Table 1 Hazardous Household Substances

Auto, Boat and Equipment Maintenance	Repair and Remodeling	Cleansing Agents
1. Batteries	1. Adhesives, glues, cements	1. Oven cleaners
2. Waxes and cleansers	2. Roof coatings, sealants	2. Degreasers and spot removers
3. Paints, solvents and thinners	3. Caulking and sealants	3. Toilet, drain and septic tank cleaners
4. Additives	4. Epoxy resins	4. Polishes, waxes and strippers
5. Gasoline	5. Solvent-based paints	5. Deck, patio and chimney cleaners
6. Flushes	6. Solvents and thinners	6. Solvent cleaning fluids
7. Auto repair materials	7. Paint removers and strippers	
8. Motor oil		
9. Diesel oil		
10. Antifreeze		
Pesticides	**Hobby and Recreation**	**Miscellaneous**
1. Insecticides	1. Paints, thinners and solvents	1. Ammunition
2. Fungicides	2. Chemicals (photo and pool)	2. Asbestos
3. Rodenticides	3. Glues and cements	3. Fireworks
4. Molluscicides	4. Inks and dyes	
5. Wood preservatives	5. Glazes	
6. Moss retardants	6. Chemistry sets	
7. Herbicides	7. Bottled gas	
8. Fertilizers	8. White gas	
	9. Charcoal starter fluid	

Source: Guidelines for Local Hazardous Waste Planning, Ecology, No. 87-18 1987.

Table 2 Non-Toxic or Less Toxic Alternatives to Toxic Products

Hazardous Product	Alternative(s)
Air fresheners	Set out a dish of vinegar or simmer cinnamon and cloves or set out herbal bouquets or potpourri in open dishes or burn scented candles.
Bleach	Borax or oxygen bleaches or reduce bleach by ½ and add ¼ - ½ C. baking soda, or let clothes dry in the sun.
Brass polish.	Worcestershire sauce.
Chrome polish	Apple cider vinegar or a paste of baking soda and water or a lemon
Coffee pot cleaner	Vinegar.
Coffee stains	Moist salt paste.
Copper cleaner	Mix lemon juice w/ salt or use ketchup
Drain cleaner	Use a plunger followed by ½ C. baking soda in ½ C. vinegar. Let sit 15 min. & pour down 2 qt. boiling water.
Furniture polish	Linseed, olive or almond oils or a mixture of 3 parts olive oil to 1 part white vinegar or a mixture of 1 Tbs. lemon oil and 1 pint mineral oil.
Garbage disposal deodorizer	Used lemon rind or baking soda.
Glass cleaner	Mix 2 Tbs. vinegar with 1 quart water.
Grease remover	Make a paste of borax on a damp cloth.
Ink stain remover	Spray with leftover non-aerosol hair spray before washing.
Laundry soap	Borax, baking soda or washing soda
Linoleum floor cleaner	1 C. white vinegar in 2 gals. water.
Mildew remover	Equal parts vinegar and salt.
Mothballs	Cedar chips or blocks, or use dried tansy, lavender or peppercorns in drawers and closets.
Oil spills	Kitty litter, sawdust.
Oil stain removal	White chalk rubbed into the stain prior to washing.
Oven cleaner	Pour lots of salt on fresh spills and scrape off after the oven cools. A soda water solution will cut grease. Paint ammonia on spills with a paintbrush, then rinse off.
Paint brush softener	Hot vinegar.

Table 2 Non-Toxic or Less Toxic Alternatives to Toxic Products (Cont.)

Hazardous Product	Alternative(s)
Paint stripper	Use mechanical sanding instead of chemical strippers.
Paint/grease remover	Wear gloves or use baby oil.
Pet odor removal	Cider vinegar.
Pitch or sap remover	Butter, margarine or vegetable shortening.
Porcelain stain remover	Baking soda
Refrigerator deodorizer	Open box of baking soda.
Rug/carpet cleaner	(General) Use a soap-based non-aerosol rug shampoo, vacuum when dry. (Spots) Pour on club soda or sprinkle cornmeal or cornstarch on the rug, let sit for at least 30 minutes, then vacuum.
Rust removal	Lemon juice plus salt plus sunlight.
Rusty bolt remover	Carbonated beverage.
Scorch mark remover	Grated onion.
Scouring powder	Baking soda or a non-chlorine scouring powder.
Silver polish	Soak silver in warm water with 1 Tbs. soda, 1 Tbs. salt and a piece of aluminum foil.
Stainless steel polish	Mineral oil.
Toilet bowl cleaner	Paste of borax and lemon juice.
Tub and tile cleaner	¼ C. soda and ½ C. white vinegar mixed with warm water.
Upholstery spot remover	Club soda.
Water mark remover	Toothpaste.
Water softener	¼ C. vinegar.

