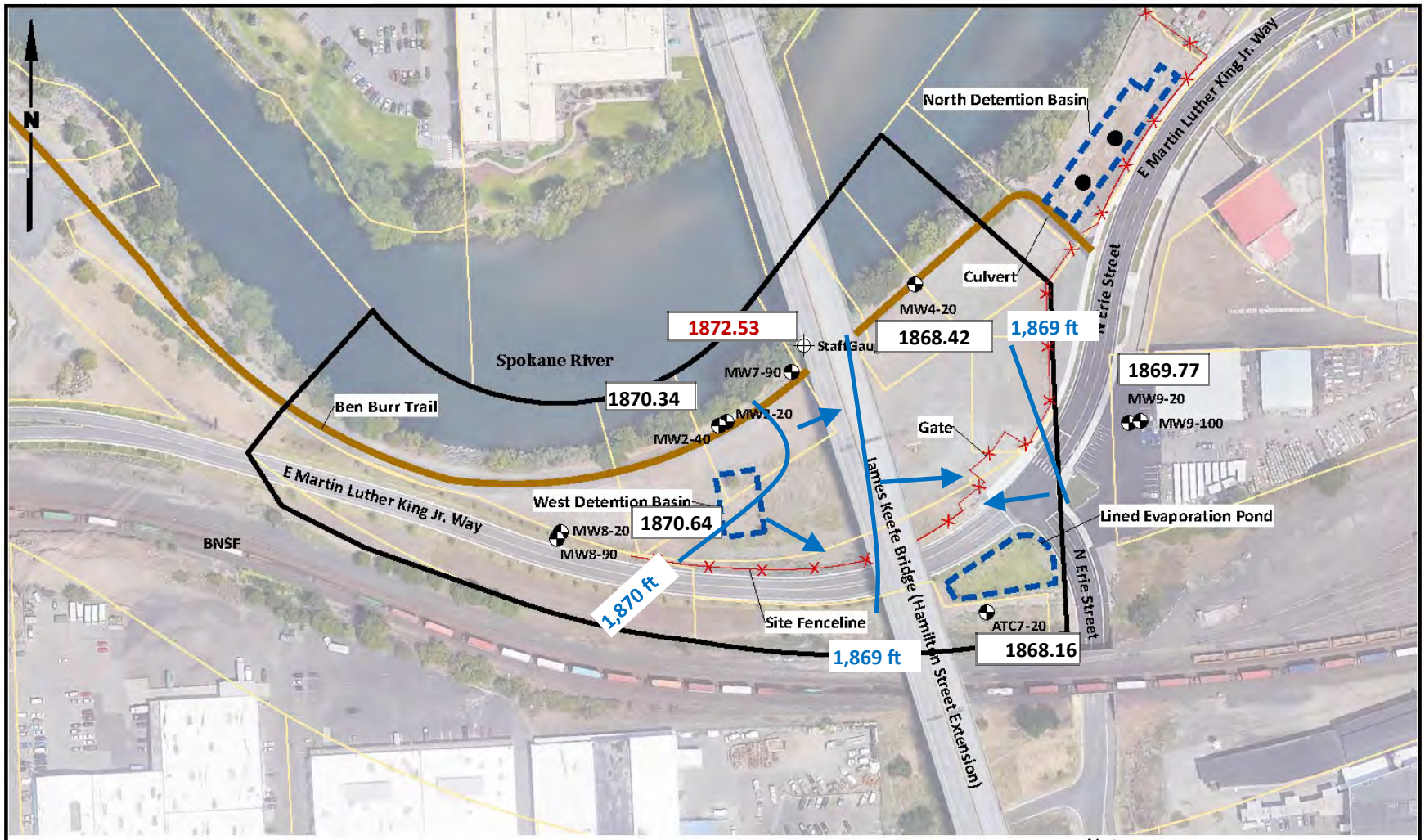
Note

1. Black and white reproduction of this color original may reduce its effectiveness and lead to incorrect interpretation.

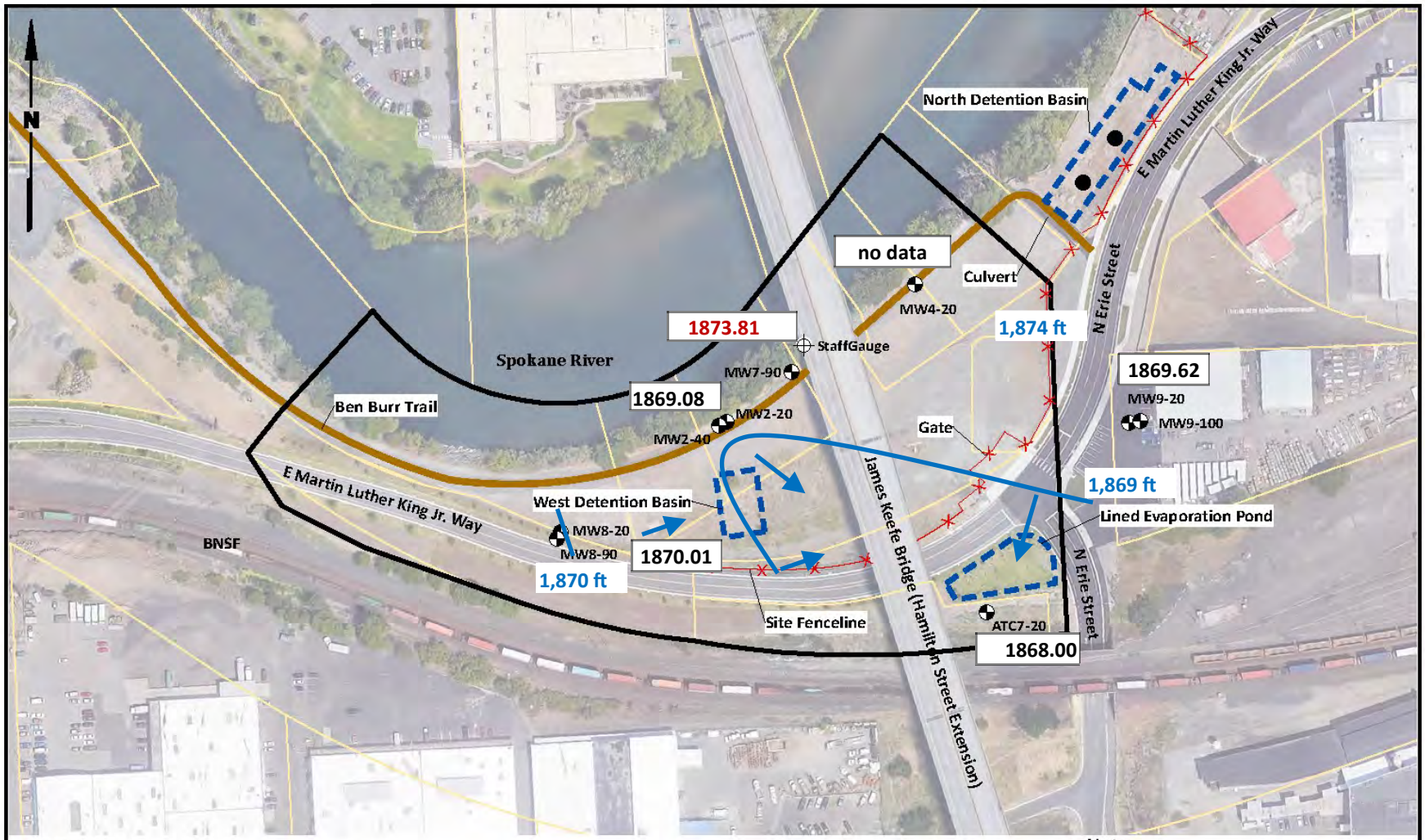
Hamilton Street Bridge Site
Spokane, Washington

Shallow horizontal component GW, spring 2021

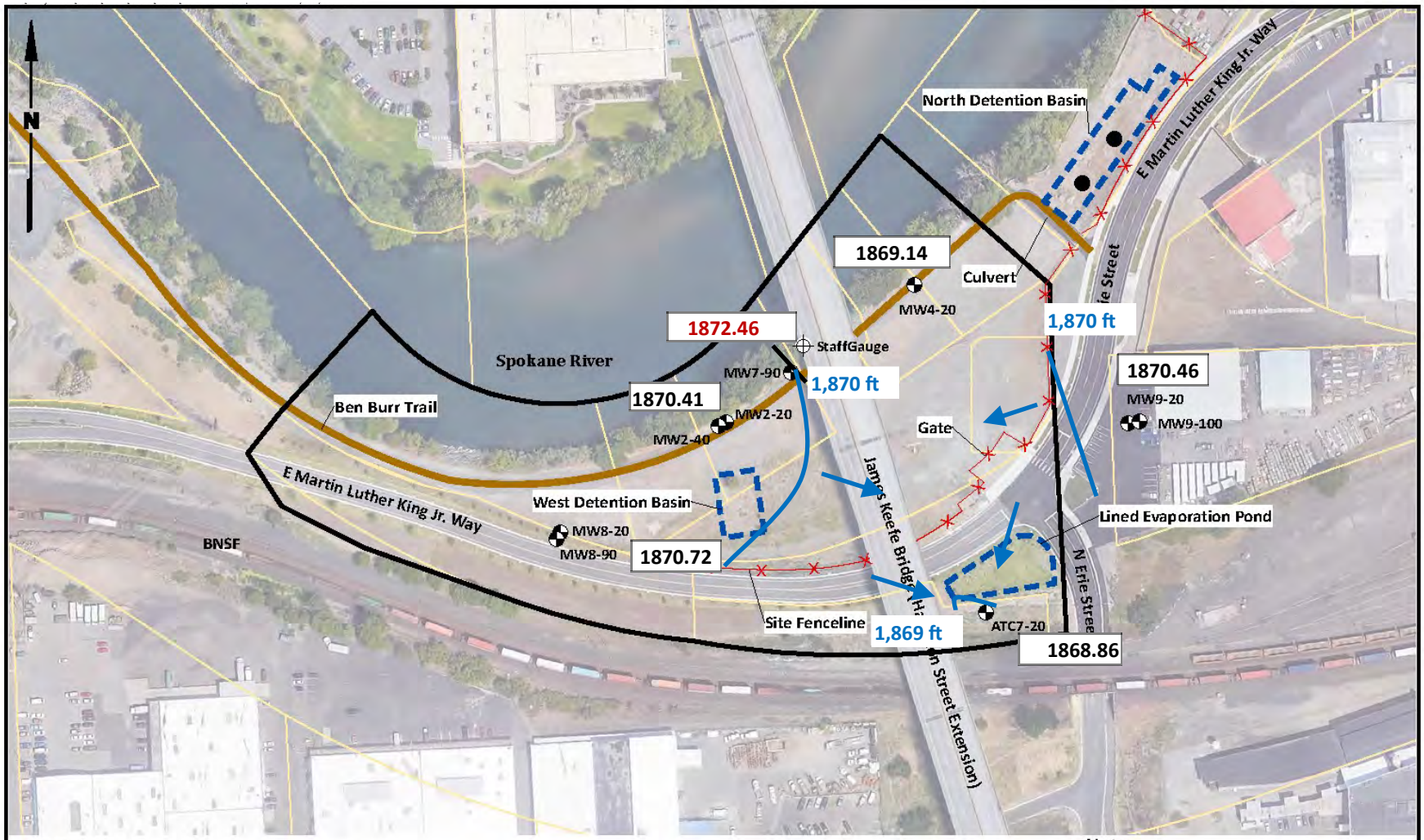
Appendix J: Fall shallow groundwater contour maps 2015–2021 (Landau, 2021)



