



Periodic Review

Tac-Sea Motel

17024 Pacific Highway South, SeaTac, Washington 98188

Facility Site ID#: 98838821

Cleanup Site ID#: 4353

Prepared by:
Northwest Regional Office
Toxics Cleanup Program

December 2020

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1.0 INTRODUCTION

This document is a review by the Washington State Department of Ecology (Ecology) of post-cleanup Site conditions and monitoring data to assure human health and the environment are being protected at the Former Tac-Sea Motel 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 Consent Decree No. 00-2-02909-8KNT, originally entered on February 4, 2000 and amended December 4, 2013. The cleanup actions resulted in concentrations of tetrachloroethene, also called perchloroethene (PCE), remaining at the Site that exceed MTCA cleanup levels for groundwater. The MTCA cleanup levels for soil are established under WAC 173-340-740. The MTCA cleanup levels for groundwater are established under WAC 173-340-720. WAC 173-340-420(2) requires Ecology to conduct a periodic review of a Site every five years under the following conditions:

- (a) Whenever the department conducts a cleanup action
- (b) Whenever the department approves a cleanup action under an order, agreed order or consent decree
- (c) Or, as resources permit, whenever the department issues a no further action opinion;
- (d) And one of the following conditions exists:
 - 1. Institutional controls or financial assurance are required as part of the cleanup
 - 2. Where the cleanup level is based on a practical quantitation limit
 - 3. 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, including the effectiveness of engineered controls and institutional controls in limiting exposure to hazardous substances remaining at the Site;
- (b) New scientific information for individual hazardous substances or mixtures present at the Site;
- (c) New applicable state and federal laws for hazardous substances present at the Site;
- (d) Current and projected Site and resource uses;
- (e) The availability and practicability of more permanent remedies; and
- (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 Site is located at 17024 Pacific Highway South in SeaTac, Washington, near the north end of Sea-Tac International Airport. The property is currently being operated as a MasterPark parking lot that opened in December 1998. The pay parking lot is asphalt paved with associated curbing, landscaping, and stormwater controls. The stormwater controls include catch basins and an underground stormwater detention/wet vault.

The parking lot replaced a 13,000-square-foot, single-story structure that had been last occupied by a motel (Tac-Sea Motel) and food mart. The Tac-Sea Motel building was demolished late summer 1998. A Phase 1 Environmental Assessment (EA) conducted for the Site determined that the motel building was constructed originally as a strip mall in 1953. Two dry cleaners and a printer successively occupied one of the units, apparently between 1953 and the early 1980s, after which the building was converted to a motel.

Operation of the dry cleaning facility left soil and groundwater underlying the Site contaminated with chlorinated solvents and petroleum hydrocarbon compounds.

A Remedial Investigation and Feasibility Study (RI/FS) was conducted at the Site by consultants for Gateway (which developed the property) during the spring and summer of 1998.

A Cleanup Action Plan (CAP) dated July 15, 1999 is attached as exhibit B to the February 4, 2000 Consent Decree between Ecology and the Potentially Liable Persons Linda Lee (property owner) and Gateway Investment, LLC (Site lessee/developer).

2.2 Cleanup Levels and Points of Compliance

The Model Toxics Control Act (MTCA) Cleanup Regulation, Chapter 173-340 of the Washington Administrative Code (WAC) provides three approaches for determining cleanup standards: Methods A, B, and C. Method A industrial and Method C cleanup levels are not acceptable for this Site because it is not characterized as industrial. Method A was used to establish cleanup levels at this Site because the circumstances of Site contamination fit the criteria for using this method. The Site is relatively simple in that there is one primary contaminant of concern, PCE, for which a Method A cleanup level has been established.

PCE, 1,1,1-TCA, cis-1,2-DCE, methylene chloride, and diesel were detected in one or more soil samples analyzed during the RI. PCE, trichloroethene (TCE), cis-1,2-DCE, chloroform, and 1,1,1-TCA were detected in groundwater. Upon evaluation of Site data, cleanup levels, and interim remedial actions, PCE was determined to be the only chemical of concern in soil and groundwater at the Site (AGI, 1999).