D. Glossary

BEST MANAGEMENT PRACTICE (BMP) - Structures, conservation practices, or regulations that improve quality of runoff or reduce the impact of development on the quantity of runoff.

BIOFILTER (SWALE) - A wider and flatter vegetated version of a ditch over which runoff flows at uniform depth and velocity. Biofilters perform best when vegetation has a thick mat of roots, leaves, and stems at the soil interface (such as grass).

BIOFILTRATION - The process through which pollutant concentrations in runoff are reduced by filtering runoff through vegetation.

BUFFER - The zone that protects aquatic resources by providing protection of slope stability, attenuation of runoff, and reduction of landslide hazards. An integral part of a stream or wetland ecosystem, it provides shading, input of organic debris, and coarse sediments to streams. It also allows room for variation in stream or wetland boundaries, habitat for wildlife, and protection from harmful intrusion.

CATCH BASIN - An inlet for stormwater set into the ground, usually rectangular and made of concrete, and capped with a grate that allows stormwater to enter.

CHECK DAM - A dam (e.g., rock, earthen, log) used in channels to reduce water velocities, promote sediment deposition, and/or enhance infiltration.

COMPOST STORMWATER FILTER - A treatment facility that removes sediment and pollutants from stormwater by percolating water through a layer of specially prepared bigleaf maple compost. Clean water exits the bottom of the facility through a pipe, while stormwater flows in excess of the facility design overflow the compost bed and bypass the facility.

CONSTRUCTED WETLAND - A wet pond with dead storage at varied depths and planted with wetland plants to enhance its treatment capabilities.

CONTROL STRUCTURE OR FLOW RESTRICTOR - A manhole and/or pipe structure with a flow-regulating or metering device such as a weir or plates with small holes known as orifices. This structure controls the rate at which water leaves the pond.

CONVEYANCE - A mechanism or device for transporting water including pipes, channels (natural and man-made), culverts, gutters, manholes, etc.

CRITICAL AREA - Areas such as wetlands, streams, steep slopes, etc. as defined by ordinance or resolution by the jurisdiction. Also known as environmentally sensitive areas.

CULVERT - A conveyance device (e.g., concrete box, pipe) which conveys water from a ditch, swale, or stream under (usually across) a roadway or embankment.

DEAD STORAGE - The volume of storage in a pond below the outlet which does not drain after a storm event. This storage area provides treatment of the stormwater by allowing sediments to settle out.

DETENTION FACILITY - A facility (e.g., pond, vault, pipe) in which surface and storm water is temporarily stored.

DETENTION POND - A detention facility in the form of an open pond.

DISPERSION TRENCH - An open-top trench filled with riprap or gravel that takes the discharge from a pond, spreads it out, and spills (bubbles) the flow out along its entire length. Dispersion trenches are used to simulate "sheet flow" of stormwater from an area, and are often used to protect sensitive adjacent areas, such as wetlands.

DRAINAGE SYSTEM - The combination of Best Management Practices (BMPs), conveyances, treatment, retention, detention, and outfall features or structures on a project.

DROP STRUCTURE - A structure for dropping water to a lower elevation and/or dissipating energy. A drop may be vertical or inclined.

DRY POND - A detention facility that drains completely after a storm. This type of pond has a pipe outlet at the bottom.

EASEMENT - A right afforded a person to make limited use of another's real property. Typical easements are for pipes or access to ponds, and may be 15 to 20 feet wide.

EMERGENCY OVERFLOW OR SPILLWAY - An area on the top edge of the pond that is slightly lower in elevation than areas around it. This area is normally lined with riprap. The emergency overflow is used only if the primary and secondary outlets of the pond fail, in the event of extreme storms, or if the infiltration capability of the pond becomes significantly diminished. If the emergency overflow ever comes into play, it may indicate the pond needs to be upgraded.

