



## **PERIODIC REVIEW**

**Auburn Sewage Lagoons  
Facility Site ID#: 15846**

**30<sup>th</sup> St and B St NW, Auburn**

**Northwest Region Office**

**TOXICS CLEANUP PROGRAM**

**December 2014**

<b>1.0 INTRODUCTION.....</b>	<b>1</b>
<b>2.0 SUMMARY OF SITE CONDITIONS .....</b>	<b>2</b>
2.1 Site Description and History .....	2
2.2 Site Investigations and Sample Results .....	2
2.3 Cleanup Actions.....	2
2.4 Cleanup Levels.....	3
2.5 Restrictive Covenant.....	3
<b>3.0 PERIODIC REVIEW.....</b>	<b>5</b>
3.1 Effectiveness of completed cleanup actions .....	5
3.2 New scientific information for individual hazardous substances for mixtures present at the Site .....	5
3.3 New applicable state and federal laws for hazardous substances present at the Site .....	5
3.4 Current and projected Site use .....	6
3.5 Availability and practicability of higher preference technologies .....	6
3.6 Availability of improved analytical techniques to evaluate compliance with cleanup levels .....	6
<b>4.0 CONCLUSIONS.....</b>	<b>7</b>
4.1 Next Review.....	7
<b>5.0 REFERENCES.....</b>	<b>8</b>
<b>6.0 APPENDICES.....</b>	<b>9</b>
6.1 Vicinity Map .....	10
6.2 Site Plan .....	11
6.3 TPH-Dx Concentration Map.....	<b>Error! Bookmark not defined.</b>
6.4 Environmental Covenant .....	12
6.5 Photo log .....	24

## 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 Auburn Sewage Lagoons (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 (IRAP). The cleanup actions resulted in concentrations of arsenic in soil and groundwater 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

### Site Description and History

The former Auburn Sewage Lagoons Site is located at the intersection of B Street and 30<sup>th</sup> Street in Auburn. The Site consists of four parcels, numbered 00046-00042, 00046-00043, 00046-00044, and 00046-00045 that correspond to addresses 2820 B St NW, 2530 B St NW, 2306 B St NW, and 2302 B St NW, respectively. The Site covers a total area of 55.59 acres that was occupied by five sewage cells. The Site is currently occupied by warehouses.

The property to the north is commercial/industrial, to the east is the Auburn Municipal Airport, to the south is commercial/industrial and undeveloped and the properties to the west are Burlington-Northern Rail Road tracks and Emerald Downs Race Track.

### Site Investigations and Sample Results

The Auburn Sewage Lagoon Site consisted of five sewage lagoon cells, three primary cells and two secondary cells. The media of concern to be sampled at this Site are soil and groundwater. The Site is located in the Duwamish River valley and is characterized as Holocene alluvial deposits. The fill deposits are between 200 and 400 feet thick. The alluvial deposits are thickest toward the center of the valley and thin toward the margins to the uplands that consist of a more compact Vashon glacial till. Well boring logs collected at Site wells and wells in the surrounding area exhibit soil consisting of silt, sand, and some gravel.

The groundwater elevation at monitoring wells (MW-6 through MW-11) during 2005 ranged from 45.15 feet AMSL to 49.96 ft AMSL. The top of casing at monitoring wells was from 49.44 ft AMSL to 54.40 ft AMSL. Depth to water was measured at 2.91 to 7.14 feet. Direction of flow was from southwest to northeast. Groundwater flow direction from other time periods suggest that flow direction can shift between SW to NE and SE to NW. Water level at the south end of the property is 49.98 ft and at the north end is 45.15 ft. The distance from the north boundary to the south boundary is about 2207 feet. Therefore, the groundwater gradient at the Site is about 0.0022 ft/ft.

Preliminary soil sampling conducted by GeoEngineers during 1991 revealed that there was contamination in the soils above the MTCA Method cleanup levels. Soil samples collected during 1991 were from the three primary cells.

Nine soil samples were collected from primary cells by GeoEngineers during 1995 to depths of 3 feet. Concentration of diesel- and oil-range petroleum hydrocarbons, metals (arsenic, cadmium, chromium, lead, mercury), and PCBs were detected in soil above the MTCA Method A cleanup levels.

Nine groundwater samples were collected at the Site by GeoEngineers in 1996. Contamination in the groundwater was based on filtered groundwater samples. Results show that arsenic and

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petroleum hydrocarbons were present in the groundwater above the MTCA Method A industrial cleanup levels. Groundwater samples from upgradient wells did not show the elevated contamination. Therefore, the conclusion was that the source of the contamination is likely from the sewage lagoon cells.

In 1998 a compliance monitoring plan was prepared by GeoEngineers for long term monitoring of groundwater. The plan outlines monitoring of four groundwater wells (MW-6, through MW-9) on a quarterly basis. Contaminants to be monitored for include diesel- oil-range hydrocarbons, metals (arsenic cadmium, chromium, lead, and mercury), and PCBs. After the compliance monitoring plan was approved, a restrictive covenant was recorded and a No Further Action letter was issued.

