



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

PO Box 47600 • Olympia, Washington 98504-7600 • 360-407-6300

July 8, 2024

Rebecca Ralston
River's Edge WA, LLLP
909 5th Ave, Suite 2401
Seattle, WA 98164
rebecca.ralston@outlook.com

Re: Transmittal of Signed Environmental Covenant

Site name: Monroe Auto Salvage
Site address: 426 E Fremont St, Monroe, Snohomish County, WA 98272
Facility/Site ID: 2753
Cleanup Site ID: 4539
VCP Project No.: NW3251

Dear Rebecca Ralston:

The Washington State Department of Ecology (Ecology) has signed an environmental covenant (EC) on June 26, 2024, affecting Snohomish County tax parcel number 27070600300500. This letter transmits the hard copy of the signed EC, Exhibits, and supporting plan (EC package in **Enclosure A**).

Next, record the EC package in **Enclosure A** with Snohomish County. **Do not include this letter as part of the recorded document.** Please keep a high-quality copy of the recorded EC for your records, and submit the original (wet signature) recorded hard copy of the EC to Ecology at:

Treasure Mitchell
VCP Coordinator
HQ Cleanup Section
Department of Ecology
Toxics Cleanup Program
PO Box 47600
Olympia, WA 98504-7600

Contact Information

If you have any questions about this transmittal, please contact Chris Maurer at 360-407-7223 or christopher.maurer@ecy.wa.gov.

Sincerely,



Treasure A. Mitchell
VCP Coordinator
HQ Cleanup Section
Toxics Cleanup Program

Enclosure: Environmental Covenant to Record

By certified mail: 9489 0090 0027 6380 9796 59

cc by email: Peter Kingston, Farallon Consulting, pkingston@farallonconsulting.com
Chris Maurer, christopher.maurer@ecy.wa.gov
Erik G. Snyder, Ecology, erik.snyder@ecy.wa.gov
Ecology Site File

Enclosure A

Environmental Covenant Package to Record

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completed during the redevelopment of the Property. Additional excavation was completed to remove impacted soils to the maximum extent possible. An additional 3,608 tons of contaminated soil were removed from the Property and disposed of offsite. This Covenant is required because residual contamination remains on the Property after completion of remedial actions. Specifically, the following principal contaminants remain on the Property:

Medium	Principal Contaminants Present
Soil	Cadmium and Lead; Diesel-Range Total Petroleum Hydrocarbons (TPH-D); and Oil-Range Total Petroleum Hydrocarbons (TPH-O);
Groundwater	Oil-Range Total Petroleum Hydrocarbons (TPH-O)
Surface Water/Sediment	None

- d. It is the purpose of this Covenant to restrict certain activities and uses of the Property to protect human health and the environment and the integrity of remedial actions conducted at the site. Records describing the extent of residual contamination and remedial actions conducted are available through Ecology. Institutional controls for the Property include: (i) containment of residual soil impacts beneath the building foundations and hardscaping; (ii) inspection and maintenance of the building foundation and hardscaping caps; and (iii) groundwater monitoring of the natural attenuation of impacts to protect human health and the environment.

The Covenant includes the following Exhibits:

- Exhibit A – Legal Description
 - Exhibit B – Property Map
 - Exhibit C – Area of Property Subject to Specific Prohibitions and Restrictions.
- e. This Covenant grants Ecology certain rights under UECA and as specified in this Covenant. As a Holder of this Covenant under UECA, Ecology has an interest in real property; however, this is not an ownership interest which equates to liability under MTCA or the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), 42 U.S.C. § 9601 *et seq.* The rights of Ecology as an “agency” under UECA, other than its right as a holder, are not an interest in real property.

COVENANT

River’s Edge WA LLLP, as Grantor and fee simple owner of the Property hereby grants to the Washington State Department of Ecology, and its successors and assignees, the following covenants. Furthermore, it is the intent of the Grantor that such covenants shall supersede any prior interests the GRANTOR has in the property and run with the land and be binding on all current and future owners of any portion of, or interest in, the Property.

Section 1. General Restrictions and Requirements.