ENERGY DISSIPATER - A rock pad at an outlet designed to slow the velocity, spread out the water leaving the pipe or channel, and reduce the potential for erosion.

FREEBOARD - The vertical distance between the design high water mark and the elevation of the top of the pond. Most ponds have one to two feet of freeboard to prevent them from overflowing.

INFILTRATION - The soaking of water through the soil surface into the ground (percolation is essentially the same thing). Many ponds are designed to infiltrate or retain stormwater, and thus do not have a regularly used discharge pipe.

INFILTRATION FACILITY (OR STRUCTURE) - A facility (pond or trench) which retains and percolates stormwater into the ground, having no discharge (to any surface water) under normal operating conditions.

JUNCTION - Point where two or more drainage pipes or channels converge (e.g., a manhole).

JURISDICTION - Olympia, Lacey, Tumwater, or Thurston County (as applicable).

LINED POND OR CONVEYANCE - A facility, the bottom and sides of which have been made impervious (using, for example, a plastic liner or clay/silt soil layer) to the transmission of liquids.

LIVE STORAGE - The volume of storage in a pond above the outlet which drains after a storm event. This storage area provides flood control and habitat protection for nearby streams.

MANHOLE - A larger version of a catch basin, often round, with a solid lid. Manholes allow access to underground stormwater pipes for maintenance.

NATURAL CHANNEL - Stream, creek, river, lake, wetland, estuary, gully, swale, ravine, or any open conduit where water will concentrate and flow intermittently or continuously.

OIL-WATER SEPARATOR - A structure or device used to remove oil and greasy solids from water. They operate by using gravity separation of liquids that have different densities. Many catch basins have a downturned elbow that provides some oil-water separation.

OUTFALL - The point where water flows from a man-made conduit, channel, or drain into a water body or other natural drainage feature.

RETENTION FACILITY - An infiltration facility.

RETENTION POND - A retention facility that is an open pond.

REVETMENTS - Materials such as rock or keystones used to sustain an embankment, such as in a retaining wall.

RIP RAP - Broken rock, cobbles, or boulders placed on earth surfaces, such as on top of a berm for the emergency overflow, along steep slopes, or at the outlet of a pipe, for protection against the action of water. Also used for entrances to construction sites.

RUNOFF - Stormwater.

SAND FILTER - A treatment facility that removes sediment and pollutants from stormwater by percolating water through a layer of sand. Clean water exits the bottom of the facility through a pipe, while stormwater flows in excess of the facility design overflow the sand bed and bypass the facility.

STORMWATER - That portion of precipitation that falls on property and that does not naturally percolate into the ground or evaporate, but flows via overland flow, channels or pipes into a defined surface water channel, or a constructed infiltration facility. Stormwater includes washdown water and other wastewater that enters the drainage system.

SWALE - A shallow drainage conveyance with relatively gentle side slopes, generally with flow depths less than one foot. This term is used interchangeably with "BIOFILTER".

TRASH RACK OR BAR SCREEN - A device (usually a screen or bars) that fits over a pipe opening to prevent large debris such as rocks or branches from entering and partially blocking the pipe.

WET POND - A stormwater treatment pond designed with a dead storage area to maintain a continuous or seasonal static water level below the pond outlet elevation.

APPENDIX A – STORMWATER MAINTENANCE GUIDE

PONDS

There are essentially three kinds of ponds: treatment ponds, infiltration ponds, and detention ponds. Although each pond has unique maintenance requirements, they have many things in common as well. Your facilities are infiltration ponds and treatment ponds.

