

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

In the Matter of Remedial Action by:)	
)	
Union Oil Company of California)	AGREED ORDER
dba Unocal)	
)	No. DE 92TC-N328
)	

TO: Mr. Richard K. Jemison
 President
 Unocal Real Estate Division
 Unocal Corporation
 1201 W. Fifth Street
 Los Angeles, CA 90051

I.

Jurisdiction

This Agreed Order ("Order") is issued pursuant to the authority of RCW 70.105D.050(1) and WAC 173-340-530. Exhibits are integral and enforceable parts of this Order and are incorporated by reference.

II.

Findings of Fact

The Washington Department of Ecology (Ecology) makes the following Findings of Fact, without admission of liability as to such facts by Unocal.

1. Unocal owns and operates the Edmonds Bulk Fuel Terminal site. The bulk fuel terminal was used for storage and transfer of petroleum hydrocarbon products from early 1920 through June 1992. An asphalt plant and associated operations were operated at the bulk fuel terminal between 1950 and 1974.

2. Releases of petroleum product and petroleum related compounds have occurred at the Edmonds Bulk Fuel Terminal. These releases have been documented in reports dated from December 4, 1986 to September 5, 1991, prepared by GeoEngineers, Inc. for Unocal.

3. Petroleum or petroleum products are hazardous substances as defined in RCW 70.105D.020(5)(d).

4. The release of petroleum products is a threat or potential threat to human health and the environment.

III.

Ecology Determinations

1. Unocal is an "owner and operator" as defined in RCW 70.105D.020(6) of a "facility" as defined in RCW 70.105D.020(3).

2. The facility is known as the Edmonds Bulk Fuel Terminal and is located at 11720 Unoco Road, Edmonds, Washington. A facility map is provided in Exhibit A.

3. The petroleum products or petroleum related compounds found at the facility as described above are "hazardous substances" as defined at RCW 70.105D.020(5).

4. Based on the presence of these hazardous substances at the facility and all factors known to Ecology, there is a release or threatened release of hazardous substances from the facility, as defined at RCW 70.105D.020(10).

5. By a letter dated June 18, 1992, Unocal voluntarily waived its rights to notice and comment and accepted the status determination of Ecology that Unocal is a "potentially liable person" under RCW 70.105D.040.

6. Pursuant to RCW 70.105D.030(1) and 70.105D.050, Ecology may require potentially liable persons to investigate or conduct other remedial actions with respect to the release or threatened release of hazardous substances, whenever it believes such action to be in the public interest.

7. Based on the foregoing facts, Ecology believes the remedial action required by this Order is in the public interest.

IV.

Work to be Performed

Based on the foregoing Facts and Determinations, it is hereby ordered that Unocal take the following remedial actions and that these actions be conducted in accordance with Chapter 173-340 WAC unless otherwise specifically provided for herein.

1. Scope of Work

- a. Conduct a background review of the historic Unocal operations at and adjacent to the facility including but not limited to the following areas: tank farm, process area, Lake McGuire, and former asphalt plant operation at the fuel terminal; Harbor Square; offshore areas; tidelands including but not limited to the facility pier/dock and city park; and the wetland area(s) located north/northeast of Lake McGuire. The review shall include but not be limited to the following elements:
- 1) site hydrogeologic setting;
 - 2) historic site boundaries;
 - 3) historic owners and operators;
 - 4) historic site features;
 - 5) hazardous substances historically handled or used at the facility;
 - 6) historic operations and processes including but not limited to product and waste handling practices;
 - 7) known and potential sources of historic contamination;
 - 8) spill history;

- 9) historic hydrogeologic and contamination assessments and investigations results along with discussion(s) of data quality evaluations. Data quality evaluations shall describe whether the existing data can be used quantitatively, qualitatively, or should be eliminated for future use;
 - 10) environmental cleanups conducted; and
 - 11) conceptual site model(s).
- b. Conduct a State Remedial Investigation and Feasibility Study (RI/FS) for the existing Edmonds Bulk Fuel Terminal in accordance with the scope and contents specified in WAC 173-340-350. The RI/FS may be conducted in two separate phases; the RI shall precede the FS.
- The Edmonds Bulk Fuel Terminal includes but is not limited to the tank farm, process area, former asphalt plant operation, and Lake McGuire as described in Exhibit A. The site boundaries for the RI/FS may be expanded in accordance with Section VI of this Order if contamination, as a result of operations at the bulk fuel terminal, extends beyond the existing bulk fuel terminal boundaries.
- c. Describe and evaluate the effectiveness of the existing free petroleum product recovery system installed at the site to recover petroleum from the groundwater table.

