

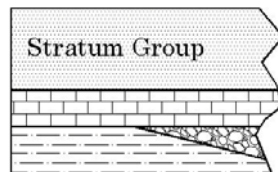
**REPORT
ENVIRONMENTAL SITE ASSESSMENT
PHASE I**

**BARNUM POINT - STAY PROPERTY
299 SOUTH SUNRISE BOULEVARD
ISLAND COUNTY PARCEL R33105-086-1670
CAMANO ISLAND, WA 98282**

For:

Whidbey Camano Land Trust
765 Wonn Road, C-201
Greenbank, Washington 98253

By:



PO Box 2546
Bellingham, WA 98227
(360) 714-9409

September 22, 2016

Stratum Group

PO Box 2546, Bellingham, Washington 98227
Phone: (360) 714-9409

September 22, 2016

Ida Gianopulos
Whidbey Camano Land Trust
765 Wonn Road, C-201
Greenbank, Washington 98253

Re: Report
Environmental Site Assessment: Phase I
Barnum Point – Stay Property
299 South Sunrise Boulevard
Island County Parcel R33105-086-1670
Camano Island, Washington 98282

Dear Ms. Gianopulos:

Stratum Group is pleased to present the results of our Phase I Environmental Site Assessment for 299 South Sunrise Boulevard on Camano Island, Washington. This Phase I Assessment was conducted in conformance with the Federal Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) and in general conformance with the methodology of ASTM Standard Practice E 1527-05.

We found no environmental concerns regarding the property during the conduct of this report and therefore no further investigation is warranted.

Should you have any questions concerning this Environmental Site Assessment, please do not hesitate to contact us at (360) 714-9409.

Sincerely,
Stratum Group



Kim Ninnemann, B.Sc., L.G
Licensed Geologist



Ralph Schwartz, B.A.
Environmental Scientist

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Stratum Group Indemnity

SECTION 1. EXECUTIVE SUMMARY

Stratum Group conducted a Phase I Environmental Site Assessment for 299 South Sunrise Boulevard on Camano Island, Washington on September 8, 2016. The environmental assessment process included a site reconnaissance visit, an interview with the current property owner, a historic investigation, and review of environmental databases, to determine the risk of contamination to the soil, groundwater, and/or vapor intrusion at the site.

The subject property consists of approximate 17-acres of upland, shoreline, and tideland property. The site is developed with two houses and numerous outbuildings. Some household materials, including small volumes of potentially hazardous materials, were stored in scattered areas of the subject property; however no indications of contamination were identified. No recognized environmental conditions were identified in association with the current use of the property.

Our historic research indicates that the Stay family has owned the subject property for approximately 100 years. The first house was built on the upland portion of the property in 1957. A beach house was added in 1992. No agricultural, industrial, or other commercial uses were identified during our review of historical records or our interview with the current property owner. No recognized environmental conditions are suspected in connection with the historic uses of the site.

No sites were identified as potential off-site contamination sources through our records search within the ASTM search distance.

Based upon our site visit, historic review, and check for potential off-site contamination sources, it is our opinion that it is reasonable and prudent to believe that the environmental risk at the site is minimal and therefore no further investigation is warranted.

SECTION 2. INTRODUCTION

2.1 Methodology and Purpose

The purpose of this Phase I Environmental Site Assessment is to identify, to the extent feasible pursuant to the processes prescribed within the Federal Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) and ASTM Standard Practice E 1527-13, recognized environmental conditions in connection with the subject properties. A recognized environmental condition is defined as is defined as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimus conditions are not recognized environmental conditions. A de minimus condition is defined as a condition that generally does not pose a threat

to human health or the environment and that generally would not be the subject or an enforcement action if brought to the attention of appropriate government agencies.

This report will also address controlled recognized environmental conditions (a past release of hazardous substances or petroleum that remains in place with required controls), historic recognized environmental conditions (a past release that has been cleaned up to meet unrestricted land use criteria), if identified in association with the site.

A phase I report that conducts all appropriate inquiries into the previous ownership and uses of the property consistent with good commercial and customary practices permits the user of the report to satisfy one of the requirements to qualify for landowner liability protections including innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on liability within the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) laws.