Shallow horizontal component GW, fall 2015



Shallow horizontal component GW, fall 2016



Legend

- Current Monitoring Well
- Drywell
- Staff Guage
- Hamilton Street Bridge Site
- Tax Parcels

0 200 400

Scale in Feet

Source: Google Earth Pro, July 2019; Spokane County GIS

Note

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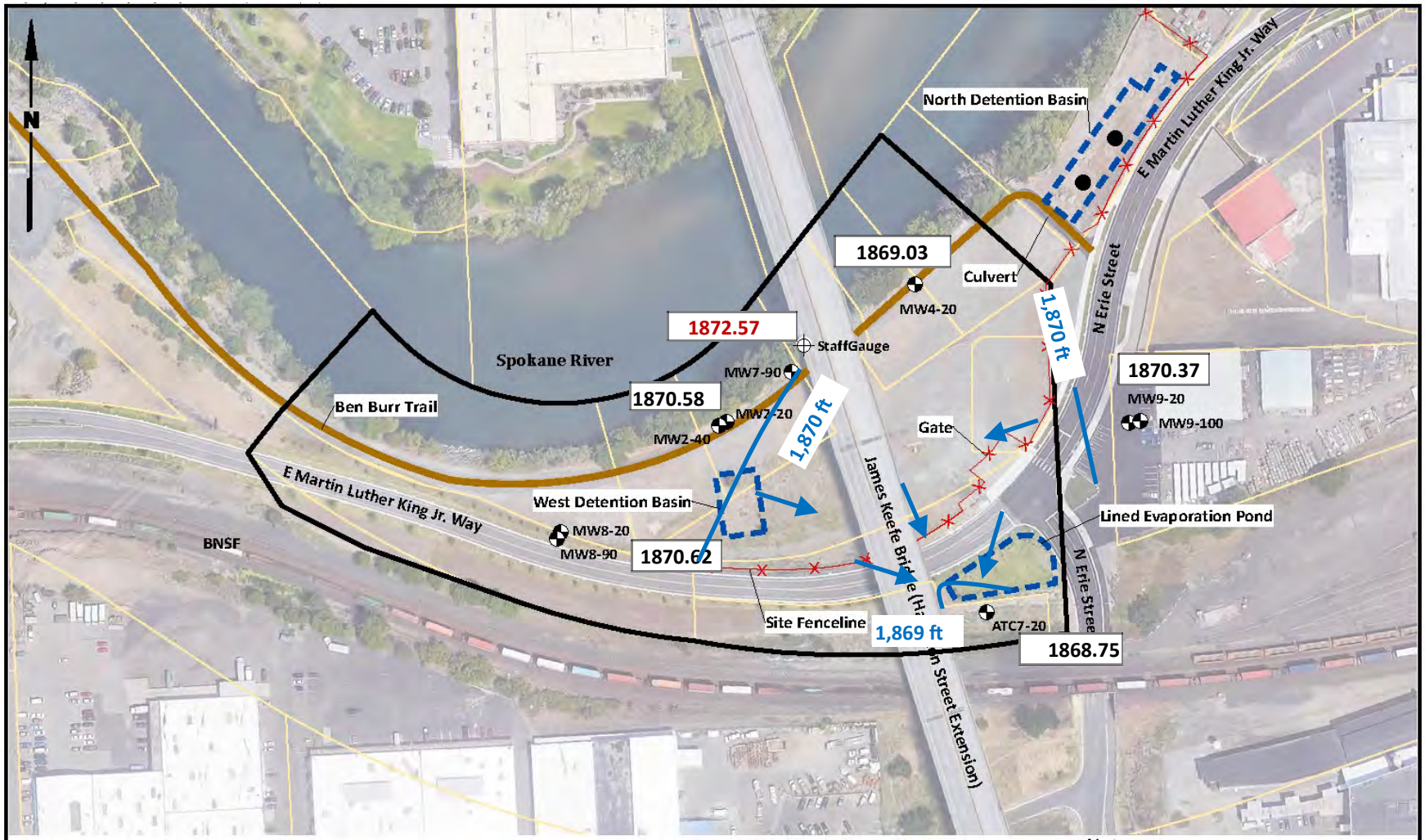
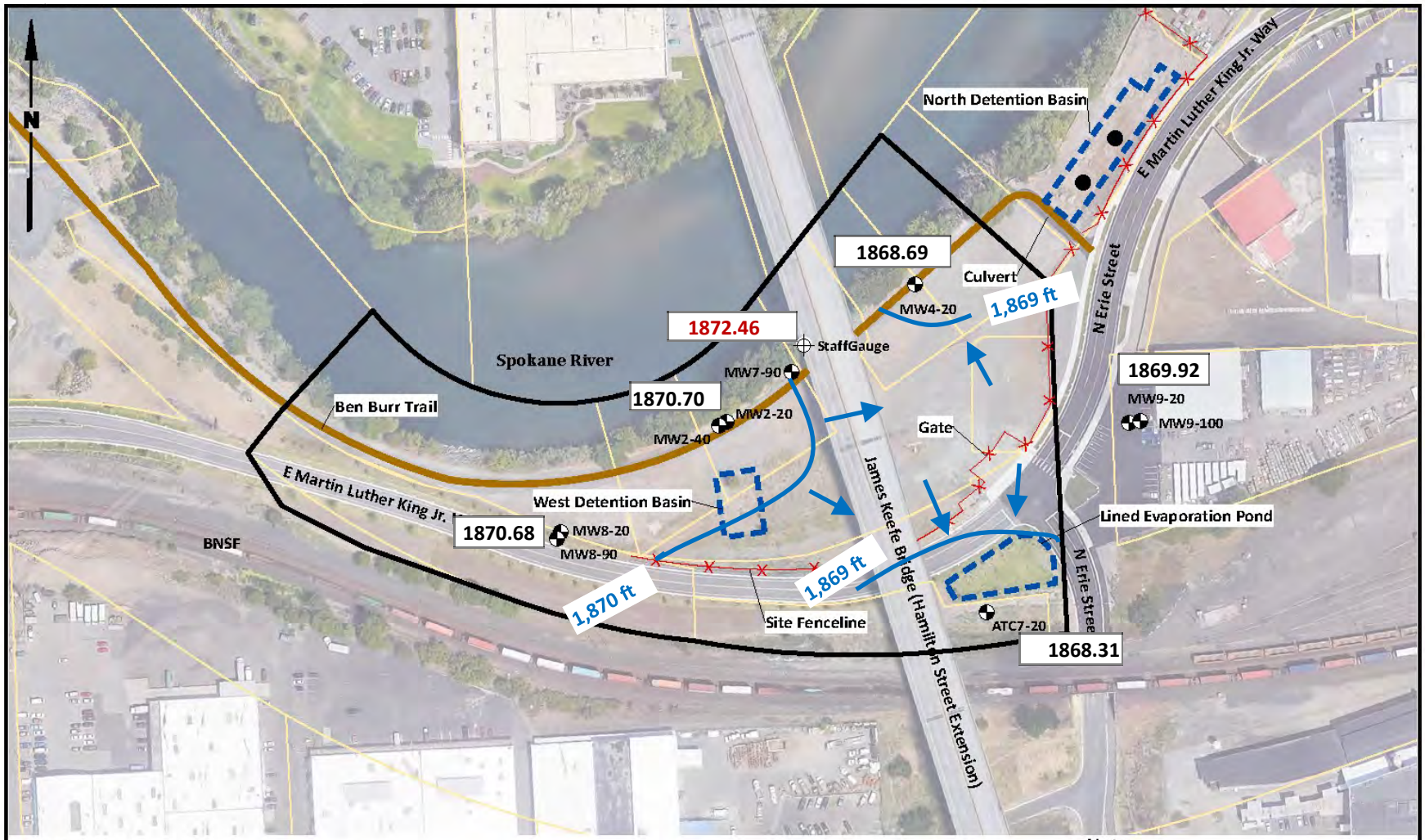
Hamilton Street Bridge Site
Spokane, Washington

Shallow horizontal component GW, fall 2017



Shallow horizontal component GW, fall 2018



Legend

- Current Monitoring Well
- Drywell
- Staff Guage
- Hamilton Street Bridge Site
- Tax Parcels