During the periodic review in 2007, groundwater monitoring results from prior quarters supported a decision to end the long term monitoring requirement. Future periodic reviews will focus on confirming that the cap is maintained at the Site and remains protective of human health and the environment.

## **Cleanup Actions**

No active remediation was performed at this Site. Because of the limited and localized soil contamination and limited groundwater contamination, the selected remedy was installation of a protective cap over the soil contamination and regular monitoring for arsenic and petroleum in groundwater at down gradient compliance wells. Compliance monitoring was discontinued in 2007 after multiple quarters where groundwater contamination was below the cleanup levels. Periodic reviews will continue to assure that the cap is maintained over residual soil contamination.

## **Cleanup Levels**

The cleanup level at this property was established to comply with MTCA Method A industrial levels. Compliance for this cleanup level assumes that there are few contaminants and that use of the property will be restricted to industrial residents.

## **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 1998 which imposed the following limitations:

1. The property shall be used only for uses defined in and allowed under the zoning regulations codified in the M-1, light industrial zoning classification. Additionally, the following restrictions will apply the site:
  - a. No groundwater will be taken for any use from the property without meeting all relevant substantive requirements applicable to the State and County laws.

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- b. Soil with petroleum hydrocarbons, metals, and PCB's at concentrations exceeding state standards is isolated beneath a cap on Lot D.
  - c. The owner may breach the cap in the future to construct the future building on top of the cap (Lot D). *This contingency has occurred since issue of the restrictive covenant.*
  - d. Future site development, maintenance, and repair activities may require excavating soil to depth below groundwater at Lots A and D.
  - e. Prior to constructing the building on top of the cap, activities that may result in the release of exposure to the environment of contaminated soil, groundwater, or vapors from beneath the cap, or create a new exposure pathway, is prohibited.
2. Any activity on the property that may interfere with the integrity of the remedial action and the related continued protection of human health and the environment is prohibited, except as described above.
  3. Any activity on the property that may result in the release of exposure to the environment of a hazardous substance that remains on the property as part of a remedial action, or creates a new exposure pathway, is prohibited without prior written approval from Ecology, except as described above.
  4. The owner of the property must give thirty (30) days advanced written notice to Ecology of the Owners intent to convey any controlling ownership interest in the Property.
  5. The Owner must restrict leases to uses and activities consistent with the restrictive covenant and notify all leases of the restrictions on the use of the Property.
  6. The Owner must notify and obtain approval from Ecology prior to any use of the Property that is inconsistent with the terms of the restrictive covenant.
  7. The Owner shall allow authorized representatives from 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.
  8. The Owner of the Property reserves the right Under WAC 173-340-440 to record an instrument that (1) provides that this restrictive covenant shall not longer limit use of the Property or be of an further force or effect, (2) provide that the restrictive covenant shall remain in effect only for selected media (soil or groundwater), or for certain lots comprising the Property.

The Restrictive Covenant is available as Appendix 6.4.

## **3.0 PERIODIC REVIEW**

### **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 December 16, 2014, the buildings 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 warehouse complex. A photo log is available as Appendix 6.4.

Soils with diesel- and oil-range hydrocarbons, metals (arsenic, cadmium, chromium, lead, and mercury), and PCB concentrations higher than MTCA Method A industrial 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.

### **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.

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

The cleanup at the Site was governed by [insert appropriate edition, like: 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 for petroleum hydrocarbon compounds as a result of modifications to MTCA in 2001, 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.

<b>Analyte</b>	<b>1991 MTCA Method A Soil Cleanup Level (ppm)</b>	<b>2001 MTCA Method A Soil Cleanup Level (ppm)</b>	<b>1991 MTCA Method A Groundwater Cleanup level (ppb)</b>	<b>2001 MTCA Method A Groundwater Cleanup Level (ppb)</b>
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

### **Current and projected Site use**

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

### **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.

### **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.

### 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

GeoEngineers, 1995, Supplemental Soil Characterization Study, Former Sewage Lagoon, Auburn, WA.

GeoEngineers, 1996, Summary Report, IRAP Submittal, Former Sewage Lagoons, Auburn, WA.

GeoEngineers, 1996, Supplemental Soil Characterization Study, Former Sewage Lagoon, Auburn, WA.

GeoEngineers, 1996, Ground Water Evaluation, Former Sewage Lagoons, Auburn, WA.

GeoEngineers, 1997, Protective Cap Design and Work Plan, Valley Centre Corporate Park.

GeoEngineers, 1998, Ground Water Compliance Monitoring Plan, Valley Centre Corporate Park.

