

After Recording Return  
Original Signed Covenant to:

Sunny Becker  
Toxics Cleanup Program  
Washington State Department of Ecology  
3190 160<sup>th</sup> Avenue SE  
Bellevue, WA 98008



**20180326000389**

COVENANT Rec: \$84.00  
3/26/2018 9:56 AM  
KING COUNTY, WA

## Environmental Covenant

**Grantor:** Lutheran Retirement Home of Greater Seattle

**Grantee:** State of Washington, Department of Ecology (hereafter "Ecology")

**Tax Parcel No:** 952810-4695

**Brief Legal Description:**

**6850 WOODLAWN AVE. NE, THE HEARTHSTONE:**

PCL A SEATTLE BLA#30071219900010 SD BLA DAF LOT 1 BLOCK 90 & LOTS 1-5  
BLOCK 91 OF SD ADDITION TO GREEN LAKE, ACCORDING TO THE PLAT THEREOF  
RECORDED IN VOLUME 6 OF PLATS, PAGE 20, RECORDS OF KING COUNTY,  
WASHINGTON. APN: 952810-4695

### RECITALS

- a. This document is an environmental (restrictive) covenant (hereafter "Covenant") executed pursuant to the Model Toxics Control Act ("MTCA"), chapter 70.105D RCW, and Uniform Environmental Covenants Act ("UECA"), chapter 64.70 RCW.
- b. The Property that is the subject of this Covenant is part of a site commonly known as "Plastic Sales & Service, Inc.", Facility ID 1948927. The Property is legally described in Exhibit A, and illustrated in Exhibit B, both of which are attached (hereafter "Property"). If there are differences between these two Exhibits, the legal description in Exhibit A shall prevail.
- c. The Property is the subject of remedial action conducted under MTCA. This Covenant is required because residual contamination remains on the Property after completion of remedial actions as illustrated in Exhibit C. Specifically, the following principal contaminants remain on the Property:

Medium	Principal Contaminants Present
Soil	total petroleum hydrocarbon (TPH), tetrachloroethene (PCE), trichloroethene, (TCE), dichloroethene (DCE), and vinyl chloride (VC)
Groundwater	total petroleum hydrocarbon (TPH), tetrachloroethene (PCE), trichloroethene, (TCE), dichloroethene (DCE), and vinyl chloride (VC)

d. It is the purpose of this Covenant to restrict certain activities and uses of the Property to protect human health and the environment and the integrity of remedial actions conducted at the site. Records describing the extent of residual contamination and remedial actions conducted are available through Ecology and include but are not limited to:

- SoundEarth Strategies, Inc. 2011. Interim Remedial Action Work Plan, Hearthstone Property, 6860 Woodlawn Avenue Northeast, Seattle, Washington. April 6.
- Farallon, 2013 Draft Final Remedial Investigation and Feasibility Study Report, Plastic Sales and Services Site, July 3
- SoundEarth Strategies, Inc. 2016 Final Remedial Investigation and Feasibility Study Report Addendum, Plastic Sales and Services Site, March 9
- Ecology 2016. Cleanup Action Plan, Plastics Sales and Services Site
- SoundEarth Strategies (SES). 2012. Underground Storage Tank Site Assessment Report, Hearthstone Property. November 13.
- SoundEarth Strategies, Inc. 2014. Underground Storage Tank Cleanup Action Report, Hearthstone Property. June 24.
- SoundEarth Strategies, Inc. 2014. Interim Remedial Action Completion Report, Hearthstone Property. December 18.
- SoundEarth Strategies, Inc. 2016. Underground Storage Tank Cleanup Action Report, Hearthstone Property. February 10.

e. This Covenant grants Ecology certain rights under UECA and as specified in this Covenant. As a Holder of this Covenant under UECA, Ecology has an interest in real property, however, this is not an ownership interest which equates to liability under MTCA or the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. § 9601 *et seq.* The rights of Ecology as an “agency” under UECA, other than its’ right as a holder, are not an interest in real property.