0 200 400

Scale in Feet

Source: Google Earth Pro, July 2019; Spokane County GIS

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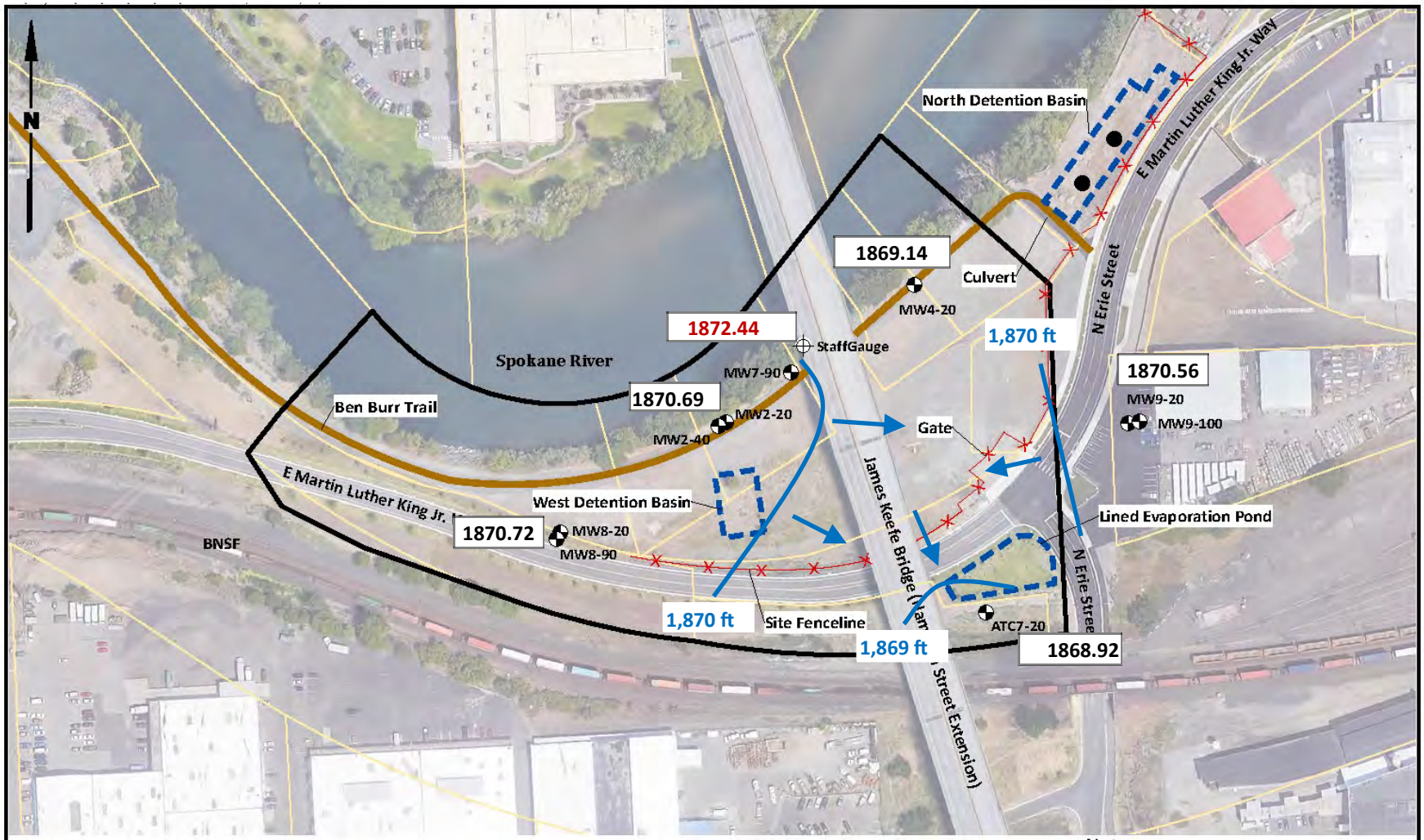
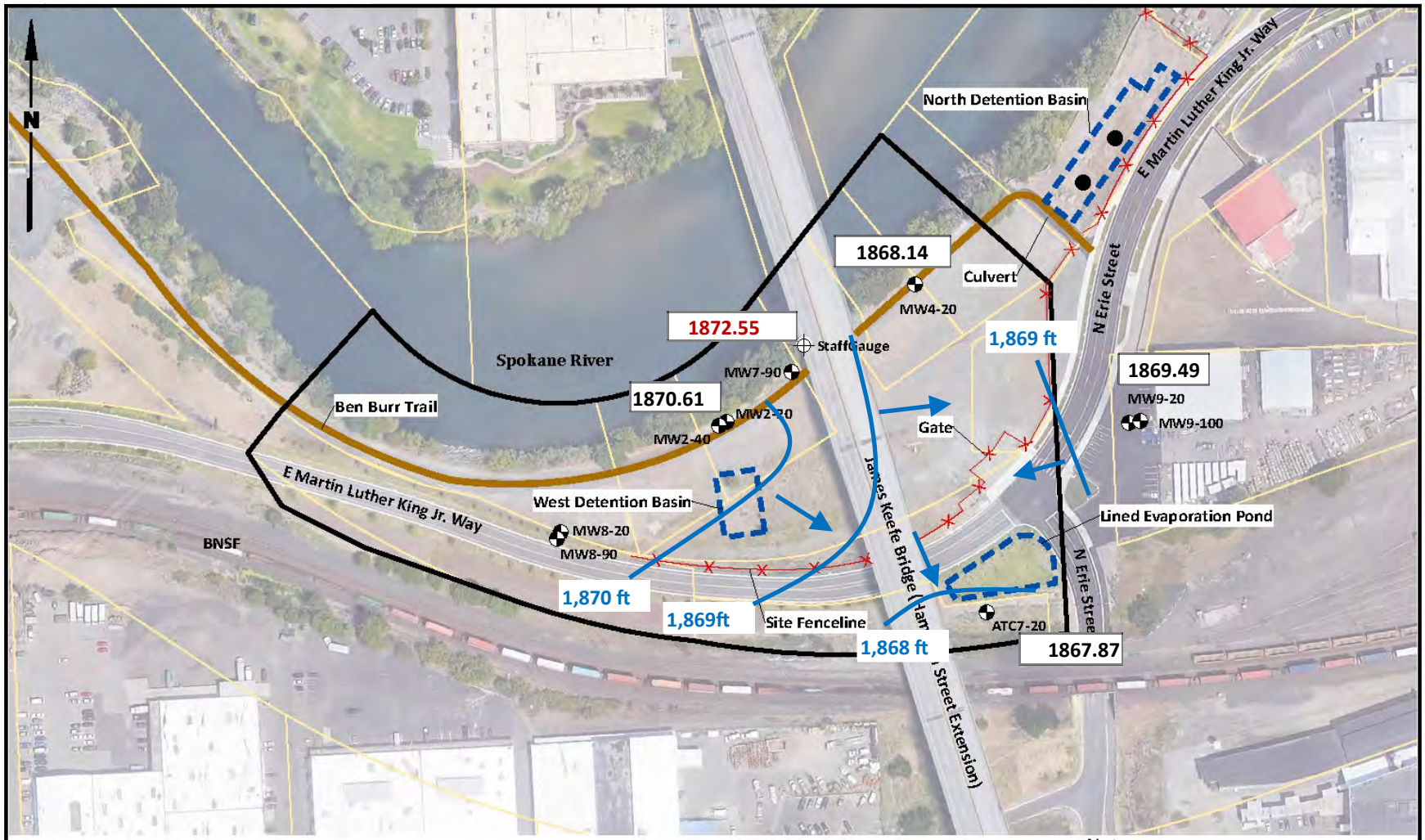
Hamilton Street Bridge Site
Spokane, Washington

Shallow horizontal component GW, fall 2019



Shallow horizontal component GW, fall 2020



Legend

- Current Monitoring Well
- Drywell
- Staff Guage
- Hamilton Street Bridge Site
- Tax Parcels