1998, Restrictive Covenant

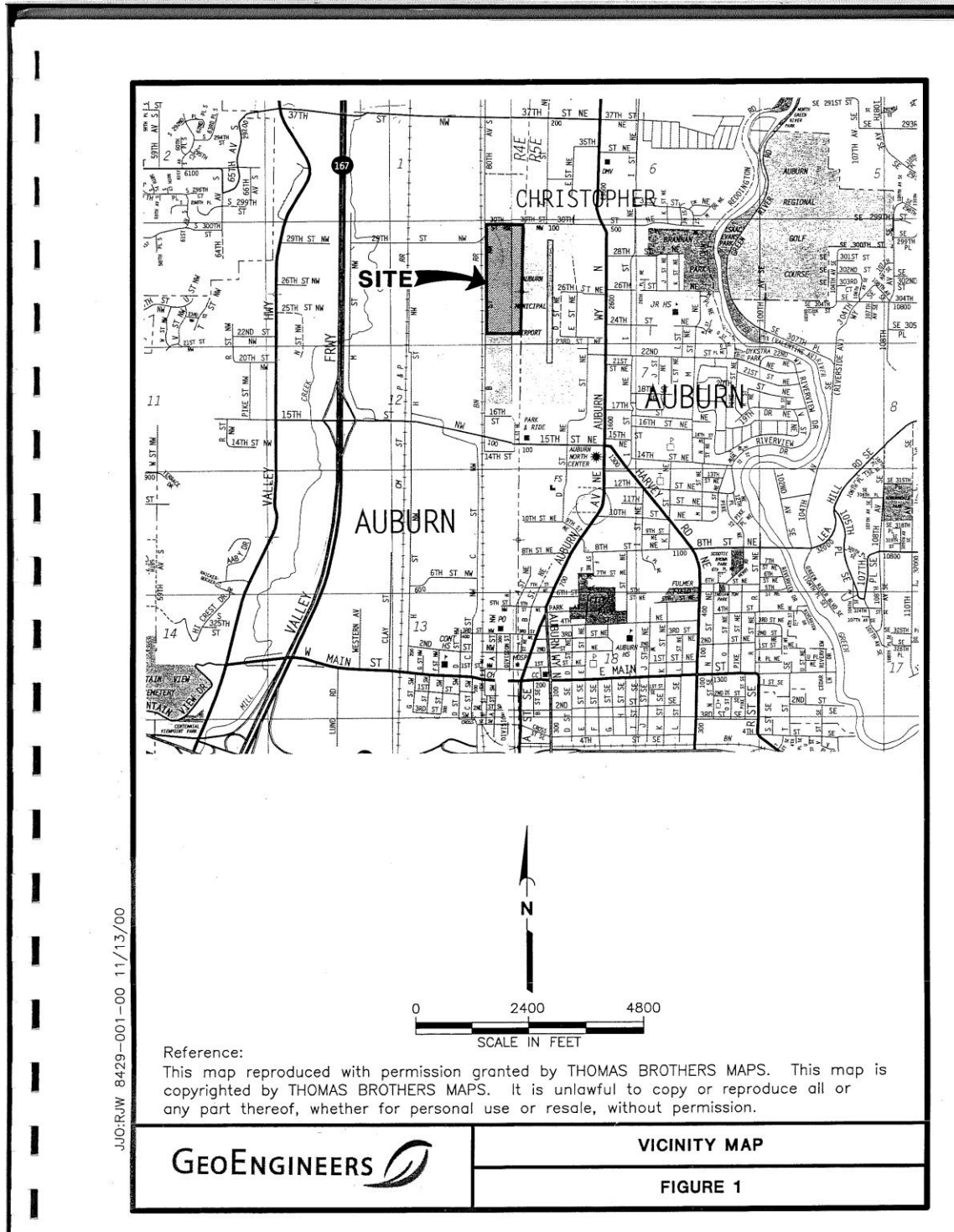
GeoEngineers, 1999, Proposed Work Plan, Valley Centre Corporate Park.

Ecology, Periodic Review 2007.

