

Periodic Review

Walla Walla City Shop 812 Rees Avenue Walla Walla, Washington 99362

Facility Site ID#: 88514759 Cleanup Site ID#: 6812

Prepared by: Washington State Department of Ecology Eastern Region Office Toxics Cleanup Program

December 2016

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1.0 INTRODUCTION

This document is a review by the Washington State Department of Ecology (Ecology) of postcleanup site conditions and monitoring data to assure human health and the environment are being protected at the former Walla Walla City Shop site (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) with VCP No. EA0222. The cleanup actions resulted in residual concentrations of petroleum hydrocarbons that exceeded MTCA Method A cleanup levels for soil established under WAC 173-340-740(2). It was determined that institutional controls in the form of an environmental covenant would be required for the site to be eligible for a No Further Action (NFA) determination. WAC 173-340-420(2) requires Ecology to conduct a periodic review of a site every five years under the following conditions:

- 1. Whenever Ecology conducts a cleanup action.
- 2. Whenever Ecology approves a cleanup action under an order, agreed order or consent decree.
- 3. Or, as resources permit, whenever Ecology issues a no further action opinion
- 4. And one of the following conditions exists:
 - (a) Institutional controls or financial assurance are required as part of the cleanup.
 - (b) Where the cleanup level is based on a practical quantitation limit.
 - (c) 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 Ecology shall consider include [WAC 173-340-420(4)]:

- (a) The effectiveness of ongoing or completed cleanup actions.
- (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.
- (f) The availability of improved analytical techniques to evaluate compliance with cleanup levels.

Ecology 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 History

The former Walla Walla City Shop site is located at 812 Rees Avenue in Walla Walla, Washington. The Site is bounded by Rees Avenue to the south and railroad tracks to the north. The Site is currently occupied by Mountain High Truck and Equipment; a company that specializes in fuel transport and the trucking industry. The Site is located in a predominantly industrial area of Walla Walla. Adjacent Site uses include Rees Way Auto Body shop northeast of the Site, empty tank storage area to the north, Mountain Oil Company bulk fuel storage and Cardlock facility to the northwest, residential areas to the west and east, Farmers' Co-op grain storage to the southwest, and an auto salvage yard to the south.

Historical uses of the Site included residential use from 1902 to 1934, and a concrete pipe and block manufacturing company from 1934 to 1958. The City of Walla Walla purchased the Site in 1958, and City street department operations were located at the property until 1986. Primary operations at the street department shop included vehicle maintenance, sign and street painting, and asphalt mixing. A metal building was constructed in 1970 and was used by the City for the building maintenance department until 1990. A & G Auto leased the metal building from the City in 1993 and 1994 and operated an automobile repair shop at that location.

Three underground storage tanks (USTs) used for diesel fuel, gasoline, and waste oil were located at the Site. Asphaltic cement was stored in above-ground storage tanks that were located on a concrete slab and surrounded by a concrete block wall. These tanks were removed from the Site in 1994. Reportedly, paints and wash water were disposed of in a drywell located north of the former shop building until 1970 when the street painting operations were moved to another location. A wash-down area was located west of the former shop building. Reportedly, equipment and vehicle washing occurred on a 20- by 95-foot concrete apron next to the building.

A vicinity map is available as Appendix 6.1, and a Site plan is available as Appendix 6.2.

2.2 Site Investigations and Remedial Actions

2.2.1 1994 Tank Removals

Three USTs were removed from the Site in November 1994. The tanks had been used for storage of leaded gasoline (5,400-gallon), diesel fuel (3,600-gallon), and waste oil (225-gallon). The gasoline and diesel USTs were located west of the former shop building, and the waste oil UST was north of the building. No evidence of contamination was found from the gasoline or diesel USTs. However, there was evidence of a release from the waste oil tank. Approximately 130 cubic yards of petroleum-contaminated soil (PCS) were removed from below the former waste oil UST location. One soil sample from the bottom of the excavation at 17 feet below

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ground surface (bgs) had a total petroleum hydrocarbon (TPH) concentration of 940 milligrams per kilogram (mg/kg). The contaminated soil was disposed of at the New Waste Landfill in Pasco, Washington. PCS at 17 feet bgs and below the shop building remained in place.

