



PERIODIC REVIEW

Amy's Cleaners
Facility Site ID#: 28514228

**3377 Bethel Road Southeast,
Port Orchard, Washington**

Northwest Region Office

TOXICS CLEANUP PROGRAM

October 2010

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1.0 INTRODUCTION

This document is a review by the Washington State Department of Ecology (Ecology) of post-cleanup Site conditions and monitoring data to ensure that human health and the environment are being protected at the Amy's Cleaners (Site). Cleanup at this Site was implemented under the Model Toxics Control Act (MTCA) regulations, Chapter 173-340 Washington Administrative Code (WAC).

Cleanup activities at this Site were completed under the Voluntary Cleanup Program (VCP). The cleanup actions resulted in concentrations of chlorinated solvents remaining at the Site which exceed MTCA cleanup levels. The MTCA cleanup levels for soil are established under WAC 173-340-740. The MTCA cleanup levels for groundwater are established under WAC 173-340-720. WAC 173-340-420 (2) requires that Ecology conduct a periodic review of a Site every five years under the following conditions:

- (a) Whenever the department conducts a cleanup action
- (b) Whenever the department approves a cleanup action under an order, agreed order or consent decree
- (c) Or, as resources permit, whenever the department issues a no further action opinion, 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; or
 - 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 the department shall consider include [WAC 173-340-420(4)]:

- (a) The effectiveness of ongoing or completed cleanup actions, including the effectiveness of engineered controls and institutional controls in limiting exposure to hazardous substances remaining at the Site;
- (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; and
- (f) The availability of improved analytical techniques to evaluate compliance with cleanup levels.

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

2.0 SUMMARY OF SITE CONDITIONS

2.1 Site Description and History

The property is located at 3377 Bethel Rd. Southeast Port Orchard, Washington at an elevation of approximately 280 to 300 feet above mean sea level (msl). The topography of the property slopes to the west/southwest towards Blackjack Creek, which is located approximately ½ mile to the west. The property was and still is an operating dry cleaners store.

Amy's Cleaners has operated since 1989. Prior to January 2002, waste perchloroethylene (PCE), and PCE contaminated sludge and filters were generated by this tenant. As the dry cleaning solvents were recovered and condensed, impurities were accumulated as sludge. Waste storage conditions and operations at this facility appeared to be satisfactory, according to the consultant. The business owner, Mr. Kye Hyon Kim, has said waste PCE and PCE contaminated filters and residual sludge were removed for recycling on a bi-annual basis by Safety Kleen. As of January 2002, Mr. Kim replaced the former dry cleaning machine with a state-of-the-art Satec HCS machine (Model B-300) that utilizes hydrocarbon (synthetic petroleum) technology. Hydrocarbon dry cleaning uses Exxon DF-2000, which is odorless, non-toxic and classified by the Environmental Protection Agency (EPA) as non-hazardous to the environment.

According to the United States Department of Agriculture Soil Survey of Kitsap County, Washington (1977) the regional geology is characterized as Alderwood Series gravelly sandy loam. A zone of perched water is reported at 2 to 3 feet below surface grade for short periods during winter and spring.

2.2 Site Investigations and Sample Results

EnviroBusiness, Inc. (EBI) conducted an initial subsurface investigation at the property in July 2000. The investigation activities and findings are presented in a report titled Limited Subsurface Investigation Report, Amy's Cleaners, July 14, 2000. EBI advanced three borings: one inside the building near the dry cleaning machine and two outside, on the south side of the building.

The interior boring was advanced using a hand auger, but was limited to a depth of 3 feet below surface grade (bsg). The exterior samples were completed to a depth of 12 feet bsg using a Strataprobe rig. Samples collected from the borings were analyzed for dry cleaning solvents and degradation products. Samples from the interior boring (B1) were found to contain concentrations of tetrachloroethene (PCE) that slightly exceed the MTCA cleanup levels for residential soils. The first EBI investigation determined that shallow soils (3 to 12 feet bsg) consisted of dry silty sands with cobbles, changing to clays and silty sands with occasional cobbles. A greater occurrence of clay and silt was observed at lower depths. The work conducted by EBI reported groundwater in the vicinity at more than 200 feet bsg. A layer of shallower, perched groundwater was also reported in some areas at depths of 30 to 40 feet bsg. The gradient

is expected to follow the surface topography and flow to the west. Groundwater was not encountered during the previous or current investigation activities at depths of 12 to 13 feet bgs.