The following general restrictions and requirements shall apply to the Property:

- a. Interference with Remedial Action.** The Grantor shall not engage in any activity on the Property that may impact or interfere with the remedial action and any operation, maintenance, inspection or monitoring of that remedial action without prior written approval from Ecology.
- b. Protection of Human Health and the Environment.** The Grantor shall not engage in any activity on the Property that may threaten continued protection of human health or the environment without prior written approval from Ecology. This includes, but is not limited to, any activity that results in the release of residual contamination that was contained as a part of the remedial action or that exacerbates or creates a new exposure to residual contamination remaining on the Property.
- c. Continued Compliance Required.** Grantor shall not convey any interest in any portion of the Property without providing for the continued adequate and complete operation, maintenance, and monitoring of remedial actions and continued compliance with this Covenant.
- d. Leases.** Grantor shall restrict any lease for any portion of the Property to uses and activities consistent with this Covenant and notify all lessees of the restrictions on the use of the Property.
- e. Preservation of Reference Monuments.** Grantor shall make a good faith effort to preserve any reference monuments and boundary markers used to define the areal extent of coverage of this Covenant. Should a monument or marker be damaged or destroyed, Grantor shall have it replaced by a licensed professional surveyor within 30 days of discovery of the damage or destruction.

Section 2. Specific Prohibitions and Requirements.

In addition to the general restrictions in Section 1 of this Covenant, the following additional specific restrictions and requirements shall apply to the Property.

- a. Containment of soil materials.** The remedial action for the Property is based on containing contaminated soil under caps consisting of newly constructed buildings with concrete foundations and hardscaping and located as illustrated in **Exhibit C**. The primary purpose of these caps is to prevent direct contact with remaining impacted soils beneath building and hardscaping caps. As such, the following restrictions shall apply within the area illustrated in **Exhibit C**.

Any activity on the Property that will compromise the integrity of the cap including: drilling; digging; piercing the cap with sampling device, post, stake or similar device; grading; excavation; installation of underground utilities; removal of the cap; or, application of loads in

excess of the cap load bearing capacity, is prohibited without prior written approval by Ecology. The Grantor shall report to Ecology within forty-eight (48) hours of the discovery of any damage to the cap. Unless an alternative plan has been approved by Ecology in writing, the Grantor shall promptly repair the damage and submit a report documenting this work to Ecology within thirty (30) days of completing the repairs.

The Grantor shall not alter or remove the existing structure on the Property in any manner that would expose potential contaminated soil, result in a release to the environment of contaminants, or create a new exposure pathway, without prior written approval of Ecology. Should the Grantor propose to remove all or a portion of the existing structure illustrated in **Exhibit C** so that access to the underlying potential contamination is feasible, Ecology may require treatment or removal of the underlying contaminated soil, if present.

- b. Groundwater Use.** The groundwater beneath the Property remains contaminated and shall not be extracted for any purpose other than temporary construction dewatering, investigation, monitoring, or remediation. Drilling of a well for any water supply purpose is strictly prohibited. Groundwater extracted from the Property for any purpose shall be considered potentially contaminated and any discharge of this water shall be done in accordance with state and federal law.
- c. Monitoring.** Groundwater monitoring wells are located on the Property to monitor the performance of the remedial action, as indicated on **Exhibit C**. The Grantor shall maintain clear access to these devices and protect them from damage. The Grantor shall report to Ecology within forty-eight (48) hours of the discovery of any damage to any monitoring device. Unless Ecology approves of an alternative plan in writing, the Grantor shall promptly repair the damage and submit a report documenting this work to Ecology within thirty (30) days of completing repairs.

Section 3. Access.

- a.** The Grantor shall maintain clear access to all remedial action components necessary to construct, operate, inspect, monitor, and maintain the remedial action.
- b.** The Grantor freely and voluntarily grants Ecology and its authorized representatives, upon reasonable notice, the right to enter the Property at reasonable times to evaluate the effectiveness of this Covenant and associated remedial actions, and enforce compliance with this Covenant and those actions, including the right to take samples, inspect any remedial actions conducted on the Property, and to inspect related records.
- c.** No right of access or use by a third party to any portion of the Property is conveyed by this instrument.