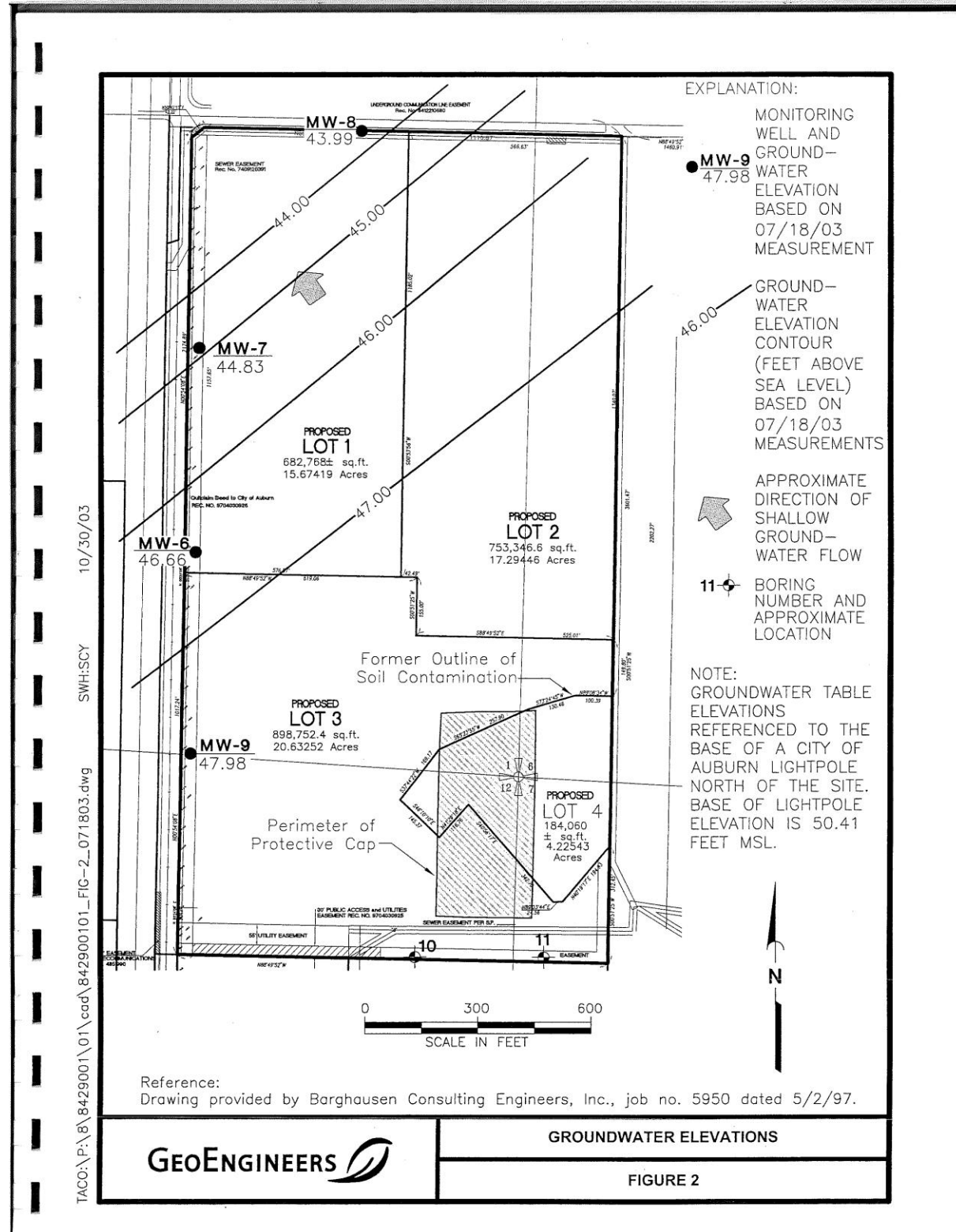
Ecology, 2014 Site Visit.

## **6.0 APPENDICES**

## 6.1 Vicinity Map




### 6.2 Site Plan



### 6.3 Environmental Covenant

RETURN ADDRESS  
VALLEY CENTRE I, LLC  
%O MARTIN SMITH REAL ESTATE SERVICES  
1109 1ST AVE  
SEA WA 98101-2988



Please print neatly or type information.  
**Document Title(s)**  
RESTRICTIVE COVENANT

**Reference Numbers(s) of related documents**  
\_\_\_\_\_  
Additional Reference #'s on page \_\_\_\_\_

**Grantor(s)** (Last, First and Middle Initial)  
DEPARTMENT OF ECOLOGY  
\_\_\_\_\_  
Additional grantors on page \_\_\_\_\_

**Grantee(s)** (Last, First and Middle Initial)  
VALLEY CENTRE I, LLC  
\_\_\_\_\_  
Additional grantees on page \_\_\_\_\_

**Legal Description** (abbreviated form: i.e. lot, block, plat or section, township, range, quarter/quarter)  
LOTS 2 & 3, SHORT PLAT # SPL 0005-97  
Additional legal is on page \_\_\_\_\_

**Assessor's Property Tax Parcel/Account Number**  
000080 - 0054, 55, 56 & 36  
Additional parcel #'s on page \_\_\_\_\_

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

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**RESTRICTIVE COVENANT**

**VALLEY CENTRE I, L.L.C.**

**Former Auburn Sewage Lagoons**

**SE Intersection of 30th & B Streets, Auburn, Washington**

This declaration of Restrictive Covenant is made pursuant to RCW 70.105D.030(1)(f) and (g) and WAC 173-340-440 by Valley Centre I, L.L.C., 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[s]:

1. Supplemental Soil Sampling and Analysis, Former Sewage Lagoon, Project 1993-005-T14, by GeoEngineers, June 19, 1995.
2. Letter: Soil Chemical Analyses, Former Auburn Sewage Lagoons, Project 1993-005-T14, by GeoEngineers, September 15, 1995.
3. QA/QC Data for Soil Chemical Analyses, Sewage Lagoon Project, Project 1993-005-T14, by GeoEngineers, September 28, 1995.
4. Supplemental Soil Characterization Study, Former Sewage Lagoon, Project 1993-005-T14, by GeoEngineers, November 9, 1995.
5. Supplemental Soil Characterization Study, Former Sewage Lagoon, Project 1993-005-T14, by GeoEngineers, April 25, 1996.
6. Groundwater Evaluation Report, Former Sewage Lagoon, Project 1993-005-T14, by GeoEngineers, February 22, 1996.
7. Summary Report: IRAP Submittal, Former Sewage Lagoon, Project 1993-005-T14, by GeoEngineers, July 3, 1996.
8. City of Auburn: Final Mitigated Determination of Non Significance, Former Sewage Lagoon, Project SEP-0021-96, by City of Auburn, December 6, 1996.
9. Protective Cap Design and Work Plan, Valley Center Corporate Park, Former Sewage Lagoon, Project 5448-002-14, by GeoEngineers, June 30, 1997.
10. Remedial Action Summary and Site Closure Request, Former Sewage Lagoon, Project 5448-002-14, by GeoEngineers, February 28, 1998.