Part of Pond to Check	*When to Check it*	*What to Check For*	*What to Do*
Entire Pond	Quarterly	Dumping of yard wastes such as grass clippings and branches into basin. Presence of glass, plastic, metal, foam, and coated paper.	Remove trash and debris and dispose of properly.
Entire Pond	Quarterly	Any vegetation that may constitute a hazard to the public, such as tansy ragwort, poison oak, stinging nettles, devilsclub.	Remove invasive or noxious vegetation. Do not spray chemicals on vegetation without obtaining guidance from WSU Cooperative Extension and approval from the City or County.
Entire Pond	Quarterly	Presence of chemicals such as natural gas, oil, and gasoline, obnoxious color, odor, or sludge.	First, try and locate the source of the pollution. Then call the Moderate Risk Waste program at Thurston County Environmental Health to report the hazard.
Entire Pond	Quarterly	Sparse, weedy, or overgrown grass in grassy (dry/infiltration) ponds. Presence of invasive species or sparse growth of plants in wet ponds.	For grassy ponds, selectively thatch, aerate, and re-seed ponds. Grass should be kept less than 8 inches high. For wet ponds, hand-plant nursery-grown wetland plants in bare areas. Contact WSU Cooperative Extension for guidance on invasive species. Pond bottoms should have uniform dense coverage of desired plant species.
Entire Pond	Quarterly	Any evidence of rodent holes if your facility is acting as a dam or berm. Water should not be able to flow through rodent holes.	Destroy rodents and repair the dam or berm. Contact the Thurston County Health Department for guidance.
Entire Pond	Quarterly	Insects such as wasps and hornets interfering with maintenance activities, or mosquitoes becoming a nuisance.	Destroy or remove insects. Contact WSU Cooperative Extension for guidance.
Entire Pond	Annually	Ensure that trees are not interfering with maintenance (i.e., mowing, silt removal, or access.)	Prune tree limbs to allow for maintenance. Some trees may be cut for firewood.
Inlet	Annually	Make sure that the riprap under the inlet pipe is intact and that no native soil is exposed. Also check for accumulations of sediment more than ½ the height of the rocks.	Replace rocks or clean out sediment.
Outlet	Quarterly	The rip rap overflow should be intact and clear of debris. Water should be able to flow freely through overflow.	Replace rip rap if missing. Remove any trash of debris and dispose of properly.
Side Slopes	Annually	Check around inlets and outlets for signs of erosion. Check berms for signs of sliding or settling. Action is needed where eroded damage is over 2 inches deep and where there is potential for continued erosion.	Try and determine what has caused the erosion and fix it. Stabilize slopes by reinforcing the slope with rock, planting grass, or compacting the soil. Contact WSU Cooperative Extension for guidance on slope reinforcement.
Storage Area	Annually	Check to see if sediment is building up on the pond bottom. A buried or partially buried outlet structure or very slow infiltration rate probably indicates significant sediment deposits.	Clean out the sediment and re-seed the pond if deemed necessary to improve infiltration and control erosion.
Dikes	Annually	Any part of the dike that has settled significantly.	Build the dike back to the original elevation.
Emergency Overflow/ Spillway	Annually	Check to see that the rip rap protective area is intact. If any exposed native soil is present you should repair it.	Replace rocks so that all native soil is covered.
Trench Drain	Quarterly	Check to see that the grate is clear of debris, and that the drain is not plugged.	Remove debris from grate, clean drain.

CATCH BASINS AND INLETS

These structures are typically located in the streets and public rights-of-way. Local jurisdictions are responsible for routine maintenance of pipes and catch basins in rights-of-way. The Homeowners Association is responsible for keeping grates clear of debris in all areas, as well as pipes and catch basins in private areas.

Part of Catch Basin to Check	*When to Check it*	*What to Check For*	*What to Do*
Catch basin opening	During and after major storms	Trash or debris accumulating in front of the catch basin opening and not allowing water to flow in.	Remove blocking trash or debris with a rake and clean off the grate.
Catch basin	Quarterly	Sediment or debris in the basin should be kept under 50% of the depth from the bottom of the pipe to the bottom of the basin. Use a long stick or broom handle to poke into sediment and determine depth.	Clean out the catch basin of sediment and debris.
Inlet and outlet pipes	Quarterly	Trash or debris in the pipes should not be more than 1/5 of its height. Also, there should not be any tree roots or other vegetation growing in the pipes.	Clean out inlet and outlet pipes of trash or debris.
Inlet and outlet pipe joints	Annually	There should be no cracks wider than ½ inch and longer than 1 foot at the joint of any inlet or outlet pipe. Also check for evidence of sediment entering the catch basin through cracks.	Repair cracks or replace the joints.
Grate	Quarterly	The grate should not have cracks longer than 2 inches. There should not be multiple cracks.	Replace the grate.
Frame	Quarterly	Ensure that the frame is sitting flush on top of the concrete structure (slab). A separation of more than ¾ inch between the frame and the slab should be corrected.	Repair or replace the frame so it is flush with the slab.
Catch basin	Annually	Inspect the walls of the basin for cracks wider than ½ inch and longer than 3 feet. Also check for any evidence of sediment entering the catch basin through cracks. Determine whether or not the structure is sound.	Replace or repair the basin. Contact a professional engineer for evaluation.
Catch basin	Quarterly	There should be no chemicals such as natural gas, oil, and gasoline in the catch basin. Check for obnoxious color, odor, or oily sludge.	Clean out catch basin. Contact your local jurisdiction or Thurston County Environmental Health if you detect a color, odor, or oily sludge.
Oil/Water separator (downturned elbow or "T" in catch basin)	Quarterly	Water surface in catch basin has significant sludge, oil, grease, or scum layer covering all or most of the water surface.	Remove the catch basin lid and skim off oil layer. Pour oil into a disposable container, seal container, wrap securely in newspaper, and place in trash. Water surface should be clear of oily layer.
Pipe Elbow	Quarterly	Top or bottom of pipe appears to have broken off. Check for any apparent damage and check to see if it is plumb.	Remove the catch basin lid and examine the pipe for damage. If broken, hire a contractor to replace pipe in accordance with approved plans on file with your local jurisdiction.