The MTCA Method A cleanup level of 0.5 milligrams per kilogram (mg/kg) PCE was set for soil. The MTCA Method A cleanup level of 5 micrograms per liter (µg/L), corresponding with federal

drinking water standards, was established for groundwater. The point of compliance for soil and groundwater is throughout the Site (standard point of compliance).

PCE was detected in Site subsurface soils underneath and around the front of the former dry cleaners' unit. Detected concentrations range from 0.016 to 0.65 mg/kg. PCE concentrations progressively decline after 25 feet below ground surface (bgs), but PCE was still detected at a depth of 65 feet bgs (0.013 mg/kg). Given the location of former concrete sewer lines and septic system with respect to contaminant concentrations, the apparent point of release was the septic sewer system that served the Site.

PCE concentrations detected onsite in groundwater ranged from 83 to 350 µg/L.

No drinking water wells likely to be impacted by offsite migration of PCE from the Site were identified. Therefore, this Site does not present an immediate threat to human health and the environment.

2.3 Remedial Actions

In 1998, two heating oil underground storage tanks (USTs), a septic system and piping were removed from the Site. The surrounding contaminated soils were excavated and taken offsite for approved disposal.

The two heating oil USTs were removed on September 9, 1998 under an Interim Action Agreed Order between Ecology and the PLPs. Approximately 180 tons of soil contaminated with petroleum hydrocarbons associated with the USTs was removed and taken offsite by the end of September 1998.

In 2000, four major tasks were completed:

1. Excavation and offsite disposal of solvent and petroleum contaminated soils.
2. Construction and operation of a soil and groundwater treatment system to remove solvent (PCE) and petroleum contamination in soil and groundwater using Air-Sparging with Soil Vapor Extraction (AS/SVE). The AS/SVE system process did the following:
 - A. Pumped clean air into the groundwater
 - B. Vaporized the solvents
 - C. Vacuumed out the solvent vapors using pressure to withdraw and remove the solvents
 - D. Passed the vapors through a scrubbing system
3. Construction of a surface cover using asphalt and concrete to minimize rain water and control stormwater runoff.
4. Groundwater compliance monitoring to evaluate the success and completion of the cleanup actions. Four of the six groundwater compliance wells satisfied all the compliance requirements. Two of the wells were approaching compliance.

The AS/SVE remediation system operated at the Site between August 2000 and April 5, 2011. The system was turned off with Ecology approval after it was determined that declining PCE concentrations in groundwater had reached asymptotic conditions. Ecology issued a

memorandum on May 14, 2013 stating that Consent Decree cleanup requirements were met, thus leading to closing the Consent Decree with amendment and an environmental covenant that included periodic monitoring at the remaining two wells (MW-A and MW-C) that were out of compliance.

The restoration timeframe to achieve cleanup levels with no residual contamination was originally estimated to be 5 to 7 years. Two of the monitoring wells have not yet achieved compliance with cleanup levels. However, Ecology determined in 2013 that the AS/SVE remediation system achieved its maximum cleanup function, and that additional cleanup treatment would be cost disproportionate to the benefits.

In accordance with the amended Consent Decree, the remediation system AS/SVE wells and groundwater monitoring wells, with the exception of MW-A and MW-C, were abandoned in May 2014. The above ground portions of the remediation system were decommissioned in July 2014.

Ecology determined that an environmental covenant would protect human health and environment from the remaining low concentration of solvents at the two wells.

2.4 Groundwater Monitoring

For purposes of this periodic review, CDM Smith collected groundwater samples from monitoring wells MWA and MWC on February 11, 2020 and August 26, 2020. Well MWA had a PCE concentration of 4.3 micrograms per liter ($\mu\text{g/L}$) in February and 9.7 $\mu\text{g/L}$ in August. Well MWC had a PCE concentration of 9.2 micrograms per liter ($\mu\text{g/L}$) in February and 9.0 $\mu\text{g/L}$ in August. The Method A groundwater cleanup level for PCE is 5 $\mu\text{g/L}$.

