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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 NW QUARTER OF SECTION 6, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M.
Additional Legal Description:	SEE ATTACHMENT 1 FOR FULL LEGAL DESCRIPTION
Assessor's Tax Parcel Number:	0420062007

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 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 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 0420062007 that is located at 5801 4th Street East, 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.

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. Habitat mitigation work undertaken on the Property consists of creating aquatic habitat and enhancing wetland/riparian buffer areas (“Habitat Mitigation Area”).

Section 2. The Grantor shall not conduct, or allow to be conducted any activity on the Property that may interfere with the Habitat Mitigation Area, or operation, maintenance and monitoring of such area 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 habitat mitigation work undertaken on the Property.

Section 3. 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 4. 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 5. 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 6. 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 7. 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 8. If requested by EPA, the Grantor shall allow, at no cost, the placement and maintenance of signs on the Property regarding prohibited activities to the extent such activities do not unreasonably interfere with the public's use and enjoyment of the Property.

Section 9. 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 10. Grantor hereby confirms that this Restrictive Covenant is enforceable at law by EPA and Ecology.

Section 11. The parties that must be notified by the terms of this Restrictive Covenant are:

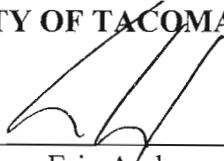
Environmental Protection Agency
Office of Environmental Cleanup
1200 Sixth Avenue, ECL-111
Seattle, WA 98101

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

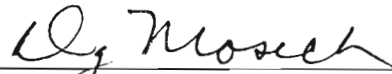
PacifiCorp – Thea Foss Waterway Cleanup
c/o Richard Gleason
Stoel Rives
900 SW Fifth Avenue
Suite 2600
Portland, OR 97204

CITY OF TACOMA



By: Eric Anderson
Its: City Manager

Approved as to Form:

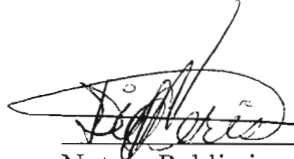

Assistant City Attorney

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 4-9-09.

ATTACHMENT 1

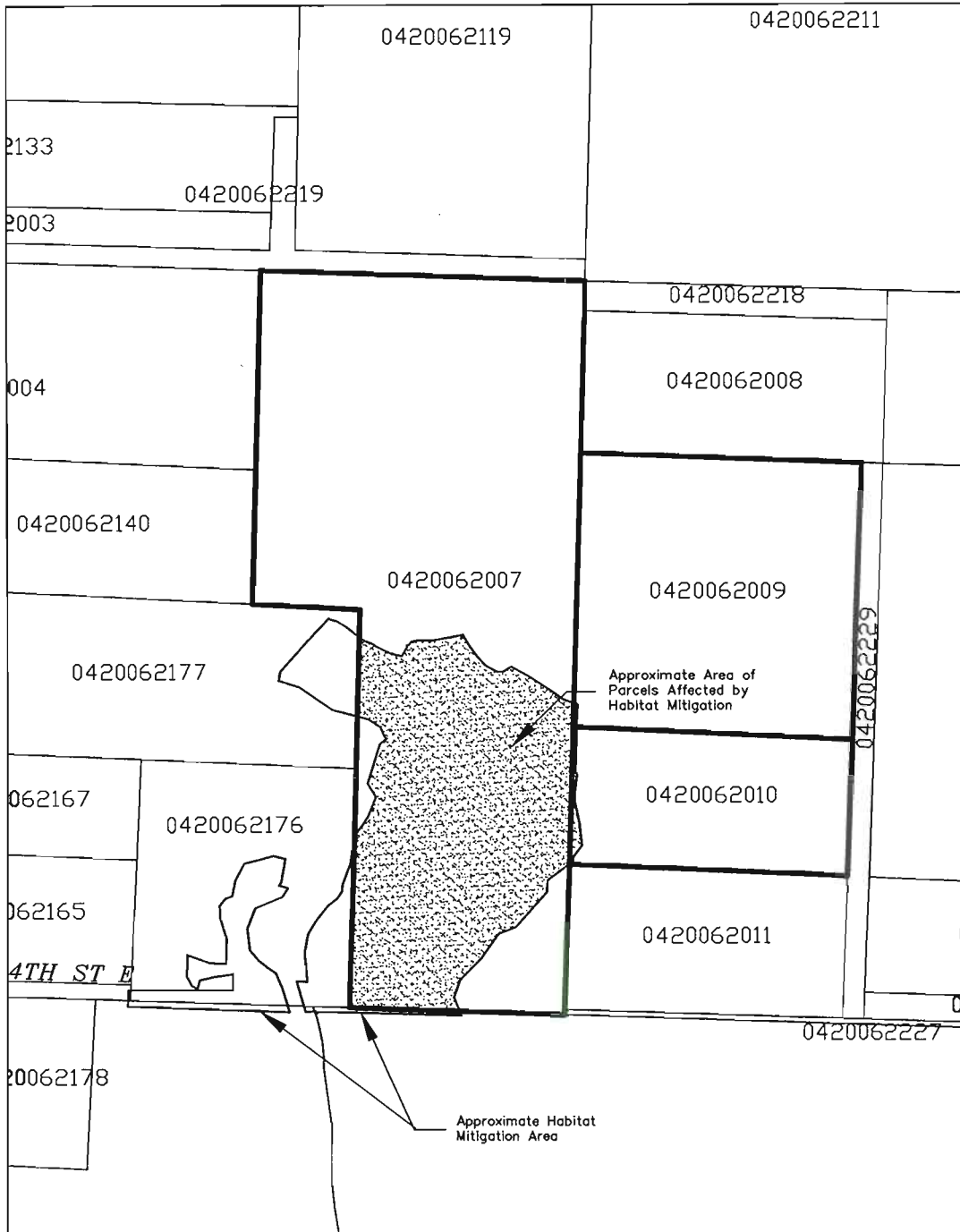
East Half of Southwest Quarter of Government Lot 3,
Section 6, Township 20 North, Range 4 East, W. M. in
Pierce County, Washington.

EXCEPT the south 800 feet of the west 100 feet thereof.

TOGETHER WITH a non-exclusive easement over the
south 30 feet of the west 100 feet of the East Half of the
Southwest Quarter of Government Lot 3 of said Section 6
for a road.

ATTACHMENT 2

(Map Depicting Area of Property Affected by Restrictive Covenant)



		DATE	SCALE	CITY OF TACOMA DEPARTMENT OF PUBLIC WORKS Habitat Mitigation Areas Hylebos Site Parcels Owned by the City of Tacoma	SHEET NO. BEST 1 of 1
		8/18/2006	1" = 150'		
		DESIGNED	CHECKED		
		KSB	MLH		
DRAWN	PROJECT MGR				
LH					
DRAWN/DATE		HabitatMitigation_Hylebos.dwg			