FENCING, SHRUBBERY SCREENS, AND GATES

Fences and shrubbery screens aren't typically required for stormwater ponds. If the slopes of the sides are too steep, usually some kind of barricade is constructed.

Part of Fencing, Shrubbery, or Gate to Check	*When to Check it*	*What to Check For*	*What to Do*
Fence or shrubbery screen	Quarterly	Inspect the fence or screen to ensure that it blocks easy entry to the facility. Make sure erosion hasn't created an opening under fence.	Mend the fence, repair erosion, or replace the shrubs to form a solid barrier.
Shrubbery screen	Quarterly	Shrubbery should not be growing out of control or infested with weeds	Trim and weed shrubbery to provide appealing aesthetics. Do not use chemicals to control weeds.
Wire Fences	Annually	Look along the length of the fence and determine if it is out of alignment.	Straighten posts and rails if necessary.
Wire Fences	Annually	Missing or loose tension wire.	Replace or repair tension wire so it holds fabric.
Wire Fences	Annually	Missing or loose barbed wire.	Replace or repair barbed wire so that it doesn't sag between posts.
Wire Fences	Annually	Check for rust or scaling.	Paint or coat rusting or scaling parts with a protective coating.
Wire Fences	Quarterly	Ensure that there are no holes in the fabric or fencing.	Repair holes so that there are no openings in the fabric or fencing.
Gate	Quarterly	Ensure that the gate is not broken, jammed, or missing and that it opens easily.	Repair or replace the gate to allow entry of people and maintenance equipment. If a lock is used, make sure you have a key.

CONVEYANCE PIPES, DITCHES, AND SWALES

Part of System to Check	When to Check it	What to Check For	What to Do
Pipes	Annually	Accumulated sediment should not exceed 20% of the diameter of the pipe. Vegetation should not reduce free movement of water through pipes. Ensure that the protective coating is not damaged and rusted. Dents should not significantly impede flow. Pipe should not have major cracks or tears allowing water to leak out.	Clean out pipes of all sediment and debris. Remove all vegetation so that water flows freely through pipes. Repair or replace pipe.
Open ditches	Quarterly	There should not be any yard waste or litter in the ditch.	Remove trash and debris and dispose of them properly.
Open ditches	Annually	Accumulated sediment should not exceed 20% of the depth of the ditch.	Clean out ditch of all sediment and debris.
Open ditches & Swales	Annually	Check for vegetation (e.g., weedy shrubs or saplings) that reduces the free movement of water through ditches or swales.	Clear blocking vegetation so that water flows freely through ditches. Grassy vegetation should be left alone.
Open ditches & Swales	Quarterly	Check around inlets and outlets for signs of erosion. Check slopes for signs of sloughing or settling. Action is needed where eroded damage is over 2 inches deep and where there is potential for continued erosion.	Eliminate causes of erosion. Stabilize slopes by using appropriate erosion control measures (e.g., reinforce with rock, plant grass, compact soil.)
Open ditches & Swales	Annually	Native soil beneath the rock splash pad, check dam, or lining should not be visible.	Replace rocks to design standard.
Swales	Quarterly	Grass cover is sparse and weedy, or areas are overgrown with woody vegetation.	Aerate soils and reseed and mulch bare areas. Keep grass less than 8 inches high. Remove woody growth. Regrade, and reseed as necessary.
Swales	Quarterly	Swale has been filled in or blocked by shed, woodpile, shrubbery, etc.	If possible, speak with homeowner and request that the swale area be restored.
Swales	Annually	Water stands in swale or flow velocity is very slow.. Stagnation occurs.	A survey may be needed to check grades. Grades need to be in 1-5% range if possible. If grade is less than 1%, underdrains may need to be installed.