During both events, a degradation product of PCE, cis-1,2-dichloroethene (cis-1,2-DCE), was detected in MWC at 0.21 $\mu\text{g/L}$, just above the method reporting limit of 0.2 $\mu\text{g/L}$. The Method B groundwater cleanup level for cis-1,2-DCE is 16 $\mu\text{g/L}$.

PCE concentrations in monitoring wells MWA and MWC have ranged from 4.3 to 9.7 $\mu\text{g/L}$ since 2011 when the AS/SVE remediation system was turned off.

The two monitoring wells are located at the western property boundary adjacent to Pacific Highway South (State Route 99). The groundwater flow direction is west to southwest. The 1999 RI report indicates that PCE in groundwater is likely migrating off the property.

Roger McCracken (MasterPark) and Pamela Morrill (CDM Smith) indicated that the former property owner of the west-adjointing property (Radisson and Quality Inn) did not grant access to characterize the contamination to the west of the Site. The west-adjointing property was reportedly sold to the Port in the early 2000s. Mr. McCracken and Ms. Morrill indicated that the Port also did not grant access for sampling.

Therefore, the groundwater plume was not delineated to the west of the property. PCE in groundwater is likely in the right of way, but it is unknown whether it extends across the street to the west-adjointing property. But in any case, PCE concentrations are likely lower than in wells MWA and MWC, given the significant reduction in PCE as a result of the AS/SVE remediation system.

There are no drinking water wells within at least a mile of the Site.

2.5 Environmental Covenant

Based on the Site use, surface cover and cleanup levels, it was determined that the Site was eligible for a 'No Further Action' determination if an environmental covenant (Covenant) was recorded for the property. A Covenant was recorded for the Site on February 5, 2014 that imposed the following limitations:

1. No groundwater may be taken for domestic, irrigation, or other use from the Property.
2. The Owner of the Property shall decommission all groundwater monitoring wells on the Property except for groundwater monitoring wells MW-A and MW-C which shall be maintained from the date of this Covenant for periodic review every five years under WAC 173-340-420, or until compliance is achieved under the Amended Consent Decree, or until a development of the Property under Section 3 occurs necessitating removal of MW-A and MW-C and replacement in accordance with Section 3 below.
3. 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.
4. 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. In the event Owner proposes a development of the Property, it shall give thirty (30) day advance written notice to Ecology by submitting a work plan for Ecology's review and approval addressing testing and disposal of any subsurface soils that may contain residual amounts of hazardous substances, if encountered in the proposed Property development, and for replacing monitoring wells MW-A and MW-C with two proximately located monitoring wells, if necessary.
5. The Owner of the Property shall give written notice to Ecology prior to its conveyance of any interest in the Property. No conveyance of title, easement, lease, or other interest in the Property shall be consummated by the Owner without Owner making provision for the transferee to assume Owner's obligation with respect to the Remedial Action.
6. The Owner must restrict leases to uses and activities consistent with this Covenant and notify all lessees of the restrictions on the use of the Property.
7. 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.
8. 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.

9. 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.

The Covenant is available in Appendix 6.4.

3.0 PERIODIC REVIEW

3.1 Effectiveness of completed cleanup actions

The Covenant for the Site was recorded and is in place. Soils with PCE concentrations higher than MTCA cleanup levels may still be present at the Site. However, the remedy prevents human exposure to this contamination by ingestion and direct contact with soils. The Covenant prohibits activities that will result in the release of contaminants at the Site without Ecology's approval, and prohibits any use of the property that is inconsistent with the Covenant. This Covenant will ensure that the contamination remaining is contained and controlled, and serves to ensure the long term integrity of the remedy.

Due to Washington State's Stay Home order related to the COVID-19 pandemic, a Site visit was not conducted for this periodic review.

The Site is still operating as a MasterPark parking lot (airport pay parking services). Roger McCracken of MasterPark inspects the condition of the asphalt cap twice per year. Mr. McCracken has any asphalt cracks repaired once a year, and has the asphalt resealed every 3 to 5 years.

Based on the inspection and maintenance schedule reported by the property owner, the building and asphalt cover at the Site is likely to be in good condition (as is expected at a paid parking lot) and therefore continues to eliminate exposure to contaminated soils by ingestion and contact.