**COVENANT**

Lutheran Retirement Home of Greater Seattle, as Grantor and fee simple owner of the Property hereby grants to the Washington State Department of Ecology, and its successors and assignees, the following covenants. Furthermore, it is the intent of the Grantor that such covenants shall

supersede any prior interests the GRANTOR has in the property and run with the land and be binding on all current and future owners of any portion of, or interest in, the Property.

### **Section 1. General Restrictions and Requirements.**

The following general restrictions and requirements shall apply to the Property:

- a. Interference with Remedial Action.** The Grantor shall not engage in any activity on the Property that may impact or interfere with the remedial action and any operation, maintenance, inspection or monitoring of that remedial action without prior written approval from Ecology.
- b. Protection of Human Health and the Environment.** The Grantor shall not engage in any activity on the Property that may threaten continued protection of human health or the environment without prior written approval from Ecology. This includes, but is not limited to, any activity that results in the release of residual contamination that was contained as a part of the remedial action or that exacerbates or creates a new exposure to residual contamination remaining on the Property.
- c. Continued Compliance Required.** Grantor shall not convey any interest in any portion of the Property without providing for the continued adequate and complete operation, maintenance and monitoring of remedial actions and continued compliance with this Covenant.
- d. Leases.** Grantor shall restrict any lease for any portion of the Property to uses and activities consistent with this Covenant and notify all lessees of the restrictions on the use of the Property.
- e. Preservation of Reference Monuments.** Grantor shall make a good faith effort to preserve any reference monuments and boundary markers used to define the areal extent of coverage of this Covenant. Should a monument or marker be damaged or destroyed, Grantor shall have it replaced by a licensed professional surveyor within 30 days of discovery of the damage or destruction.

### **Section 2. Specific Prohibitions and Requirements.**

In addition to the general restrictions in Section 1 of this Covenant, the following additional specific restrictions and requirements shall apply to the Property.

- a. Containment of soil/waste materials.** The remedial action for the Property is based on containing contaminated soil under a cap consisting of a building, vapour barrier, passive venting system and groundwater dewatering system located as illustrated in Exhibit C. The primary purpose of this cap is to minimize the potential for contact with contaminated soil.

As such, the following restrictions shall apply within the area illustrated in Exhibit B:

Any activity on the Property that will compromise the integrity of the cap including: drilling; digging; piercing the cap with sampling device, post, stake or similar device; grading; excavation; installation of underground utilities; removal of the cap; or, application of loads in excess of the cap load bearing capacity, is prohibited without prior written approval by Ecology.

The Grantor shall report to Ecology within forty-eight (48) hours of the discovery of any damage to the cap. Unless an alternative plan has been approved by Ecology in writing, the Grantor shall promptly repair the damage and submit a report documenting this work to Ecology within thirty (30) days of completing the repairs.

In addition, The Grantor shall not alter or remove the existing structures on the Property in any manner that would expose contaminated soil, result in a release to the environment of contaminants, or create a new exposure pathway, without prior written approval of Ecology. Should the Grantor propose to remove all or a portion of the existing structures illustrated in Exhibit C so that access to the underlying contamination is feasible, Ecology may require treatment or removal of the underlying contaminated soil.

The Grantor covenants and agrees that it shall annually, or at another time as approved in writing by Ecology, inspect the asphalt and building and report within thirty (30) days of the inspection the condition of the asphalt and building and any changes to the asphalt and building that would impair its performance.

**b. Stormwater facilities.** To minimize the potential for mobilization of contaminants remaining in soil and groundwater within the area of the Property illustrated in Exhibit B on the Property, no stormwater infiltration facilities or ponds shall be constructed within the area of the Property illustrated in Exhibit B. All stormwater catch basins, conveyance systems, and other appurtenances located within this area shall be of water-tight construction.