EBI conducted additional investigation in November 30, 2000. Three soil borings were advanced during this investigation. Two of the borings were advanced inside of the building, near the initial boring B1 advanced by EBI in July 2000. The third boring was completed outside on the south side of the building, near EBI boring B2.

Soil borings were advanced at three locations (AC-SB4 through AC-SB6). Borings AC-SB4 and AC-SB5 were completed to a depth of 12.5 feet bsg, while boring AC-SB6 was completed to a depth of 9 feet bsg. Soil samples were recovered from each boring at 3-foot intervals for characterization and possible analysis. Soils encountered in the borings were characterized as dry to moist, silty sands with gravels and cobbles. Some layers of compressed clay and slit were observed in the lower explored depths. Soil samples were recovered from selected intervals of each boring.

TEG Northwest's laboratory in Bellevue, Washington, analyzed the samples for Specific Halogenated Hydrocarbon compounds and benzene, toluene, ethyl benzene, and total xylenes (BTEX) using EPA Method 8021B. The results indicate that measurable concentrations of dichloroethene (DCE), trichloroethene (TCE), chlorobenzene, tetrachloroethene (PCE), dichlorobenzene, ethyl benzene, xylenes and toluene were present in samples collected from boring SB4. Sample AC-SB4-3, collected from SB4 at 3 feet bsg, contained 2,300 micrograms per kilogram (ug/kg) of PCE, which exceeds the Ecology Method A cleanup level of 500 ug/kg. However, this concentration is well below the Method B or commercial level of 19,600 ug/kg. None of the other analytes detected were present in concentrations that exceed the Ecology Cleanup levels.

Measurable concentrations of DCE and toluene were detected in samples collected from boring SB5, but at levels that are well below the Ecology cleanup levels. No measurable concentrations of target analytes were detected in samples collected from boring SB6.

This investigation identified the presence of dry cleaning solvents in two shallow borings advanced near a dry cleaning machine on the south side of the building. Concentrations of organic compounds detected in samples recovered from the borings are within the Ecology Method B soil cleanup levels. Groundwater was not encountered in any of the borings to the maximum explored depth of 12 feet bsg.

The findings of the November 2000 investigation, coupled with the findings of the July 2000 investigation conducted by EBI, suggest that a limited area beneath the building has been impacted. Migration of the contamination is not expected according to the consultant due to soil conditions and the absence of shallow ground water. In addition, impervious materials such as concrete and asphalt cover the ground surrounding the building.

Then Ecology noted after review of the information obtained in 2000, contaminant concentrations appeared to be increasing with depth. Therefore, the vertical extent of the

contamination would need to be identified in order to determine protectiveness. EBI advanced two additional soil borings on the Site on the north and south sides of the Amy's Cleaners tenant space in October 2001. Refusal was encountered in boring WB-2 on the south side of the facility at a depth of 27.1 feet bsg and no groundwater was encountered in this boring. Refusal was also encountered in boring WB-1 on the north side of the facility at a depth of 26.6 feet bsg; however, EBI was able to collect a groundwater sample from this location. Results of the laboratory analysis of the groundwater sample showed no detectable quantities of the volatile organic compounds (VOCs) analyzed for. However, the groundwater sample was from an assumed upgradient location and no soil samples were collected. As such, this investigation did not satisfy the requirements of Ecology with regard to defining the vertical extent of contamination. Ecology indicated that further investigation was required to determine the lateral and vertical extent of contamination underlying the site, due to existing data suggesting increasing contaminant concentrations with depth potentially impacting groundwater.