2.2.2 1999 Phase II ESA and Excavation

Phase 2 Environmental Site Assessment (ESA) activities began in January 1999 with the removal of the old concrete building slabs from the Site. Soil and groundwater samples were collected and analyzed during the Phase 2. Test pits (TP-1 through TP-7) were excavated at several locations where subsurface contamination was suspected. Contamination was not detected in test pits TP-1 through TP-5 using field screening techniques such as visual indicators and a photoionization detector (PID).

TP-6 was excavated in the asphalt mix area and was excavated as trenches oriented north-south and east-west to estimate the areal extent of the visibly stained soil. Two soil samples were collected (TP6-02 at 1.5 feet and TP6-01 at 3 feet) and were analyzed for TPH. Sample TP6-02 (1.5 feet) contained diesel at a concentration of 1,400 mg/kg and oil at 830 mg/kg. At 3 feet bgs, concentrations decreased to less than 5.4 mg/kg diesel and less than 11 mg/kg oil-range TPH.

TP-7 was excavated below the northwest corner of the former shop building where the hoist and oil-water separator had been located, and near the former location of the waste oil UST. A small quantity of dark-stained soil was observed at approximately 6 feet bgs. TP-7 was excavated to 13.5 feet bgs, and samples were collected at 6, 10, and 13.5 feet bgs. All three samples were analyzed for TPH, and the sample with the highest PID reading was also analyzed for polychlorinated biphenyls (PCBs), volatile organic compounds (VOCs), semi-volatiles, and metals. Only oil-range TPH was detected at concentrations exceeding cleanup levels (210-300 mg/kg).

Based on these results, limited soil removal was conducted from below the location of the waste oil UST (from 17 feet to 25 feet bgs) and from the asphalt mixing area (from ground surface to approximately 3.5 feet bgs). Approximately 133 tons of soil were excavated from the former asphalt mixing area. Two confirmational soil samples were collected from the bottom of the excavation. Oil- and diesel-range TPH concentrations were 18 and <5.8 mg/kg respectively from one of these samples; results for the other sample did not detect contamination above laboratory detection limits.

Approximately 290 cubic yards of soil were excavated from the former waste oil tank location. The area around the dark stained soil previously encountered during tank removal and test pit excavation was excavated until stained soil was no longer apparent. The excavation was enlarged to the north in the vicinity of the former UST location. Clean fill was observed to a depth of 18 feet bgs, where dark-stained soil was encountered. The dark-stained soil appeared to spread outward at about 21 feet bgs. Groundwater was encountered at 24 feet. Additional soil was excavated below the former waste oil UST location. Stained soil was no longer apparent in the south sidewall of the excavation. However, some pockets and layers of stained soil were

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observed in the excavation walls at about 21 feet bgs. A sample was collected at approximately 24 feet bgs at the north base of the excavation (WST-04). Results indicated TPH concentrations of 1,400 mg/kg diesel and 5,600 mg/kg oil-range TPH.

2.3 Groundwater Evaluation

Three groundwater monitoring wells were installed at the Site. Groundwater flow is to the northwest. Initial groundwater samples were collected in March, July, September, and December 1999 and analyzed for diesel- and oil-range TPH, PCBs, VOCs, semi-volatiles, and total metals. Only chloroform concentrations exceeded cleanup levels. Chloroform concentrations ranged from <1 to 9.2 micrograms per liter (ug/1). The Method B cleanup level for chloroform in groundwater is 7.17 ug/1.

An opinion was requested from Ecology in 2000. Ecology determined that groundwater monitoring should continue until contamination was below cleanup levels if the Site was to be eligible for an NFA. Sampling was conducted through June 2001.

In MW-01, concentrations declined from a maximum of 9.2 ug/L in September 1999 to less than 1.0 ug/L in June 2001. In MW-03, concentrations declined from a maximum of 8.6 ug/L in March 1999 to 3.0 ug/L in June 2001.

In six of eight samples from MW-02, the chloroform concentration was less than the test detection limit of 1.0 ug/L. In the other two samples, chloroform was detected at concentrations of 4.4 and 4.5 ug/L in December 1999 and December 2000, respectively. Chloroform concentrations in all of the samples tested during the four quarterly monitoring periods in 2000 and 2001 were less than the MTCA Method B cleanup level of 7.17 ug/L.