GROUNDS AND LANDSCAPING

Part of Grounds to Check	*When to Check it*	*What to Check For*	*What to Do*
Landscaped Areas	Quarterly	Weeds growing out of control in landscaped area.	Pull weeds by hand, if possible, to avoid using chemical weed controls.
Landscaped Areas	Quarterly	Check for any presence of poison ivy or other poisonous vegetation or insect nests.	Remove poisonous vegetation or insect nests that are present in landscaped area.
Landscaped Areas	Quarterly	There should not be any yard waste or litter in landscaped areas.	Remove and dispose of litter properly
Landscaped Areas	Quarterly	Noticeable rills are seen in landscaped areas.	Identify the causes of erosion and take steps to slow down or disperse the water. Fill in contour, and seed area.
Trees and shrubs	Annually	Limbs or parts of trees or shrubs that are split or broken.	Trim trees and shrubs to restore shape. Replace severely damaged trees and shrubs.
Trees and shrubs	Annually	Trees or shrubs that have been blown down or knocked over.	Replant trees or shrubs, inspecting for injury to stem or roots. Replace if severely damaged.
Trees and Shrubs	Annually	Trees or shrubs that are not adequately supported or are leaning over, causing exposure of the roots.	Place stakes and rubber-coated ties around young trees/shrubs for support.

ACCESS ROADS AND EASEMENTS

Area to Check	*When to Check it*	*What to Check For*	*What to Do*
General	One Time	Check to determine if there is enough access to your stormwater facilities for maintenance vehicles.	If there is not enough access, check with your local jurisdiction to determine whether an easement exists. If so, a maintenance road may need to be constructed there.
Access road	Quarterly	Debris that could damage vehicle tires (glass or metal).	Clear all potentially damaging debris.
Access road	Annually	Any obstructions that reduce clearance above and along the road to less than 14 feet.	Clear along and over roadway so there is enough clearance.
Road surface	Annually	Check for potholes, ruts, mushy spots, or woody debris that limit access by maintenance vehicles.	Add gravel or remove wood as necessary.
Shoulders and ditches	Annually	Check for erosion along the roadway.	Repair erosion with additional soil or gravel.

DRYWELLS, FRENCH DRAINS, AND DOWNSPOUTS

Each lot is required to have an onsite drywell for onsite improvements.

Part of System to Check	*When to Check it*	*What to Check For*	*What to Do*
Downspout	Annually	Water overflows from the downspout over the ground.	First try cleaning out the gutters and downspouts. If this doesn't solve the problem you may need to install a bigger drywell.
Roof	Annually	Moss and algae are taking over the shadier parts of the shingles.	Disconnect the flexible part of the downspout that leads to the drywell. Perform moss removal as desired. Pressure wash or use fatty acid solutions instead of highly toxic pesticides or chlorine bleach. Install a zinc strip as a preventative.

ATTACHMENT B

STORMWATER FACILITIES MAINTENANCE

Return to:
Thurston County Storm & Surface Water
2000 Lakeridge Dr. SW
Olympia, WA 98502

RESIDENTIAL
AGREEMENT TO MAINTAIN
STORMWATER FACILITIES AND TO IMPLEMENT A
POLLUTION SOURCE CONTROL PLAN
BY AND BETWEEN
THURSTON COUNTY (HEREINAFTER "JURISDICTION")
AND
EVERGREEN HEIGHTS, LLC
THEIR HEIRS, SUCCESSORS, OR ASSIGNS
(HEREINAFTER "OWNERS")

GRANTOR: EVERGREEN HEIGHTS, LLC

GRANTEE: THURSTON, COUNTY OF

LEGAL DESCRIPTION:PLAT OF EVERGREEN HEIGHTS DIVISION ONE, A PORTION OF SEC. 25, TWP 18N, RGE. 1W,W.M.