EBI conducted a supplemental subsurface investigation on Wednesday, December 18, 2002, to assess the lateral and vertical extent of contamination beneath the interior area of the tenant space occupied by Amy's Cleaners. Continuous soil samples were collected at $\pm 3'$ intervals with a macrocore sampler, screened in the field for evidence of VOCs using a photoionization detector (PID), and inspected for visual and olfactory evidence of contamination. The PID field screening results did not identify detectable levels of VOCs in any of the soil samples collected. Additionally, groundwater was not encountered in any of the borings. Based on the foregoing, one (1) soil sample was collected for laboratory analysis from each boring. The samples were chosen for each boring at their respective total depths of 20' each.

A total of three (3) soil samples were collected and analyzed as part of this supplemental investigation. Field screening results of soil samples utilizing the PID did not identify any detectable levels of VOCs.

2.3 Cleanup Actions

No active cleanup occurred according to information in Ecology files. Since MTCA Method A cleanup levels were exceeded in a limited area beneath the store, efforts were made to show protectiveness and to establish a conditional point of compliance, and implement institutional controls. Based on EBI's visual inspection of the facility and review of waste manifests, it appears that the current dry cleaner is compliant with waste manifesting and proper waste disposal practices, and that no continuing source of contamination exists on the property. In addition, it should be noted that Amy's Cleaners has made efforts to reduce the generation of hazardous waste by utilizing hydrocarbon dry cleaning technology, which is odorless, non-toxic and classified by EPA as non-hazardous to the environment.

Ecology issued a 'No Further Action' letter October 19, 2005, after a restrictive covenant was recorded with the county.

2.4 Cleanup Levels

MTCA Method A cleanup levels for soil contamination are exceeded but met at a conditional point of compliance. It was conjectured by the consultant that MTCA Method B cleanup levels were not exceeded, but no information was presented to confirm this.

2.5 Restrictive Covenant

Based on the Site use, surface cover and cleanup levels, it was determined that the Site was eligible for a 'No Further Action' determination if a Restrictive Covenant was recorded for the property. A Restrictive Covenant was recorded for the Site in 2004 which imposed the following limitations:

Section 1. The Property contains PCE-contaminated soil located beneath the portion of the #105 3377 Bethel Road Southeast building in the vicinity of the dry cleaning machine and floor drain located in the southern portion of the building. The Owner shall not alter, modify, or remove the existing structure at the #105 3377 Bethel Road Southwest in any manner that may result in the release or exposure to the environment of that contaminated soil or create a new exposure pathway without prior written approval from Ecology. Any activity on the Property that may result in the release or exposure to the environment of the contaminated soil that is contained beneath that portion of the #105 3377 Bethel Road building, or creates a new exposure pathway, is prohibited.

Section 2. Any activity on the Property that may interfere with the integrity of the existing concrete floor 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, or creates a new exposure pathway, is prohibited without prior written approval from Ecology.

Section 4. The Owner of the Property must give thirty (30) days advance written notice to Ecology of the Owner's intent to convey any interest in the Property, except that the Owner need not give advance written notice to Ecology if the Owner leases a subunit of a building on the Property when such lease expressly prohibits any activity which is inconsistent with the terms of this Restrictive Covenant pursuant to Section 5. 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 maintenance of the Remedial Action.

Section 5. The Owner must restrict leases of the Property to uses and activities consistent with the Restrictive Covenant and notify all lessees of the Property 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 Restrictive 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, 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 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 Ecology, after public notice and opportunity for comment, concurs.

The Restrictive Covenant is available as Appendix 6.4.

3.0 PERIODIC REVIEW

3.1 Effectiveness of completed cleanup actions

The Restrictive Covenant for the Site was recorded and is in place. This Restrictive Covenant prohibits activities that will result in the release of contaminants at the Site without Ecology's approval, and prohibits any use of the property that is inconsistent with the Covenant. This Restrictive Covenant serves to ensure the long term integrity of the remedy.

Based upon the Site visit conducted on October 13, 2010, the building and asphalt cover (remedy) at the Site continue to eliminate exposure to contaminated soils by ingestion and contact. The asphalt appears in satisfactory condition and no repair, maintenance, or contingency actions have been required. The Site is still operating as a dry cleaning store. A photo log is available as Appendix 6.5.