2.4 Cleanup Levels and Points of Compliance

WAC 173-340-704 states MTCA Method A may be used to establish cleanup levels at sites that have few hazardous substances, are undergoing a routine cleanup action, and where numerical standards are available for all indicator hazardous substances in the media for which the Method A cleanup level is being used.

MTCA Method A cleanup levels for unrestricted land use were determined to be appropriate for contaminants at this Site. The cleanup actions conducted at the Site were determined to be 'routine,' few hazardous substances were found at the Site, and numerical standards were available in the MTCA Method A table for each hazardous substance. The current MTCA Method A cleanup level for diesel- and heavy oil-range TPH is 2,000 mg/kg.

For soil, the point of compliance is the area where the soil cleanup levels shall be attained. For soil cleanup levels based on groundwater protection, as they are for this Site, the point of compliance is established as soils throughout the Site.

For groundwater, the point of compliance is the point or points where the groundwater cleanup levels must be attained for a site to be in compliance with the cleanup standards. The standard point of compliance shall be established throughout the Site from the uppermost level of the saturated zone extending vertically to the lowest most depth that could potentially be affected by the Site.

2.5 Site Closure

The results of the subsurface investigation conducted in 1999 confirm that concentrations of petroleum in soil exceed cleanup levels at a depth of 21 feet bgs. It was determined that the Site would be eligible for an NFA determination with the implementation of institutional controls in the form of an environmental covenant. An environmental covenant was recorded for the Site in 2011. The covenant imposes the following limitations:

- 1. Any activity on the Property that may result in the release or exposure to the environment of the contaminated soil that was contained as part of the Remedial Action, or create a new exposure pathway, is prohibited. Some examples of activities that are prohibited in the capped areas include: 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.
- 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.
- 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.
- 4. The Owner of the property must give thirty (30) day advance written notice to Ecology of the Owner's intent to convey any interest in the Property. No conveyance of title, easement, lease, or other interest in the Property shall be consummated by the Owner without adequate and complete provision for continued monitoring, operation, and maintenance of the Remedial Action.
- 5. The Owner must restrict leases to uses and activities consistent with the Covenant and notify all lessees of the restrictions on the use of the Property.
- 6. The Owner must notify and obtain approval from Ecology prior to any use of the Property that is inconsistent with the terms of this Covenant. Ecology may approve any inconsistent use only after public notice and comment.
- 7. The Owner shall allow authorized representatives of Ecology the right to enter the Property at reasonable times for the purpose of evaluating the Remedial Action; to take samples, to inspect remedial actions conducted at the property, to determine compliance with this Covenant, and to inspect records that are related to the Remedial Action.
- 8. The Owner of the Property reserves the right under WAC 173-340-440 to record an instrument that provides that this Covenant shall no longer limit use of the Property or be of any further force or effect. However, such an instrument may be recorded only if Ecology, after public notice and opportunity for comment, concurs.

A copy of the Environmental Covenant is available as Appendix 6.3.

3.0 PERIODIC REVIEW

3.1 Effectiveness of Completed Cleanup Actions

During the Site visit conducted on June 15, 2016, there were no indications that the integrity of the remedial action has been compromised. There was no evidence of undocumented Site excavation or disturbance activities, and no visual indications of disturbance of the Site surface. The Site continues to be occupied by a trucking company, and is surrounded by a mix of commercial and industrial use properties. A photo log is available as Appendix 6.4.

3.1.1 Direct Contact

Cleanup actions at the Site were intended to eliminate human exposure to contaminated soils at the Site. Exposure pathways to contaminated soils (ingestion, direct contact) were reduced by remedial excavation and by the presence of protective Site surfaces including asphalt, building foundations, and concrete. The Site is fenced and has restricted access, further reducing the possibility of public exposure to residual contamination at the Site.

3.1.2 Protection of Groundwater

Soils with TPH at concentrations exceeding the MTCA Method A cleanup level remain at the Site; however, an empirical demonstration has indicated that these contaminated soils do not pose a threat to groundwater quality. Groundwater monitoring wells in the vicinity of residual soil contamination have had at least six consecutive quarterly sampling events with concentrations of gasoline-range TPH and benzene, toluene, ethylene, and xylenes below MTCA Method A cleanup levels.

