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**When Recorded, Return To:**

Kelly Cole  
Office of Regional Counsel  
U.S. EPA, Region 10  
1200 Sixth Ave. ORC-158  
Seattle, WA 98101

Document Title:	Restrictive Covenant
Grantor:	Olympic Chemical Corporation
Grantee:	WA DEPARTMENT OF ECOLOGY
Legal Description:	Block 38 North 50' of Track 98, 99 & 100

That portion of the following described property, located in the County of Pierce, State of Washington.

A portion of Block 38, replat of map of Tacoma Tidelands, as surveyed and platted by the Board of Tidelands Appraisers for Pierce County, according to replat filed on May 8, 1925 and amended supplemental sheets thereto filed with the Commissioner of Public Lands on November 30, 1927, in City of Tacoma, Pierce County, Washington, described as follows:

Commencing at the point of the intersection of the North line of lower East 11<sup>th</sup> Street with the East line of the city waterway as shown on the plat of map of Tacoma Tidelands; Thence Northeasterly along said North line a distance of 393.206 feet, to the West line of the East D Street; Thence Northwesterly on a line forming an angle of 73°50'02" with the last described course, which line being the West line of East D Street, 184.181 feet to the true point of beginning; Thence continuing along the last mentioned course a distance of 250 feet; Thence Southwesterly at right angles to said West line of East D Street; Thence Southeasterly along said East city waterway line to a point 77.77 feet Northwesterly, measured along said East waterway line from the point of

commencement; Thence Northeasterly on a straight line 356.033 feet to the true point of beginning. Said land being a portion of Lot 98, all of Lots 99 and 100, according to the Northern Pacific Railway Company unrecorded plat "A" of Tacoma Tidelands.

Which portion is described as follows:

The point of beginning is the southerly boundary of the above-described property at the point that it meets the dock; thence east along the southerly boundary 80', then north 40'; thence west 80'; thence south to the point of beginning.

Assessor's Tax Parcel Number: 895000980

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### RESTRICTIVE COVENANT

This Restrictive Covenant is made this 1st day of March, 2007, pursuant to RCW 43.21A.440 and RCW 70.105D.030(1)(f), (g) and (j), by Olympic Chemical Corporation and its successors and assigns ("Grantor"), and the State of Washington, Department of Ecology, and its successors and assigns ("Grantee" but hereafter "Ecology") for the benefit of the United States Environmental Protection Agency, its successors and assigns, ("EPA"). The restrictions imposed by this covenant are consistent with those required by WAC 340-440(8) and (9) under the Model Toxics Control Act ("MTCA").

100A  
H  
D ST  
A portion of the property referenced above is subject to this Restrictive Covenant because Remedial Action has been undertaken on the property pursuant to the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA"), 42 U.S.C. § 9601, et. seq., under a Consent Decree entered on May 9, 2003, titled *United States v. Atlantic Richfield Company, et al.*, in the United States District Court for the Western District of Washington, Civil Action No. C03-5117 RJB, ("Consent Decree"). The objective of the Remedial Action undertaken on the property is to protect human health and the environment.

The Consent Decree is part of an integrated settlement that includes two other consent decrees. One is between EPA and Puget Sound Energy, Advance Ross Sub Company and PacifiCorp ("Utilities"), and was entered by the federal District Court on May 9, 2003. The other consent decree is between EPA and the State of Washington, Department of Natural Resources, which was entered by the federal District Court on December 17, 2003.

Grantor is the fee owner of real property (hereafter "Property") that is subject to this Restrictive Covenant. The Property is the portion of Tax Parcel 895000980 that is located at Block A North 50" of Track 98, 99 & 100, Tacoma, in Pierce County, Washington. The Property is legally described in Attachment 1, which is incorporated by reference into this Restrictive Covenant, and is generally depicted by the cross-hatched area on the map attached as Attachment 2. Grantor, as holder of legal title, does hereby declare that is has authority to enter into this Restrictive Covenant.

This Restrictive Covenant is required because Remedial Action capped and/or left residual contamination in place. The purpose of this Restrictive Covenant is to reduce potential exposure of marine organisms to contaminated sediments confined by capping, and to reduce potential exposure of marine organisms to contaminated sediments left in place in the Thea Foss and Wheeler Osgood Waterways.