ASSESSOR'S TAX PARCEL NO.: 11825230100

The upkeep and maintenance of stormwater facilities and the implementation of pollution source control best management practices (BMPs) is essential to the protection of water resources. All property Owners are expected to conduct business in a manner that promotes environmental protection. This Agreement contains specific provisions with respect to maintenance of stormwater facilities and use of pollution source control BMPs.

LEGAL DESCRIPTION:

TRACTS A OF THE PLAT OF EVERGREEN HEIGHTS DIVISION ONE IN SECTION 25, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M.

Whereas, the OWNERS have constructed improvements, including but not limited to, buildings, pavement, and stormwater facilities on the property described above. In order to further the goals of the Jurisdiction to ensure the protection and enhancement of water resources, the Jurisdiction and the OWNERS hereby enter into this Agreement. The responsibilities of each party to this Agreement are identified below.

OWNERS SHALL:

(1) Implement the stormwater facility maintenance program included herein as Attachment "A".

(2) Implement the pollution source control program included herein as Attachment "B".

(3) Maintain a record (in the form of a log book) of steps taken to implement the programs referenced in (1) and (2) above. The log book shall be available for inspection by appointment at 1868 State Avenue NE, Olympia, WA 98506. The log book shall catalog the action taken, who took it, when it was done, how it was done, and any problems encountered or follow-on actions recommended. Maintenance items ("problems") listed in Attachment "A" shall be inspected as specified in the attached instructions or more often if necessary. The OWNERS are encouraged to photocopy the individual checklists in Attachment "A" and use them to complete its inspections. These completed checklists would then, in combination, comprise the log book.

(4) Submit an annual report to the Jurisdiction regarding implementation of the programs referenced in (1) and (2) above. The report must be submitted on or before May 15 of each calendar year and shall contain, at a minimum, the following:

(a) Name, address, and telephone number of the businesses, the persons, or the firms responsible for plan implementation, and the person completing the report.

(b) Time period covered by the report.

(c) A chronological summary of activities conducted to implement the programs referenced in (1) and (2) above. A photocopy of the applicable sections of the log book, with any additional explanation needed, shall normally suffice. For any activities conducted by paid parties, include a copy of the invoice for services.

(d) An outline of planned activities for the next year.

(5) Execute the following periodic major maintenance on the subdivision's stormwater facilities: sediment removal from ponds, managing vegetation in wet ponds, resetting orifice sizes and elevations, and adding baffles.

THE JURISDICTION SHALL:

(1) Maintain all stormwater system elements in the public rights-of-way, such as catch basins, oil-water separators, and pipes.

(2) Provide technical assistance to the OWNERS in support of its operation and maintenance activities conducted pursuant to its maintenance and source control programs. Said assistance shall be provided upon request and as Jurisdiction time and resources permit.

(3) Review the annual report and conduct a minimum of one (1) site visit per year to discuss performance and problems with the OWNERS.

(4) Review this agreement with the OWNERS and modify it as necessary at least once every three (3) years.

REMEDIES:

(1) If the Jurisdiction determines that maintenance or repair work is required to be done to the stormwater facilities located in the subdivision, the Jurisdiction shall give the OWNERS notice of the specific maintenance and/or repair required. The Jurisdiction shall set a reasonable time in which such work is to be completed by the persons who were given notice. If the above required maintenance and/or repair is not completed within the time set by the Jurisdiction, written notice will be sent to the OWNERS stating the Jurisdiction's intention to perform such maintenance and bill the OWNERS for all incurred expenses.

(2) If at any time the Jurisdiction determines that the existing system creates any imminent threat to public health or welfare, the Jurisdiction may take immediate measures to remedy said threat. No notice to the persons listed in Remedies (1), above, shall be required under such circumstances. All other OWNER'S responsibilities shall remain in effect.

(3) The OWNERS grant unrestricted authority to the Jurisdiction for access to any and all stormwater system features for the purpose of performing maintenance or repair as may become necessary under Remedies (1) and/or (2).