3.1.3 Institutional Controls

Institutional controls in the form of an environmental covenant were implemented at the Site in 2011. The covenant remains active and discoverable through the Walla Walla County Auditor's Office. There is no evidence a new instrument has been recorded that limits the effectiveness or applicability of the covenant. This covenant prohibits activities that will result in the release of contaminants contained as part of the cleanup without Ecology's approval, and prohibits any use of the property that is inconsistent with the covenant. This covenant serves to assure the long-term integrity of the surface cover and the remedial action.

3.2 New Scientific Information for Individual Hazardous Substances for Mixtures Present at the Site

There is no new relevant scientific information for the hazardous substances remaining at the Site.

3.3 New Applicable State and Federal Laws for Hazardous Substances Present at the Site

There are no new applicable or relevant state or federal laws for hazardous substances remaining at the Site.

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. The current Site use is not likely to have a negative impact on the protectiveness of the remedy.

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 MTCA Method A cleanup levels. The presence of improved analytical techniques would not affect decisions or recommendations made for the Site.

4.0 CONCLUSIONS

- The cleanup actions completed at the Site appear to be protective of human health and the environment.
- Soil cleanup levels have not been met at the Site; however, the cleanup action for the Site is determined to comply with cleanup standards under WAC 173-340-740(6)(f), since the long-term integrity of the containment system is ensured and the requirements for containment technologies have been met.
- The covenant for the property is in place and will 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, Ecology has determined the requirements of the covenant are being followed. No additional remedial actions are required by the property owner. It is the property owner's responsibility to continue to inspect the Site to assure the integrity of the cap 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

Shannon and Wilson, Inc. Phase 2 Environmental Site Assessment. April 1999.

Shannon and Wilson, Inc. Groundwater Sampling and Analysis Plan. May 1999.

Ecology. VCP Review. July 14, 2000.

Shannon and Wilson, Inc. Supplemental Groundwater Monitoring. July 2001.

Darin Harvey and Richard Harvey. Environmental Covenant. June 30, 2011.

Ecology. No Further Action Determination Letter. July 6, 2011.

Ecology. Site Visit. June 15, 2016.

6.0 APPENDICIES

6.1 Vicinity Map



6.2 Site Plan



6.3 Environmental Covenant

After Recording Return to: Patti Carter Department of Ecology 4601 N. Monroe Street Spokane, WA 99205

Environmental Covenant

Grantor: DARIN HARVEY AND RICHARD HARVEY Grantee: State of Washington, Department of Ecology Legal: 812 AND 840 WEST REES AVE, WALLA WALLA, WA 99362 Tax Parcel Nos.: 360719520230

Grantor, <u>DARIN HARVEY AND RICHARD HARVEY</u>, hereby binds Grantor, its successors and assigns to the land use restrictions identified herein and grants such other rights under this environmental covenant (hereafter "Covenant") made this <u>27</u> day of <u>JUNE</u>, 2011_ in favor of the State of Washington Department of Ecology (Ecology). Ecology shall have full right of enforcement of the rights conveyed under this Covenant pursuant to the Model Toxics Control Act, RCW 70.105D.030(1)(g), and the Uniform Environmental Covenants Act, 2007 Wash. Laws ch. 104, sec. 12.

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

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

• Report of Underground Storage Tank Site Assessment, Walla Walla City Shop: Huntingdon, Inc., February 1995.

2011-05073 06/30/2011 02:50:31 PM Page 1 of 8 Karen Martin County Auditor, Walla Walla Fees: 69.00

- <u>Phase 2 Environmental Site Assessment, Former City Shop Site</u>: Shannon & Wilson, Inc., April 1999.
- <u>Groundwater Sampling and Analysis Plan, Former City Shop Site:</u> Shannon & Wilson, Inc., May 6, 1999.
- <u>Groundwater Samples, Former City Shop</u>: Shannon & Wilson, Inc., July 21, 1999 and October 14, 1999.
- <u>Summary of Groundwater Monitoring, Former City Shop</u>: Shannon & Wilson, February 2000.
- <u>Results of Quarterly Groundwater Monitoring</u>, Former City Shop Site: Shannon & Wilson, October 17, 2000 and April 2, 2001.
- <u>Supplemental Groundwater Monitoring, Former City Shop Site</u>: Shannon & Wilson, Inc., July 2001.