2. Deliverables

- a. **Background History Report** - Submit a background history report of the historic operations, areas, and elements reviewed in IV.1.a., above. The background history report shall require review by Ecology to determine its adequacy.

b. **State Remedial Investigation and Feasibility Study (RI/FS) Work Plan** - The RI/FS work plan shall include a sampling and analysis plan and a health and safety plan as specified in Chapter 173-340 WAC. The work plan shall contain a draft outline for the final RI/FS report. An assessment of monitoring devices such as monitor wells constructed or used during previous investigations shall also be included in the work plan if these devices are to be used during implementation of the work plan.

The RI and FS may be conducted in two separate phases, with separate work plans for the RI and FS. If the RI and FS are conducted separately, a draft report outline for each phase shall be contained in the work plans.

All work plans shall contain a schedule and specify deliverable items. Deliverable items shall include monthly progress reports and reports describing the results of investigations and studies conducted under the work plan.

All work plans shall require approval by Ecology.

c. **Monthly Progress Reports** - Written monthly progress reports shall be submitted to Ecology which describe the actions taken by Unocal during the previous month to implement the requirements of this Order. All progress reports shall be delivered by the fifteenth day of the month. The reports shall include but not be limited to the following items:

- 1) A list of activities that have taken place during the month;
- 2) Detailed description of any deviations from the Order or project plans;

3) Description of all deviations from the schedule and any planned deviations in the upcoming month, and plans for recovering lost time and maintaining compliance with the schedule;

d. **State Remedial Investigation and Feasibility Study (RI/FS) Report**

- A RI/FS report shall be prepared at the completion of the work plan(s) tasks. The RI and FS reports may be submitted as two separate reports. The report(s) shall describe the results of investigations and studies conducted under the work plan(s). The RI and FS report(s) shall follow the draft report outline(s) contained in the work plan(s). Substantive revision of the draft report outline(s) shall require approval by Ecology. The RI/FS report(s) shall require approval by Ecology.

All validated field and laboratory data presented in the RI/FS report(s) shall be submitted on computer disk where applicable. Data submitted on computer disk shall be compatible with Ecology data import requirements for the computer program PARADOX. A hard copy of data submitted on computer disk shall also be submitted.

e. **Free Petroleum Product Recovery System Report** - A free petroleum product recovery system report shall be submitted to Ecology for review. The report shall include but not be limited to information about the recovery system design, operation, and maintenance; rationale for the system design and operation; anticipated petroleum recovery volumes; and a discussion of any anticipated modifications which will be necessary to effectively operate and maintain the recovery system.

3. Schedule

Ecology has designated the Edmonds Bulk Fuel Terminal as a high priority site for a State RI/FS. Deadlines for a high priority site for a State RI/FS are outlined in WAC 173-340-140. For all sites designated as a high priority, the RI/FS shall be completed under WAC 173-340-350 within eighteen (18) months of signing the Order. Ecology shall extend the deadline for completion of the RI/FS up to twelve (12) months if the circumstances at the site merit a longer timeframe. The parties acknowledge that conditions at the site are complex and will require investigation and study beyond 18 months provide in WAC 173-340-140. In addition, revisions to the scope of work and schedule may be granted by Ecology pursuant to Section V paragraph 13, of this Order.