0 200 400

Scale in Feet

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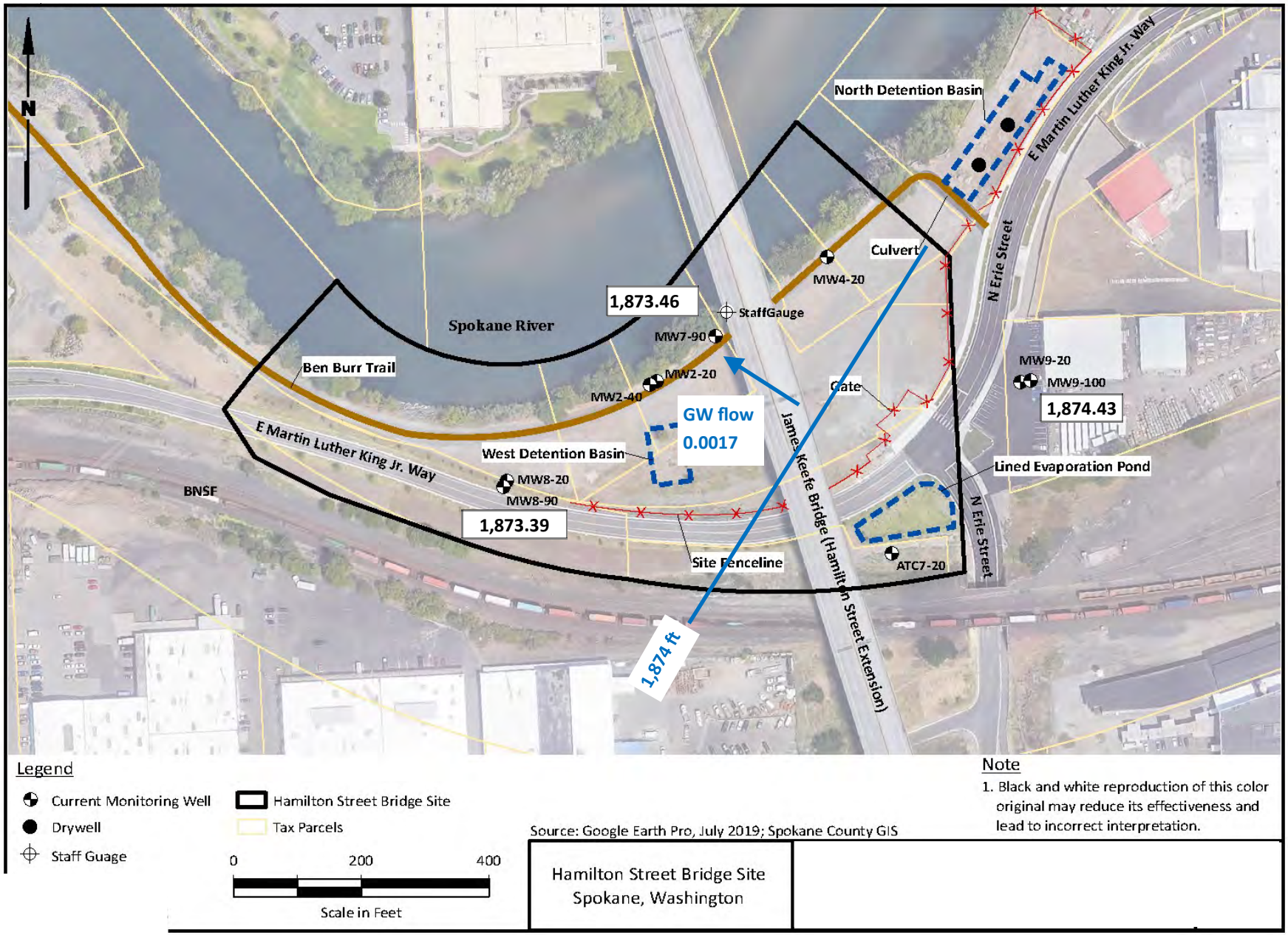
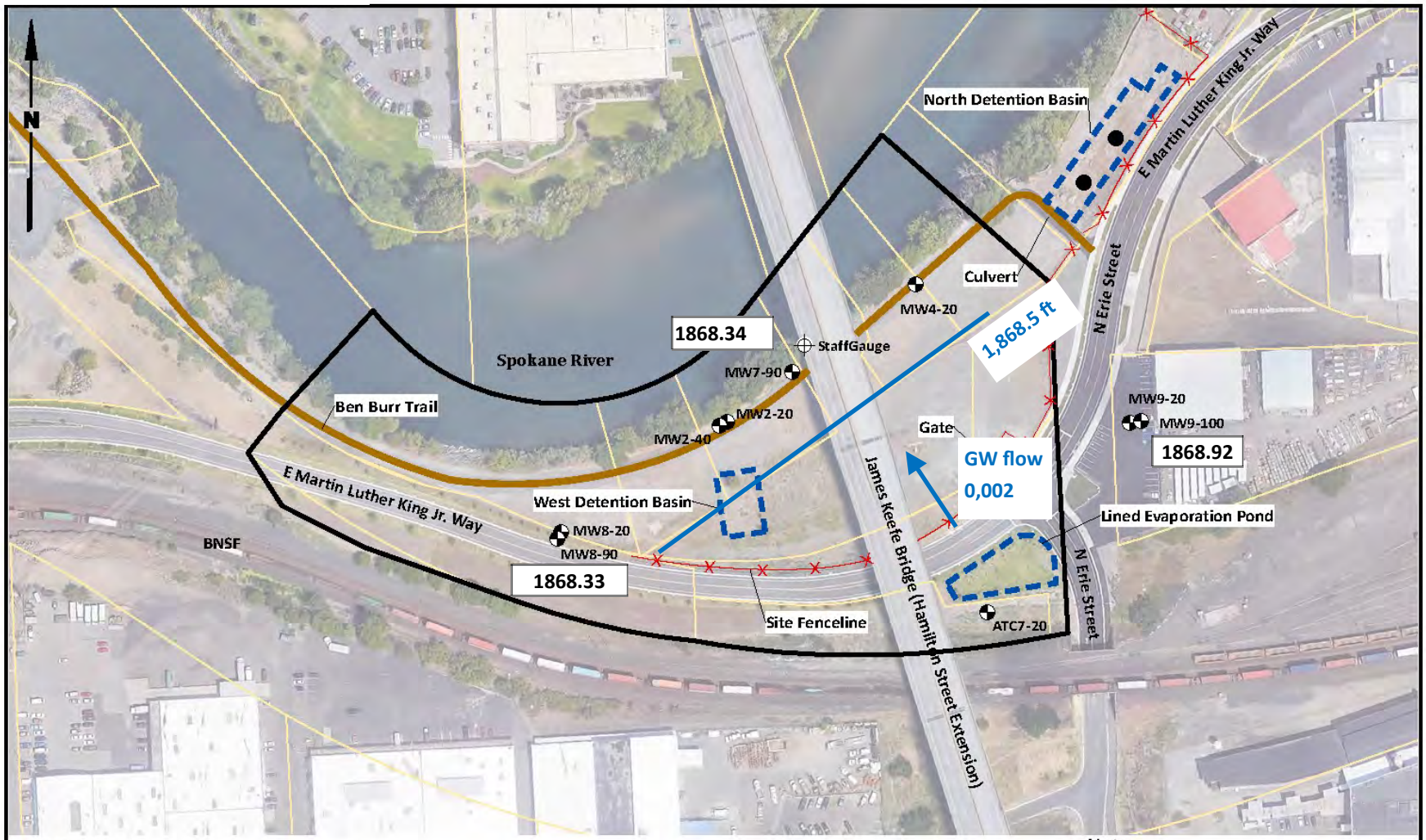
Hamilton Street Bridge Site
Spokane, Washington

Shallow horizontal component GW, fall 2021

Appendix K: Deep groundwater contour maps 2015–2021 (Landau, 2021)



Horizontal component deep GW flow spring 2015



Legend

- Current Monitoring Well
- Drywell
- Staff Guage
- Hamilton Street Bridge Site
- Tax Parcels

0 200 400

Scale in Feet

Source: Google Earth Pro, July 2019; Spokane County GIS

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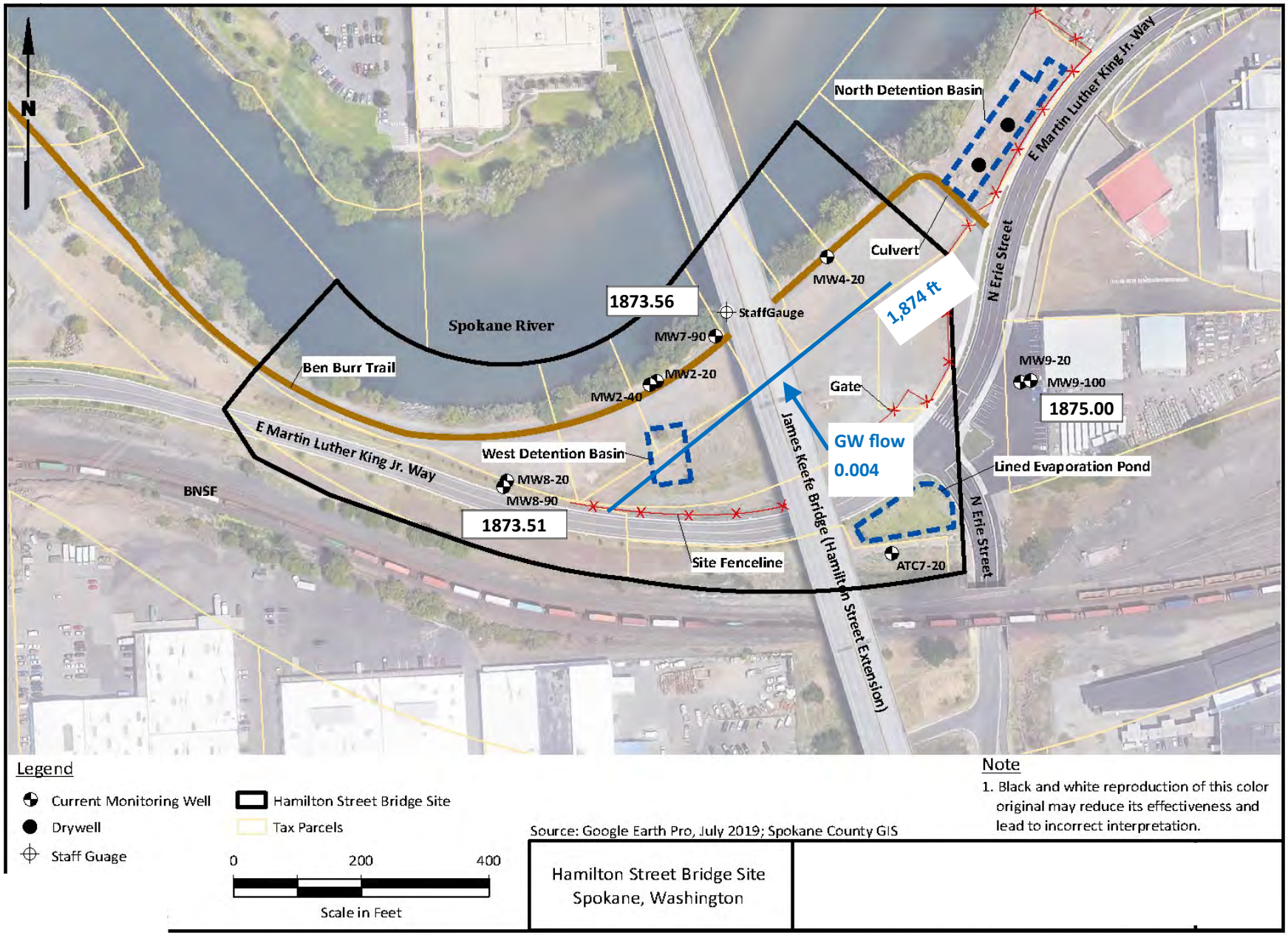
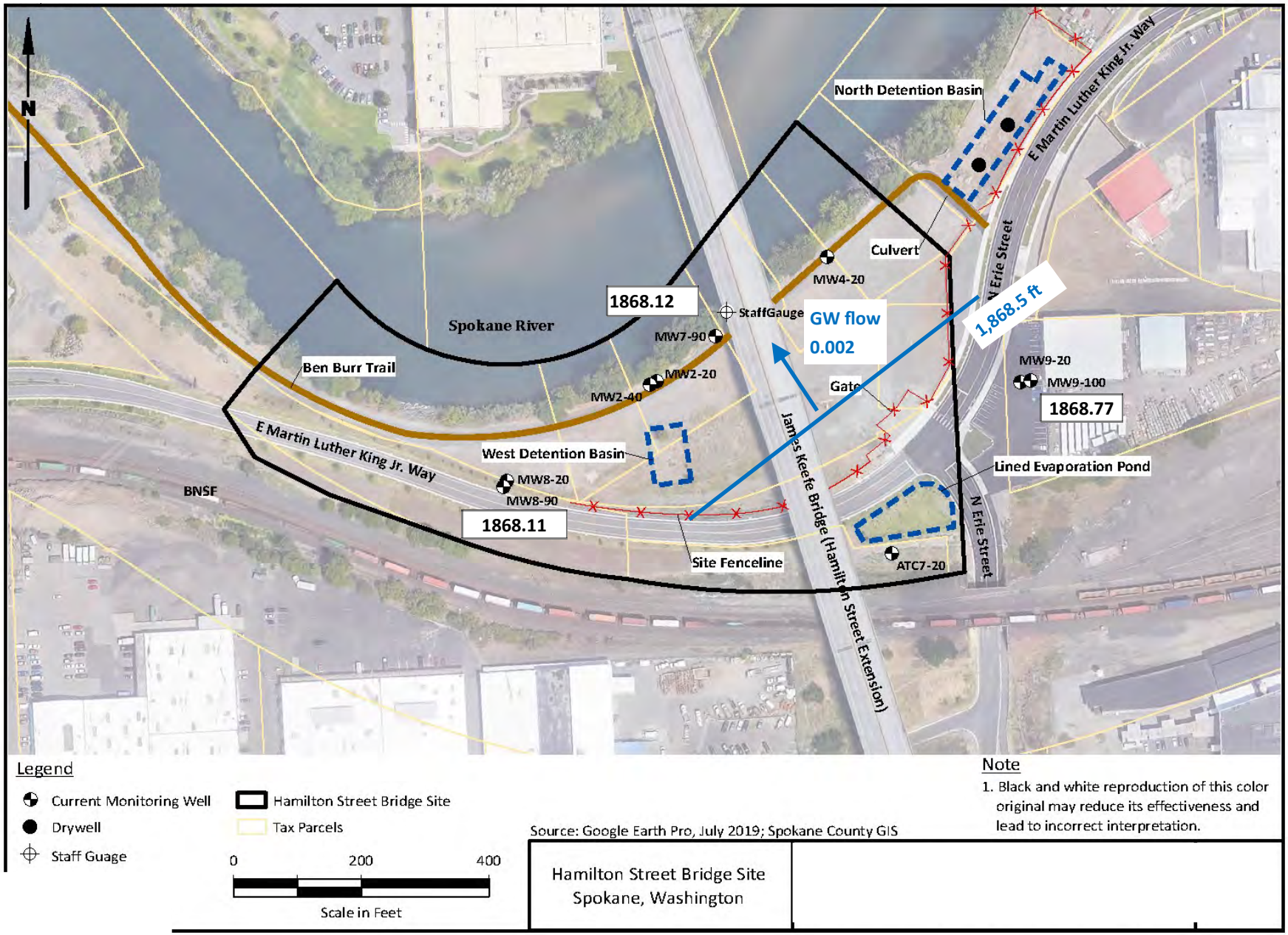
Hamilton Street Bridge Site
Spokane, Washington