Section 4. Notice Requirements.

a. Conveyance of Any Interest. The Grantor, when conveying any interest in any part of the Property, including but not limited to title, easement, leases, and security or other interests, must:

- i. Provide written notice to Ecology of the intended conveyance at least thirty (30) days in advance of the conveyance.
- ii. Include in the conveying document a notice in substantially the following form, as well as a complete copy of this Covenant:

NOTICE: THIS PROPERTY IS SUBJECT TO AN ENVIRONMENTAL COVENANT GRANTED TO THE WASHINGTON STATE DEPARTMENT OF ECOLOGY ON [DATE] AND RECORDED WITH THE KING COUNTY AUDITOR UNDER RECORDING NUMBER [RECORDING NUMBER]. USES AND ACTIVITIES ON THIS PROPERTY MUST COMPLY WITH THAT COVENANT, A COMPLETE COPY OF WHICH IS ATTACHED TO THIS DOCUMENT.

- iii. Unless otherwise agreed to in writing by Ecology, provide Ecology with a complete copy of the executed document within thirty (30) days of the date of execution of such document.
- b. Reporting Violations.** Should the Grantor become aware of any violation of this Covenant, Grantor shall promptly report such violation in writing to Ecology.
- c. Emergencies.** For any emergency or significant change in site conditions due to Acts of Nature (for example, flood or fire) resulting in a violation of this Covenant, the Grantor is authorized to respond to such an event in accordance with state and federal law. The Grantor must notify Ecology in writing of the event and response actions planned or taken as soon as practical but no later than within 24 hours of the discovery of the event.
- d. Notification procedure.** Any required written notice, approval, reporting or other communication shall be personally delivered or sent by first class mail to the following persons. Any change in this contact information shall be submitted in writing to all parties to this Covenant. Upon mutual agreement of the parties to this Covenant, an alternative to personal delivery or first class mail, such as e-mail or other electronic means, may be used for these communications.

River's Edge WA LLLP
Attn: Rebecca Ralston
909 5th Avenue, Suite 2401
Seattle, Washington 98164

Environmental Covenants Coordinator
Washington State Department of Ecology
Toxics Cleanup Program
P.O. Box 47600
Olympia, WA 98504 – 7600
(360) 407-6000
ToxicsCleanupProgramHQ@ecy.wa.gov

Section 5. Modification or Termination.

- a. Grantor must provide written notice and obtain approval from Ecology at least sixty (60) days in advance of any proposed activity or use of the Property in a manner that is inconsistent with this Covenant. For any proposal that is inconsistent with this Covenant and permanently modifies an activity or use restriction at the site:
 - i. Ecology must issue a public notice and provide an opportunity for the public to comment on the proposal; and
 - ii. If Ecology approves of the proposal, the Covenant must be amended to reflect the change before the activity or use can proceed.
- b. If the conditions at the site requiring a Covenant have changed or no longer exist, then the Grantor may submit a request to Ecology that this Covenant be amended or terminated. Any amendment or termination of this Covenant must follow the procedures in MTCA and UECA and any rules promulgated under these chapters.

Section 6. Enforcement and Construction.

- a. This Covenant is being freely and voluntarily granted by the Grantor.
- b. Within ten (10) days of execution of this Covenant, Grantor shall provide Ecology with an original signed Covenant and proof of recording and a copy of the Covenant and proof of recording to others required by RCW 64.70.070.
- c. Ecology shall be entitled to enforce the terms of this Covenant by resort to specific performance or legal process. All remedies available in this Covenant shall be in addition to any and all remedies at law or in equity, including MTCA and UECA. Enforcement of the terms of this Covenant shall be at the discretion of Ecology, and any forbearance, delay or omission to exercise its rights under this Covenant in the event of a breach of any term of this Covenant is not a waiver by Ecology of that term or of any subsequent breach of that term, or any other term in this Covenant, or of any rights of Ecology under this Covenant.

- d.** The Grantor shall be responsible for all costs associated with implementation of this Covenant. Furthermore, the Grantor, upon request by Ecology, shall be obligated to pay for Ecology's costs to process a request for any modification or termination of this Covenant and any approval required by this Covenant.
- e.** This Covenant shall be liberally construed to meet the intent of MTCA and UECA.
- f.** The provisions of this Covenant shall be severable. If any provision in this Covenant or its application to any person or circumstance is held invalid, the remainder of this Covenant or its application to any person or circumstance is not affected and shall continue in full force and effect as though such void provision had not been contained herein.
- g.** A heading used at the beginning of any section or paragraph or exhibit of this Covenant may be used to aid in the interpretation of that section or paragraph or exhibit but does not override the specific requirements in that section or paragraph.