SCHEDULE

DELIVERABLE	DUE DATE
BACKGROUND HISTORY REPORT DRAFT FINAL	30 DAYS AFTER THE EFFECTIVE DATE OF THE ORDER 30 DAYS AFTER ECOLOGY PROVIDES COMMENTS ON THE DRAFT REPORT
RI WORK PLAN DRAFT FINAL	60 DAYS AFTER ECOLOGY PROVIDES COMMENTS ON THE DRAFT BACKGROUND REPORT 30 DAYS AFTER ECOLOGY PROVIDES COMMENTS ON THE DRAFT WORK PLAN
FS WORK PLAN DRAFT FINAL	120 DAYS AFTER SUBMITTAL OF FINAL RI WORK PLAN 30 DAYS AFTER ECOLOGY PROVIDES COMMENTS ON THE DRAFT WORK PLAN
MONTHLY PROGRESS REPORTS	FIFTEENTH DAY OF THE MONTH

DELIVERABLE	DUE DATE
RI/FS REPORT DRAFT RI FS FINAL RI FS	24 MONTHS AFTER THE EFFECTIVE DATE OF THE ORDER 27 MONTHS AFTER THE EFFECTIVE DATE OF THE ORDER 27 MONTHS AFTER THE EFFECTIVE DATE OF THE ORDER 30 MONTHS AFTER THE EFFECTIVE DATE OF THE ORDER
FREE PETROLEUM PRODUCT RECOVERY SYSTEM REPORT	90 DAYS AFTER THE EFFECTIVE DATE OF THE ORDER

Terms and Conditions of Order

1. Definitions

Unless otherwise specified, the definitions set forth in Chapter 70.105D RCW and Chapter 173-340 WAC shall control the meanings of the terms used in this Order.

2. Public Notices

WAC 173-340-600(10)(c) requires a 30 day public comment period before this Agreed Order on a state remedial investigation and feasibility study (RI/FS) becomes effective. Ecology shall be responsible for providing such public notice and reserves the right to modify or withdraw any provisions of this Order should public comment disclose facts or considerations which indicate to Ecology that the Order is inadequate or improper in any respect. Should Ecology modify this Order as a result of public comment, Unocal may withdraw from this Order without cost or penalty. In that event, the parties shall have their respective rights and responsibilities as provided by law.

3. Remedial Action Costs

Unocal shall pay to Ecology costs reasonably attributable to the site incurred by Ecology pursuant to this Order. These costs shall include work performed by Ecology or its contractors at the Site under Chapter 70.105D RCW both prior to and subsequent to the issuance of this Order for site hazard assessments, investigations, remedial actions, and Order preparation, oversight and administration. Ecology costs shall include costs of direct activities; e.g., employee salary, laboratory costs, travel costs, contractor fees, and employee benefit packages; and indirect costs of direct activities.

Unocal shall pay the required amount within 90 days of receiving from Ecology an itemized statement of costs that includes a summary of costs incurred, an identification of involved staff, the amount of time spent by involved staff members on the project, and a general description of work performed. Itemized statements shall be prepared quarterly. Failure to pay Ecology's costs within 90 days of receipt of an itemized statement of costs will result in interest charges of 12% per annum. If Unocal, in writing, raises questions regarding a bill within 21 days of receipt, Ecology will make reasonable efforts to respond and resolve the questions by the 80th day of the billing cycle.

4. Designated Project Coordinators.

The project coordinator for Ecology is:

Name: Barbara J. Trejo
Address: 3190 - 160th Avenue S.E.
Bellevue, Washington 98008-5452
Telephone: (206) 649-7206
FAX: (206) 649-7098

The local project coordinator for Unocal is:

Name: Joe E. Comstock
Address: 100 W. Harrison, Suite 225
Seattle, WA 98119

Telephone: (206) 443-7520
FAX: (206) 443-7561

The project coordinator(s) shall be responsible for overseeing the implementation of this Order.



To the maximum extent possible, communications between Ecology and Unocal, and all documents, including reports, approvals, and other correspondence concerning the activities performed pursuant to the terms and conditions of this Order, shall be directed through the project coordinator(s). Should Ecology or Unocal change project coordinator(s), written notification shall be provided to Ecology or Unocal within five (5) calendar days of the change.

5. Performance

All work performed pursuant to this Order shall be under the direction and supervision, as necessary, of a professional engineer or hydrogeologist, or similar expert, with appropriate training, experience and expertise in hazardous substance site investigation and cleanup. Unocal shall notify Ecology as to the identity of such engineer(s) or hydrogeologist(s), and of any contractors and subcontractors to be used in carrying out the terms of this Order, in advance of their involvement at the Site. Unocal shall provide a copy of this Order to all agents, contractors and subcontractors retained to perform work required by this Order and shall ensure that all work undertaken by such agents, contractors and subcontractors will be in compliance with this Order.