Soils with chlorinated solvent concentrations higher than MTCA cleanup levels are still present at the Site. However, the remedy prevents human exposure to this contamination by ingestion and direct contact with soils. The Restrictive Covenant for the property will ensure that the contamination remaining is contained and controlled.

3.2 New scientific information for individual hazardous substances for mixtures present at the Site

There is no new scientific information for the contaminants related to the Site.

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

There are no new applicable state or federal laws which would apply to this cleanup action.

3.4 Current and projected Site use

The Site is currently used for commercial purposes. There have been no changes in current or projected future Site or resource uses.

3.5 Availability and practicability of higher preference technologies

The remedy implemented included containment of hazardous substances, and it continues to be protective of human health and the environment. While higher preference cleanup technologies may be available, they are still not practicable at this Site.

3.6 Availability of improved analytical techniques to evaluate compliance with cleanup levels

The analytical methods used at the time of the remedial action were capable of detection below selected Site cleanup levels. The presence of improved analytical techniques would not affect decisions or recommendations made for the Site.

4.0 CONCLUSIONS

The following conclusions have been made as a result of this periodic review:

- The cleanup actions completed at the Site appear to be protective of human health and the environment.
- Soils cleanup levels have not been met at the standard point of compliance for the Site; however, the cleanup action has been determined to comply with cleanup standards since the long-term integrity of the containment system is ensured, and the requirements for containment technologies are being met.
- The Restrictive Covenant for the property is in place and continues to be effective in protecting public health and the environment from exposure to hazardous substances and protecting the integrity of the cleanup action.

Based on this periodic review, the Department of Ecology has determined that the requirements of the Restrictive Covenant continue to be met. No additional cleanup actions are required by the property owner. It is the property owner's responsibility to continue to inspect the Site to assure that the integrity of the remedy is maintained.