These documents are on file at Ecology's NWRO.

This Restrictive Covenant is required because the Remedial Action resulted in capping contaminated soil in a portion of Lot D (see enclosed map, Figure 1). The volume of contaminated soil beneath the cap is estimated to be approximately 4,500 cubic yards. The protective cap will be completely encompassed beneath the foundation of a building that will be constructed in the future. This Restrictive Covenant also is required because dissolved petroleum hydrocarbons and metals have been detected in groundwater beneath the site at concentrations exceeding State Standards; the contaminated groundwater appears to be present beneath Lots A, B, C and D.

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The undersigned Valley Centre I, L.L.C. 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 in Exhibit A of this Restrictive Covenant and made a part hereof by reference, and is commonly known as Lots A, B, C and D of the Valley Centre Corporate Park.

The Valley Centre I, L.L.C. 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

The Property shall be used only for uses defined in and allowed under the zoning regulations codified in the M-1, Light Industrial Zoning Classification, Chapter 18.32, City of Auburn as of the date of this Restrictive Covenant or as amended on a City-wide basis in the future except that residential uses shall not be allowed. Additionally, the following restrictions apply to the site:

1. No groundwater may be taken for any use from the Property without meeting all relevant substantive requirements applicable to the State and County laws.
2. Soil with petroleum hydrocarbons, metals and PCBs at concentrations exceeding State Standards is isolated beneath a cap on Lot D. A building will be constructed on top of the cap in the future. Additionally, dissolved petroleum hydrocarbons and metals have been detected at concentrations exceeding State Standards in groundwater beneath Lots A through D. The Owner shall not alter, modify, or remove the existing protective cap in any manner (except as described below) that may result in the release or exposure to the environment of contaminated soil, groundwater, or vapors or create a new exposure pathway without prior written approval from Ecology.
3. The Owner may breach the cap in the future, if necessary, to construct the future building on top of the cap (Lot D). Such actions may be necessary for the installation of utilities, the construction of footings or other foundation features, or other subsurface features necessary for construction of the building. In the event that it is necessary to breach the cap to construct the building, the following procedures will be observed: (1) a health and safety plan will be prepared to protect on-site workers, (2) soil removed by excavating or drilling beneath the cap will be properly handled, characterized and transported off-site for disposal at a permitted facility, (3) Ecology will be informed of any work plans associated with breaching the cap and exposing the contaminated soil prior to beginning the work.
4. Future site development, maintenance and repair activities may require excavating soil to depths at or below ground water on Lots A through D. In the event that these activities become necessary, Ecology will be informed prior to beginning the work. Prior to beginning the work, appropriate work plans will be prepared to address the following: (1) worker health and safety issues, (2) containment of contaminated ground water, (3) disposal of contaminated ground water, if necessary.

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5. Prior to constructing the building on top of the protective cap, activities that may result in the release or exposure to the environment of contaminated soil, groundwater, or vapors from beneath the cap, or create a new exposure pathway, is prohibited. Some examples of activities that are prohibited in the capped area prior to building construction, to the extent these activities will, or are likely to, result in such a release or exposure or create such a new exposure pathway include: drilling, digging, placement of any objects or use of any equipment which deforms or stresses the surface beyond its load bearing capability, piercing the surface with a rod, spike or similar item, bulldozing or earthwork.

Section 2

Any activity on the Property that may interfere with the integrity of the Remedial Action and the related continued protection of human health and the environment is prohibited, except as described above.

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, except as described above.

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 controlling ownership interest in the Property. No such conveyance of title 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 Restrictive Covenant and notify all lessees of the restrictions on the use of the Property (see Section 1).

