



PERIODIC REVIEW

**Fostoria Park Industrial Center
Facility Site ID#: 2411**

**4400 South 134th Place,
Tukwila, Washington**

Northwest Region Office

TOXICS CLEANUP PROGRAM

October 2014

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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 Fostoria Park Industrial Center (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 Independent Remedial Action Program. The cleanup actions resulted in concentrations of arsenic and lead 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;
- (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 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 or 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 Fostoria Park Industrial Center, located in Tukwila, Washington is developed for commercial and light industrial use within a three-parcel business park. The property is bounded by the Duwamish River valley to the east and a slope which rises to an upland area to the southwest. The property is approximately 10 to 20 feet above the Duwamish valley floor. The property contains three warehouse/commercial buildings surrounded by asphalt pavement and landscape borders. Two other independently owned properties are also located within the developed industrial park; former World Tire Building and Fostoria Business Park former Buildings D & E. Separate investigations and compliance monitoring programs have been performed for these sites. This review concerns only the Fostoria Park Industrial Center, former Buildings A, B, & C, of which A and C have contamination under the eastern end. Periodic Reviews of the other two properties have already been completed. These buildings no longer have the alphabetical designations A through E visible. The multiple businesses in the buildings are each assigned separate addresses. The two buildings that are the subject of this review, formerly A and C, now have the following addresses: (Building C) 4455, 4457, 4459, and 4471; (Building A) 4487, 4489, 4491, 4495, and 4497. These addresses are all apparently for South 134th Place.

Cement Kiln Dust (CKD) was used as fill to create the current site grade in about 1974. Anecdotal reports claim the property was offered as a site for the King Dome. CKD was not regulated at the time and was considered to be excellent “clean fill”. The source of the fill is not known for certain. While the filling of this site coincides with the period when CKD from Ideal Basic Industries (subsequently Holnam, Inc. and LaFarge Cement) was used to fill many of the known CKD sites in the Seattle area, Ecology knows of no evidence which confirms the source of the material used on this site. Over the years an industrial park consisting of six buildings was developed. The original owner, Harold Johnson, sold off parcels 1 and 2 and retained parcel 3. Initial geotechnical borings and preliminary site assessments cover all three parcels. The owners of all three properties requested Ecology consultation and review of their site investigations at different times. Consequently, three files were established for administrative purposes, however, because of the nature of the fill and development of the site and overlapping groundwater assessments, a review of any one property should include the information for the other two as well.

- Parcel 1 (Tax Parcel # 2613200084) has three buildings (A, B & C). The Site is listed as Fostoria Park Industrial Center. There is CKD under a portion of two of buildings (A & C). This property is owned by North Stream Properties Inc. (a.k.a. North Stream Development).
- Parcel 2 (Tax Parcel # 2613200086) has two buildings (D & E). The file is listed as Fostoria Park Buildings D & E. Both buildings sit entirely on CKD. The Property is owned by Fostoria Park Associates, LLC as of 2004.
- Parcel 3 (Tax Parcel # 2613200085) has one building (former American Tire Wholesalers, World Tire, Johnson Estate property, Total Door Supply, Inc.). The

Ecology file is listed as American Tire Wholesalers. There is CKD under a small portion of the northeast part of the building. It was owned by DMS Investments LLC as of 2004

Groundwater beneath the site property originates as runoff and underflow from the adjacent upland area and discharges to the perimeter ditches and the Duwamish River valley. Rainfall on the business park contributes little recharge to the local system. Details on the hydrogeology and geology of the site are presented in an Independent Remedial Action Report (Hart Crowser, 1996).