Grantor makes the following declarations as to limitations, restrictions, and uses on the Property. Furthermore, it is the intent of Grantor that such declarations shall constitute covenants that run with the land, as provided by law, and 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 Remedial Action undertaken on the Property included a cap (i.e., placement of capping materials over contaminated sediments).

Section 2. Owner shall not conduct, or allow to be conducted any activity on the Property that may result in the release or exposure to the environment of the hazardous substances contained by the Remedial Action, or that may create a new exposure pathway, unless the proponent of the activity obtains the prior written authorization from EPA and secures all necessary local, state, and federal permits and approvals for the activity in question. Activities prohibited unless otherwise approved include, but are not limited to:

- 2.1 Any activity that alters, modifies, or removes the Remedial Action undertaken on the Property.
- 2.2 Piling removal and installation.
- 2.3 Dredging and excavation.
- 2.4 Harvest of shellfish embedded in aquatic lands.
- 2.5 Anchoring

Section 3. Any other activity on the Property that may interfere with the Remedial Action, including Operation and Maintenance activities, is prohibited without prior notice to and approval by EPA.

Section 4. Owner shall give thirty (30) days advance written notice to EPA and Ecology of 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 Owner without adequate and complete provision for the continued compliance with all required institutional controls, including this Restrictive Covenant.

Section 5. Owner shall notify EPA and Ecology and obtain approval from EPA before any use of the Property that is inconsistent with the terms of the Restrictive Covenant, or the Consent Decree.

Section 6. Owner shall allow authorized representatives of EPA, Ecology, the Utilities, and the City of Tacoma the right to enter the Property at reasonable times for the purpose of evaluating compliance with the Consent Decree and other required plans, including the right to undertake Operation and Maintenance activities required under the Consent Decree, which includes gathering samples on the Property, and to confirm compliance with this Restrictive Covenant.

Section 7. Owner shall restrict leases of the Property to uses and activities consistent with this Restrictive Covenant and shall notify all lessees of the restrictions on the use of the Property. Owner shall include a copy of this Restrictive Covenant in any instrument conveying any interest in any portion of the Property, including conveyance of title, a lease, a license, an easement or other use authorizations.

Section 8. Within ten (10) days of the date this Restrictive Covenant is fully executed, Owner shall record this Restrictive Covenant with the Auditor's Office, Pierce County, State of Washington. Conformed copies of such recordings shall be forwarded to EPA, Region 10, Office of Regional Counsel at 1200 Sixth Avenue, ORC-158, Seattle, Washington 98101, and Department of Ecology, Toxics Cleanup Program, Southwest Regional Office, PO Box 47600, Olympia, WA 98504-7600. Owner shall include a copy of this Restrictive Covenant in any instrument conveying any interest in any portion of the Property.

Section 9. If requested by EPA, the Utilities, and/or the City of Tacoma, Owner shall allow, at no cost, the placement and maintenance of signs on the Property regarding prohibited activities, vessel size and speed, and Waterway navigational buoys, markers and visual aids, to the extent such activities do not unreasonably interfere with the public's use and enjoyment of the Property.

Section 10. Owner reserves the right to record an instrument that provides that this Restrictive Covenant shall no longer limit the use of the Property or be of any further force or effect. However, such an instrument may be recorded only if EPA concurs.

Section 11. Owner hereby confirms that this Restrictive Covenant is enforceable at law by EPA and Ecology.

Section 12. The parties that must be notified by the terms of this Restrictive Covenant are:

Environmental Protection Agency  
Office of Environmental Cleanup  
1200 Sixth Avenue, ECL-111  
Seattle, WA 98101

State of Washington

Department of Ecology  
Toxics Cleanup Program  
Southwest Regional Office  
PO Box 47600  
Olympia, WA 98504-7600

City of Tacoma  
Office of City Attorney  
Civil Division  
747 Market Street, Room 1120  
Tacoma, WA 98402-3767

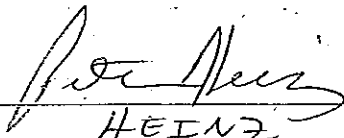
Utilities – Thea Foss Waterway Cleanup  
c/o Loren Dunn  
Riddell Williams  
1001 Fourth Ave.  
Suite 4500  
Seattle, WA 98154-1192

If a proposed activity is within state-owned aquatic lands, then Owner shall also notify:

