EXHIBIT "K-3"

WATER QUALITY MONITORING AT ORTING LAKE AND STORMWATER FACILITIES R4 AND CC-9

Post-construction water quality monitoring of onsite wetlands and stormwater facilities will focus on:

(1) the quality of water leaving selected water quality and detention ponds, and

(2) Orting Lake water quality.

Sampling protocols and quality assurance / quality control will be derived from the freshwater chapter of the Puget Sound Estuary Program (1990) and applicable sections of the EPA 40CFR part 136(1996). The monitoring plans are shown in Tables 1 and 2, and described in more detail below.

Monitoring of facilities CC-9 and R4 would begin with the start of development within the catchment and continue for three years after development in the catchment is complete.

Monitoring of Orting Lake would begin the first Fall season after 75% occupancy of the Orting Lake tributary area and continue for two years.

Reporting

Yearly status reports will provide a comparison of post-development and baseline data. This will include analysis of nitrate to determine if it is significantly greater than predicted during the first years of development. If significant and potentially harmful differences are found, mitigation measures would be employed in consultation with the County and interested parties. Monitoring of additional facilities may also be necessary.

TABLE 1

Phase I Post-Construction Ground Water Monitoring Plan

Parameter	Orting Lake
Total Phosphorus	Monthly Storms (Oct.-May)
Zinc	Monthly Storms (Oct.-May)
Hardness	Monthly Storms (Oct.-May)
pH (in situ)	4 times (seasonally)
Temperature (in situ)	4 times (seasonally)
Dissolved Oxygen (in situ)	4 times (seasonally)
Conductivity (in situ)	4 times (seasonally)
Crest/stage (monthly)	Yes
Continuous rainfall, temperature, evaporation	Yes

TABLE 2

Cascadia Phase I Post Construction Facility Monitoring

Facilities R4 and CC9		
Parameter	**Inflow**	**Outflow**
Total Suspended Solids	4 storms/year (composites)	4 storms/year (composites)
Turbidity	4 storms/year (composites)	4 storms/year (composites)
Total Phosphorus	4 storms/year (composites)	4 storms/year (composites)
Nitrate-Nitrogen	4 storms/year (composites)	4 storms/year (composites)
Ammonia-Nitrogen	4 storms/year (composites)	4 storms/year (composites)
Zinc	4 storms/year (composites)	4 storms/year (composites)
Lead	4 storms/year (composites)	4 storms/year (composites)
Copper	4 storms/year (composites)	4 storms/year (composites)
Cadmium	4 storms/year (composites)	4 storms/year (composites)
Hardness	4 storms/year (composites)	4 storms/year (composites)
Fecal Coliforms	4 storms/year (composites)	4 storms/year (composites)
Pesticide Screen	4 storms/year (composites)	4 storms/year (composites)
Discharge	Yes	Yes
pH (in situ)	4 storms/year	4 storms/year
Temperature (in situ)	4 storms/year	4 storms/year
Dissolved Oxygen (in situ)	4 storms/year	4 storms/year
Conductivity (in situ)	4 storms/year	4 storms/year
Crest/stage (monthly)	Yes	Yes
Continuous record of rainfall, temperature, and evaporation on-site.		