2.2 Site Investigations and Cleanup

The Fostoria Park Industrial Center is one of three land parcels within a larger business park/commercial/industrial development where cement kiln dust (CKD) was used as fill material to create the current site grade. About 9,000 to 18,000 cubic yards of CKD was placed as fill and is located beneath the working surfaces of the subject property. Chemical test data indicate that concentrations of total arsenic and lead within the CKD exceed cleanup levels developed for soil based on direct contact exposures at industrial properties. However, the CKD is capped on this property and additional data demonstrate that groundwater quality is not impaired relative to applicable regulatory standards. Surface water criteria are used to make this comparison because shallow groundwater beneath the property is intercepted by a network of open drainage ditches surrounding the business park.

A portion of buildings A and C are underlain by fill material containing cement kiln dust (CKD). To address the potential environmental issues associated with the CKD, an Independent Remedial Action was implemented in 1996 (Hart Crowser, 1996). This action included a restrictive covenant placed on the property deed to maintain this cap, as well as requirement for cap inspection and confirmational groundwater monitoring. As part of the independent remedial action, groundwater has been analyzed for total and dissolved metals and conventional parameters in selected monitoring wells through time. Total chromium, copper, lead, and zinc were detected in MW-1 in 1991 at concentration greater than the state freshwater criteria. In addition, total lead was detected in the April 1997 sampling of MW-1002. Based on the chemical results of this groundwater monitoring, long-term compliance monitoring was requested by Ecology.

Remedial actions have been implemented to eliminate potential exposures and minimize the environmental risk posed by this site. The remedy includes a protective surficial cap which eliminates incidental direct contact, a confirmation monitoring program, and a restrictive covenant to inform interested parties of the environmental issues and to limit further site uses which would expose the capped fill material. Ecology agreed to 'No Further Action' (NFA) status at the Site following implementation of this plan, and issued an NFA letter June 18, 1999.

2.3 Sample Results

Groundwater chemical test results representative of conditions beneath the subject property were taken from wells located upgradient and within the CKD fill. The monitoring well locations

(MW-1 and MW-1001) had two sampling rounds completed for the initial groundwater sampling. Hart Crowser, under contract to Northstream Development, collected groundwater samples in accordance with a long-term compliance monitoring plan. The samples were submitted to MultiChem Analytical Service (MultiChem) of Renton, Washington, for chemical analysis. This Long-term Compliance Monitoring Plan was submitted to Ecology on behalf of Northstream Development for Buildings A, B, and C of the Fostoria Business Park. The long-term compliance monitoring was required by Ecology for the issuance of the 'No Further Action' (NFA) letter on this site. The NFA letter required quarterly groundwater monitoring in the years 2001 and 2003 to demonstrate that the remedial actions on the site are protective of groundwater in the area. Groundwater sampling was conducted on a quarterly basis in February, May, August, and November in the years 2001 and 2003. Samples were collected from two monitoring wells, MW-1001 and MW-1002.

The data were presented with freshwater regulatory criteria, because drainage ditches surrounding the property are receptors of groundwater flow beneath the site. Groundwater is not used as a drinking water source in the greater Duwamish River valley area. The chemical data indicated that groundwater beneath the subject property is not adversely affected by the localized area of CKD fill, as indicated by the following test results:

- Metals identified in CKD fill are largely non-detectable in site groundwater, confirming the conclusion that inorganics are not readily leachable from CKD. Detections are essentially limited to arsenic and lead, with results consistently below the freshwater chronic and acute criteria set for these metals. Total arsenic concentrations range from 18 to 35 ug/L (chronic and acute criteria: 190 and 360 ug/L, respectively). Lead concentrations, which are regulated in the dissolved fraction, range from 1 to 2 ug/L (criteria: 2.19 and 56 ug/L).
- Conventional parameters (pH, hardness) measured in the site wells reflect minimal CKD fill influence because values are generally consistent between the two wells. Measurements of pH (6.7 to 8.9) vary with time between sampling rounds, but contemporary data from the two wells are within 0.3 pH units of each other. Relatively low hardness concentrations of 68 and 132 mg/L are reported from the two wells.