State of Washington  
Department of Natural Resources  
Aquatic Resources Program  
1111 Washington St. SE  
PO Box 47027  
Olympia, WA 98504-7027

This Restrictive Covenant is executed by:

Olympic Chemical Corporation

By:   
Its: HEINZ  
Vice President/General Counsel

STATE OF Washington )

COUNTY OF King )

On this 1<sup>st</sup> day of MARCH, 2007, personally appeared before me  
Peter Heinz to me known to be the Vice President and General Counsel

of the corporation that executed the within and foregoing instrument, and acknowledged 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 they were authorized to execute said instrument for said corporation and that the seal affixed is the corporate seal of the said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



*Debra L. Raffle*

Notary Public in and for the State of  
Washington, residing at Bellevue, WA  
My appointment expires 3-29-08.

ATTACHMENT 1

(Survey Depicting Area of Parcel Affected by Restrictive Covenant-See Attached)

**Auditor's notation  
to facilitate  
scanning process**

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# RECORD OF SURVEY

A PORTION OF THE NE 1/4, NW 1/4 OF SECTION 20 NORTH, RANGE 3 EAST, W.M.  
PIERCE COUNTY, WASHINGTON

## NOTES

1. BASIS OF BEARING: WASHINGTON STATE PLANE GRID COORDINATE SYSTEM, SOUTH ZONE, NAD 83.
2. FIELD WORK PERFORMED IN JANUARY, 1998.
3. PROPERTY CORNERS SET IN JANUARY, 1998.
4. FIELD RECONNAISSANCE UNDER MICHON DRAIN.
5. THIS SURVEY WAS PERFORMED BY FIELD TRAVELER WITH THIS FINAL RESULTS EXCEEDING THE CURRENT TRAVELER STANDARDS CONTAINED IN WAC 332-130-006.
6. BUILDINGS AND FENCES SHOWN ALONG PROPERTY LINE ARE NOT TO SCALE.

## LEGAL DESCRIPTION

A PORTION OF BLOCK 30, REPEAT OF MAP OF TACOMA TOWNSHIP, AS SURVEYED AND PLATTED BY THE BOARD OF TOWNSHIP APPROVED, PIERCE COUNTY, WASHINGTON, TO BE REPEAT FILED ON MAY 3, 1973, AND AMENDED SUPPLEMENTAL SHEETS THEREON, FILED WITH THE COMMISSIONER OF PUBLIC LANDS ON NOVEMBER 30, 1973, IN THE CITY OF TACOMA, PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF LOWER EAST 11TH STREET WITH THE EAST LINE OF THE CITY WATERWAY AS SHOWN ON THE PLAT OF MAP OF TACOMA TOWNSHIP;

THENCE NORTHWESTERLY ALONG SAID NORTH LINE A DISTANCE OF 303.208 FEET TO THE WEST LINE OF EAST 7th STREET;

THENCE NORTHWESTERLY ON A LINE FORMING AN ANGLE OF 73°50'20" WITH THE LAST DESCRIBED COURSE, WHICH LINE BEING THE WEST LINE OF EAST 7th STREET, 164.107 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE LAST MENTIONED COURSE A DISTANCE OF 250 FEET;

THENCE SOUTHWESTERLY AT RIGHT ANGLES TO SAID WEST LINE OF EAST 7th STREET TO A POINT ON SAID EAST LINE OF THE CITY WATERWAY;

THENCE SOUTHWESTERLY ALONG SAID EAST LINE OF THE CITY WATERWAY TO A POINT ON THE EAST LINE OF THE CITY WATERWAY, ACCORDING TO THE PLAT OF THE CITY OF TACOMA, PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

THENCE NORTHWESTERLY ON A STRAIGHT LINE 356.033 FEET TO THE TRUE POINT OF BEGINNING.

SAID LAND BEING A PORTION OF LOT 98, ALL OF LOTS 99 AND 100, ACCORDING TO THE AMERICAN PACIFIC RAILROAD COMPANY UNRECORDED PLAT 11, OF TACOMA TOWNSHIP.