4.1 Next Review

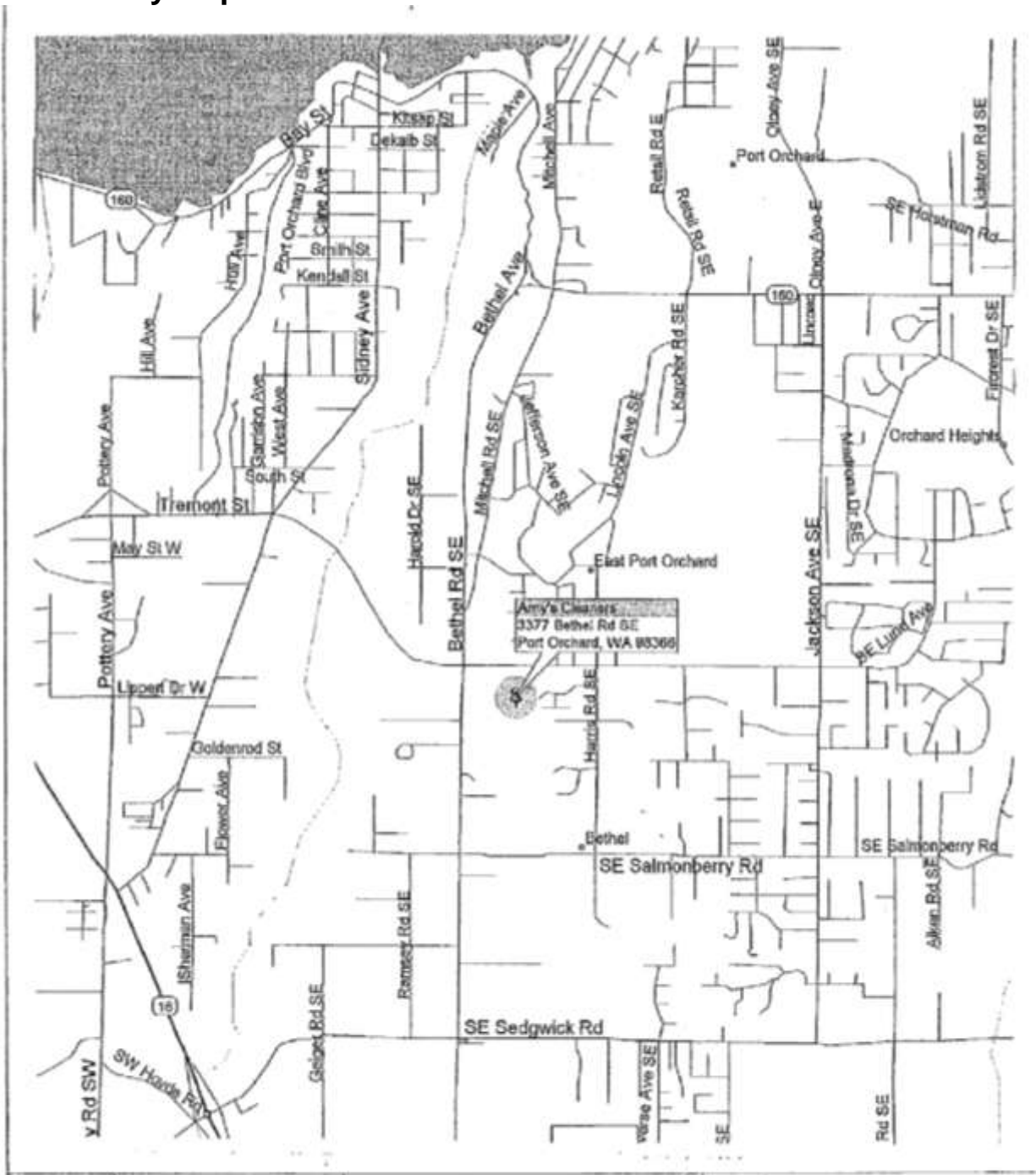
The next review for the Site will be scheduled five years from the date of this periodic review. In the event that additional cleanup actions or institutional controls are required, the next periodic review will be scheduled five years from the completion of those activities.

5.0 REFERENCES

1. Limited Subsurface Investigation, Amy's Cleaners, 3377 Bethel Road Southeast, Port Orchard, Washington, by EnviroBusiness, Inc., dated July 14, 2000;
2. Limited Subsurface Investigation, Amy's Cleaners, 3377 Bethel Road Southeast, Port Orchard, Washington, by EnviroBusiness, Inc., dated March, 2001;
3. Draft Supplemental Subsurface Investigation Report, Amy's Cleaners, 3377 Bethel Road Southeast, Port Orchard, Washington, by EnviroBusiness, Inc., dated October 30, 2001;
4. Supplemental Subsurface Investigation Report, Amy's Cleaners, 3377 Bethel Road Southeast, Port Orchard, Washington, by EnviroBusiness, Inc., dated October 30, 2001;
5. 200X Restrictive Covenant;
6. Ecology, 2010 Site Visit.

