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PIERCE COUNTY, WASHINGTON

confirmed
COPY

When Recorded, Return To:

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

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

Document Title:	Restrictive Covenant
Grantor:	CITY OF TACOMA
Grantee:	WA DEPARTMENT OF ECOLOGY
Legal Description:	PORTION OF BLOCK 62, MAP OF TACOMA TIDELANDS
Additional Legal Description:	SEE ATTACHMENT 1 FOR FULL LEGAL DESCRIPTION
Assessor's Tax Parcel Number:	8950001964

RESTRICTIVE COVENANT

This Restrictive Covenant is made this 11th day of January, 2007, pursuant to RCW 43.21A.440 and RCW 70.105D.030(1)(f), (g) and (j), by the City of Tacoma 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”).

A portion of the property referenced above is subject to this Restrictive Covenant because Remedial Action and habitat mitigation work 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 objective of the habitat mitigation work is to mitigate impacts to the aquatic environment caused by remedial actions undertaken pursuant to the Consent Decree.

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, which is legally described in Attachment 1. The Property subject to this Restrictive Covenant is the portion of Tax Parcel No. 8950001964 located at 1103 Dock Street, Tacoma, in Pierce County, Washington, which 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. The purpose of this Restrictive Covenant is also to protect habitat mitigation work undertaken on the Property.

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.

Section 1. The Remedial Action undertaken on the Property includes a cap (i.e., placement of capping material over contaminated sediment).

Section 2. Grantor 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, Operation and Maintenance, monitoring, or other measures necessary to assure the integrity of the cleanup action and continued protection of human health and the environment is prohibited without prior notice to and approval by EPA.

Section 4. Grantor shall not conduct, or allow to be conducted any activity on the Property including, but not limited to those activities referenced in subsections 2.2 through 2.5 above, that may interfere with the Habitat Mitigation Areas, or operation, maintenance and monitoring of such areas on the Property 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. The Habitat Mitigation Areas on the Property are generally depicted in the map attached as Attachment 3.

Section 5. Grantor shall give thirty (30) days advance written notice to EPA and Ecology of Grantor'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 Grantor without adequate and complete provision for the continued compliance with all required institutional controls, including this Restrictive Covenant.

Section 6. Grantor 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 7. Grantor shall allow authorized representatives of EPA and Ecology 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 8. Grantor 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. Grantor 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 9. Within ten (10) days of the date this Restrictive Covenant is fully executed, Grantor 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. Grantor shall include a copy of this Restrictive Covenant in any instrument conveying any interest in any portion of the Property.

Section 10. If requested by EPA, Grantor 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 11. Grantor 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 12. Grantor hereby confirms that this Restrictive Covenant is enforceable at law by EPA and Ecology.

Section 13. 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


Puget Sound Energy – Thea Foss Waterway Cleanup
c/o Loren Dunn
Riddell Williams
1001 Fourth Avenue
Suite 4500
Seattle, WA 98154-1192

PacifiCorp – Thea Foss Waterway Cleanup
c/o Richard Gleason
Stoel Rives
900 SW Fifth Avenue
Suite 2600
Portland, OR 97204

If a proposed activity is within state-owned aquatic lands, then notice shall also be provided to:

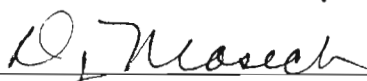
State of Washington
Department of Natural Resources
Aquatic Resources Program
1111 Washington St. SE
PO Box 47027
Olympia, WA 98504-7027

CITY OF TACOMA



By: Eric Anderson
Its: City Manager

Approved as to Form:



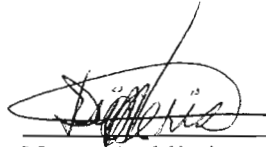
Assistant City Attorney

STATE OF WASHINGTON)

COUNTY OF PIERCE)

On this 11th day of January, 2007, Eric Anderson personally appeared before me and on oath acknowledged that he was authorized to sign this instrument as the City Manager for the City of Tacoma, and further acknowledged that his signature was a free and voluntary act on behalf of the City of Tacoma, for the uses and purposes therein mentioned.