SCALE 1" = 50'

0 25 50 100

## SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF OLYMPIC CHEMICAL CORPORATION IN JANUARY, 1998.



Robert N. Erb, P.L.S.  
WASHINGTON STATE REGISTRATION NO. 15082

## AUDITOR'S CERTIFICATE

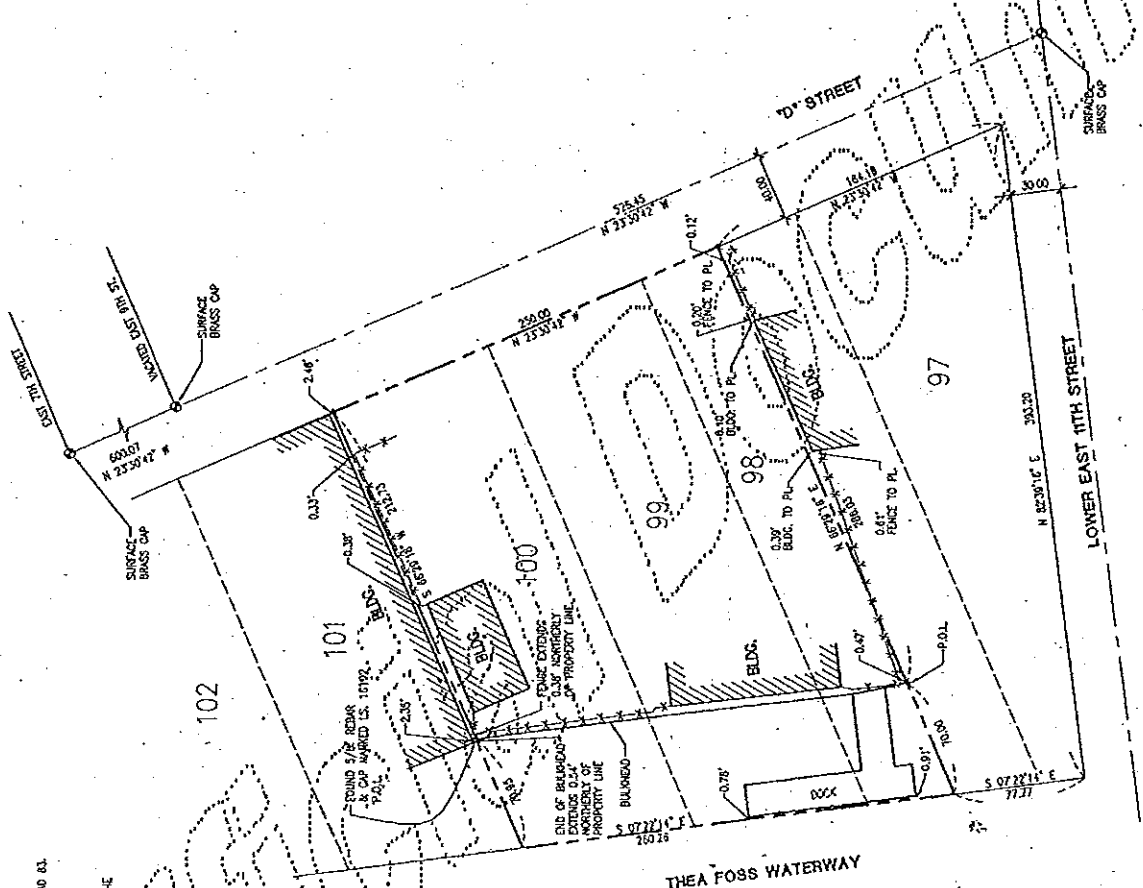
FILED FOR RECORD THIS 30 DAY OF JANUARY, 1998, AT  
IN BOOK \_\_\_\_\_ OF SURVEYS, AT PAGE \_\_\_\_\_  
AT THE REQUEST OF ROBERT N. ERB, P.L.S.  
COUNTY AUDITOR  
Auditor's Fee Number 9801300093

## RECORD OF SURVEY OLYMPIC CHEMICAL PLANT

OLYMPIC CHEMICAL CORPORATION  
702 SOUTH 1st STREET  
TACOMA, WASHINGTON 98402  
(253) 572-2535

## SITTS & HILL ENGINEERS, INC.

2801 S. 40th STREET • TACOMA, WA 98409 • (206) 744-9449  
J.M.W. J.R.N.E.  
1/22/98 8898 1 of 1



## LEGEND

- MONUMENT FOUND TYPE NOTED
- SET REBAR AND CAP MARKED L.S. 15082
- FOUND OR SET CORNER AS NOTED
- PLAT
- MEASURED

For reference only, not for re-sale.