

Hazardous Substances Certification

The San Juan Preservation Trust as the recipient of funding assistance specified in RCO Project Agreement #14-1933A titled Fishery Pt. Neighborhood Shoreline CE Acquisition does hereby give assurance that it does not know and has no reason to know that any hazardous substance, the release or threatened release of which has resulted in or contributed to the need for remedial action, was released or disposed of, in or at the Two Northern Lights LLC Conservation Easement property or properties that are included in the above-referenced Project Agreement. The San Juan Preservation Trust further warrants that it has obtained representations and warranties concerning the environmental condition of the property from the ^{owner} seller and has inspected the property to the scope and extent described in the attached (check applicable):

Environmental Site Assessments per American Society for Testing and Materials (ASTM) standards

All Appropriate Inquiries per U.S. Environmental Protection Agency standards, or

X *RCO Property Assessment Checklist [provided in Appendix M].*



Signature of Project Sponsor

Executive Director

Title

December 29, 2014

Date

Appendix M:

Property Assessment Checklist

| Property Assessment Checklist for Hazardous Substances Certification | | | | | | | | | |
|--|-----|-----|-----|---------------------------------------|--|-----|-----|---------------------------|-------------|
| Date: December 29, 2014 | | | | | Property Name: Two Northern Lights LLC | | | | |
| Legal Description: Portion of Sec 11 T 37 N R 3 W W M | | | | | Co. Parcel #: 37114003000 | | | | |
| Street Address: Center Rd. Waldron Island, WA | | | | | | | | | |
| I. Land Use - Subject Property | | | | II. Land Use - Adjacent Properties | | | | III. Public Records | |
| Use | Yes | No | Unk | Use | Yes | No | Unk | List/Agency Action | Yes No Unk |
| Commercial/industrial | () | X | () | Commercial/industrial | () | X | () | Federal superfund | () () X |
| Dryland agriculture | () | X | () | Dryland agriculture | () | X | () | Ecology haz sites list | () () () |
| Forest | X | () | () | Forest | X | () | () | Ecology leaking UST list | () () () |
| Grazing | () | X | () | Grazing | () | X | () | Ecology UST list | () () () |
| Irrigated agriculture | () | X | () | Irrigated agriculture | () | X | () | Ecology enforcement | () () () |
| Residential | X | () | () | Residential | X | () | () | County dumps/landfills | () () () |
| Vacant undeveloped | X | () | () | Vacant undeveloped | X | () | () | County enforcement | () () () |
| Other | () | () | () | Other | () | () | () | Fire district response | () () () |
| Comment: | | | | Comment: | | | | Comment: | |
| IV. Field Inspection | | | | | | | | | |
| Risk Indicators | Yes | No | Unk | Risk Indicators | Yes | No | Unk | Risk Indicators | Yes No Unk |
| Abandoned equipment | () | X | () | Chemical spills | () | X | () | Off site water discharge | () X () |
| Above ground tanks | () | X | () | Chemigation/fertigation | () | X | () | Oil used for dust control | () X () |
| Attractive nuisances/hazards | () | X | () | Discolored soils | () | X | () | Piles of "unknowns" | () X () |
| Buildings | X | () | () | Distressed vegetation | () | X | () | Pilings, docks, wharfs | () X () |
| * Asbestos | () | X | () | Electrical equipment | () | X | () | Pits, ponds, lagoons | () X () |
| * Fiberglass | () | X | () | Excavations/fills | () | X | () | Railroads | () X () |
| * Hazardous condition | () | X | () | Flood hazard | () | X | () | Under ground tanks | () X () |
| * Lead | () | X | () | Foundations | () | X | () | Unstable soils/slopes | () X () |
| * Urea formaldehyde | () | X | () | Garbage dumps | () | X | () | Water sheens | () X () |
| Burn piles | () | X | () | Hazmat use, storage, dumping | () | X | () | Wells | () X () |
| Chemical filling areas | () | X | () | Manholes, fill pipes, drains | () | X | () | Other | () () () |
| Comment (Note: attach additional comments, map and photographs): | | | | | | | | | |
| V. Conclusion and Recommendation | | | | | | | | | |
| <input checked="" type="checkbox"/> No Apparent Risk There is no apparent liability to the department, or it presents an acceptable level of risk, as explained below. <input type="checkbox"/> Low Level of Risk that can be Mitigated There is a risk level that can be avoided if certain actions are taken or conditions met, as explained below. <input type="checkbox"/> Risk needs Further Investigation There is a potential or known risk that needs a Phase 1 environmental assessment completed, as explained below. <input type="checkbox"/> High Risk There is a potential or known risk that outweighs benefit to the department, as explained below. | | | | | | | | | |
| Rationale: I reviewed the following documents/undertook the following actions in arriving at the above conclusion: <input checked="" type="checkbox"/> Aerial photographs; <input checked="" type="checkbox"/> Title search; <input checked="" type="checkbox"/> Public Records; <input checked="" type="checkbox"/> Personal interview (who?) <u>Killara Burn</u> ; <input checked="" type="checkbox"/> Site inspection; () Other _____ Comment: | | | | | | | | | |
| Signed <u>Debra Clann</u> | | | | Title <u>Director of Conservation</u> | | | | Date <u>12/29/14</u> | |