Except where necessary to abate an emergency situation, Unocal shall not perform any remedial actions that address the subject of this Order at the Edmonds Bulk Fuel Terminal unless Ecology concurs, in writing, with such additional remedial actions.

WAC 173-340-400(7)(b)(i) requires that "construction" performed on the Site must be under the supervision of a professional engineer registered in Washington.

6. Access.

Ecology or any Ecology authorized representative shall have the authority to enter and freely move about the Site at all reasonable times for the purposes of, inter alia: inspecting records, operation logs, and contracts related to the work being performed pursuant to this Order; reviewing the progress in carrying out the terms of this Order; conducting such tests or collecting samples as Ecology or the project coordinator may deem necessary; using a camera, sound recording, or other documentary type equipment to record work done pursuant to this Order; and verifying the data submitted to Ecology by Unocal. Ecology representatives will make reasonable efforts to provide 24 hour notice to the project coordinator prior to visiting the site. Ecology representatives who inspect the site will have completed Ecology's 24-hour or 40-hour Health and Safety training requirements. In accordance with Unocal's Corporate Safety Policy, Ecology inspectors will be accompanied by a Unocal escort while inspecting the site. The escort will apprise Ecology representatives of safety concerns, but will not restrict legitimate access and inspection activities.

Ecology shall allow split or replicate samples to be taken by Unocal during an inspection unless doing so interferes with Ecology's sampling and shall provide Unocal with seven (7) days notice before any sampling activity, except in the case of an emergency. Ecology will collect samples in accordance with applicable procedures in approved Sampling and Analysis Plan if the procedures are applicable to the collection methods and analysis to be performed by Ecology. Unocal shall allow split or replicate samples to be taken by Ecology and shall provide seven (7) days notice before any sampling activity, except in the case of an emergency.

7. Public Participation

Unocal shall prepare and/or update a public participation plan for the site. Ecology shall oversee and approve public participation activities for the site. Ecology and Unocal will coordinate their public participation efforts.

8. Retention of Records

Unocal shall preserve in a readily retrievable fashion, during the pendency of this Order and for ten (10) years from the date of completion of the work performed pursuant to this Order, all records, reports, documents, and underlying data in its possession relevant to this Order. Should any portion of the work performed hereunder be undertaken through contractors or agents of Unocal, then Unocal agrees to include in their contract with such contractors or agents a record retention requirement meeting the terms of this paragraph.

9. Dispute Resolution

Unocal may request Ecology to resolve disputes which may arise during the implementation of this Order. Such request shall be in writing and directed to the project coordinator. The project coordinator will respond to Unocal's request for dispute resolution. If Unocal is not satisfied with the project coordinator's response, Unocal may submit its dispute to the program manager. The program manager or his/her delegee will issue Ecology's final decision on the disputed issues. Ecology resolution of the dispute shall be binding and final. Unocal shall not be relieved of any requirement of this Order during the pendency of the dispute and remains responsible for timely compliance with the terms of the Order unless otherwise provided by Ecology in writing.

10. Reservation of Rights/No Settlement

This Agreed Order is not a settlement under Chapter 70.105D RCW. Ecology's signature on this Order in no way constitutes a covenant not to sue or a compromise of any Ecology rights or authority. Ecology will not, however, bring an action against Unocal to recover remedial action costs paid by Unocal to Ecology in accordance with Section V.3, Remedial Action Costs. In addition, Ecology will not take additional enforcement actions against Unocal to require those remedial actions required by this Agreed Order, provided Unocal complies with this Agreed Order.

Ecology reserves the right, however, to require additional remedial actions outside the scope of this Order at the Edmonds Bulk Fuel Terminal should it deem such actions necessary.

Ecology also reserves all rights regarding the injury to, destruction of, or loss of natural resources resulting from the releases or threatened releases of hazardous substances from the Edmonds Bulk Fuel Terminal.