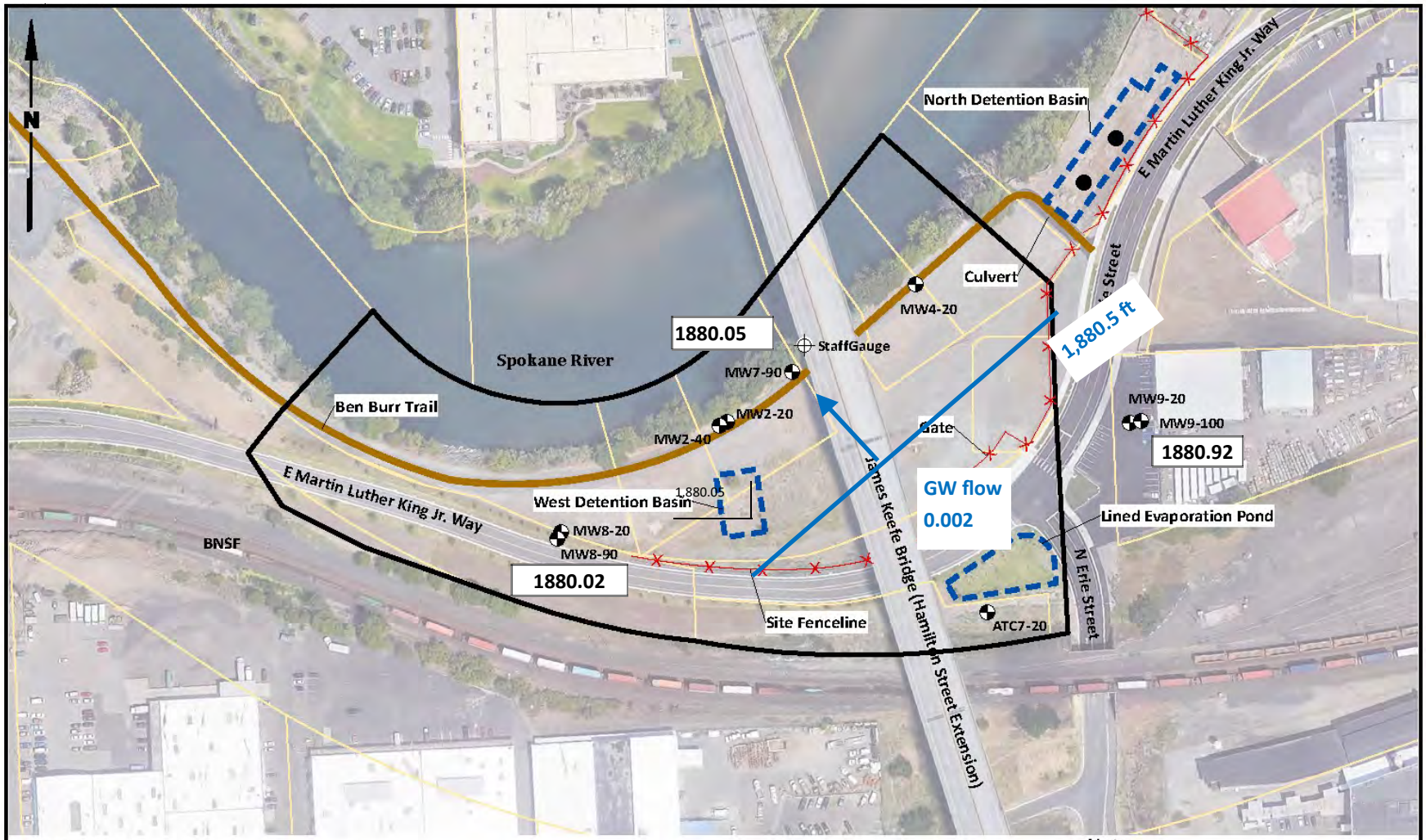
Horizontal component deep GW flow, fall 2015



Horizontal component deep GW flow spring 2016



Horizontal component deep GW flow, fall 2016



Legend

- Current Monitoring Well
- Drywell
- Staff Guage
- Hamilton Street Bridge Site
- Tax Parcels

0 200 400

Scale in Feet

Source: Google Earth Pro, July 2019; Spokane County GIS

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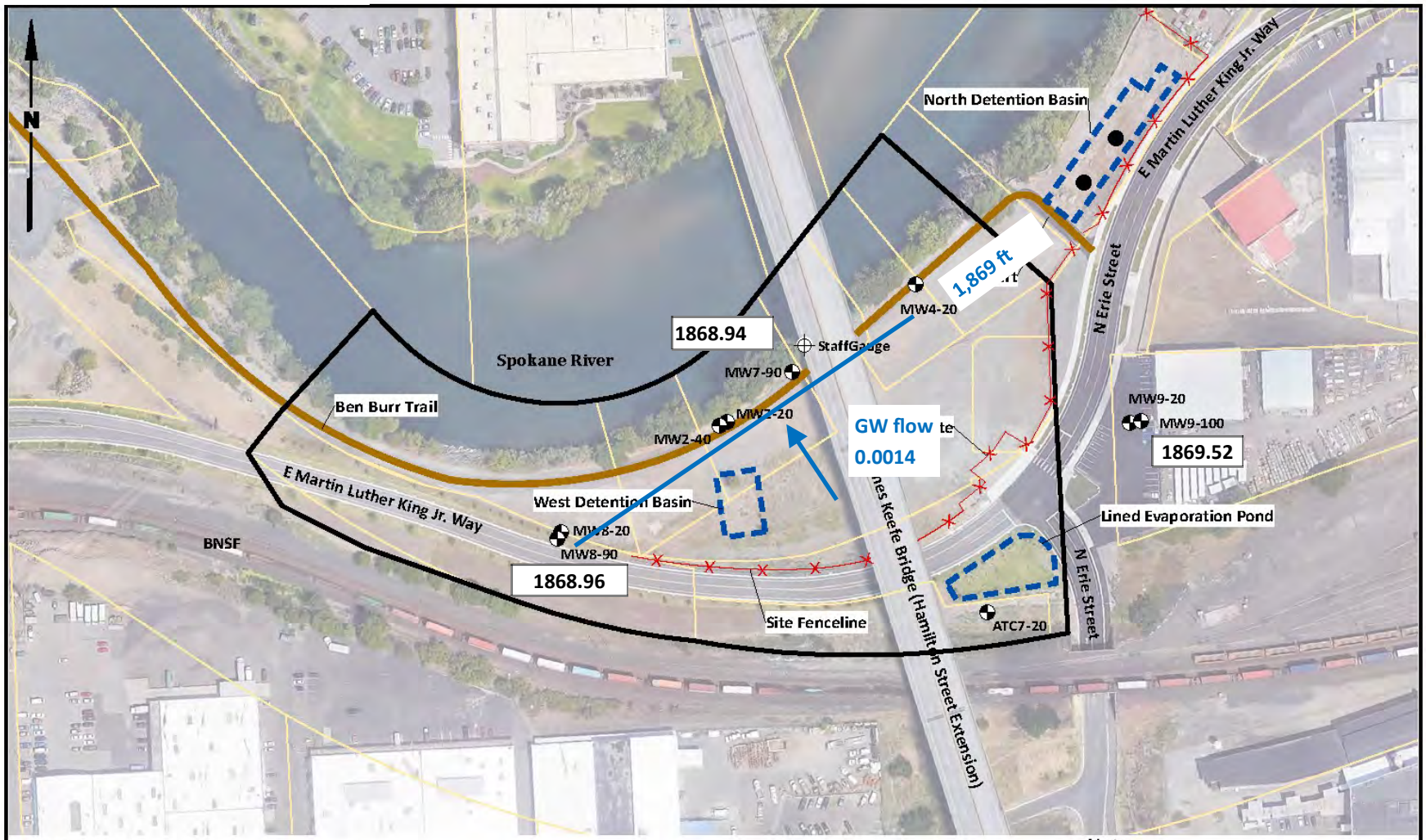
Hamilton Street Bridge Site
Spokane, Washington

Horizontal component deep GW flow spring 2017



Legend

- Current Monitoring Well
- Drywell
- Staff Guage
- Hamilton Street Bridge Site
- Tax Parcels