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

This Covenant is required because the Remedial Action resulted in residual concentrations of Petroleum Hydrocarbons which exceed the Model Toxics Control Act Method A Cleanup Levels for SOIL established under WAC 173-340-740.

The undersigned, DARIN HARVEY AND RICHARD HARVEY, are the fee owners of real property (hereafter "Property") in the County of Spokane, State of Washington, that is subject to this Covenant. The Property is legally described AS FOLLOWS: BUTLER'S LOT D OF SHORT PLAT (NON-OPR RR PROP-SPUR RUNNING THRU LOTS 14 & 13 BLOCK 1; LOTS 13 & LOCATION: 812 & 840 W REES AVE DEEDED ACRES: 1:65

DARIN HARVEY AND RICHARD HARVEY make 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").

> 2011-05073 CV 06/30/2011 02:50:31 PM Page 2 of 8 Fees: 69.00 Karen Martin County Auditor, Walla Walla County WA

<u>Section 1</u>. Any activity on the Property that may result in the release or exposure to the environment of the contaminated soil that was contained as part of the Remedial Action, or create a new exposure pathway, is prohibited. Some examples of activities that are prohibited in the capped areas include: 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. <u>Section 2</u>. 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. <u>Section 3</u>. 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.

<u>Section 4</u>. The Owner of the property must give thirty (30) day advance written notice to Ecology of the Owner's intent to convey any interest in the Property. No conveyance of title, easement, lease, or other interest in the Property shall be consummated by the Owner without adequate and complete provision for continued monitoring, operation, and maintenance of the Remedial Action.

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

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

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

<u>Section 8</u>. The Owner of the Property reserves the right under WAC 173-340-440 to record an instrument that provides that this Covenant shall no longer limit use of the Property or be of any further force or effect. However, such an instrument may be recorded only if Ecology, after public notice and opportunity for comment, concurs.

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1) MARUEL Darin Harvey and Richard Harvey

Darin Harvey and Richard Harve [Title]

Dated: 6-27-2011

County of Walla Walla 6-27-11 Rambal & cott Stoke - Notary Comm. Exp 7-31-2013

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STATE OF WASHINGTON_____ COUNTY OF WALLA WALLA____

On this 27TH_ day of ______, 20_11_, I certify that DARIN HARVEY AND RICHARD HARVEY ______ personally appeared before me, and acknowledged that **he/she** is the individual described herein and who executed the within and foregoing instrument and signed the same at **his/her** free and voluntary act and deed for the uses and purposes therein mentioned.

> Notary Public in and for the State of Washington, residing at _____. My appointment expires _____.

STATE OF WASHINGTON DEPARTMENT OF ECOLOGY

Michael A. Hinbler Section Manager, Toxics Cleanup Program

Dated: 29 JUNE 2011

2011-05073 CV 06/30/2011 02:50:31 PM Page 5 of 8 Fees: 69.00 Karen Martin County Auditor, Walla Walla County WA Exhibit A Legal Description