Environmental issues or conditions at a property may be present that are beyond the scope of a typical phase I environmental site assessment, but which could under some conditions lead to contamination or future financial burden and may warrant further research or investigation beyond the phase I report. An example of non-scope considerations include: business related environmental risk, asbestos-containing building materials, biological agents, cultural and historic resources, ecological resources, endangered species, health and safety, indoor air quality unrelated to releases of hazardous substances or petroleum products into the environment, industrial hygiene, lead-based paint, lead in drinking water, mold, radon, regulatory compliance, and wetlands. Non-scope considerations are generally not addressed in this phase I report; however, our findings will be identified if significant conditions are discovered during the conduct of our evaluation.

The scope of our services included:

- Inspection of the property for indication of hazardous substances, petroleum products, stained soil, stressed vegetation, or careless manufacturing or industrial practices
- Document the storage and waste management practices and the condition of the materials, if present
- Review of Federal, State, and local records as to locations of nearby hazardous waste sites, leaking underground storage tanks, and landfills
- Review of historic aerial photographs, assessor's notes, and other available public records to determine past use of the property and surrounding areas
- Coordinated with the property owner, Mr. Bob Stay, for the completion of an environmental questionnaire, a personal interview, and a guided tour of the site
- Reviewed site-specific documents about the property's on-site sewer system, provided by the Island County Public Health Department
- Review of the physical setting, geology, and geohydrology of the site
- Preparation of this report describing the conditions encountered and recommendations for

further study, if necessary.

2.2 Qualifications

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of this part [Federal All Appropriate Inquiries].

We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

2.3 Data Gaps and Limiting Conditions

No data gaps or limiting conditions were encountered during the conduct of this Phase I Environmental Site Assessment except:

1. EPA databases for CERCLIS and Superfund have not been updated since November 2013.

The most up-to-date and reasonably ascertainable databases were reviewed for this report. It is our opinion that this data gap does not significantly affect our ability to adequately assess the risk to the subject property.

SECTION 3. SITE LOCATION AND PHYSICAL CHARACTERISTICS

3.1 Location

The subject property is located along the northeastern shoreline of Camano Island. The site utilizes the address of 299 South Sunrise Boulevard, which is located on southeastern end of Barnum Point. The location of the property is provided in Figure 1 in Appendix I.

3.2 Site Setting

The subject property occupies one parcel that totals about 17 acres, including approximately 15 acres of uplands and two acres of beach and tidelands. The site is located near rural, beachfront residences and conserved park land. The property is located on east and southeast-sloping topography with an elevation ranging from below mean sea level (the tidelands) to about 120 feet above mean sea level.

An aerial photograph of the site and vicinity is provided in Figure 2. Site photographs are provided in Figures 3 through 21. Figures 1 through 21 are provided in Appendix I.

3.2.1 Geologic Summary

The following descriptions of the surficial deposits in the vicinity of the subject property were interpreted from the *Geologic Map of the Juniper Beach 7.5-Minute Quadrangle, Island and Snohomish Counties, Washington* (Schasse, Kalk, Polenz of USGS, 2009). The map indicates that the upland of the subject property and vicinity are underlain by Vashon stade glacial till (Qgt_v). The glacial till consists of an unsorted mixture of materials that range in size from clay to boulders that were deposited directly by the glacial ice. The glacial till is very compact and forms the vertical faces along the shoreline bluff. Glacial outwash sands (Qgas_v) are mapped along the southeastern shoreline of the subject property. The outwash sands are up to 125 feet thick in the vicinity and are located beneath the glacial till deposits. The sands are exposed along the shoreline. The sands erode to form angled slopes down to the beach.

3.2.2 Geohydrologic Summary

Shallow groundwater flow direction is generally a function of topography. Based on the surficial topography, the site has shallow groundwater flow to the east and southeast. The only surface water feature observed on the site was a ditch or creek on the southern upland portion of the subject property. The creek was stagnant at the time of our visit; however if flowing, would have moved to the south.