Section 6

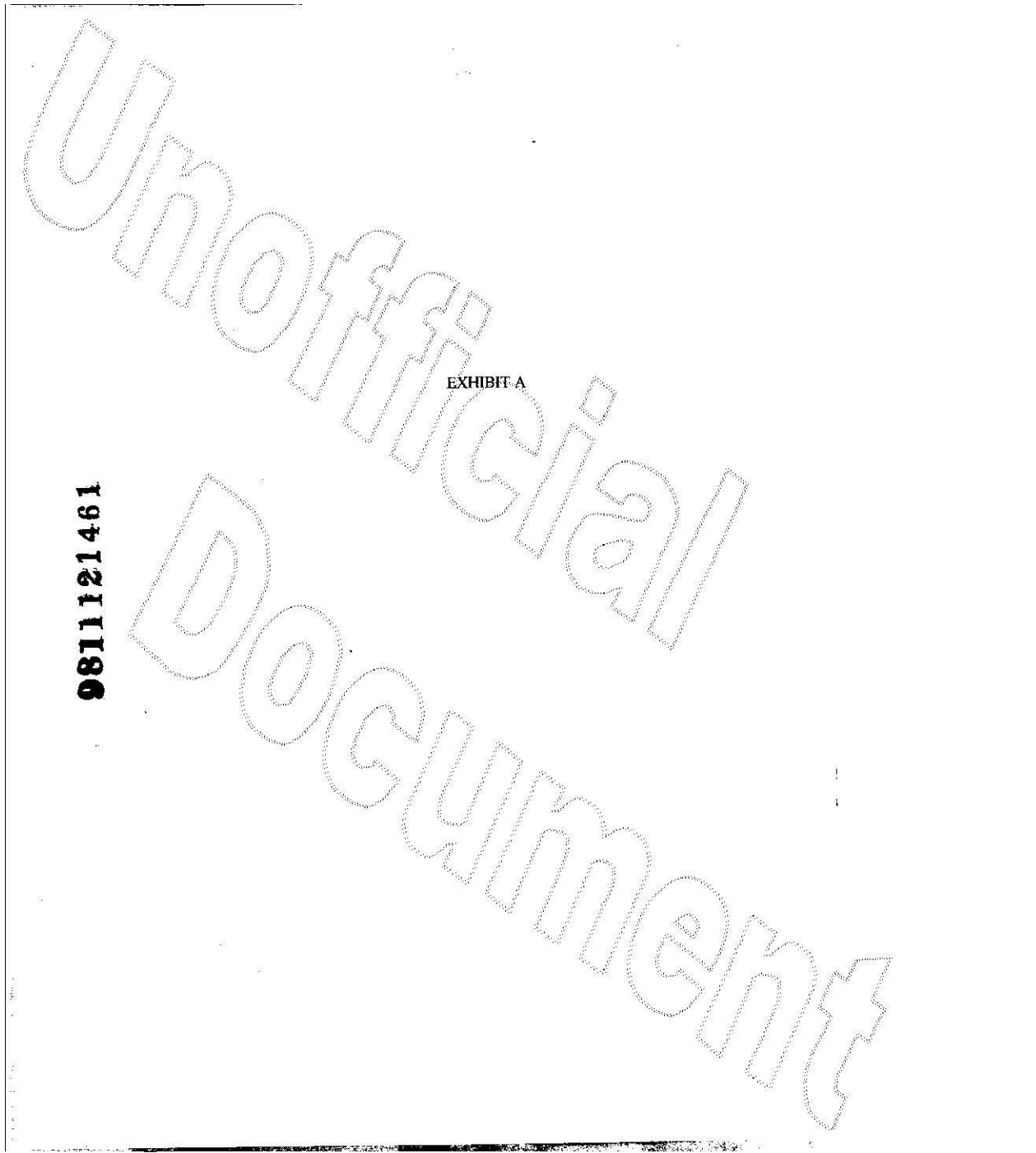
The Owner must notify and obtain approval from Ecology prior to any use of the Property that is inconsistent with the terms of this Restrictive Covenant. Ecology may approve any inconsistent use only after public notice and comment.

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.







LEGAL DESCRIPTION  
LOT A OF LOT LINE ADJUSTMENT  
PORTIONS OF TAX LOT No. 000080-0036, No. 000080-0054, & No. 000080-0055

All that certain real property situate in the Incorporated Territory of the City of Auburn, King County, State of Washington, being a portion of the J. A. Lake Donation Land Claims No. 38 and No. 41 in the Southeast Quarter of Section 1, Township 21 North, Range 4 East, and the Southwest Quarter of Section 6, Township 21 North, Range 5 East, Willamette Meridian, being also portions of Lots 1, 2, and 3 of City of Auburn Short Plat No. SPL 0005-97, recorded under Recorder's File No. 9705140453, King County Records, and being more particularly described as follows:

Commencing at the Northeast Corner of Lot 2 of said Short Plat No. SPL 0005-97; Thence, along the South Right-of-Way line of 30<sup>th</sup> Street N.E., North 88°49'52" West 59.00 feet to the Northwest corner of the parcel described in Deed to City of Auburn, recorded under Recorder's File No. 9803061751, King County Records, said point being the TRUE POINT OF BEGINNING of the herein-described parcel of land;  
THENCE, continuing along the South Right-of-Way line of 30<sup>th</sup> Street N.E., parallel with and 30.00 feet South from the centerline of 30<sup>th</sup> Street N.E., North 88°49'52" West 1051.87 feet;  
THENCE, along the Right-of-Way line of "Right-of-Way Take Parcel No. 6" as described in Deed to the City of Auburn, recorded under Recorder's File No. 8512161003, King County Records, South 50°45'15" West 42.20 feet;  
THENCE, along the Easterly Right-of-Way line of "B" Street N.W., as described in Recorder's File No. 9704030926, King County Records, parallel with and 60.00 feet from the Westerly Right-of-Way line of "B" Street N.W., South 00°54'08" West 1157.85 feet, to the Southwest corner of Lot 1 of SPL 0005-97;  
THENCE, along the South line of said Lot 1, South 88°49'52" East 579.72 feet;  
THENCE, leaving the South line of said Lot 1, South 01°10'08" West 155.00 feet;  
THENCE, South 88°49'52" East 506.19 feet, to the West line of the parcel described in Recorder's File No. 9803061751;  
THENCE, along said West line, North 00°51'25" East 1340.02 feet, to the True Point of Beginning.