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	DSURE BEGINS AFTER APRIL 30 ON ALL I DELINQUENT THREE YEARS OR SI PORTORINGE SINT PAR BY APRIL 30, IN US ON TOTAL YEAR SECOND PORTEMINUST IN TOTAL YEAR SECOND PORTEMINUST IN TAXADA SECOND PORTEMINUST DENT AMOUNTS WILL INCLUD PTHIS PORTION	PROPERTY WITH TAXES MORE TENEST AND PENALTY SEE CACK OF FORM DE INTEREST N For Online paymen	SD #140 BOND FLOOD Voter Approved Tax \$	1517,75 or 38,8% dit card) go to www.co.wa	\$ 390.7 \$ 8.3 dla-walla.wa.u
	DEURE BEGINS AFTER APRIL 30 ON ALL F DELINQUENT THREE YEARS OR ST POTHOMORE IS NOT PAR BY APRIL 20, BY POTHOMORE IS NOT PAR BY APRIL 20, BY THE EXCELLER YEAR SECOND PORTEN IN JENT AMOUNTS WILL INCLUD PTHIS PORTION	PROPERTY WITH TAXES MORE TEPPAID BY OCT 31 SEE DACK OF FORM DE INTEREST N For online paymen	SD #140 BOND FLOOD Voter Approved Tax \$	1517,75 or 38,8% dit card) go to www.co.wa	\$ 396.7 \$ 8.3 Na•walla.wa.us
FORECLO SPECT DELINOL	DEURE BEGINS AFTER APRIL 30 ON ALL F DELINQUENT THREE YEARS OR SI POTHONOME IS NOT PARE SY APPL 20, IN US ON FOLL YEAR, SECOND PORTEN MUST IN THE EXCHUTEN OF PERSONAL PROPERTY JENT AMOUNTS WILL INCLUD PTHIS PORTION	PROPERTY WITH TAXES MORE TEP PAID BY OCT. 31 SEE PACK OF FORM DE INTEREST N For online paymen	SD #140 BOND FLOOD Voter Approved Tax \$	1517,75 or 38,8% edit card) go to www.co.wa	\$ 396.7 \$ 8.3 Wa-walla.wa.u
FOREGLO SPECINO DELINOL	DEURE BEGINS AFTER APRIL 30 ON ALL F DELINQUENT THREE YEARS OR ST POTIONOUE IS NOT PAR BY APRIL 30, IN US ON TOTAL YEAR SECOND PORTON MUST IN THE EXCELLTION OF PERSONAL PROPERTY JENT AMOUNTS WILL INCLUD PTHIS PORTION	PROPERTY WITH TAXES MORE ATEREST MID PENALTY TERE PAR DB VOCT. 31 SEE BACK OF FORM DE INTEREST N For online paymen	SD #140 BOND FLOOD Voter Approved Tax \$	1517.75 or 38.8% dit card) go to www.co.wa	\$ 390.7 \$ 8.3 Na•walla.wa.us
FOREGLO SE WIT DELINOL	DEURE BEGINS AFTER APRIL 30 ON ALL F DELINQUENT THREE YEARS OR SI POTIONOME IS NOT PARE 30, MU IS DE STILONOME IS NOT PARE 30, MU IS DIE EXCEPTION OF PERSONAL PROPERTY JENT AMOUNTS WILL INCLUD PTHIS PORTION	PROPERTY WITH TAXES MORE ATENEST MID PENALTY THE PAID BY OCT 31 SEE BACK OF FORM DE INTEREST N For online paymen	SD #140 BOND FLOOD Voter Approved Tax \$	1517,75 or 38,8% dit card) go to www.co.we	\$ 390.7 \$ 8.3 Ma-walla.wa.us
	ASURE BEGINS AFTER APRIL 30 ON ALL F DELINQUENT THREE YEARS OR SI POTIONOME IS NOT PARE 30 M US ON TOTAL YEAR. SECOND PORTEN MUST IN DIE EXCEPTION OF PERSONAL PROPERTY JENT AMOUNTS WILL INCLUD PTHIS PORTION	PROPERTY WITH TAXES MORE ATENEST MOD PENALTY THE PAID BY OCT 31 SEE DACK OF FORM DE INTEREST N For online paymen	SD #140 BOND FLOOD Voter Approved Tax \$	1517,75 or 38,8% dit card) go to www.co.wa	\$ 390.7 \$ 8.3 Ma-walla.wa.u
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	ASURE BEGINS AFTER APRIL 30 ON ALL F DELINQUENT THREE YEARS OR SI PATIAD NOVE IS NOT PARE BY APRIL 20, IF US ON TOTAL YEAR SECOND PORTAIN HER IN THE PXILITEN OF PERSONAL PROPERTY JENT AMOUNTS WILL INCLUD PTHIS PORTION	PROPERTY WITH TAXES MORE TENEST AND PENALTY SEE DACK OF POINN DE INTEREST N For online paymen	SD #140 BOND FLOOD Voter Approved Tax \$	1517,75 or 38,8% dit card) go to www.co.wa	\$ 390.7 \$ 8.3 dla-walfa.wa.us
	ASURE BEGINS AFTER APRIL 30 ON ALL F DELINQUENT THREE YEARS OR SI POTHOMORE IS NOT PARE BY APPL 20, B US ON TOTAL YEAR SECOND PORTEX IN INS IN THE EXCELLING PERSONAL PROPERTY JENT AMOUNTS WILL INCLUD PTHIS PORTION	PROPERTY WITH TAXES MORE TEP PAID BY OCT 31 SEE PACK OF FORM DE INTEREST N For online paymen	SD #140 BOND FLOOD Voter Approved Tax \$	1517,75 or 38,8% edit card) go to www.co.wa	\$ 390.7 \$ 8.3 Ila-walla.wa.us
FORECLO SPECT DELINOL	ASURE BEGINS AFTER APRIL 30 ON ALL F DELINQUENT THREE YEARS OR SI POTHONOME IS NOT PARE 30 M AND 20 IS ON FOR YEAR SECOND PORTEN MAS IN THE EXCELLERA VERY SECOND PORTEN MAS IN THE EXCELLENA VERY SECOND PORTEN JENT AMOUNTS WILL INCLUD PTHIS PORTION	PROPERTY WITH TAXES MORE ATENEST MID PENALTY THE PAID BY OCT. 31 SEE PACK OF FORM DE INTEREST N For online paymen	SD #140 BOND FLOOD Voter Approved Tax \$	1517,75 or 38,8% edit card) go to www.co.wa	\$ 390.7 \$ 8.3 Na-walla.wa.us
FOREGLO S DELINOL	ASURE BEGINS AFTER APRIL 30 ON ALL F DELINQUENT THREE YEARS OR ST POTHONOME IS NOT PARE SY APPL 30. IN USE ON FOLA YEAR, SECOND PORTON MUST IN THE EXCELLTEN OF PERSONAL PROPERTY JENT AMOUNTS WILL INCLUD OTHIS PORTION	PROPERTY WITH TAXES MORE ATENEST MID PENALTY TEP PAID BY OCT. 31 SEE BACK OF FORM DE INTEREST N For online paymen	Voter Approved Tax \$	1517.75 or 38.8% dit card) go to www.cu.wa	\$ 390.7 \$ 8.3 Na•walla.wa.us
FOREGLO SE DELINOL	ASURE BEGINS AFTER APRIL 30 ON ALL F DELINQUENT THREE YEARS OR ST POTIONOUE IS NOT PARE START SO IS POTIONOUE IS NOT PARE SO A USE ON TOTAL YEAR SECOND PORTON MUST IN THE EXCELLTION OF PERSONAL PROPERTY JENT AMOUNTS WILL INCLUD OTHIS PORTION	PROPERTY WITH TAXES MORE ATEREST AND PENALTY SEE BACK OF FORM DE INTEREST N For online paymen	Voter Approved Tax \$	1517,75 or 38,8% dit card) go to www.co.we	\$ 390.7 \$ 8.3i