3.2 New scientific information for individual hazardous substances or mixtures present at the Site

There is no new scientific information for the contaminants related to the Site.

3.3 New applicable state and federal laws for hazardous substances present at the Site

The cleanup at the Site was governed by WAC 173-340-702(12) (c) [2013 ed.] provides that,

“A release cleaned up under the cleanup levels determined in (a) or (b) of this subsection shall not be subject to further cleanup action due solely to subsequent amendments to the provision in this chapter on cleanup levels, unless the department determines, on a case-by-case basis, that the previous cleanup action is no longer sufficiently protective of human health and the environment.”

Although soil Method A cleanup levels changed for PCE as a result of modifications to MTCA in 2001, contamination remains at the Site above the new MTCA Method A and B cleanup levels. Even so, the cleanup action is still protective of human health and the environment due to the remedial actions at the Site. A table comparing MTCA Method A cleanup levels from 1991 to 2001 is available below.

Site CUL Comparison Table

Analyte	1991 MTCA Method A Soil Cleanup Level (ppm)	2001 MTCA Method A Soil Cleanup Level (ppm)	1991 MTCA Method A Groundwater Cleanup level (ppb)	2001 MTCA Method A Groundwater Cleanup Level (ppb)
PCE	0.5	0.05	5	5

MTCA = Model Toxics Control Act

ppb = parts per billion

ppm = parts per million

3.4 Current and projected Site or resource use

The Site is currently used for commercial purposes as a paid parking lot. There have been no changes in current or projected future Site or resource uses.

If a building is constructed on the Site in the future, the potential for vapor intrusion into the building would need to be assessed prior to redevelopment. If the owner proposes redevelopment of the property, advance notice shall be provided to Ecology by submitting a work plan for Ecology's review and approval. However, Roger McCracken of MasterPark indicated that there are no plans for redevelopment at this time.

3.5 Availability and practicability of more permanent remedies

The remedy implemented included containment of hazardous substances, and it continues to be protective of human health and the environment. While more permanent remedies 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 selected Site cleanup levels. The presence of improved analytical techniques would not affect decisions or recommendations made for the Site.

4.0 CONCLUSIONS

- PCE concentrations in groundwater at the Site remain asymptotic and have been less than 10 µg/L for over 10 years. Occasionally, PCE concentrations dip below the MTCA Method A cleanup level of 5 µg/L, as occurred at monitoring well MWA during the February 2020 sampling event. Ecology determined in 2013 that the AS/SVE remediation system achieved its maximum cleanup function, and that additional cleanup treatment would be cost disproportionate to the benefits.

The groundwater plume has not been delineated to the west of the property (down gradient). It was reported to Ecology that the west-adjointing property owner did not grant access for sampling. PCE in groundwater is likely in the right of way, but it is unknown whether it extends across the street to the west-adjointing property. But in any case, PCE concentrations downgradient of the property are likely lower than in monitoring wells MWA and MWC, given the significant reduction in PCE as a result of the AS/SVE remediation system.

No drinking water wells are likely to be impacted. The cleanup actions completed at the Site appear to be protective of human health and the environment at this time. Groundwater monitoring should continue so that PCE concentrations continue to be evaluated over time.

- Soils cleanup levels have not been met at the standard point of compliance for the Site; however, the cleanup action has been determined to comply with cleanup standards since the long-term integrity of the containment system is ensured, and the requirements for containment technologies are being met.
- Institutional controls in the form of a Covenant are in place at the Site and will be effective in protecting public health and the environment from exposure to hazardous substances and protecting the integrity of the cleanup action. However, it should be noted that the Covenant does not apply to the west-adjointing property (which would only be of concern if PCE above the cleanup level extends to the west-adjointing property).

Based on this periodic review, Ecology has determined that the requirements of the Covenant are being followed. No additional cleanup actions are required by the property owner at this time. It is the property owner's responsibility to continue to inspect the Site to assure that the integrity of the remedy 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.

Two groundwater monitoring events (dry season and wet season) must be completed during the year prior to each periodic review so that the results are ready for Ecology to review during the periodic review. Therefore, the next groundwater monitoring events should occur in 2024.