The undersigned Grantor warrants it holds the title to the Property and has authority to execute this Covenant.

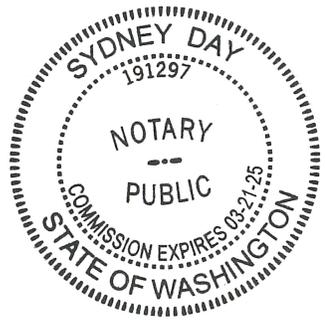
EXECUTED this 24 day of JUNE, 2023. ~~2024~~

By: [Signature] REBECCA RALSTON

Title: MANAGER

STATE OF Washington
COUNTY OF King

On this 24 day of June, 202~~3~~⁴, I certify that Rebecca Ralston personally appeared before me, acknowledged that she signed this instrument, on oath stated that she was authorized to execute this instrument, and acknowledged it as the Manager of RIVER'S EDGE WA LLLP, a Washington limited liability limited partnership, to be the free and voluntary act and deed of such party for the uses and purposes mentioned in the instrument.



[Signature]
Notary Public in and for the State of Washington
Residing at Seattle, WA
My appointment expires 3-21-25

The Department of Ecology, hereby accepts the status as GRANTEE and HOLDER of the above Environmental Covenant.

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY



By: Erik Snyder

Title: Toxics Cleanup Program,
Headquarters Section Manager

Dated: 6/26/24

Exhibit A**LEGAL DESCRIPTION**

Section 06 Township 27 Range 07 Quarter SW - ALL TH PTN GOVT LOTS 6 & 8 SEC 6 TWP 27N RGE 7E DAF BEG AT COM PT WITH NW COR LOT 11 HARRIMAN'S 2ND ADD TO TOWN OF MON THE NE COR OF PAR A BLA BA-200001REC AFN 200005245002 & S R/W MGN FREMONT ST TH FOLW 3 COURSES & DIST ALG SD S MGN OF FREMONT ST TH S89*03 29E 206.79FT TH N00*29 26E 4FT TH S89*03 29E 30.27FT TO E R/W MGN ANN ST TH N00*29 28E ALG SDE MGN 170.01FT TAP 110FT N OF N R/W MGN FREMONT ST EXT TH S89*03 29E ALG A LN 110FT NLY FR & PLT N MGN FREMONT ST EXT PER CITY OF MON SP #87-01 REC AFN 8802250257 AS CORR AFN 8803080132 TAP 160FT EOF E MGN ANN ST TH N00*29 28E ALG A LN PLT SD E MGN ANN ST 216.89FT TO SLY R/W MGN SIMONS RD SD LN BEING PLT N LN GOVT LOT 6 OF SD SEC & 50FT S OF SD N LN PER CITY OF MON SP #87-01 TH N87*59 15E ALGSD SLY MGN & SD PLL PROL 349.34FT TAP 570FT E OF SE COR LOT 9 BLK 1 HARRIMAN'S FIRST ADD TH S00*29 28W 100.10FT TH N87*59 15E 296.37FT TO C/L OF WOODS CRK TH SWLY ALG SD C/L TAP WH IS S00*29 28W OFPOB TH N00*29 28E TO POB EXC TH PTN CONVD TO CITY OF MON BY DEED REC AFN 9006130180 PER CITY OF MON LOT LN CONSOLIDATION REC AFN 201904235002 (EXEMPT PER ST OF WA REG #13844-001)