Monitoring of the property's drinking water well by Island County Public Health shows the water level to be 112 feet below ground, which is roughly equivalent to sea level.

SECTION 4. SITE RECONNAISSANCE

A representative of Stratum Group, Ralph Schwartz, visited the subject property on September 8, 2016. Mr. Bob Stay, property owner, provided a site tour and answered questions regarding uses of the property.

4.1 Building Conditions

The subject property is utilized as rural residential property. Two residences homes and eight outbuildings were identified on the site.

One residence is located on the east-central upland portion of the site. The building is utilized as the primary residence for the property owner. Five outbuildings are located in the immediate vicinity of the upland house: a carport, a well pump house, a small structure outfitted inside as a "man cave" for property owner, a storage building, and a small greenhouse-style building. The well pump house was used for miscellaneous storage that included no hazardous materials.

A second residence is located along the shoreline of the east-central portion of the site, referred to as the beach house. A storage shed and garage are located near the beach house. The beach house garage contained rat poison, herbicide and other pesticides, and about eight gallons of paint. We found no evidence of spills in the garage. The beach house storage shed contained mostly nonhazardous items and one gallon-sized container of insecticide.

A small cabin dubbed “Bruce’s Treehouse” is on the south end of the upland portion of the property.

No recognized environmental conditions were identified in any of the buildings. Our September 8, 2016 interior observations are presented in Table 1.

TABLE 1
Interior Observations Checklist

ASTM Observation	Yes/No	Comments
Heating source	Yes	Wood or electricity (some buildings)
Stains/Corrosion	No	
Floor drains or sumps	No	
PCBs	No	
Hazardous containers (i.e. drums, above ground tanks)	Yes	Eight gallons of paint; several small herbicide containers; one gallon of insecticide; one bucket rat poison stored within structures. No spills noted.
Underground equipment (i.e. hydraulic hoists, underground tanks, pits)	No	
Odors	No	

4.2 Surface Conditions

The property consists of upland, beach and tidelands. The upland is largely with second-growth trees and thick underbrush. A loose network of wide trails, some grass-covered, extended through the forested area, especially in the southern half of the upland area. A clearing in the southern half of the property was covered with blackberries, snowberries, and holly, among other plant species. Stacks of firewood were observed in clearings or grass trails on the southern half of the property. No hazardous materials were found in the forested parts of the property.

Miscellaneous materials were stored in the exterior areas of the property near some of the buildings. Tent-like storage structures with fabric covers were observed near the upland house and “Bruce’s

September 22, 2016

299 South Sunrise Boulevard, Camano Island, WA

Report - Environmental Site Assessment: Phase I

Treehouse.” The metal-pole structure near the upland house stored summer furniture. A working refrigerator from the 1940s was in a separate small storage structure next to this metal-pole storage tent. The metal-pole structure near the “Treehouse” contained empty buckets and a container with about two quarts of chainsaw oil. No signs of stressed vegetation or spills were observed around these metal-pole structures.

Six one-gallon or smaller gas containers, a partially full gallon of antifreeze, a few empty metal 5-gallon containers, and one unlabeled one-gallon container were stored around the exterior of the carport, near the upland residence. No evidence of spills or stressed vegetation was observed around the carport. Some oil and lubricants and windshield washer fluid, were observed in a narrow space between the “man cave” and adjacent storage building. No evidence of spills was noted around these materials.

No hazardous materials were observed on the beach, or around the beach house or its outbuildings. One plastic 55-gallon drum was empty and cut open at the top, and stored near flotation devices used in boating.

No recognized environmental conditions were identified on the property. Our September 8, 2016 exterior observations are presented in Table 2.