These data collectively indicate that the presence of the CKD as fill has not adversely impacted groundwater quality beneath the subject property. Metals concentrations are comparable to criteria protective of the primary receptor and little change in groundwater chemistry is noted when results obtained from wells upgradient and within the CKD fill.

The long-term compliance monitoring was conducted to demonstrate that the remedial actions on the site were protective of groundwater. The long-term monitoring data from 2001 and 2003 indicated that constituents of concern were below state surface water standards, and it was requested that Ecology no longer require groundwater monitoring. Ecology issued a letter to that effect in August 2004.

2.4 Cleanup Levels

The MTCA cleanup levels for soils have not been met, but the remedy is protective of human health and the environment due to isolation, containment, and control of contamination. Cleanup levels for groundwater have been met. Please see the preceding section for a discussion.

2.5 Restrictive Covenant

Based on the Site use, surface cover and cleanup levels, the Site was eligible for a 'No Further Action' status if a Restrictive Covenant was recorded for the property. A Restrictive Covenant was recorded for the Site in 1998 which imposed the following limitations:

Section 1. No groundwater may be taken for any use from the Property. A portion of the Property contains cement dust contaminated with arsenic and lead located under the eastern portions of building A and C and adjoining paved areas as shown on the site map contained as Attachment A and which is made a part of this restrictive covenant by reference. The Owner shall not alter, modify, or remove the existing structures or paving 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.

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 provisions for continued monitoring, operations, and maintenance of the Remedial Action.

Section 5. The Owner must restrict leases to uses and activities consistent with the Restrictive 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 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 2, 2014, the building and asphalt cover 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 business park. A photo log is available as Appendix 6.5.

Soils with arsenic and lead concentrations higher than MTCA cleanup levels are still present at the Site. However, the remedy (Site structures and asphalt surface) prevent 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 isolated, 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

The cleanup at the site was governed by Chapter 173-340 WAC (1996 ed.). WAC 173-340-702(12) (c) [2001 ed.] provides that,

“A release cleaned up under the cleanup levels determined in (a) or (b) of this subsection shall not be subject to further cleanup action due solely to subsequent amendments to the provision in this chapter on cleanup levels, unless the department determines, on a case-by-case basis, that the previous cleanup action is no longer sufficiently protective of human health and the environment.”

Although cleanup levels changed somewhat as a result of modifications to MTCA in 2001, this change did not affect the situation at this Site, and contamination remains at the site above the new MTCA Method A and B cleanup levels. Even so, the cleanup action is still protective of human health and the environment. A table comparing MTCA cleanup levels from 1991 to 2001 is available below.

Analyte	1991 MTCA Method A Soil Cleanup Level (ppm)	2001 MTCA Method A Soil Cleanup Level (ppm)	1991 MTCA Method A Groundwater Cleanup level (ppb)	2001 MTCA Method A Groundwater Cleanup Level (ppb)
Cadmium	2	2	5	5
Lead	250	250	5	15
TPH	NL	NL	1000	NL
TPH-Gas	100	100/30	NL	1000/800
TPH-Diesel	200	2000	NL	500
TPH-Oil	200	2000	NL	500
NL = None listed				

3.4 Current and projected site use

The site is currently used for commercial and light industrial 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 surface cover is maintained, and there are signs of deteriorating asphalt.

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.