0 200 400

Scale in Feet

Source: Google Earth Pro, July 2019; Spokane County GIS

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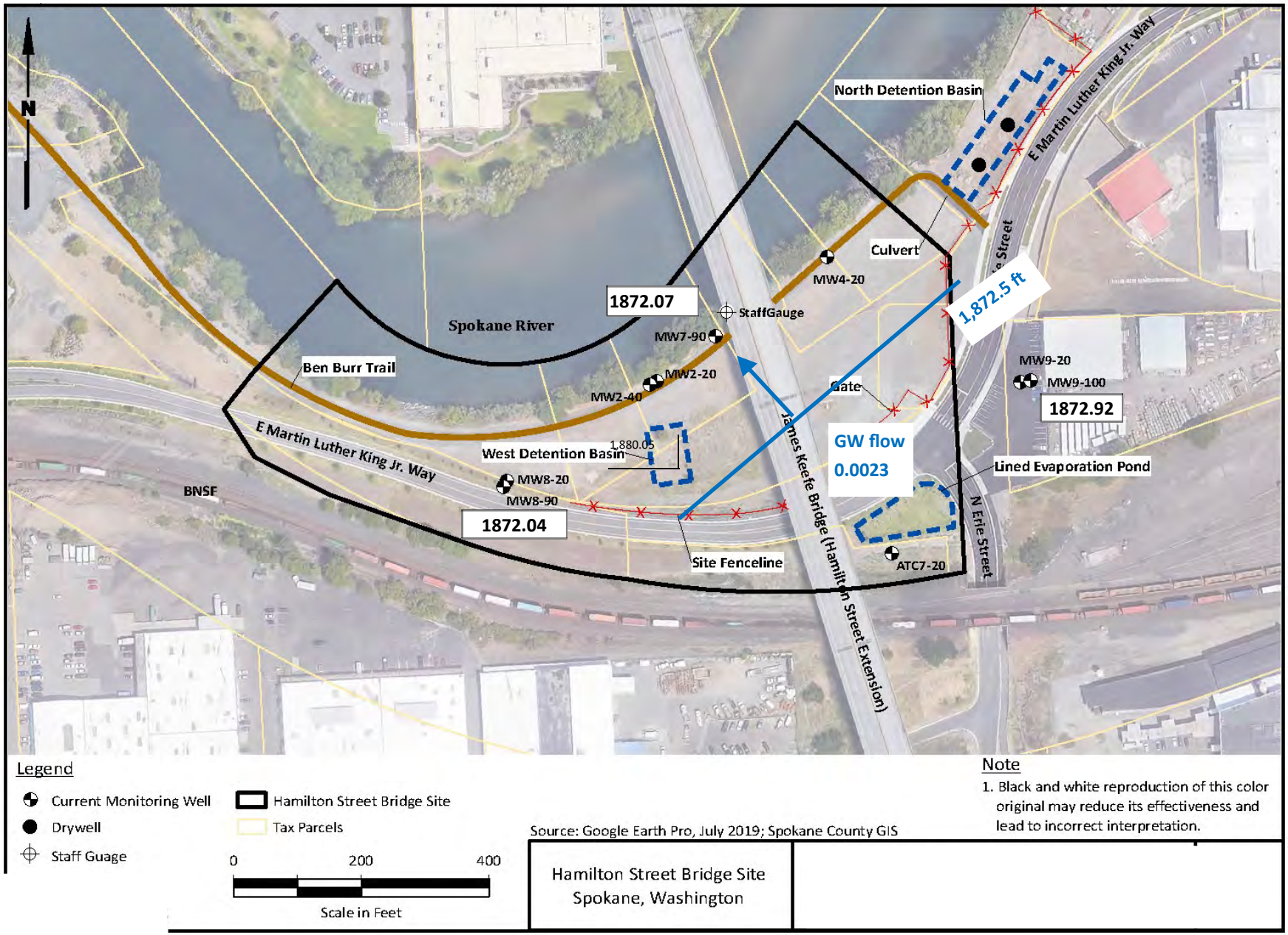
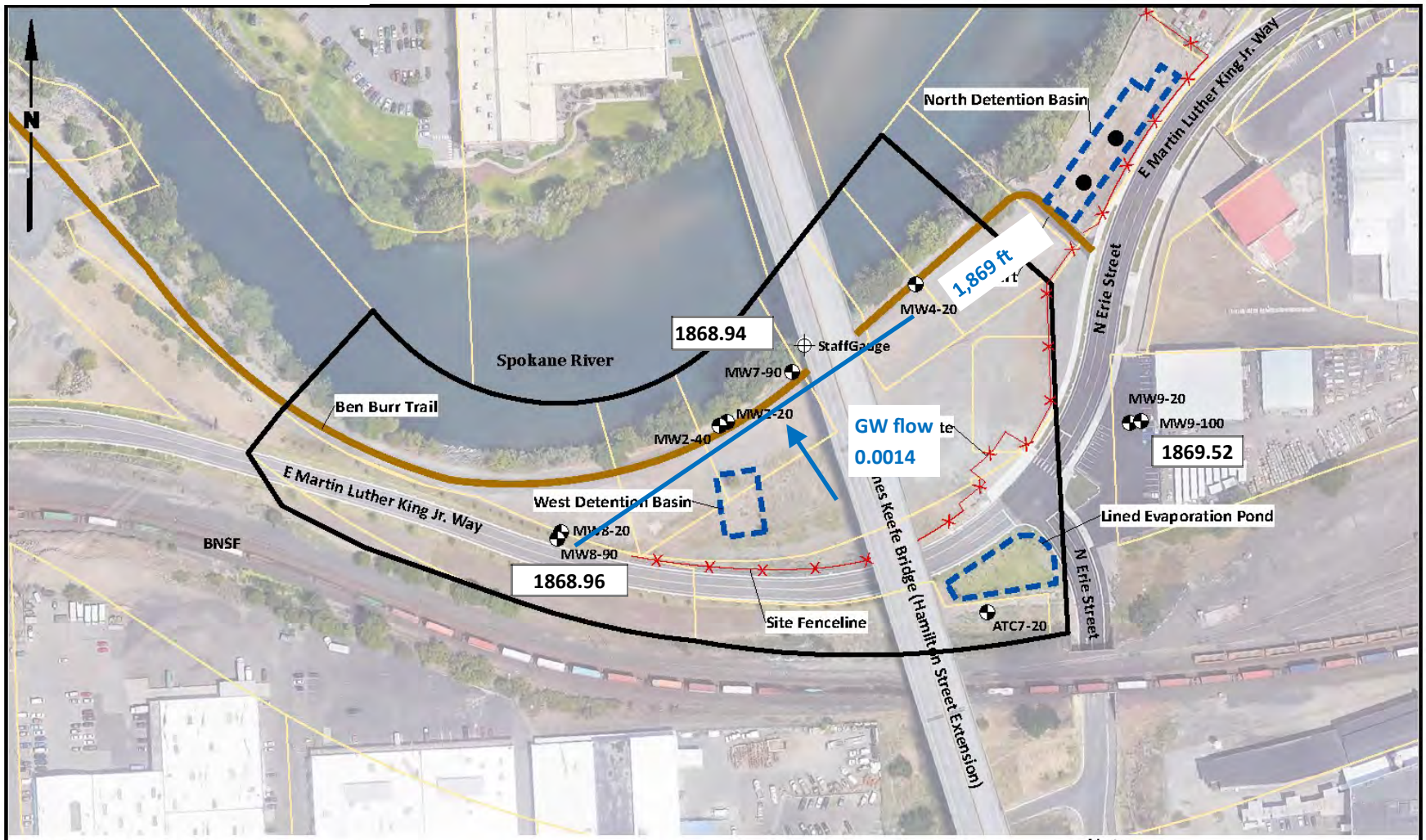
Hamilton Street Bridge Site
Spokane, Washington

Horizontal component deep GW flow, fall 2018



Horizontal component deep GW flow spring 2018



Legend

- Current Monitoring Well
- Drywell
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- Tax Parcels