5.0 REFERENCES

AGI Technologies. July 15, 1999. Final Report Cleanup Action Plan, Former Tac-Sea Motel, 17024 International Boulevard, SeaTac, Washington.

CDM Smith. March 2, 2020. Winter 2020 Post Dismissal Groundwater Monitoring Report, MasterPark/Former Tac-Sea Motel, International Boulevard, SeaTac, Washington.

CDM Smith. September 25, 2020. Summer 2020 Post Dismissal Groundwater Monitoring Report, MasterPark/Former Tac-Sea Motel, International Boulevard, SeaTac, Washington.

Gateway Investment LLC. February 5, 2014. Environmental Covenant.

6.0 APPENDICES

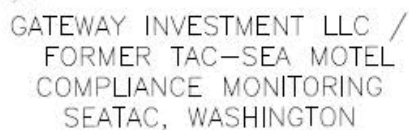
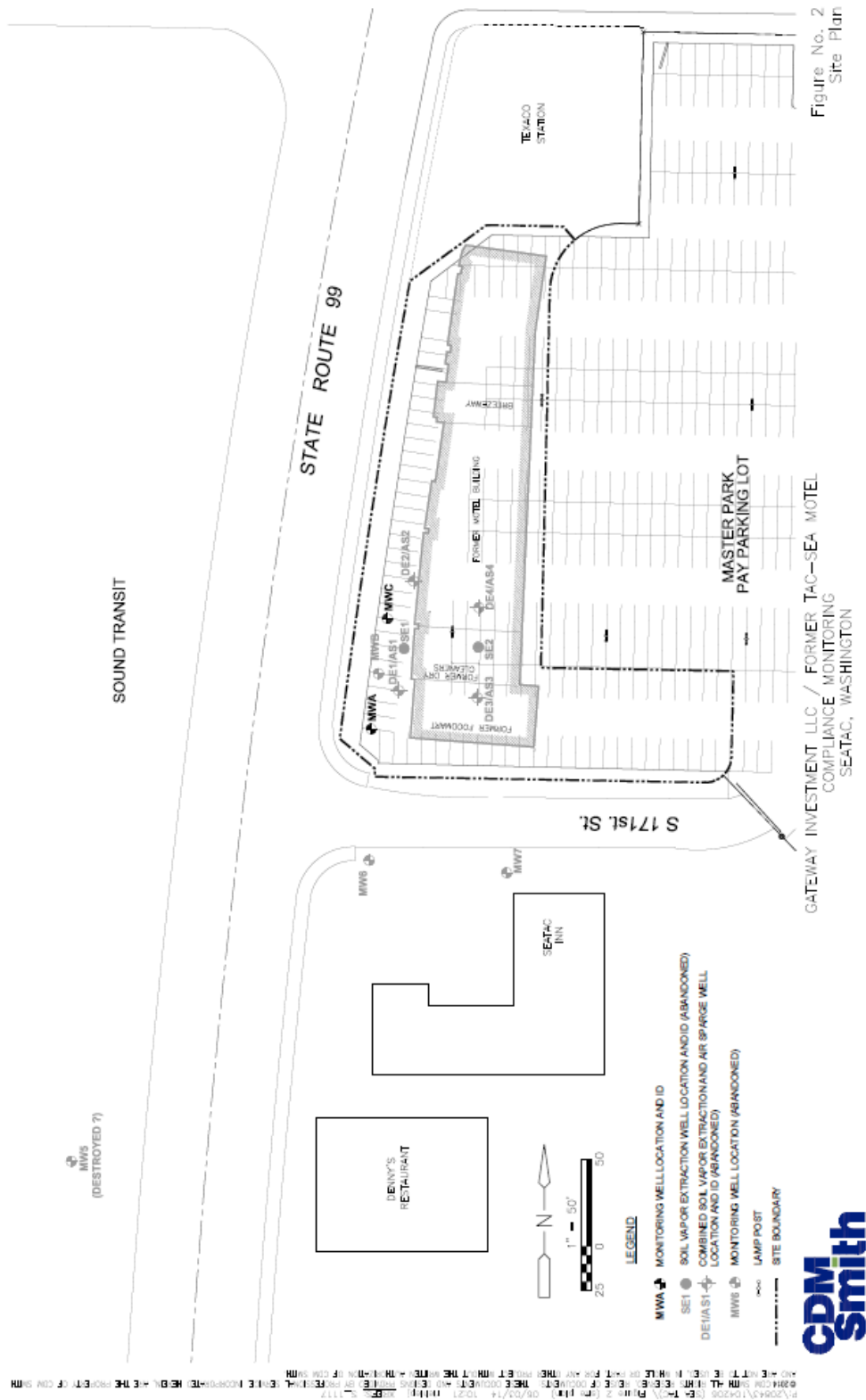
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Figure No. 1
Vicinity Map