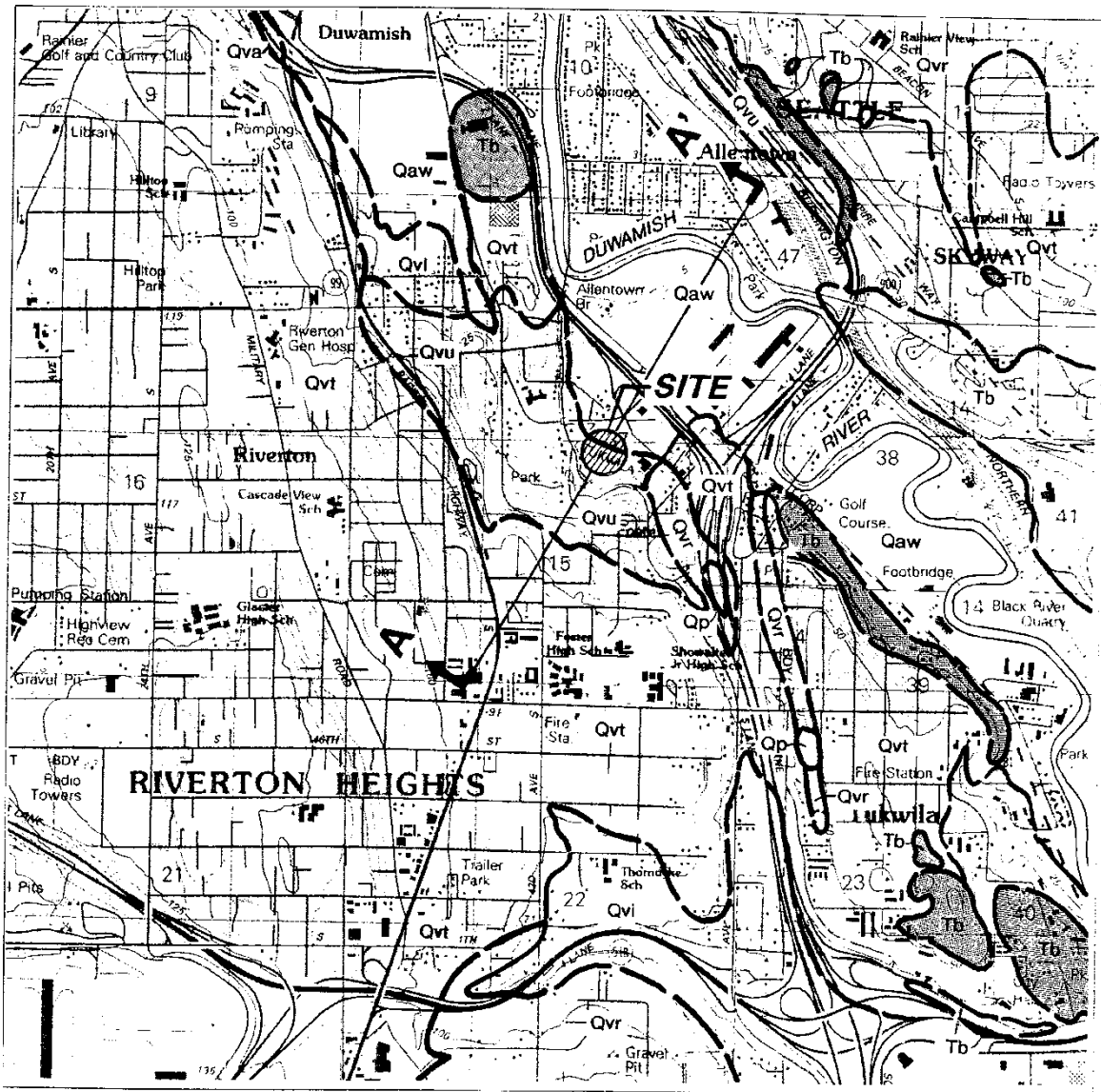
5.0 REFERENCES

- 1 Soil and Foundation Investigation, prepared by Earth Consultants, August 15, 1979;
- 2 Soil and Foundation Investigation, prepared by Earth Consultants, August 17, 1979;
- 3 Geotechnical Engineering Study, prepared by Earth Consultants, December 10, 1979;
- 4 Preliminary (Phase I) Environmental Site Assessment for the American Tire Wholesalers Building, prepared by Earth Consultants, June 28, 1990;
- 5 Level II Environmental Assessment for the American Tire Wholesalers Building, prepared by Haztox, Inc. for W, J. Wilcynski, August 29, 1990;
- 6 Subsurface Exploration and Testing, prepared by Hart Crowser, March 7, 1991;
- 7 Preliminary Subsurface Site Characterization, prepared by Earth Consultants for Fostoria Park Associates, September 18, 1991;
- 8 Recent Analytical and Field Data for the Fostoria Park Industrial Center, prepared by Earth Consultants for Mr. Robert Levinson, August 30, 1993;
- 9 Soil and Groundwater Quality Investigation for the Former American Tire Wholesalers Building, prepared by Dames and Moore for Transfair/Transgroup International, February 9, 1995;
- 10 Groundwater and Sediment Quality Assessment for the Former American Tire Wholesalers Building, prepared by Dames and Moore for the Harold R. Johnson estate, September 10, 1996;