TABLE 2
 Exterior Observations Checklist

ASTM OBSERVATION	YES/NO	COMMENTS
Hazardous containers (i.e. drums, above ground tanks, batteries)	Yes	Small quantities of oils, lubricants, gasoline, antifreeze, windshield washer fluid, and about two quarts of an unknown liquid. No spills or indications of contamination observed.
Underground tanks, fill or vent pipes (associated with an underground tank or hydraulic hoists)	No	
Solid waste dumping	No	A few piles of brush and miscellaneous storage areas observed; however no signs of dumping.
Fill soils	No	
Stained Soil	No	
Odors	No	
Electrical equipment (PCBs)	No	
Storm water system (i.e. ponds, underground detention, ditches, drains, oil-water separators, filtration)	No	
Stressed Vegetation (due to contamination or herbicide application)	No	
Waste Water (i.e. wash racks, mop water disposal, process water not entering public sanitary sewer)	No	
Septic Systems	Yes	Residential on-site septic system

4.3 Adjoining Properties

A residential property and private tidelands bound the subject property to the north. Port Susan Bay bounds the subject property to the south and east. An Island County park bounds the subject property to the west.

SECTION 5. SITE DOCUMENTATION AND INTERVIEWS

5.1 Site Documents

An environmental questionnaire was completed verbally by the property owner, Mr. Bob Stay, in an interview during our site visit on September 8, 2016. Based upon his responses, Mr. Stay has no knowledge of any conditions to indicate a hazardous-material spill or underground tanks on the property. A copy of the questionnaire, filled out by Stratum Group employee Ralph Schwartz based on Mr. Stay's responses, is provided in Appendix II.

The Island County Public Health Department had no records pertaining to contamination or other environmental health concerns for the subject property. The department provided site-registration and as-built documents related to the property's on-site septic system, and a copy of an inspection of the septic system dated June 3, 2015. The as-built and site-registration documents, dated from 1988 to 1991, indicate soils on the subject property were suitable for an on-site septic system. The county granted the property owner a waiver on a requirement to install the system's drain field at least 100 feet from the ordinary high-water mark of the shoreline. This requirement was reduced to 75 feet, with some conditions added to reduce the risk of contamination to Port Susan Bay. The septic system itself was working properly according to the 2015 inspection, and no pumping of the septic tank was recommended. However, the inspection noted that the alarm system was not functioning properly and should be repaired.

Mr. Stay provided the results of well monitoring conducted by the Island County Public Health Department on his water well from April 2007 to April 2016. The Department was looking for signs of saltwater intrusion into his well. The water was evaluated for alkalinity, calcium, chloride, conductivity, hardness, potassium, magnesium, sodium, nitrate, and sulfate. Mr. Stay's well water results did not exceed any of the Environmental Protection Agency's maximum contaminant levels during the tests.

5.2 Interviews

The property owner, Mr. Bob Stay, was interviewed during our site visit on September 8, 2016. He stated that no underground heating-oil tanks or other underground tanks were located on the property. In questions about the site history, Mr. Stay indicated that the site was historically used for logging, but has primarily been utilized for residential use. Activities on the property have been limited to typical residential and personal recreational uses, Mr. Stay said. Mr. Stay indicated that services his own vehicles on the property, including oil changes, but properly disposes of used oil and other hazardous materials. He described himself and his family as responsible stewards of the environment.

No attempt was made to contact a previous property owner, as the Stay family has owned the subject property for roughly 100 years.

SECTION 6. PAST USE OF SITE AND ADJOINING PROPERTIES

Historic aerial photographs dating back to 1941, interviews, and assessor records were used for gathering information regarding the past use of the subject property and adjoining properties. Copies of the historic aerial photographs and historic assessor records for the property are provided in Appendix II. A list of the references for the historic research is provided in Appendix II.

6.1 Summary of Past Site Use

The property was undeveloped and forested, with a cleared, grassy area in the northwest corner, in 1941. Trees were returning to the cleared portion by 1954. The upland house and outbuildings were added in 1957. The beach house was added in 1992.

6.2 Summary of Past Site Use of Adjoining Properties

North: Maintained grass/hay fields and trees have bound the site to the north since at least 1941. A log cabin-style home was added to the north property in 1942. Grass fields and additional residential properties are located further north.

East and South: Port Susan Bay and tidal flats have historically bound the subject property to the east and south. No in-water structures that would indicate former commercial, industrial, or shellfish harvest areas were observed on the topographic map or aerial photographs.