Exhibit A

Lots 15, 16, 17, 18 and 19 in Block 1 of Bufler's Addition to the City of Walla Walla, according to the official plat thereof of record in the office of the Auditor of Walla Walla County, Washington, in Volume C of Plats at Page 6.

ALSO,

Lot 6 in Block 1 of Butler's Addition to the City of Walla Walla, according to the official plat thereof of record in the office of the Auditor of Walla Walla County, Washington, in Volume C of Plats at Page 6.

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EXCEPTING from said Lot 6 the following described portion thereof owned by the Walla Walla Valley Railway Company:

Commencing at the Northwest corner of Lot 6 in Block 1 of Bufler's Addition to the City of Walla Walla, according to the official plat thereof of record in the office of the Auditor of Walla Walla County, Washington; thence Easterly, along the North line of said Lot 6, a distance of 50 feet to the Northeast corner of said Lot 6; thence Southerly, along the East line of said Lot 6, a distance of 36 feet to a point; thence Northwesterly a distance of 52.5 feet, more or less, to an intersection with the West line of said Lot 6; thence Northwesterly, along the West line of said Lot 6, a distance of 20 feet to The Point of Beginning.

Situated in the County of Walla Walla, State of Washington,

Lot D of that certain Short Plat filed November 5, 2002, in Volume 4 of Short Plats at Page 79, under Auditor's File No. 2002-12600, in the office of the Auditor of Walla Walla County, Washington.

2011-05073 CV 06/30/2011 02:50:31 PM Page 8 of 8 Fees: 69.00 Karen Martin County Auditor, Walla Walla County WA

6.4 Photo Log

Photo 1: Former Walla Walla City Shop Site - from the southwest



Photo 2: Maintenance and Fabrication Shop - from the east



Photo 3: North End of Site - from the south



Photo 4: West Side of Site – from the east