6.2 Site Plan



6.3 Environmental Covenant

After Recording Return to:
Maura S. O'Brien, P.G./H.G. #869
Professional Geologist/Hydrogeologist
Toxics Cleanup Program
Northwest Regional Office
Department of Ecology
3190 160th Avenue SE
Bellevue, WA 98008-5452



Environmental Covenant

Grantor: Gateway Investment LLC
Grantee: State of Washington, Department of Ecology
Legal: Lot 9 & Ptn Tr A, Vol 44 Plats pg 86 & ptns vacated street & alley adjo.
Tax Parcel Nos.: 855240-0045-04 and 855240-0075-07
Cross Reference: N/A

Grantor, Gateway Investment LLC, 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 29 day of JANUARY, 2014 in favor of the State of Washington Department of Ecology and its successors and assigns ("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 Gateway Investment LLC, its successors and assigns, and 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 documents:

Amended Consent Decree dated December 4, 2013 ("Amended Consent Decree");
Consent Decree dated February 4, 2000 ("Consent Decree"); and
Cleanup Action Plan dated July 15, 1999, attached as Exhibit B to Consent Decree.

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

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This Covenant is required because the Remedial Action resulted in residual concentrations of tetrachloroethene (also called perchloroethene) which have varied between being at the applicable Model Toxics Control Act Cleanup Level or below, and slightly exceeding the Model Toxics Control Act Method A Cleanup Level for groundwater, established under WAC 173-340-720.

The undersigned, Gateway Investment LLC, is the fee owner of real property (hereafter "Property") in the County of King, State of Washington, that is subject to this Covenant. The Property is legally described in Exhibit A of this Covenant and made a part hereof by reference.

Gateway Investment LLC makes 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").

Section 1.

1.1. No groundwater may be taken for domestic, irrigation, or other use from the Property.

1.2. The Owner of the Property shall decommission all groundwater monitoring wells on the Property except for groundwater monitoring wells MW-A and MW-C which shall be maintained from the date of this Covenant for periodic review every five years under WAC 173-340-420, or until compliance is achieved under the Amended Consent Decree, or until a development of the Property under Section 3 occurs necessitating removal of MW-A and MW-C and replacement in accordance with Section 3 below.

Section 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.

Section 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. In the event Owner proposes a development of the Property, it shall give thirty (30)

day advance written notice to Ecology by submitting a work plan for Ecology's review and approval addressing testing and disposal of any subsurface soils that may contain residual amounts of hazardous substances, if encountered in the proposed Property development, and for replacing monitoring wells MW-A and MW-C with two proximately located monitoring wells, if necessary.

Section 4. The Owner of the Property shall give written notice to Ecology prior to its conveyance of any interest in the Property. No conveyance of title, easement, lease, or other interest in the Property shall be consummated by the Owner without Owner making provision for the transferee to assume Owner's obligation with respect to the Remedial Action.

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

Section 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.

Section 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.