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



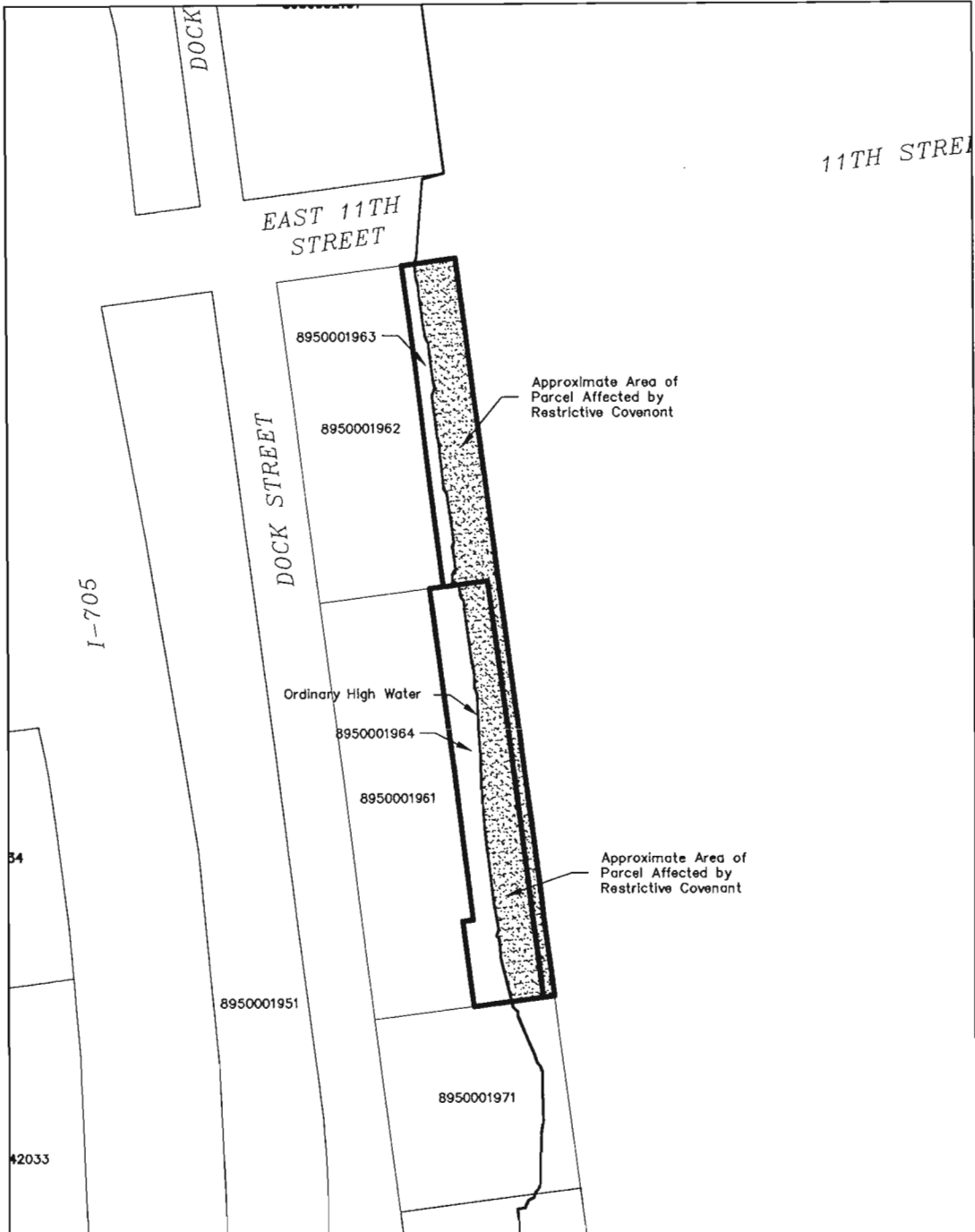
Notary Public in and for the State of
Washington, residing at Pierce County
My appointment expires 4-6-09.


ATTACHMENT 1

The south 45 feet of Lot 11 and the north half of Lot 12,
Block 62, Map of Tacoma Tidelands; all lying with the
Northwest Quarter Section 4, Township 20 North, Range 3
East, W. M.