- 11 Interim Independent Remedial Action for the Former American Tire Wholesalers Building, prepared by Dames and Moore, September 10, 1996;
- 12 Independent Remedial Action for the Fostoria Business Park, prepared by Hart Crowser for the Jade Group, November 6, 1996;
- 13 Submittal of Additional Information for IRAP review, prepared by Hart Crowser, June 3, 1997;
- 14 Groundwater Long-Term Compliance Monitoring Plan, Fostoria Business Park, Hart Crowser, May 3, 1999;
- 15 Results of the Quarterly Groundwater Monitoring, 1999, Fostoria Business Park, Hart Crowser, July 22, 1999;
- 16 Ecology, 1999, Restrictive Covenant;
- 17 Results of the Quarterly Groundwater Monitoring, 2001, Fostoria Business Park, Hart Crowser, January 10, 2001;
- 18 Results of the Quarterly Groundwater Monitoring, 2003, Fostoria Business Park, Hart Crowser, January 21, 2004;
- 19 Ecology, 2009, Site Visit.
- 20 Ecology, 2014, Site Visit.

6.0 APPENDICES

6.1 Vicinity Map

Site Location and Surficial Geology Map



- Qaw** Recent Alluvial Deposits
- Qp** Peat Deposits
- Qvr** Vashon Recessional Outwash
- Qvt** Vashon Till
- Qvi** Vashon Lacustrine Deposits
- Qvu** Vashon Undifferentiated Deposits
- Tb** Undifferentiated Bedrock