In the event Ecology determines that conditions at the Edmonds Bulk Fuel Terminal are creating or have the potential to create a danger to the health or welfare of the people on the Site or in the surrounding area or to the environment, Ecology may order Unocal to stop further implementation of this Order for such period of time as needed to abate the danger.

11. Transference of Property

No voluntary conveyance or relinquishment of title, easement, leasehold, or other interest in any portion of the Site shall be consummated by Unocal without provision for continued implementation of all requirements of this Order and implementation of any remedial actions found to be necessary as a result of this Order.

During the duration of this Order, prior to a voluntary, or within 14 days after an involuntary, transfer of any legal or equitable interest Unocal may have in the site or any portions thereof, Unocal shall serve a copy of this Order upon any prospective purchaser, lessee, transferee, assignee, or other successor in such interest. At least thirty (30) days prior to finalization of any transfer, Unocal shall notify Ecology of the contemplated transfer.

12. Compliance with Other Applicable Laws.

All actions carried out by Unocal pursuant to this Order shall be done in accordance with all applicable federal, state, and local requirements.

13. Revisions to the Scope of Work and Schedule

Revisions to the scope of work or to the schedule shall be granted only when a request for revision is submitted to the Ecology project coordinator within ten (10) business days after Unocal knew or should have known of the need for the revision, and when good cause exists for granting the revision. All revisions shall be requested in writing. The request shall specify the reason(s) the revision is needed. A revision of schedule shall be granted only for such period as Ecology determines is reasonable under the circumstances. A requested revision shall not be effective until approved by Ecology, which approval shall be confirmed in writing. Ecology will make reasonable efforts to respond to a request to revise the scope of work and schedule within 30 days.

The burden shall be on Unocal to demonstrate to Ecology that good cause exists for granting a revision. Good cause includes, but is not limited to, the following:

1. Circumstances entirely beyond the control and despite the due diligence of Unocal such as difficulty in obtaining access to property not owned or controlled by Unocal; or

2. Delays directly attributable to any changes in or need to comply with permit terms or conditions or to appeals on or lack of a permit, concurrence, or approval needed to implement the terms of this Order, provided Unocal filed a timely application for such a permit, concurrence, or approval; or
3. Acts of God, including fire, flood, blizzard, extreme temperature, storm, earthquake, wave or water conditions, strikes or labor disputes or other unavoidable casualty; or
4. Determination that it is not technically feasible to complete the scope of work within the schedule, due to circumstances beyond the control, and despite the due diligence, of Unocal.

However, neither increased costs of performance of the terms of this Order, nor changed economic circumstances of Unocal shall be considered good cause for granting a revision.

VI.

Amendments

As a result of the work performed under this Order, Ecology may determine that the facility boundaries should be expanded. Ecology and Unocal may amend this Order in writing to expand the scope of work. However, should the parties not reach agreement after negotiations, Ecology reserves the right to exercise its statutory authority to require additional remedial actions.

VII.

Satisfaction of this Order

The provisions of this Order shall be deemed satisfied upon Unocal's receipt of written notification from Ecology that Unocal has completed the remedial activity required by this Order, as amended by any modifications, and that all other provisions of this Agreed Order have been complied with.

VIII.

Enforcement

1. Pursuant to RCW 70.105D.050, this Order may be enforced as follows:
 - A. The Attorney General may bring an action to enforce this Order in a state or federal court.
 - B. The Attorney General may seek, by filing an action, if necessary, to recover amounts spent by Ecology for investigative and remedial actions and orders related to the Site.
 - C. In the event Unocal refuses, without sufficient cause, to comply with any term of this Order, Unocal will be liable for:
 - (1) up to three times the amount of any costs incurred by the state of Washington as a result of its refusal to comply; and
 - (2) civil penalties of up to \$25,000 per day for each day it refuses to comply.
 - D. This Order is not appealable to the Washington Pollution Control Hearings Board. This Order may be reviewed only as provided under RCW 70.105D.060