6.0 APPENDICES

6.1 Vicinity Map

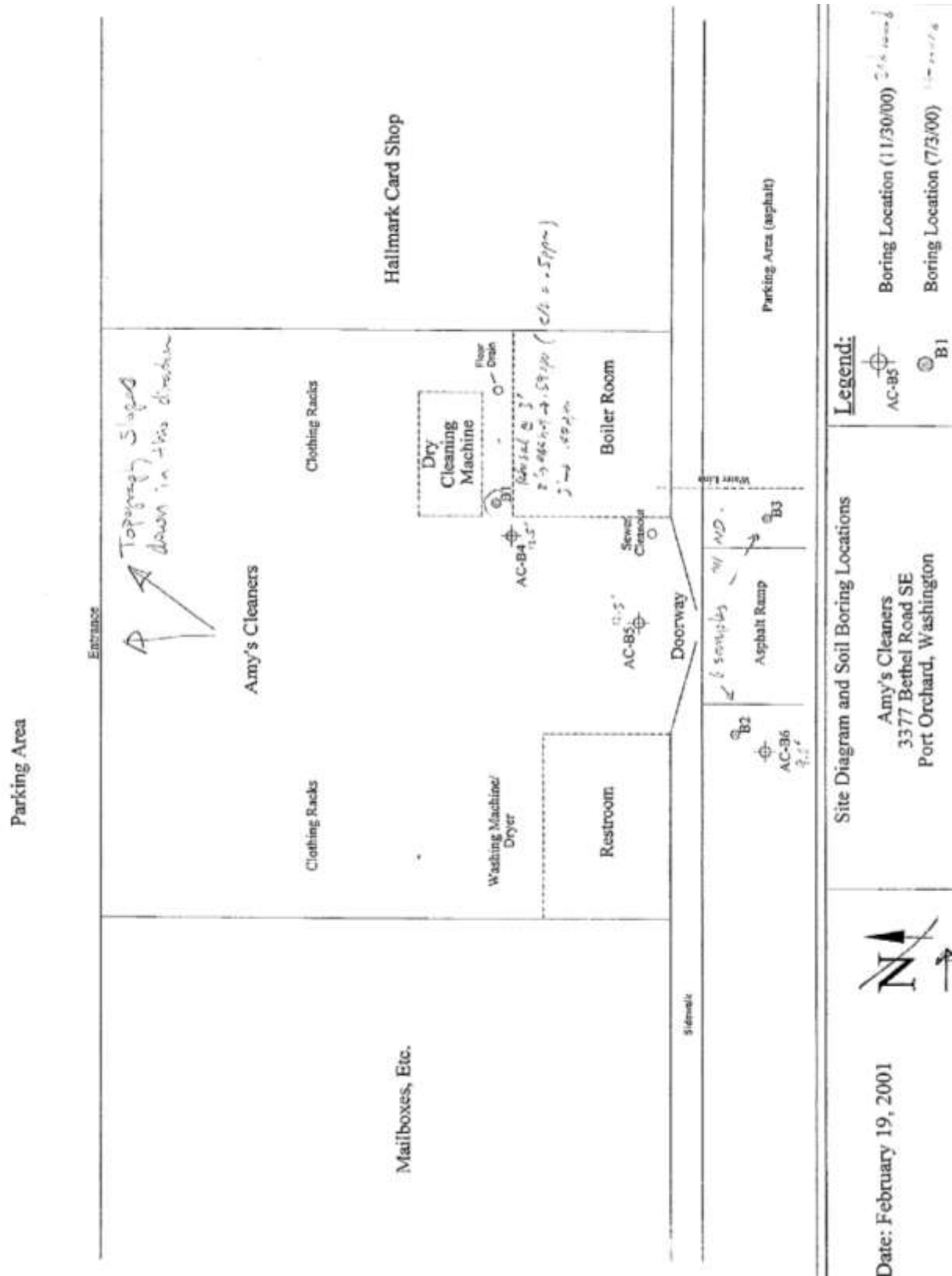


N ↑
Date: February 19, 2001

General Vicinity Map
Amy's Cleaners
3377 Bethel Road Southeast
Port Orchard, Washington

Source:
Microsoft Streets 98

6.2 Site Plan



6.3 TPH-Dx Concentration Map

not available

6.4 Environmental Covenant

Tavitac Bethel, LLC
c/o Robertson Properties
120 N. Robertson Blvd.
Los Angeles, CA 90048



LAND TITLE CO

COVEN \$25.00

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Page: 1 of 7

03/03/2004 02:31P

Kitsap Co, WA

E-W

Document title(s): **Restrictive Covenant**

Reference number(s) of document(s) assigned or released (if applicable): **N/A**

Grantor(s): **Tavitac Bethel, LLC**

Grantee(s): **Washington State Department of Ecology
The Public**

Legal description (abbreviated):

Ptn NW ¼ NW ¼ S1-T23N-R1E

LAND TITLE COMPANY
has filed this document of
record as a customer service
and accepts no liability for the
accuracy or validity of the
document.