Cross Section Location and Designation

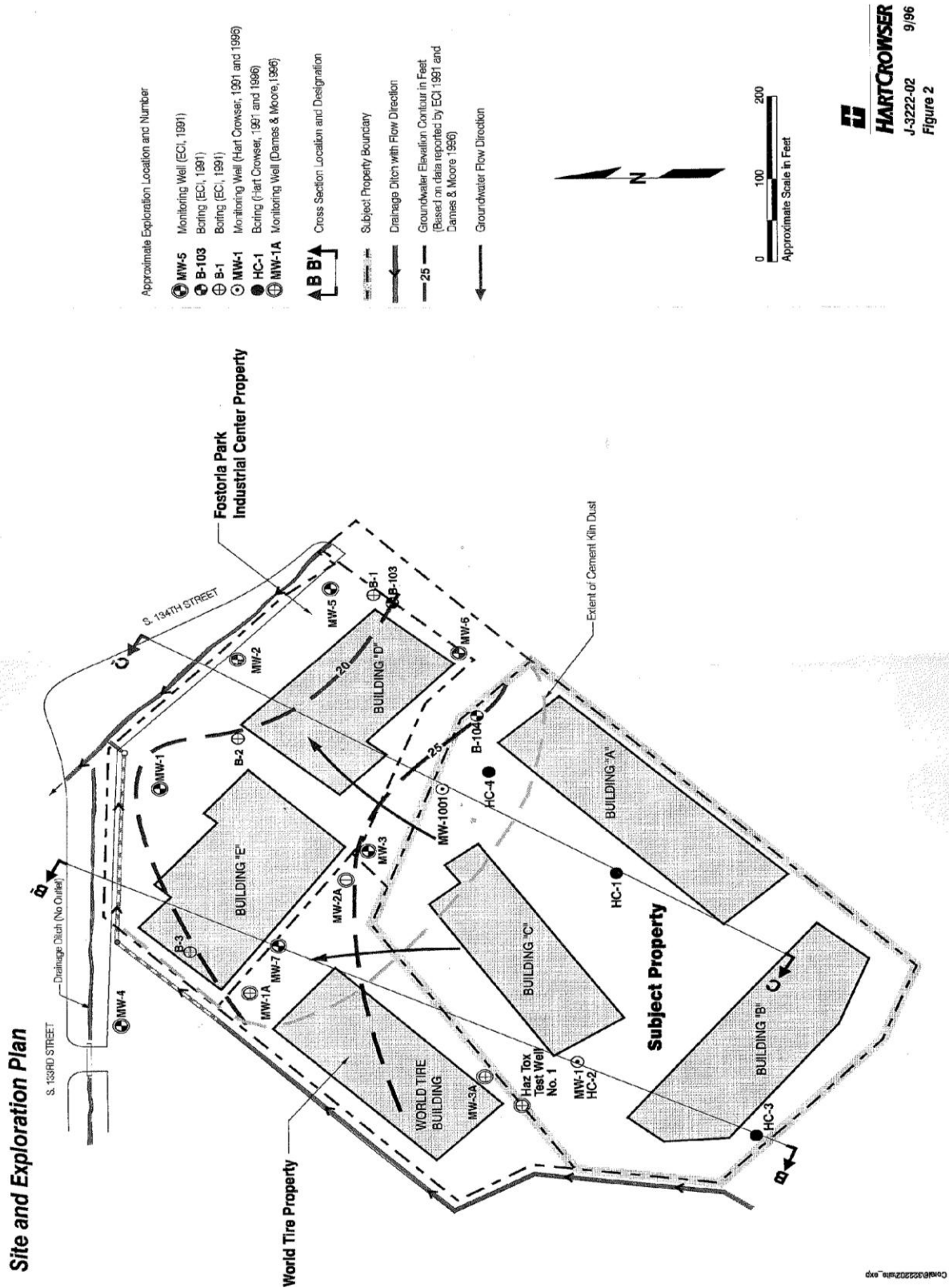


0 2000 4000
 Scale in Feet

Note: Base map prepared from USGS 7.5 minute quadrangle map of Burien, Washington, dated 1983.

HARTCROWSER
 J-3222-02 9/96

6.2 Site Plan



6.3 TPH-Dx Concentration Map

Not available.

6.4 Environmental Covenant

Northstream Properties, Inc.
620 Kirkland Way, Suite 102
Kirkland, WA 98033

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 Northstream Properties, Inc., its successors and assigns, and the Washington State Department of Ecology, its successors and assigns.

Legal Description: Lot 1 of Short Plat No. 79-26-SS, according to the Short Plat survey recorded under King County recorded under King County Recording No. 8004240503, and as amended by boundary line agreement recorded under King County Recording No. 821001941;

TOGETHER WITH AN easement for ingress, egress and utilities as set forth in Short Plat No. 79-26-SS;
Situate in the County of King, State of Washington

Tax Parcel I.D. # 261320-0084-00

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13.00

RESTRICTIVE COVENANT

Northstream Properties, Inc.
Fostoria Office Park, Building A and C.

This Declaration of Restrictive Covenant is made pursuant to RCW 70.150D.030(1)(f) and (g) and WAC 173-340-440 by Northstream Properties, Inc., its successors and assigns, and the State of Washington Department of Ecology, its successors and assigns (hereafter "Ecology").