**c. Vapor/gas controls.** The residual contamination on the Property includes TPH and solvent that may generate harmful vapors. As such, the following restrictions shall apply within the area of the Property illustrated in Exhibit B to minimize the potential for exposure to these vapors:

Any building or other enclosed structure within the area of the Property illustrated in Exhibit B shall have a sealed foundation and with a vapor control system installed and maintained to prevent the migration of vapors into the building or structure.

**d. Groundwater use.** The groundwater beneath the Property illustrated in Exhibit B remains contaminated and shall not be extracted for any purpose other than temporary construction dewatering, investigation, monitoring or remediation. Drilling of a well for any water supply purpose is strictly prohibited. Groundwater extracted within this area for any purpose shall be considered potentially contaminated and any discharge of this water shall be done in accordance with state and federal law.

**e. Monitoring.** Groundwater monitoring wells are located on the Property to monitor the performance of the remedial action. The Grantor shall maintain clear access to these devices and protect them from damage. The Grantor shall report to Ecology within forty-eight (48) hours of the discovery of any damage to any monitoring device. Unless Ecology approves of an

alternative plan in writing, the Grantor shall promptly repair the damage and submit a report documenting this work to Ecology within thirty (30) days of completing the repairs.

**Section 3. Access.**

- a. The Grantor shall maintain clear access to all remedial action components necessary to construct, operate, inspect, monitor and maintain the remedial action.
- b. The Grantor freely and voluntarily grants Ecology and its authorized representatives, upon reasonable notice, the right to enter the Property at reasonable times to evaluate the effectiveness of this Covenant and associated remedial actions, and enforce compliance with this Covenant and those actions, including the right to take samples, inspect any remedial actions conducted on the Property, and to inspect related records.
- c. No right of access or use by a third party to any portion of the Property is conveyed by this instrument.

**Section 4. Notice Requirements.**

a. **Conveyance of Any Interest.** The Grantor, when conveying any interest within the area of the Property described and illustrated in Exhibit B, including but not limited to title, easement, leases, and security or other interests, must:

- i. Provide written notice to Ecology of the intended conveyance at least thirty (30) days in advance of the conveyance. This notice requirement does not apply to the lease of individual units or the sale or resale of individual units within improvements to be constructed on the Property. Waiver of this advance notice to Ecology for these transactions does not constitute waiver of this notice for the entire Property nor a waiver of the requirement in Section 4.a.ii. to include a notice in any document conveying interest in the Property.
- ii. Include in the conveying document a notice in substantially the following form, as well as a complete copy of this Covenant:

**NOTICE: THIS PROPERTY IS SUBJECT TO AN ENVIRONMENTAL COVENANT GRANTED TO THE WASHINGTON STATE DEPARTMENT OF ECOLOGY ON DATE AND RECORDED WITH THE KING COUNTY AUDITOR UNDER RECORDING NUMBER . . . . . USES AND ACTIVITIES ON THIS PROPERTY MUST COMPLY WITH THAT COVENANT, A COMPLETE COPY OF WHICH IS ATTACHED TO THIS DOCUMENT.**

- iii. Unless otherwise agreed to in writing by Ecology, provide Ecology with a complete copy of the executed document within thirty (30) days of the date of execution of such document.

b. **Reporting Violations.** Should the Grantor become aware of any violation of this Covenant, Grantor shall promptly report such violation in writing to Ecology.

**c. Emergencies.** For any emergency or significant change in site conditions due to Acts of Nature (for example, flood or fire) resulting in a violation of this Covenant, the Grantor is authorized to respond to such an event in accordance with state and federal law. The Grantor must notify Ecology in writing of the event and response actions planned or taken as soon as practical but no later than within 24 hours of the discovery of the event.

**d. Notification procedure.** Any required written notice, approval, reporting or other communication shall be personally delivered or sent by first class mail to the following persons. Any change in this contact information shall be submitted in writing to all parties to this Covenant. Upon mutual agreement of the parties to this Covenant, an alternative to personal delivery or first class mail, such as e-mail or other electronic means, may be used for these communications.