Assessor's Tax Parcel Number(s): **012301-2-111-2009**

Tavitac Bethel, LLC
c/o Robertson Properties
120 N. Robertson Blvd.
Los Angeles, CA 90048
Attn: Mr. James D. Vandever

RESTRICTIVE COVENANT

This declaration of Restrictive Covenant is made pursuant to RCW 70.105D.030(1)(f) and (g), and WAC 173-340-440 by Tavitac Bethel, LLC, its successors and assigns, and the Washington State Department of Ecology.

Legal Description:

That portion of the Northwest quarter of the Northwest Quarter of Section 1, Township 23 North, Range 1 East, W.M., in Kitsap County, Washington, described as follows:

Commencing at the Northwest corner of the Northwest quarter of the Northwest quarter of said Section 1; thence along the North line thereof 40 feet to the intersection of the Easterly right of way line of Bethel Road with said North line; thence South $01^{\circ}53'41''$ west along said easterly right of way line 45.95 feet to the true point of beginning; thence continuing South $01^{\circ}53'41''$ West 614.06 feet; thence South $88^{\circ}26'52''$ East 650.02 feet; thence North $01^{\circ}43'03''$ East 330.00 feet; thence North $01^{\circ}53'41''$ East 290.00 feet to the Southerly right of way line of Lund Avenue being 40.00 feet normal distance South of the North line of said Section 1; thence along said Southerly right of way line and parallel to said North section line North $88^{\circ}26'52''$ West of 634.34 feet; thence South $69^{\circ}31'54''$ West 15.86 feet to the true point of beginning;

Except that portion conveyed to Kitsap County for Bethel Road under Auditor's File No. 9411170159.

Tax Parcel I.D. #012301-2-111-2009



**RESTRICTIVE COVENANT
for Tavitac Bethel LLC
Amy's Cleaners Property**

This Declaration of Restrictive Covenant is made pursuant to RCW 70.105D.030(1)(f) and (g) and WAC 173-340-440 by Tavitac Bethel, LLC, its successors and assigns, and the State of Washington Department of Ecology, its successors and assigns (hereafter "Ecology").

An independent subsurface investigation occurred at the property that is the subject of this Restrictive Covenant. The subsurface investigations conducted at the property are described in the following documents:

1. Limited Subsurface Investigation
Amy's Cleaners
3377 Bethel Road Southeast
Port Orchard, Washington
EnviroBusiness, Inc., dated July 14, 2000
2. Limited Subsurface Investigation
Amy's Cleaners
3377 Bethel Road Southeast
Port Orchard, Washington
EnviroBusiness, Inc., dated March, 2001
3. Draft Supplemental Subsurface Investigation Report
Amy's Cleaners
3377 Bethel Road Southeast
Port Orchard, Washington
EnviroBusiness, Inc., dated October 30, 2001
4. Supplemental Subsurface Investigation Report
Amy's Cleaners
3377 Bethel Road Southeast
Port Orchard, Washington
EnviroBusiness, Inc., dated October 30, 2001

These documents are on file at Ecology's Northwest Regional Office.

This Restrictive Covenant is required because residual concentrations of tetrachloroethylene (PCE) exceed the Model Toxics Control Act Method A Residential Cleanup Level for soil established under WAC 173-340-740.



The undersigned, Tavitac Bethel, LLC, is the fee owner of real property in the County of Kitsap State of Washington, that is subject to this Restrictive Covenant. The Property that is the subject of this Covenant is the portion, and unit, of tax parcel 012301-2-111-2009 that is located at #105 3377 Bethel Road Southeast in Port Orchard, and is shown in the attached diagram (hereafter "Property"). Tax parcel 012301-2-111-2009 is legally described as follows:

That portion of the Northwest quarter of the Northwest Quarter of Section 1, Township 23 North, Range 1 East, W.M., in Kitsap County, Washington, described as follows:

Commencing at the Northwest corner of the Northwest quarter of the Northwest quarter of said Section 1; thence along the North line thereof 40 feet to the intersection of the Easterly right of way line of Bethel Road with said North line; thence South 01°53'41" west along said easterly right of way line 45.95 feet to the true point of beginning; thence continuing South 01°53'41" West 614.06 feet; thence South 88°26'52" East 650.02 feet; thence North 01°43'03" East 330.00 feet; thence North 01°53'41" East 290.00 feet to the Southerly right of way line of Lund Avenue being 40.00 feet normal distance South of the North line of said Section 1; thence along said Southerly right of way line and parallel to said North section line North 88°26'52" West of 634.34 feet; thence South 69°31'54" West 15.86 feet to the true point of beginning;

Except that portion conveyed to Kitsap County for Bethel Road under Auditor's File No. 9411170159.

Tavitac Bethel, LLC, by way of remedial action (the "Remedial Action"), makes the following declarations 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. The Property contains PCE-contaminated soil located beneath the portion of the #105 3377 Bethel Road Southeast building in the vicinity of the dry cleaning machine and floor drain located in the southern portion of the building. The Owner shall not alter, modify, or remove the existing structure at the #105 3377 Bethel Road Southwest in any manner that may result in the release or exposure to the environment of that contaminated soil or create a new exposure pathway without prior written approval from Ecology. Any activity on the Property that may



result in the release or exposure to the environment of the contaminated soil that is contained beneath that portion of the #105 3377 Bethel Road building, or creates a new exposure pathway, is prohibited.

Section 2. Any activity on the Property that may interfere with the integrity of the existing concrete floor 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, or creates a new exposure pathway, is prohibited without prior written approval from Ecology.

Section 4. The Owner of the Property must give thirty (30) days advance written notice to Ecology of the Owner's intent to convey any interest in the Property, except that the Owner need not give advance written notice to Ecology if the Owner leases a subunit of a building on the Property when such lease expressly prohibits any activity which is inconsistent with the terms of this Restrictive Covenant pursuant to Section 5. 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 maintenance of the Remedial Action.

Section 5. The Owner must restrict leases of the Property to uses and activities consistent with the Restrictive Covenant and notify all lessees of the Property 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 Restrictive Covenant. Ecology may approve any inconsistent use only after public notice and comment.

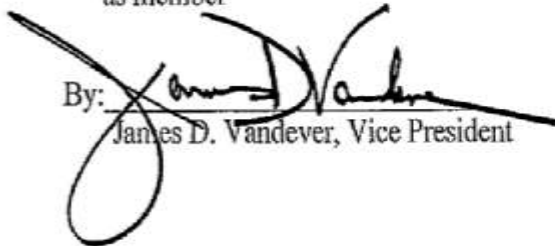
Section 7. The Owner shall allow authorized representatives of Ecology the right to enter the Property at reasonable times for the purpose of evaluating the Remedial Action; to take samples, to inspect remedial actions conducted at the Property, and to inspect records that are related to the Remedial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

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



TAVITAC BETHEL, L.L.C.,
a Delaware limited liability company

By: Tavitac Corporation, a Washington corporation,
as member


By: 
James D. Vandever, Vice President

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

I certify that I know or have satisfactory evidence that James D. Vandever signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

SUBSCRIBED and SWORN to before me this 19th day of December, 2003.

(Seal or stamp)


Notary Signature



LINDA SASAKI
Print/Type Name
Notary Public in and for California,
residing at Los Alamitos, California
My appointment expires 1/14/04



	<p>AUDITOR'S NOTE LEGIBILITY FOR RECORDING AND COPYING UNSATISFACTORY IN A PORTION OF THIS INSTRUMENT WHEN RECEIVED.</p>	<p>January 7, 2003 not to scale</p>	
		<p>Site Plan</p>	
	<p>Amy's Cleaners Port Orchard, Washington</p>		
	<p>200403030372 Page: 7 of 7 03/03/2004 02:31P Kitsap Co, WA</p>		
<p>LAND TITLE CO</p>	<p>COVEN #25.00</p>		

6.5 Photo log

Photo 1: Front of store - from the north



Photo 2: Rear of store, area of investigation - from the south



Photo 3: Expanded view of shopping center