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The above-described parcel of land contains approximately 31.29477 Acres, more or less.

End of Description

Prepared by:  
Barghausen Consulting Engineers, Inc.  
Job No. 5950 Sept. 21, 1998

LEGAL DESCRIPTION  
LOT B OF LOT LINE ADJUSTMENT  
PORTION OF TAX LOT No. 000080-0036

All that certain real property situate in the Incorporated Territory of the City of Auburn, King County, State of Washington, being a portion of the J. A. Lake Donation Land Claim No. 38 in the Southeast Quarter of Section 1 and the Northeast Quarter of Section 12, Township 21 North, Range 4 East, Willamette Meridian, being also a portion of Lot 3 of City of Auburn Short Plat No. SPL 0005-97, recorded under Recorder's File No. 9705140453, King County Records, and being more particularly described as follows:

Commencing at the Southwest Corner said Lot 3 of Short Plat No. SPL 0005-97; Thence, along the Easterly Right-of-Way line of "B" Street N.W., as described in Recorder's file No. 9704030926, King County Records, North 00°54'08" East 404.44 feet to the TRUE POINT OF BEGINNING of the herein-described parcel of land;  
THENCE, continuing along said Easterly Right-of-Way line of "B" Street N.W., parallel with and 60.00 feet from the Westerly Right-of-Way line of "B" Street N.W., North 00°54'08" East 612.80 feet, to the Northwest Corner of Lot 3 of SPL 0005-97;  
THENCE, along the North line of said Lot 3, South 88°49'52" East 579.72 feet;  
THENCE, leaving said North line of said Lot 3, South 01°10'08" West 612.79 feet;  
THENCE, North 88°49'52" West 576.87 feet, to the True Point of Beginning.

The above-described parcel of land contains approximately 8.135353 Acres, more or less.

End of Description

Prepared by:  
Barghausen Consulting Engineers, Inc.  
Job No. 5950 Oct. 12, 1998

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LEGAL DESCRIPTION  
LOT C OF LOT LINE ADJUSTMENT  
PORTION OF TAX LOT No. 000080-0036

All that certain real property situate in the Incorporated Territory of the City of Auburn, King County, State of Washington, being a portion of the J. A. Lake Donation Land Claim No. 38 in the Northeast Quarter of Section 12, Township 21 North, Range 4 East, Willamette Meridian, being also a portion of Lot 3 of City of Auburn Short Plat No. SPL 0005-97, recorded under Recorder's File No. 9705140453, King County Records, and being more particularly described as follows:

Beginning at the Southwest Corner of said Lot 3 of Short Plat No. SPL 0005-97, said point being the TRUE POINT OF BEGINNING of the herein-described parcel of land;  
THENCE, along the Easterly Right-of-Way line of "B" Street N.W., as described in Recorder's File No. 9704030926, King County Records, parallel with and 60.00 feet from the Westerly Right-of-Way line of "B" Street N.W., North  $00^{\circ}54'08''$  East 404.44 feet;  
THENCE, leaving said Easterly Right-of-Way line, South  $88^{\circ}49'52''$  East 562.59 feet;  
THENCE, South  $01^{\circ}08'57''$  West 404.44 feet, to the South line of said Lot 3 of SPL 0005-97;  
THENCE, along said South line, North  $88^{\circ}49'52''$  West 560.85 feet, to the True Point of Beginning.

The above-described parcel of land contains approximately 5.215383 Acres, more or less.

End of Description

Prepared by:  
Barghausen Consulting Engineers, Inc.  
Job No. 5950                      Sept. 21, 1998

9811121461

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LEGAL DESCRIPTION  
LOT D OF LOT LINE ADJUSTMENT  
PORTION OF TAX LOT No. 000080-0036 & No. 000080-0056

All that certain real property situate in the Incorporated Territory of the City of Auburn, King County, State of Washington, being a portion of the J. A. Lake Donation Land Claim No. 38 and No. 41, in the Southeast Quarter of Section 1 and the Northeast Quarter of Section 12, Township 21 North, Range 4 East, and the Southwest Quarter of Section 6 and the Northwest Quarter of Section 7, Township 21 North, Range 5 East, Willamette Meridian, being also portions of Lot 3 and Lot 4 of City of Auburn Short Plat No. SPL 0005-97, recorded under Recorder's File No. 9705140453, King County Records, and being more particularly described as follows:

Beginning at the Southwest Corner of said Lot 3 of Short Plat No. SPL 0005-97;  
Thence, along the South line of said Lot 3, South 88°49'52" East 560.85 feet,  
to the TRUE POINT OF BEGINNING of the herein-described parcel of land;  
THENCE, continuing along the South line of said Lot 3, South 88°49'52" East 525.02 feet,  
to the West line of the parcel described in Deed to the City of Auburn, recorded under  
Recorder's File No. 9803061751, King County Records;  
THENCE, along said West line, North 00°51'25" East 862.25 feet;  
THENCE, leaving said West line, North 88°49'52" West 506.19 feet;  
THENCE, South 01°10'08" West 457.79 feet;  
THENCE, North 88°49'52" West 14.28 feet;  
THENCE, South 01°08'57" West 404.44 feet, to the True Point of Beginning.