Lutheran Retirement Home of Greater Seattle, Bart Brosten, CFO 6720 E. Green Lake Way N Seattle, WA 98103 (206) 517-2212 <a href="mailto:bbrosten@hearthstone.org">bbrosten@hearthstone.org</a>	Environmental Covenants Coordinator Washington State Department of Ecology Toxics Cleanup Program P.O. Box 47600 Olympia, WA 98504 – 7600 (360) 407-6000 <a href="mailto:ToxicsCleanupProgramHQ@ecy.wa.gov">ToxicsCleanupProgramHQ@ecy.wa.gov</a>
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**Section 5. Modification or Termination.**

**a.** Grantor must provide written notice and obtain approval from Ecology at least sixty (60) days in advance of any proposed activity or use of the Property in a manner that is inconsistent with this Covenant. For any proposal that is inconsistent with this Covenant and permanently modifies an activity or use restriction at the site:

- i.** Ecology must issue a public notice and provide an opportunity for the public to comment on the proposal; and
- ii.** If Ecology approves of the proposal, the Covenant must be amended to reflect the change before the activity or use can proceed.

**b.** If the conditions at the site requiring a Covenant have changed or no longer exist, then the Grantor may submit a request to Ecology that this Covenant be amended or terminated. Any amendment or termination of this Covenant must follow the procedures in MTCA and UECA and any rules promulgated under these chapters.

**Section 6. Enforcement and Construction.**

**a.** This Covenant is being freely and voluntarily granted by the Grantor.

**b.** Within ten (10) days of execution of this Covenant, Grantor shall provide Ecology with an original signed Covenant and proof of recording and a copy of the Covenant and proof of recording to others required by RCW 64.70.070.

**c.** Ecology shall be entitled to enforce the terms of this Covenant by resort to specific performance or legal process. All remedies available in this Covenant shall be in addition to any and all remedies at law or in equity, including MTCA and UECA. Enforcement of the terms of this Covenant shall be at the discretion of Ecology, and any forbearance, delay or omission to exercise its rights under this Covenant in the event of a breach of any term of this Covenant is not a waiver by Ecology of that term or of any subsequent breach of that term, or any other term in this Covenant, or of any rights of Ecology under this Covenant.

**d.** The Grantor shall be responsible for all costs associated with implementation of this Covenant. Furthermore, the Grantor, upon request by Ecology, shall be obligated to pay for Ecology's costs to process a request for any modification or termination of this Covenant and any approval required by this Covenant.

**e.** This Covenant shall be liberally construed to meet the intent of MTCA and UECA.

**f.** The provisions of this Covenant shall be severable. If any provision in this Covenant or its application to any person or circumstance is held invalid, the remainder of this Covenant or its application to any person or circumstance is not affected and shall continue in full force and effect as though such void provision had not been contained herein.

**g.** A heading used at the beginning of any section or paragraph or exhibit of this Covenant may be used to aid in the interpretation of that section or paragraph or exhibit but does not override the specific requirements in that section or paragraph.

The undersigned Grantor warrants he/she holds the title to the Property and has authority to execute this Covenant.

EXECUTED this 11<sup>th</sup> day of May, 2017.

Bart Brosten

by: Bart Brosten

Title: CFO

**CORPORATE ACKNOWLEDGMENT**

STATE OF Washington  
COUNTY OF County of King

On this 11<sup>th</sup> day of May, 2017, I certify that Bart Brosten personally appeared before me, acknowledged that **he/she** is the CFO of the corporation that executed the within and foregoing instrument, and signed said instrument by 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 for said corporation.



Linda Sorrenson  
Notary Public in and for the State of Washington <sup>15</sup>  
Residing at Seattle WA  
My appointment expires 10-05-18

The Department of Ecology, hereby accepts the status as GRANTEE and HOLDER of the above Environmental Covenant.

STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

[Signature]

by: ROBERT W. WARREN

Title: NWRO TOP MANAGER

Dated: 7/2/17

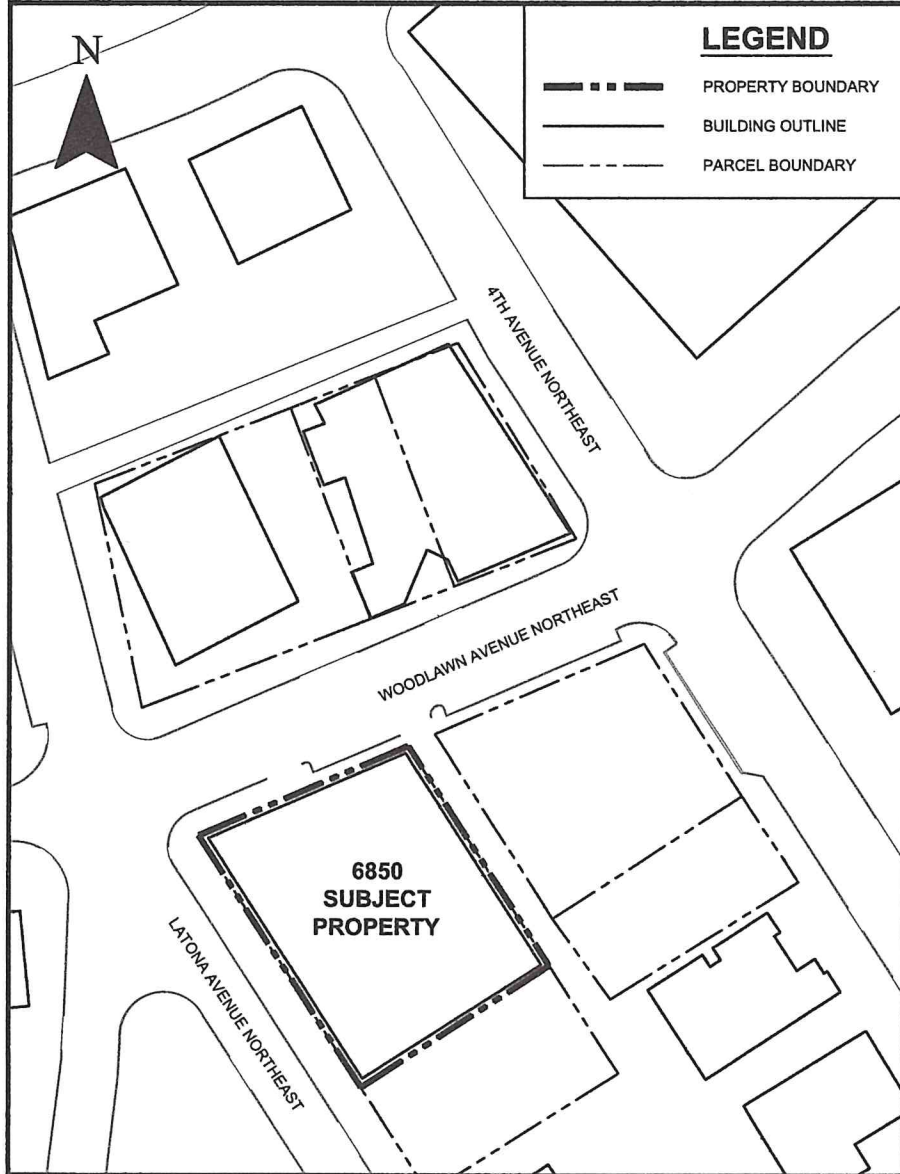


**Exhibit A**

**LEGAL DESCRIPTION**

PCL A SEATTLE BLA#30071219900010 SD BLA DAF LOT 1 BLOCK 90 & LOTS 1-5  
BLOCK 91 OF SD ADDITION TO GREEN LAKE, ACCORDING TO THE PLAT THEREOF  
RECORDED IN VOLUME 6 OF PLATS, PAGE 20, RECORDS OF KING COUNTY,  
WASHINGTON. APN: 952810-4695

**EXHIBIT B PROPERTY MAP**



**EXHIBIT C MAP ILLUSTRATING LOCATION OF RESTRICTIONS**