Exhibit B

PROPERTY MAP

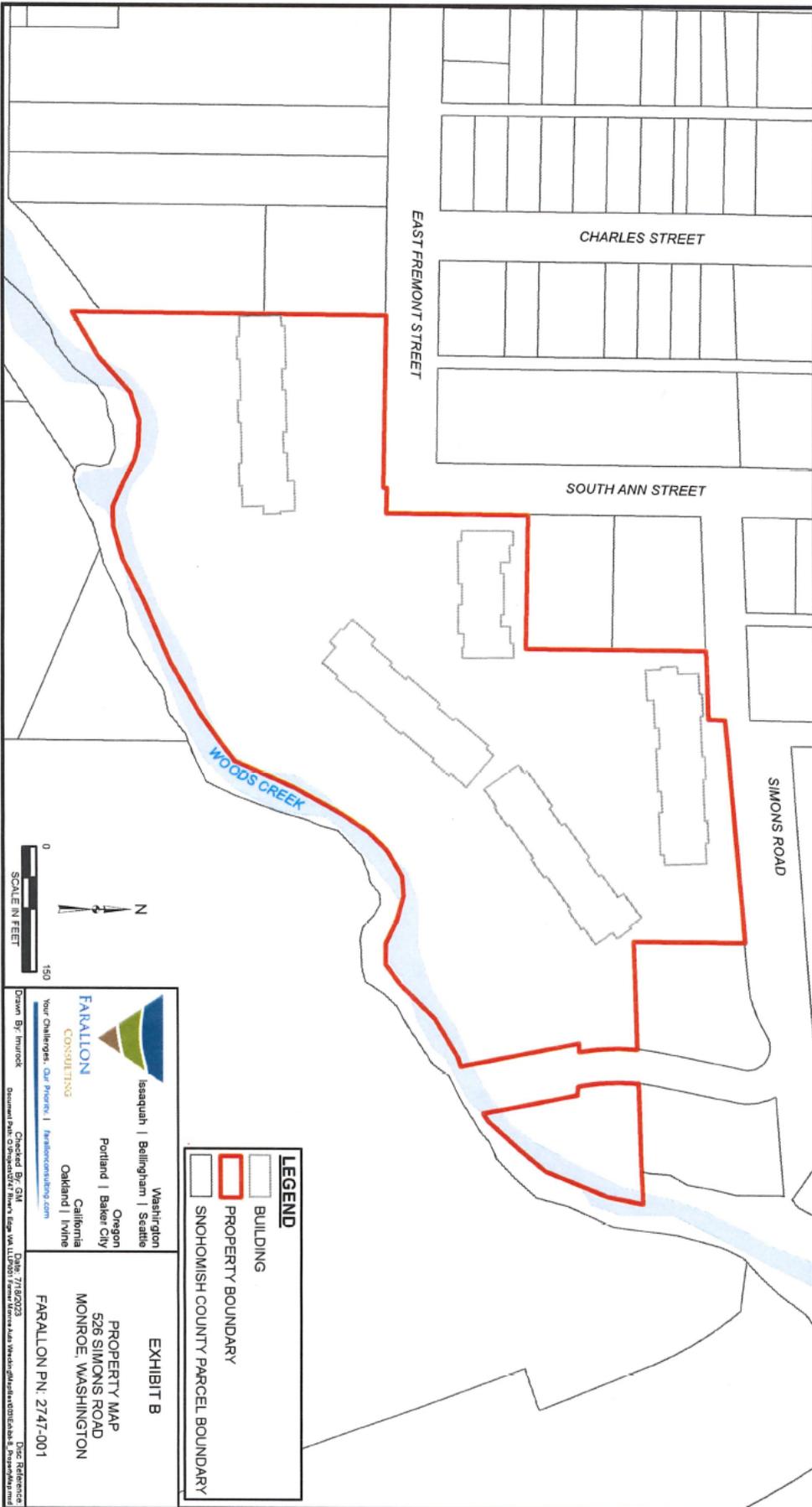
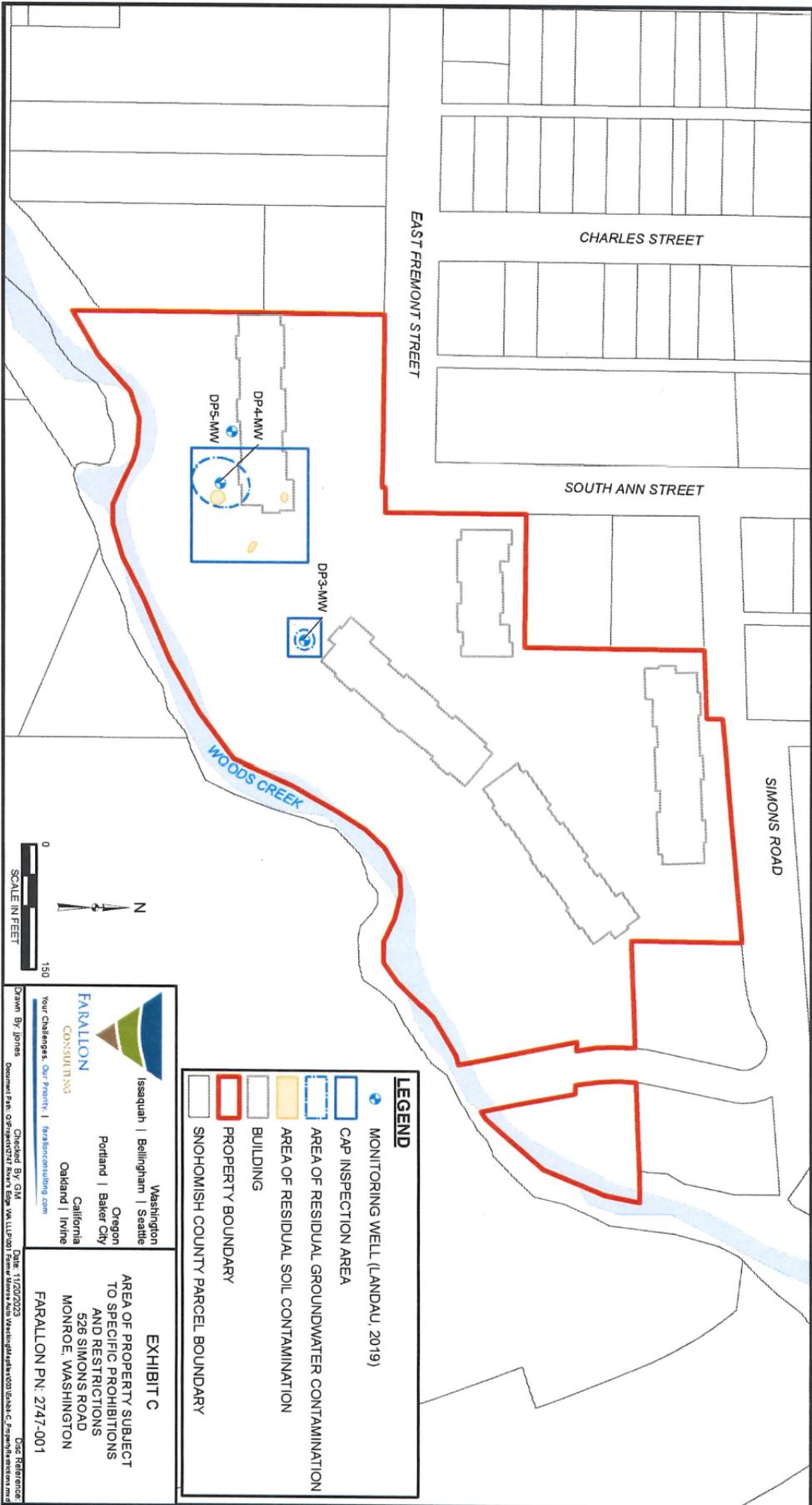


Exhibit C

MAP ILLUSTRATING LOCATION OF RESTRICTIONS



LEGEND

- MONITORING WELL (LANDAU, 2019)
- CAP INSPECTION AREA
- AREA OF RESIDUAL GROUNDWATER CONTAMINATION
- AREA OF RESIDUAL SOIL CONTAMINATION
- BUILDING
- PROPERTY BOUNDARY
- SNOHOMISH COUNTY PARCEL BOUNDARY

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Washington: Issaquah | Bellingham | Seattle
 Oregon: Portland | Baker City
 California: Oakland | Irvine

EXHIBIT C
 AREA OF PROPERTY SUBJECT TO SPECIFIC PROHIBITIONS AND RESTRICTIONS
 626 SIMONS ROAD
 MONROE, WASHINGTON
 FARALLON PN: 2747-001

Drawn By: Jpms
 Checked By: GM
 Date: 11/02/23
 Document Path: G:\projects\23\23-001\23-001.dwg
 Date: 11/02/23
 Project: 23-001
 Project Path: G:\projects\23\23-001\23-001.dwg
 Project Name: 23-001.dwg
 Project Path: G:\projects\23\23-001\23-001.dwg
 Project Name: 23-001.dwg