An independent remedial action (hereafter "Remedial Action") occurred at the property that is the subject of this Restrictive Covenant. The Remedial Action conducted at the property is described in the following document:

1. Soil and Foundation Investigation, prepared by Earth Consultants, August 15, 1979,
2. Soil and Foundation Investigations, prepared by Earth Consultants, August 17, 1979,
3. Geotechnical Engineering Study, prepared by Earth Consultants, December 10, 1979,
4. Preliminary (Phase I) Environmental Site Assessment for the American Tire Wholesalers Building, prepared by Earth Consultants, June 28, 1990,
5. Level II Environmental Assessment for the American Tire Wholesalers Building, prepared by Haztox, Inc. for W. J. Wilczynski, August 29, 1990,
6. Subsurface Exploration and Testing, prepared by Hart Crowser, March 7, 1991,
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8. Recent Analytical and Field Data for the Fostoria Park Industrial Center, prepared by Earth Consultants for Mr. Robert Levinson, August 30, 1993,
9. Soil and Groundwater Quality Investigation for the Former American Tire Wholesalers Building, prepared by Dames and Moore for Transfair/Transgroup International, February 9, 1995,
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11. Interim Independent Remedial Action for the Former American Tire Wholesalers Building, prepared by Dames and Moore, September 10, 1996,
12. Independent Remedial Action for the Fostoria Business Park, prepared by Hart Crowser for the Jade Group, November 6, 1996,
13. Submittal of Additional Information for IRAP review, prepared by Hart Crowser, June 3, 1997.

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

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This Restrictive Covenant is required because the Remedial Action resulted in leaving cement kiln dust on site which contains concentrations of lead and arsenic which exceed the Model Toxics Control Act Method A Residential Cleanup Levels for soil established under WAC 173-340-740.

The undersigned, North Stream Properties, Inc., is the fee owner of real property (hereafter "Property") in the County of King, State of Washington, that is subject to this Restrictive Covenant. The Property is legally described as follows:

Lot 1 of Short Plat No. 79-26-SS, according to the Short Plat survey recorded under King County Recording No. 8004240503, and as amended by boundary line agreement recorded under King County Recording No. 8210010941;

TOGETHER WITH AN easement for ingress, egress and utilities as set forth in Short Plat No. 79-26-SS.

Northstream Properties, Inc. 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 any use from the Property. A portion of the Property contains cement dust contaminated with arsenic and lead located under the eastern portions of building A and C and adjoining paved areas as shown on the site map contained as Attachment A and which is made a part of this restrictive covenant by reference. The Owner shall not alter, modify, or remove the existing structures or paving 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.

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 provisions for continued monitoring, operations, and maintenance of the Remedial Action.

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

8828788
OWNER

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.

9905142788

Lisel Nordstrom
Northstream Properties, Inc.

5/10/99
DATE SIGNED

STATE OF WASHINGTON
COUNTY OF KING



I certify that I know or have satisfactory evidence that the person appearing before me and making this acknowledgment is the person whose true signature appears on this document.