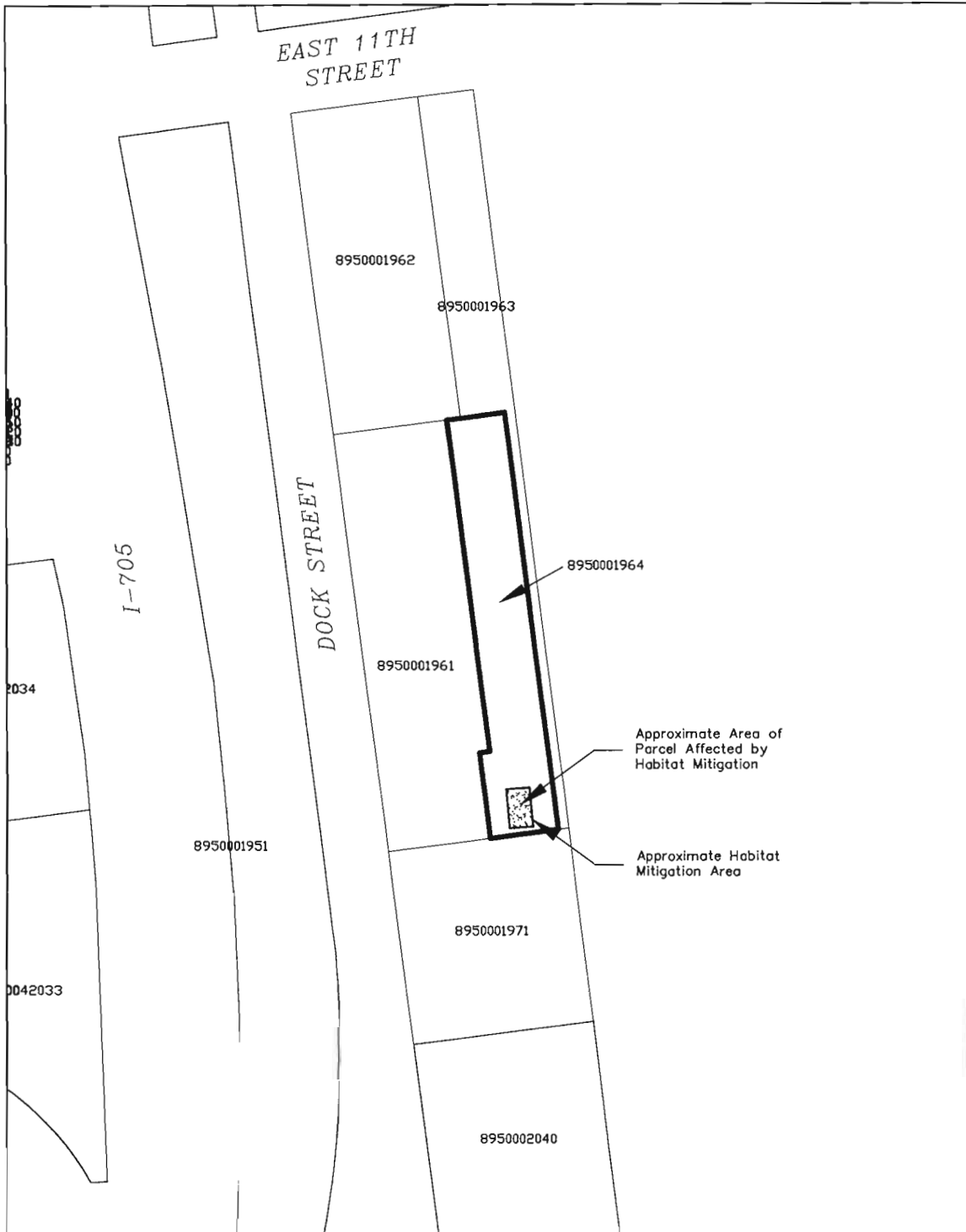
ATTACHMENT 2


(Map Depicting Area of Property Affected by Restrictive Covenant)



	DATE	SCALE	CITY OF TACOMA DEPARTMENT OF PUBLIC WORKS Foss Restrictive Covenants 1103 Dock Street Parcel 8950001963 & 8950001964		SHEET NO. 1 of 1
	8/18/2006	1" = 150'			
	DESIGNED	CHECKED			
	KSB	MLH			
DRAWN	PROJECT NAME				
LJH					
DRAWING NAME					
FossRestrictiveCovenants.dwg					

ATTACHMENT 3
(Map showing Habitat Mitigation Area)



		DATE	SCALE	CITY OF TACOMA DEPARTMENT OF PUBLIC WORKS Habitat Mitigation Areas Log Step Habitat Enhancement Parcel 8950001964	SHEET NO. SHEET 1 OF 1
		8/21/2006	1" = 150'		
DESIGNED	DRAWN	CHECKED	PROJECT NAME		
KSB	MLH	MLH	HabitatMitigation_Foss.dwg		