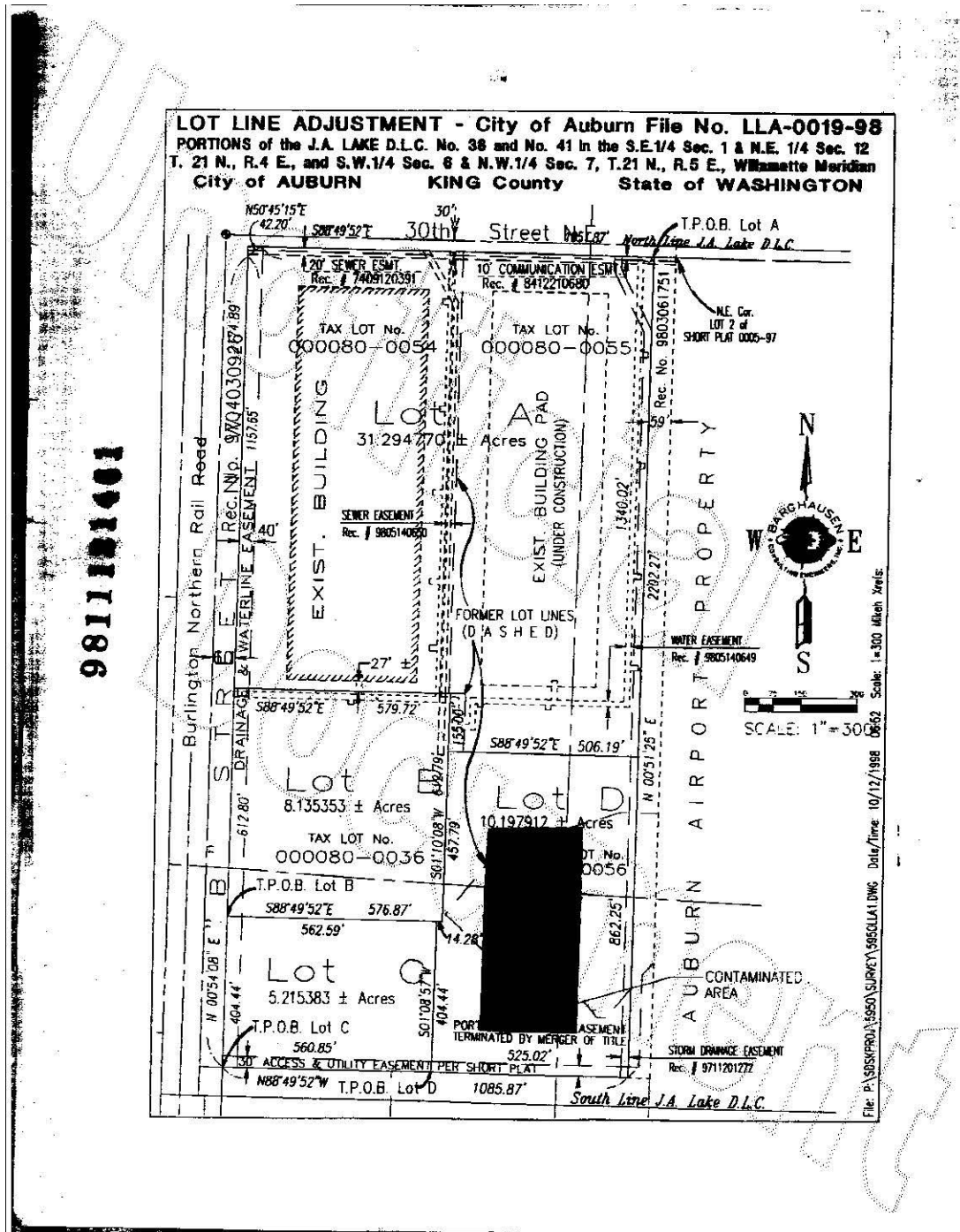
The above-described parcel of land contains approximately 10.197912 Acres, more or less.

End of Description

Prepared by:  
Barghausen Consulting Engineers, Inc.  
Job No. 5950 Sept. 21, 1998

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## 6.4 Photo log

**Photo 1. North end, near 30<sup>th</sup> St looking south**



**Photo 2. SE corner of MITCO property looking west**



**Photo 3. SE corner of MITCO lot looking north**



**Photo 4. NE corner of MITCO lot looking west**



**Photo 5. SW corner of MITCO building, looking at entrance to the east**



**Photo 6. SW corner of MITCO building looking north.**