0 200 400

Scale in Feet

Source: Google Earth Pro, July 2019; Spokane County GIS

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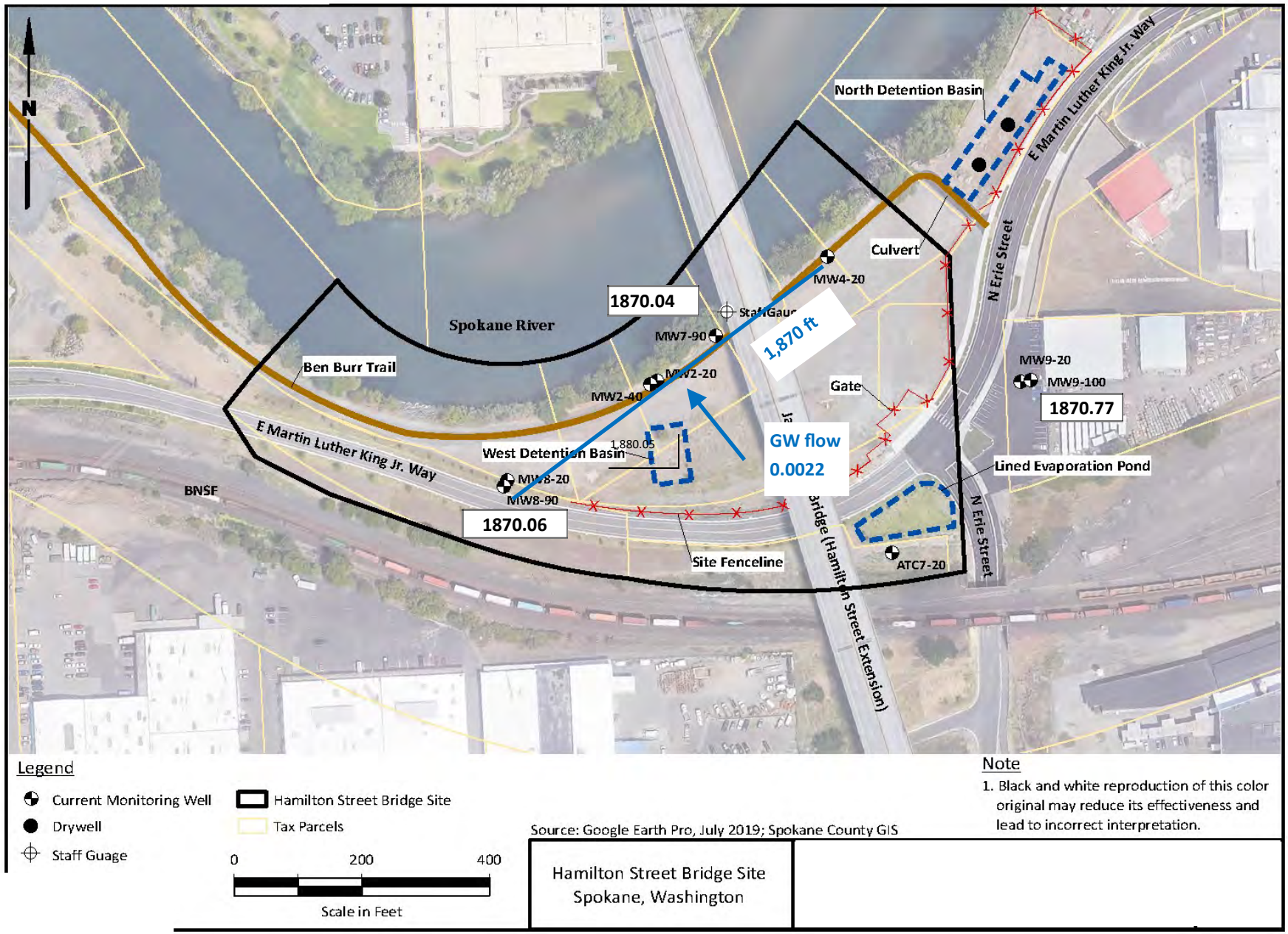
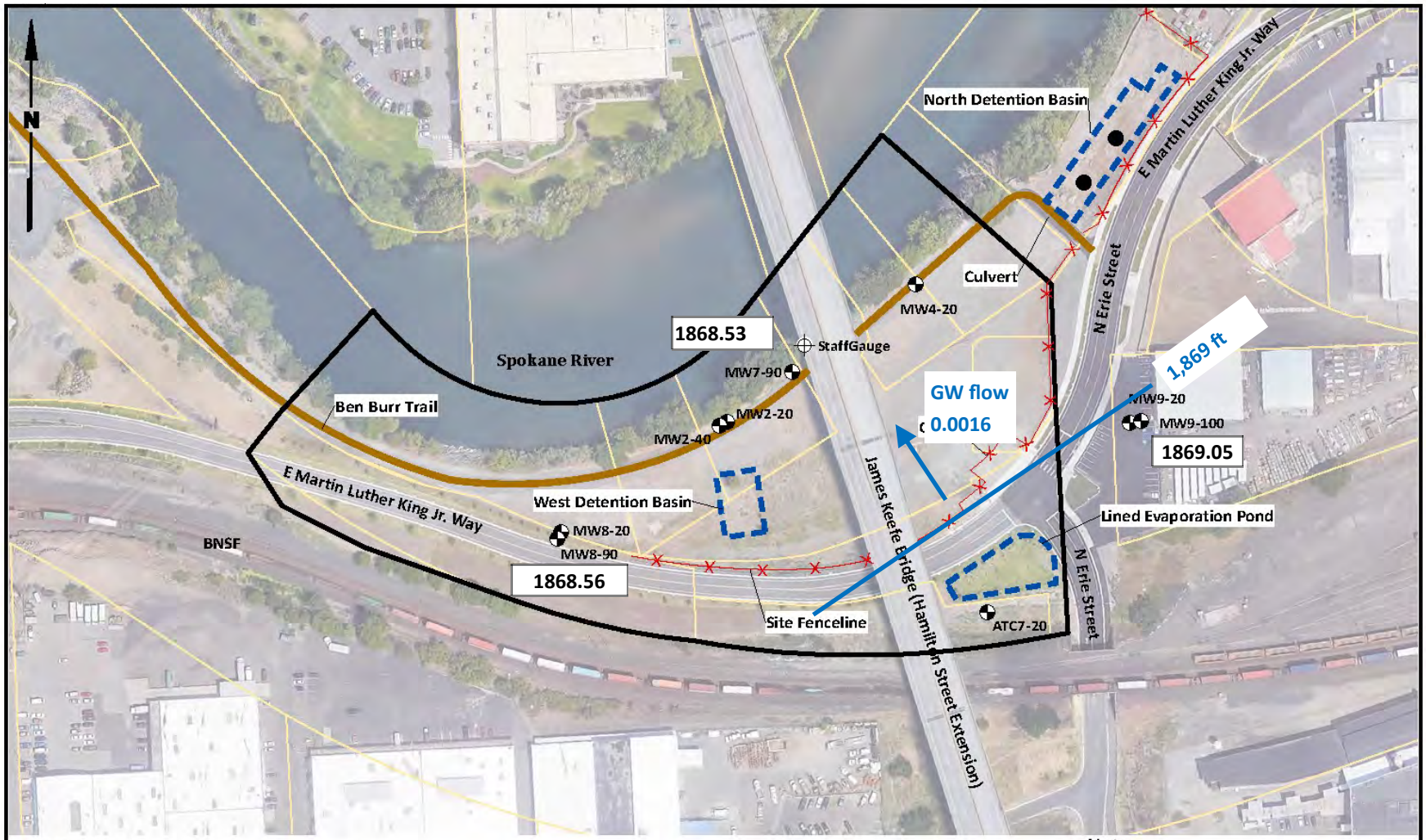
Hamilton Street Bridge Site
Spokane, Washington

Horizontal component deep GW flow, fall 2018



Horizontal component deep GW flow spring 2019



Legend

- Current Monitoring Well
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- Tax Parcels

0 200 400

Scale in Feet

Source: Google Earth Pro, July 2019; Spokane County GIS

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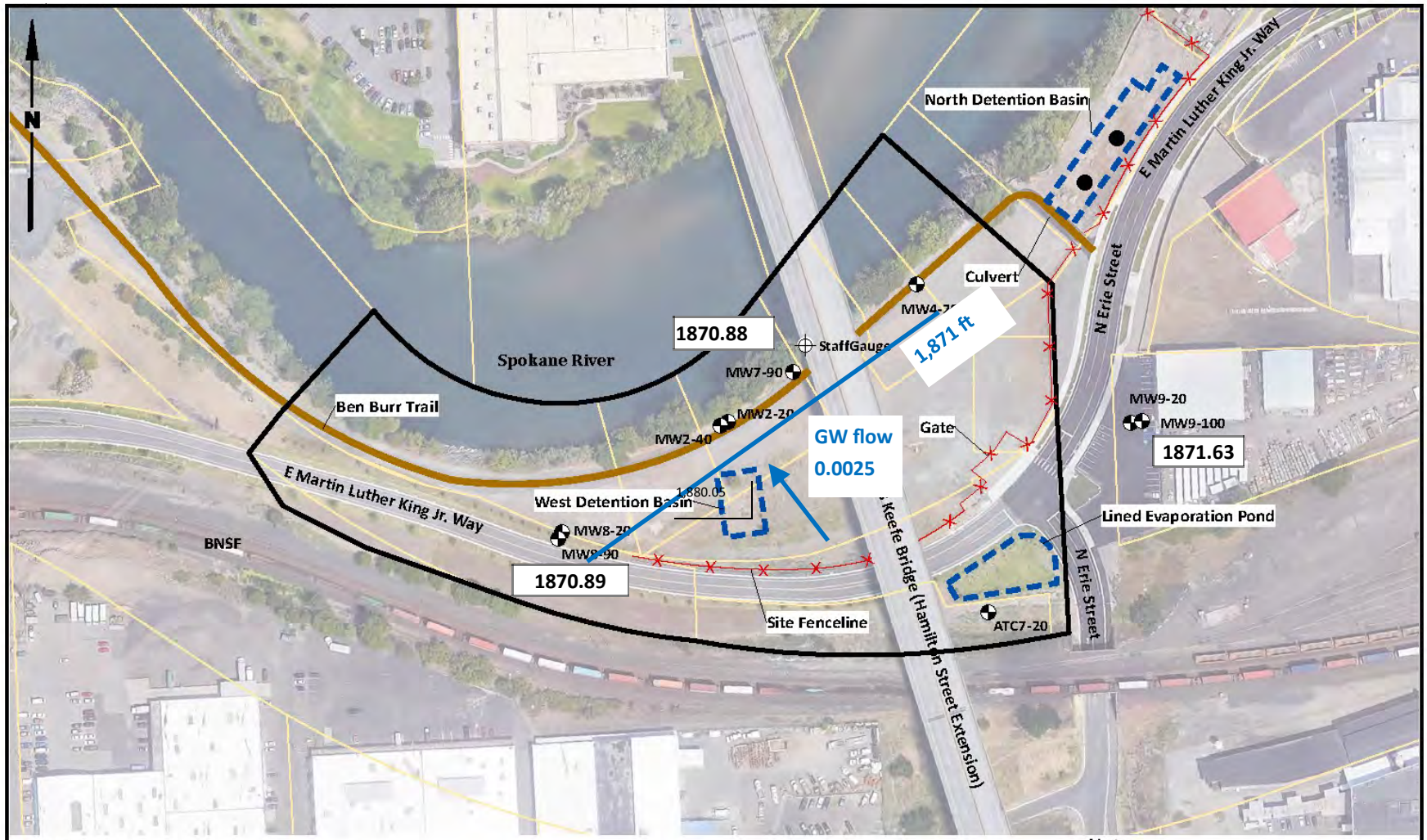
Hamilton Street Bridge Site
Spokane, Washington

Horizontal component deep GW flow, fall 2019



Legend

- Current Monitoring Well
- Drywell
- Staff Guage
- Hamilton Street Bridge Site
- Tax Parcels