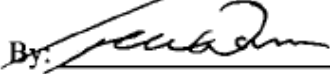
Section 8. The Owner of the Property reserves the right under WAC 173-340-440 to record an instrument that provides that this Covenant shall no longer limit use of the Property or be of any further force or effect. However, such an instrument may be recorded only if Ecology, after public notice and opportunity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

GATEWAY INVESTMENT LLC

By: Michael Bashaw
Name: Michael Bashaw
Title: Director

Dated: 1/9/14

**STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY**

By: 

[Name of Person Acknowledging Receipt] ROBERT WARREN

[Title] NWRO SECTION MANAGER
TOXICS CLEANUP PROGRAM

Dated: 1-29-14

Unofficial Copy

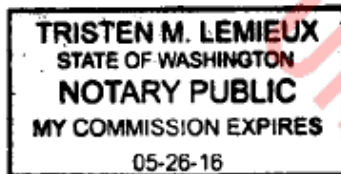
STATE OF WASHINGTON)

COUNTY OF Ling)

ss.

I certify that I know or have satisfactory evidence that **Michael Bashaw** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Director of **Gateway Investment LLC**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: January 8, 2014



Tristen M. Lemieux
Print Name: Tristen M. Lemieux
Notary Public in and for the State of
Washington, residing at Edmonds
My Appointment Expires: 5/26/16

STATE OF WASHINGTON)

COUNTY OF _____)

ss.

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the _____ of **State of Washington, Department of Ecology**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: _____

Print Name: _____
Notary Public in and for the State of
Washington, residing at _____
My Appointment Expires: _____

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EXHIBIT A
Legal Description

LOT 9 OF TAGAS ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 44 OF PLATS, PAGE(S) 86, IN KING COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF THE VACATED ALLEY ADJOINING WHICH ATTACHED THERETO BY OPERATION OF LAW PURSUANT TO ORDER OF VACATION ENTERED NOVEMBER 2, 1953 IN VOLUME 53 OF COMMISSIONER'S RECORDS, PAGE 291; AND

TOGETHER WITH THAT PORTION OF VACATED 29TH AVENUE SOUTH ADJOINING, WHICH ATTACHED TO SAID LOTS BY OPERATION OF LAW, PURSUANT TO CITY OF SEATAC ORDINANCE NUMBER 98-1031, RECORDED UNDER RECORDING NUMBER 9812082659.

AND

THAT PORTION OF TRACT "A" IN SAID TAGAS ADDITION, LYING SOUTHERLY OF A LINE BEGINNING ON THE EASTERLY LINE OF SAID TRACT A AT A POINT 3.62 FEET SOUTHWESTERLY OF THE MOST EASTERLY CORNER OF SAID TRACT AS MEASURED ALONG THE EASTERLY LINE;

RUNNING THENCE NORTH 88°59'20" WEST TO THE WESTERLY LINE OF SAID TRACT "A" AND THE TERMINUS OF SAID LINE;

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT "A";
THENCE SOUTHERLY, ALONG THE WESTERLY LINE OF TRACT "A", A DISTANCE OF 15.09 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTHERLY, ALONG THE WESTERLY LINE OF TRACT "A", A DISTANCE OF 34 FEET;
THENCE NORTHEASTERLY TO A POINT ON THE SOUTHERLY LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED AS PARCEL "A" IN THE QUIT CLAIM DEED RECORDED UNDER RECORDING NUMBER 9105231261, WHICH POINT IS 40 FEET EASTERLY OF THE TRUE POINT OF BEGINNING;
THENCE WESTERLY, ALONG THE SAID SOUTHERLY LINE OF THE ABOVE-DESCRIBED TRACT OF LAND, A DISTANCE OF 40 FEET TO THE TRUE POINT OF BEGINNING OF THIS EXCEPTION; AND

EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF SEATAC, A MUNICIPAL CORPORATION, BY DEED RECORDED UNDER RECORDING NUMBER 9506160558;

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44939.00001

TOGETHER WITH THAT PORTION OF THE VACATED ALLEY ADJOINING WHICH
WOULD ATTACH BY OPERATION OF LAW;

AND TOGETHER WITH THAT PORTION OF VACATED 29TH AVENUE SOUTH
ADJOINING WHICH WOULD ATTACH THERETO BY OPERATION OF LAW AS
PROVIDED FOR IN CITY OF SEATAC ORDINANCE NUMBER 98-1031 RECORDED
UNDER RECORDING NUMBER 9812082659.

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