Effective date of this Order: October 25, 1993

UNION OIL COMPANY
OF CALIFORNIA

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

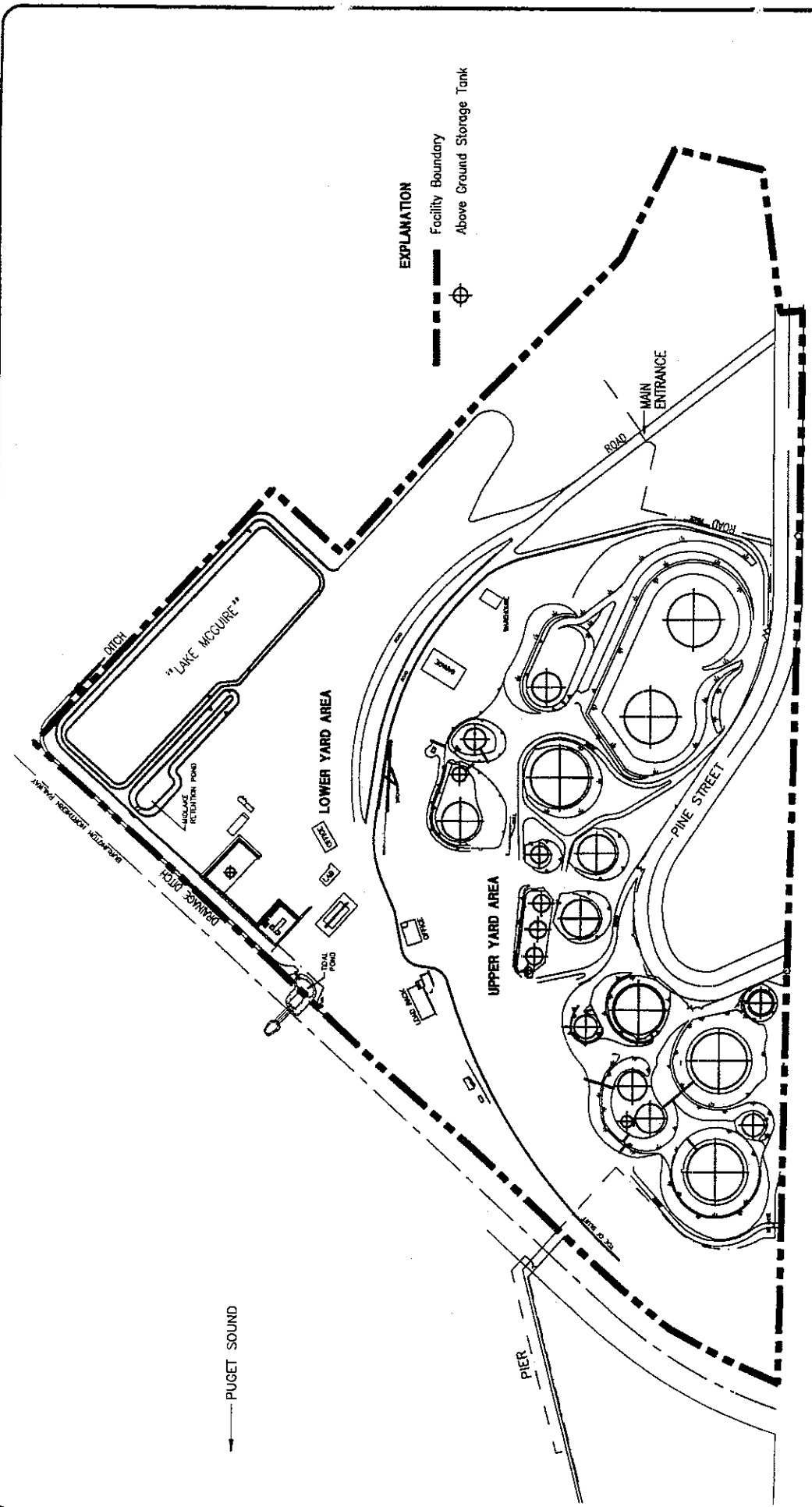
By Richard K. Jemison
R. K. Jemison, President
Unocal Real Estate Division

By Michael J. Gallagher

EXHIBIT A

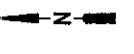
FACILITY MAP

MAP



EXPLANATION
 --- Facility Boundary
 ⊕ Above Ground Storage Tank

DATE: 8/93
 DWN: KLM
 REV:
 APPR:
 PROJECT NO: 0324-035.03



Source: Union Oil Company of California Los Angeles, California
 Site Area Study General Arrangement Edmonds Terminal
 Edmonds, Washington. 10/12/92

EMCON
 Northwest, Inc.

