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DEPARTMENT OF ECOLOGY - CENTRAL REGIONAL OFFICE

Restrictive Environmental Covenant

After Recording Return to:
Mark Dunbar
Department of Ecology
Central Regional Office
15 W Yakima Avenue, Ste 200
Yakima, WA 98902

Environmental Covenant

Grantor: Eastmont School District No. 206
Grantee: State of Washington, Department of Ecology
Legal: LOT 36; EAST WEN 2-22-20 ROBERT E LEE SCHOOL
Tax Parcel Nos.: 03500003600
Cross Reference: To be determined

Grantor, Eastmont School District No. 206, hereby binds Grantor, its successors and assigns to the land use restrictions identified herein and grants such other rights under this environmental covenant (hereafter "Covenant") made this day of February 16, 2010 in favor of the State of Washington Department of Ecology (Ecology). Ecology shall have full right of enforcement of the rights conveyed under this Covenant pursuant to the Model Toxics Control Act, RCW 70.105D.030(1)(g), and the Uniform Environmental Covenants Act, 2007 Wash. Laws ch. 104, sec. 12.

This Declaration of Covenant is made pursuant to RCW 70.105D.030(1)(f) and (g) and WAC 173-340-440 by Eastmont School District No. 206, its successors and assigns, and the State of Washington Department of Ecology, its successors and assigns (hereafter "Ecology").

A remedial action (hereafter "Remedial Action") occurred at the property that is the subject of this Covenant. The Remedial Action conducted at the property is described in the following document[s]:

Robert E. Lee Elementary Interim Action Report, November 20, 2009.

These documents are on file at Ecology's Central Regional Office located in Yakima, Washington.

This Covenant is required because the Remedial Action resulted in residual concentrations of lead and arsenic which exceed the Model Toxics Control Act Method A Soil Cleanup Level(s) for unrestricted land use in established under WAC 173-340-740.

The undersigned, Eastmont School District No. 206, is the fee owner of real property (hereafter "Property") in the County of Douglas, State of Washington, that is subject to this Covenant. The Property is legally described as follows: LOT 36; EAST WEN 2-22-20 ROBERT E LEE SCHOOL.

Eastmont School District No. 206 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. Any activity on the Property that may result in the release or exposure to the environment of the contaminated soil that was contained as part of the Remedial Action, or create a new exposure pathway, is prohibited. Some examples of activities that are prohibited in the capped areas include: significant drilling, digging, placement of any objects or use of any equipment which deforms or stresses the surface beyond its load bearing capability, bulldozing or earthwork. This restriction does not include minor maintenance activities including: repairing or replacing sprinkler heads, re-seeding or re-sodding portions of the fields, or minor repairs to the sprinkler system plumbing.

Section 2. Any activity on the Property that may interfere with the integrity of the Remedial Action and continued protection of human health and the environment is prohibited.

Section 3. Any activity on the Property that may result in the release or exposure to the environment of a hazardous substance that remains on the Property as part of the Remedial Action, or create a new exposure pathway, is prohibited without prior written approval from Ecology.

Section 4. 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 without

adequate and complete provision for continued monitoring, operation, and maintenance of the Remedial Action.

Section 5. The Owner must restrict leases to uses and activities consistent with the Covenant and notify all lessees of the restrictions on the use of the Property.

Section 6. The Owner must notify and obtain approval from Ecology prior to any use of the Property that is inconsistent with the terms of this Covenant. Ecology may approve any inconsistent use only after public notice and comment.

Section 7. The Owner shall allow authorized representatives of Ecology the right to enter the Property at reasonable times for the purpose of evaluating the Remedial Action; to take samples, to inspect remedial actions conducted at the property, to determine compliance with this Covenant, and to inspect records that are related to the Remedial Action.

Section 8. The Owner of the Property reserves the right under WAC 173-340-440 to record an instrument that provides that this 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 Ecology, after public notice and opportunity for comment, concurs.

Eastmont School District No. 206



Dr. Gary Christensen
Superintendent

Dated: 1/29/2010

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY



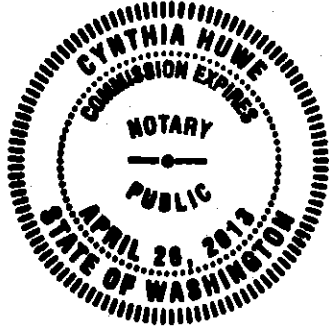
Valerie Bound
Section Manager, Toxics Cleanup Program

Dated: 2-16-10

[REPRESENTATIVE ACKNOWLEDGEMENT]

STATE OF Washington
COUNTY OF Yakima

On this 16 day of February, 2010, I certify that Valerie Bound
personally appeared before me, acknowledged that he/she signed this instrument, on oath
stated that he/she was authorized to execute this instrument, and acknowledged it as the
Signatory [type of authority] of Ecology [name of
party being represented] to be the free and voluntary act and deed of such party for the uses
and purposes mentioned in the instrument.



Cynthia Huwe
Notary Public in and for the State of
Washington, residing at Yakima
My appointment expires 4/26/13

Exhibit A
Legal Description

Tax Parcel No.: 03500003600

LOT 36; EAST WEN 2-22-20 ROBERT E LEE SCHOOL

Lee Elementary Remediation Area



0 65 130 260 Feet