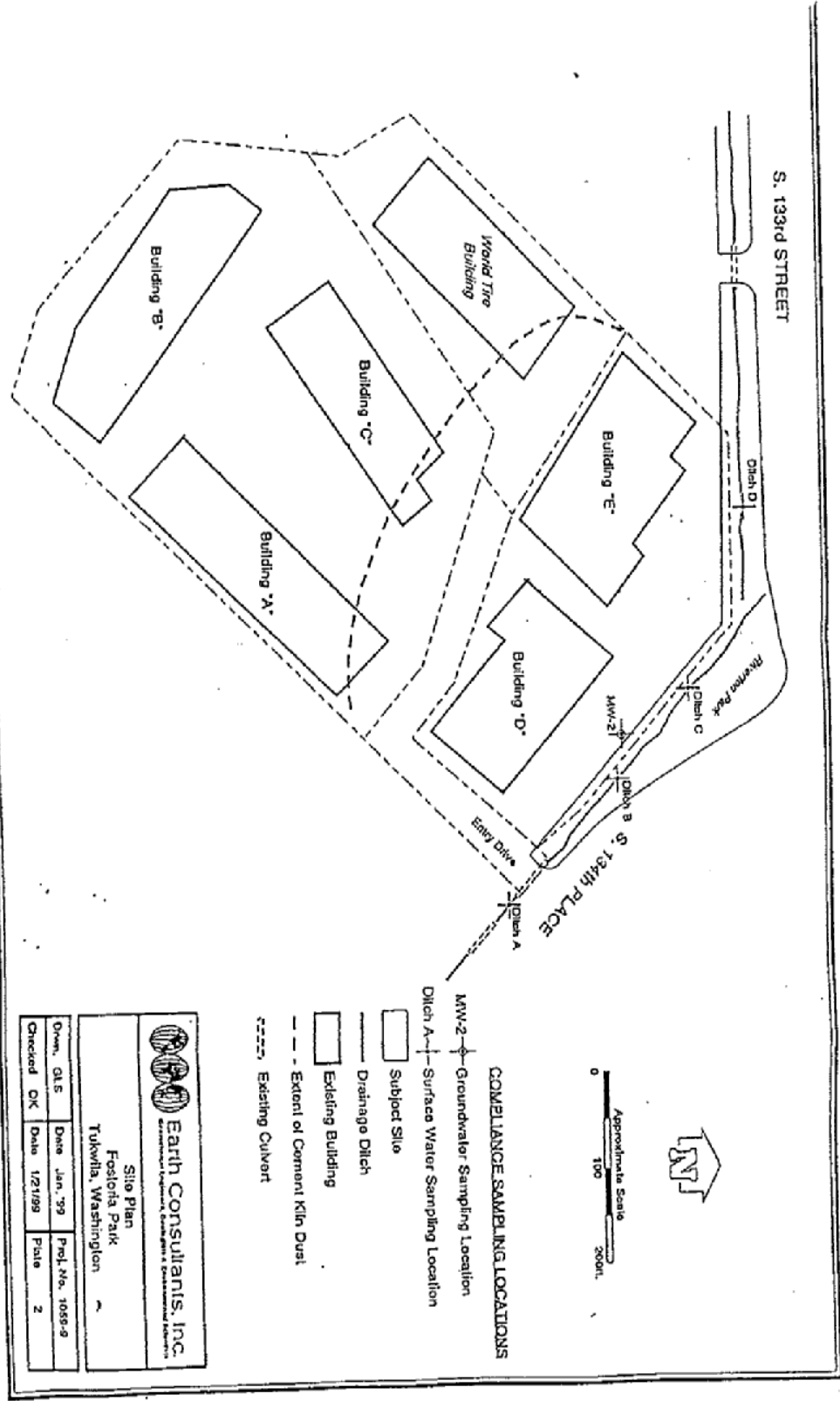
On this 10 day of May, 1999
before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared LINDA Nordstrom
to me known to be the President of
Northstream Properties, Inc., the Corporation that executed the within and foregoing instrument, 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 he/she was authorized to execute said instrument and that the seal affixed, if any, is the corporate seal of said corporation.

9905142788

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

William Ringo Allen
Name of Notary Public: William Ringo Allen
Notary Public in and for the State of
Washington, residing at King County, WA
My Commission expires 12/18/2002

990514288



Earth Consultants, Inc.
 Environmental Engineers, Scientists & Geospatial Analysts

Site Plan
 Fostoria Park
 Tukwila, Washington

Drawn	GIS	Date	Jan. '99	Proj. No.	1086-9
Checked	OK	Date	1/21/99	Plate	2

6.5 Photo log

Photo 1: Building A – eastern end over contaminated soil



Photo 2: Building C – eastern end over contaminated soil



Photo 3: Buildings A (on the right) and C (left) – looking east



Photo 4: Buildings A (on the left) and C (right) – looking west