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UNOCAL CORPORATION
 EDMONDS, WASHINGTON
 BULK FUEL TERMINAL
 SITE PLAN

CITY CLERK
Civic Center
Edmonds, Washington

LEGAL DESCRIPTION OF PARCEL II:

THAT PORTION OF GOVERNMENT LOT 3, SECTION 23, AND OF GOVERNMENT LOT 1 AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 27 NORTH, RANGE 3 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26, THENCE NORTH $88^{\circ}51'46''$ WEST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 571.23 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH $88^{\circ}51'46''$ WEST, 850.37 FEET TO A POINT ON THE EASTERLY MARGIN OF THE BURLINGTON NORTHERN RAILWAY RIGHT-OF-WAY, SAID POINT BEING ON A 976.60 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST, A RADIAL AT SAID POINT BEARING SOUTH $70^{\circ}12'20''$ EAST; THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY LINE AND CURVE, AN ARC DISTANCE OF 388.31 FEET TO A POINT OF TANGENCY; THENCE NORTH $42^{\circ}34'34''$ EAST ALONG SAID RIGHT-OF-WAY LINE 1316.83 FEET TO A CONCRETE MONUMENT AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 26 WITH SAID EASTERLY MARGIN; OF THE BURLINGTON NORTHERN RAILWAY RIGHT-OF-WAY AND FROM WHENCE THE NORTHEAST CORNER OF SAID SECTION 26 BEARS SOUTH $88^{\circ}53'41''$ EAST; THENCE CONTINUING NORTH $42^{\circ}34'34''$ EAST ALONG SAID RIGHT-OF-WAY, 327.47 FEET; THENCE SOUTH $47^{\circ}30'00''$ EAST, 716.15 FEET; THENCE SOUTH $42^{\circ}30'00''$ WEST 195.00 FEET; THENCE SOUTH $48^{\circ}00'00''$ EAST 440.00 FEET; THENCE SOUTH $44^{\circ}30'00''$ EAST 400.00 FEET; THENCE SOUTH $64^{\circ}11'45''$ EAST 248.85 FEET TO THE WESTERLY MARGIN OF SR 104 AS CONDEMNED BY THE STATE OF WASHINGTON FOR STATE ROAD 104 BY DECREE ENTERED IN SNOHOMISH COUNTY SUPERIOR COURT CAUSE NO. 106375; THENCE SOUTH $12^{\circ}49'15''$ WEST ALONG SAID MARGIN 187.97 FEET; THENCE SOUTH $83^{\circ}07'35''$ WEST ALONG SAID MARGIN 297.82 FEET; THENCE SOUTH $1^{\circ}08'15''$ WEST 24.00 FEET TO A POINT 26.00 FEET NORTH $1^{\circ}08'15''$ EAST OF THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26; THENCE NORTH $88^{\circ}51'46''$ WEST PARALLEL WITH SAID SOUTH LINE 577.31 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 480.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE 284.84 FEET TO THE POINT OF TANGENCY; THENCE NORTH $54^{\circ}51'46''$ WEST 207.70 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 520.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE 97.30 FEET TO THE POINT OF TANGENCY; THENCE NORTH $85^{\circ}35'00''$ WEST 37.89 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 205.00 FEET; THENCE WESTERLY ALONG SAID CURVE, A DISTANCE OF 264.77 FEET TO A POINT OF A COMPOUND CURVE HAVING A RADIUS OF 120.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE 129.85 FEET TO THE POINT OF TANGENCY; THENCE SOUTH $21^{\circ}35'00''$ EAST 113.72 FEET TO THE TRUE POINT OF BEGINNING;

SUBJECT TO A 10 FOOT WIDE SLOPE EASEMENT ALONG THE SOUTHERLY LINE ADJACENT TO THE PINE STREET EXTENSION ROAD.



8101160175

CITY CLERK EDMONDS 1/15/81

By IME Brerman
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Gary W. Kirchner

CERTIFICATE NO. 16914 NOV. 21, 1979

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