(4) The OWNERS shall assume responsibility for the cost of maintenance and repairs to the stormwater facility, except for those maintenance actions explicitly assumed by the Jurisdiction in the preceding section. Such responsibility shall include reimbursement to the Jurisdiction within 90 days of the receipt of the invoice for any such work performed. Overdue payments will require payment of interest at the current legal rate for liquidated judgments. If legal action ensues, any costs or fees incurred by the Jurisdiction will be borne by the parties responsible for said reimbursements.

This Agreement is intended to protect the value and desirability of the real property described above and to benefit all the citizens of the Jurisdiction. It shall run with the land and be binding on all parties having or acquiring any right, title, or interest, or any part thereof, of real property in the subdivision. They shall inure to the benefit of each present or future successor in interest of said property or any part thereof, or interest therein, and to the benefit of all citizens of the Jurisdiction.

Owner

Owner

E:\agency\thurston\forms\APPENDIXK-RESstormmaintagr.doc

STATE OF WASHINGTON)
) ss
COUNTY OF THURSTON)

On this 25 day of October, 2006, before me personally appeared Rob Rice to me known to be the Member 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/they was/were authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

DATED this 25 day of October, 2006.

NOTARY PUBLIC
STATE OF WASHINGTON
SABRENA CAROL ORR
My Appointment Expires October 11, 2010

Sabrena Carol Orr
Notary Public in and for the State of Washington, residing in Olympia
My commission expires 10-11-2010

STATE OF WASHINGTON)
) ss
COUNTY OF THURSTON)

On this day and year above personally appeared before me, _____ _____ known to be the individual(s) described, and who executed the foregoing instrument and acknowledges that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this _____ day of _____, 200__.

_____
Notary Public in and for the State of Washington, residing in _____
My commission expires _____

Dated at _____, Washington, this _____ day of _____, 200___.

_____
Thurston County

APPROVED AS TO FORM:

_____

ATTACHMENT C

LEGAL DESCRIPTION

See attached Plat Certificate - Schedule A.

PLAT CERTIFICATE

SCHEDULE A

(Continued) Order No.: 2049336

LEGAL DESCRIPTION

EVERGREEN HEIGHTS - DIVISION 1

THAT PORTION OF PARCEL "B" OF BOUNDARY LINE ADJUSTMENT NO. 04 103187TC, AS RECORDED MAY 27, 2004 UNDER AUDITOR'S FILE NO.S 3644827 AND 3644828 LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE NORTH LINE OF SAID PARCEL "B" A DISTANCE OF 1359.21 FEET SOUTH 88 10'08" EAST OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH 01 49'52" WEST 132.59 FEET; THENCE SOUTH 83 41'11" EAST 27.26 FEET; THENCE SOUTH 06 18'49" WEST 54.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS SOUTH 06 18'49" WEST 25.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 94 28'57" AN ARC LENGTH OF 41.23 FEET; THENCE SOUTH 01 49'52" WEST 23.30 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS SOUTH 88 10'08" EAST 248.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01 58'07" AN ARC LENGTH 8.52 FEET; THENCE SOUTH 88 10'08 " EAST 125.07 FEET; THENCE SOUTH 01 49'52" WEST 50.00 FEET; THENCE SOUTH 88 10'08" EAST 17.38 FEET; THENCE SOUTH 01 49'52" WEST 50.00 FEET; THENCE SOUTH 88 10'08" EAST 17.51 FEET; THENCE SOUTH 01 49'52" WEST 50.00 FEET; THENCE SOUTH 88 10'08" EAST 9.90 FEET; THENCE SOUTH 01 49'52" WEST 50.00 FEET; THENCE NORTH 88 10'08" WEST 111.45 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS SOUTH 83 11'38" WEST 304.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06 46'46" AN ARC LENGTH OF 35.97 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS NORTH 89 58'24" EAST 25.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92 45'32" AN ARC LENGTH OF 40.47 FEET; THENCE SOUTH 03 31'00" EAST 54.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS NORTH 02 55'02" WEST 300.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04 44'53" AN ARC LENGTH OF 24.86 FEET: THENCE NORTH 88 10'08" WEST 72.04 FEET; THENCE SOUTH 01 49'52" WEST 102.15 FEET TO THE SOUTH LINE OF SAID PARCEL "B" AND THE TERMINUS OF THIS DESCRIBED LINE.

IN THURSTON COUNTY, WASHINGTON