0 200 400

Scale in Feet

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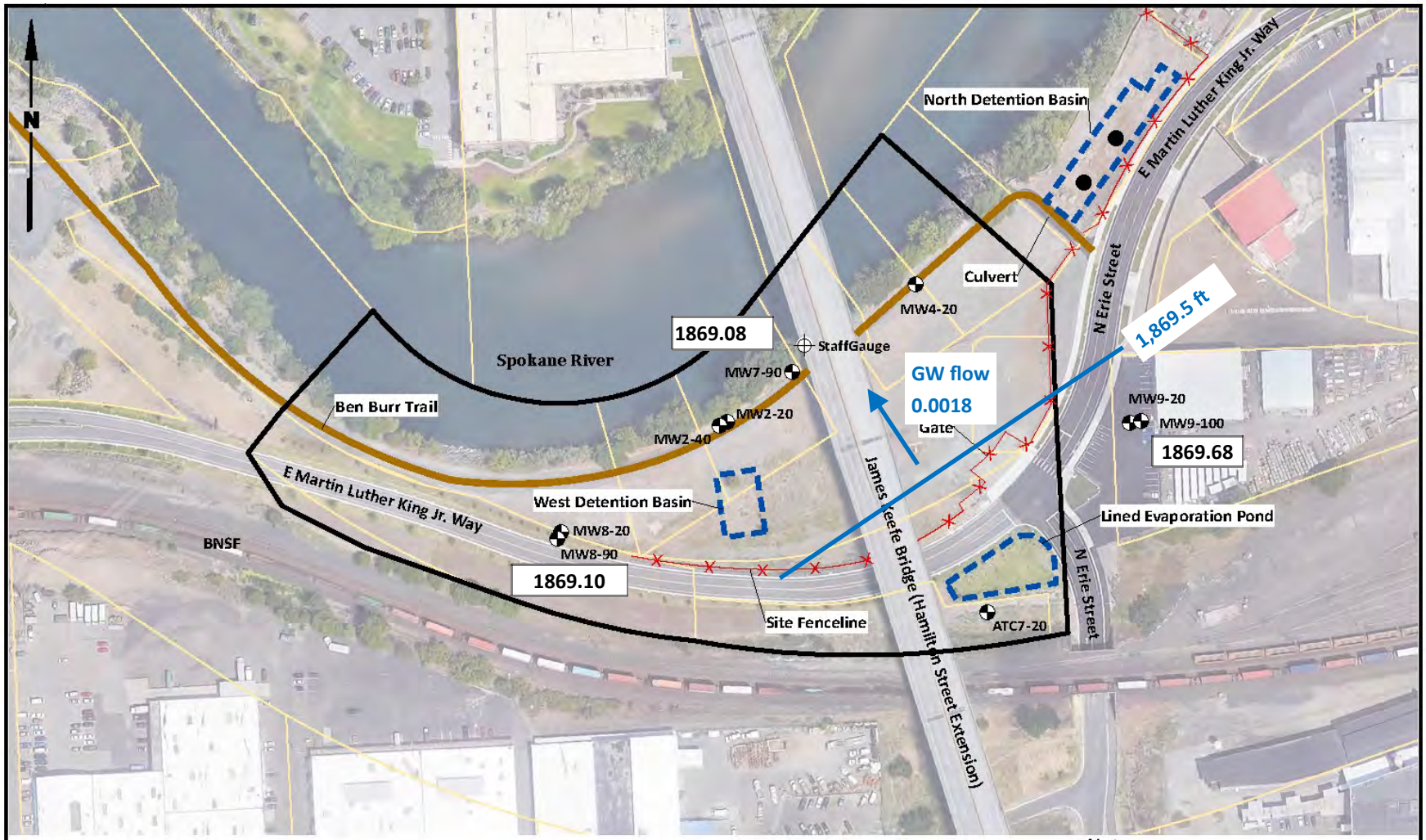
Hamilton Street Bridge Site
Spokane, Washington

Horizontal component deep GW flow, spring 2020



Legend

- Current Monitoring Well
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- Tax Parcels

0 200 400

Scale in Feet

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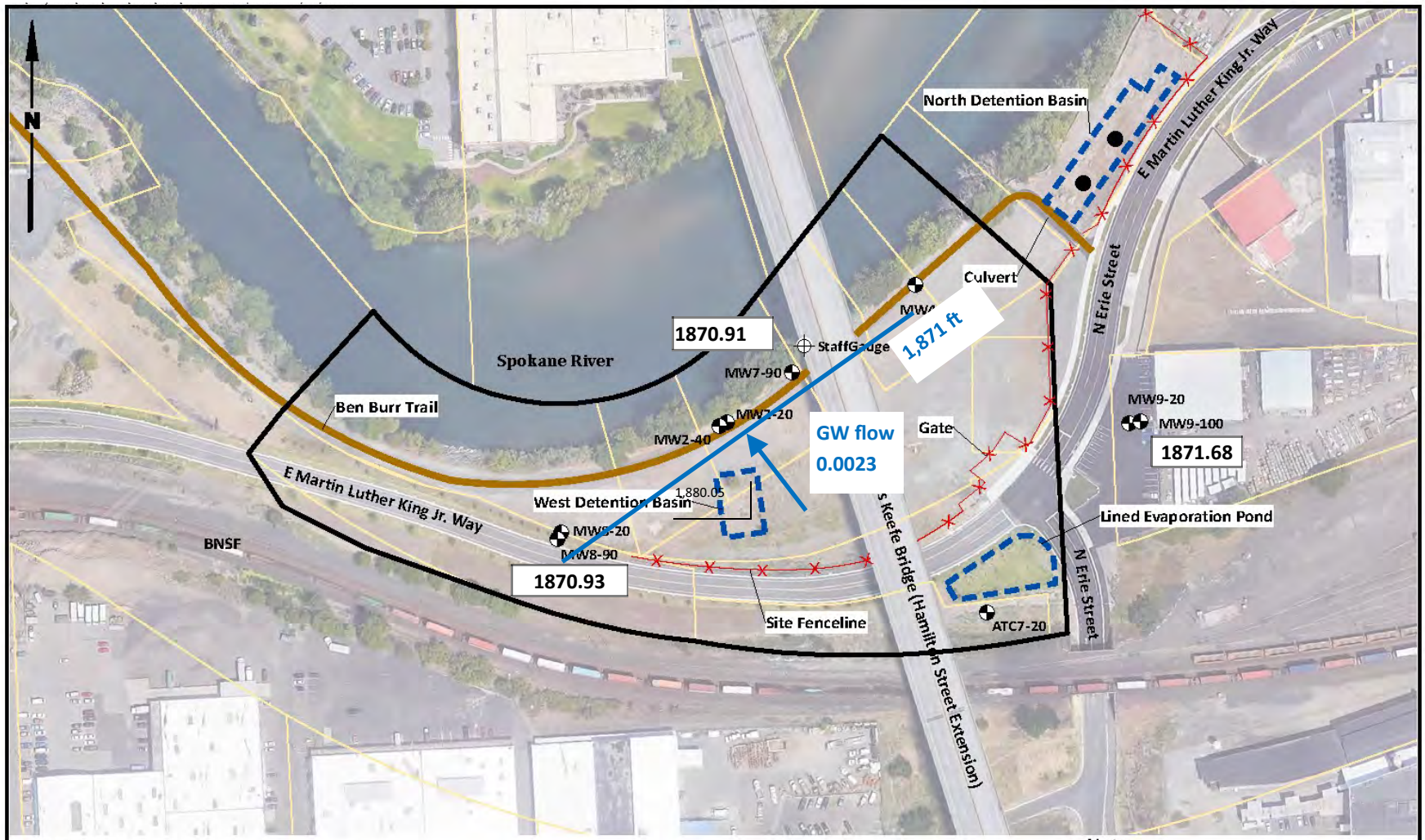
Hamilton Street Bridge Site
Spokane, Washington

Horizontal component deep GW flow, fall 2020



Legend

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0 200 400

Scale in Feet

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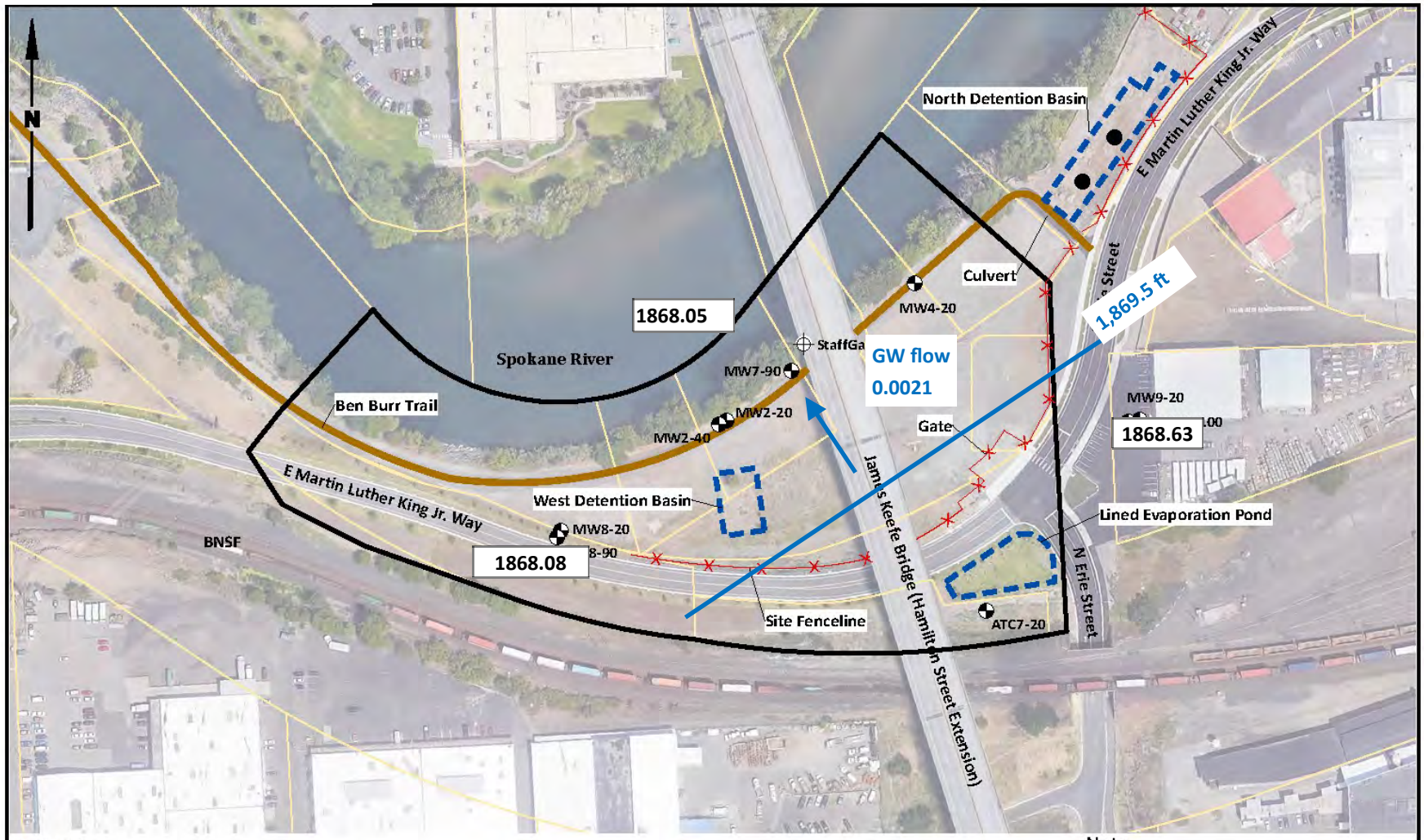
Hamilton Street Bridge Site
Spokane, Washington

Horizontal component deep GW flow. spring 2021



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Hamilton Street Bridge Site
Spokane, Washington

Horizontal component deep GW flow, fall 2021