West: The Barnum/Stay family purchased the adjacent property to the west in 1904. Forest was cleared from the north and central portions of the property by 1941, while the southern portion of the property was forested in 1941. The land has since been allowed to become reforested. The Nature Conservancy bought property in 2012, and then the land was transferred to Island County in 2013. Island County put cedar fencing on this property, along with a deck over the south shoreline.

SECTION 7. POTENTIAL CONTAMINANT SOURCES

7.1 Standard ASTM Environmental Record Sources

The environmental records listed in Table 3 were reviewed to identify potential off-site contamination sources in the vicinity of the subject property that have a potential to negatively impact the subject property's soil, ground water, or surface water. The records were reviewed by Stratum Group from databases downloaded on September 7, 2016. A list of the references used to determine the potential off-site contamination sites is presented in Appendix II. The results of our records search can be made available in electronic form.

No potential off-site contamination sources within the ASTM search distance were identified in the environmental records.

TABLE 3
 Environmental Records Review

AGENCY	DOCUMENT	SEARCH DISTANCE	IDENTIFIED SITES
Federal Environmental Protection Agency	National Priorities List (NPL or SUPERFUND)	1 Mile	0
	De-listed NPL Site	½ Mile	0
	Resource Conservation and Recovery Act Transfer, Storage, and/or Disposal Facility with no corrective action (RCRA TSD, non-CORRACTS)	½ Mile	0
	RCRA CORRACTS TSD (corrective action underway)	1 Mile	0
	RCRA Hazardous Waste Handler or Generator records and permits (HWG)	Adjacent	0
	CERCLIS (Active) Sites	½ Mile	0
	De-listed CERCLIS Sites (NFRAP)	½ Mile	0
	National Response Center Database (NRC), formerly ERNS	Subject Property	0
Washington State Department of Ecology	Confirmed and Suspected Contaminated Sites (CSCS)	1 Mile	0
	Leaking Underground Storage Tank List (LUST)	½ Mile	0
	Underground Storage Tank List (UST)	Adjacent	0
	State Brownfield Site	½ Mile	0
	Institutional or Engineering Control Registry	Subject Property	0
Island County	Solid Waste Landfill Sites (SW)	½ Mile	0

7.2 Evaluation of Potential Contamination Sources

7.2.1 Potential Off-Site Source Information

No potential off-site sources of contamination were found during our environmental records search. In addition, no potential off-site contamination sources were identified during our observations of the site and adjacent properties.

7.2.2 Potential On-Site Sources

Representatives of Stratum Group visited the subject property on September 8, 2016. The purpose of the site visit was to identify, to the extent feasible pursuant to the processes prescribed within the Federal All Appropriate Inquiries and the ASTM Standard Practice E 1527, recognized environmental conditions in connection with the subject property.

The site has been owned by the Stay family for roughly 100 years. A house was built in the upland portion of the property in 1957, and a beach house was added in 1992. No commercial or industrial uses have taken place on the site. Small quantities of hazardous chemicals are stored on the property including gasoline, antifreeze, paint, pesticides, oil, lubricants, and other common household chemicals. No indications of spills or releases were noted during our site visit.

No recognized environmental conditions were identified in connection with the current uses of the site. No historic recognized environmental conditions are suspected based upon the past uses of the site.

SECTION 8. CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM Practice E 1527 and the Federal Standards for All Appropriate Inquiries 40 CFR Part 312 for the shoreline property on Barnum Point at 299 South Sunrise Boulevard, Camano Island, Washington.

The site currently developed with two residential homes and outbuildings, and is largely covered by forest, beach and tidelands. No recognized environmental conditions were identified in connection with the current uses of the site.

Historically, the site has been forested and used for residential and personal recreational uses since at least 1941. The first house was built on the property in 1957. No historic recognized environmental conditions are suspected based on past uses of the site, our site visit, and interviews with the property owner.

No potential off-site sources of contamination were identified.

Based upon our site visit, historic review and check for potential off-site contamination sources, it is reasonable to believe that the risk of contamination at the site is minimal and therefore no further investigation is warranted.

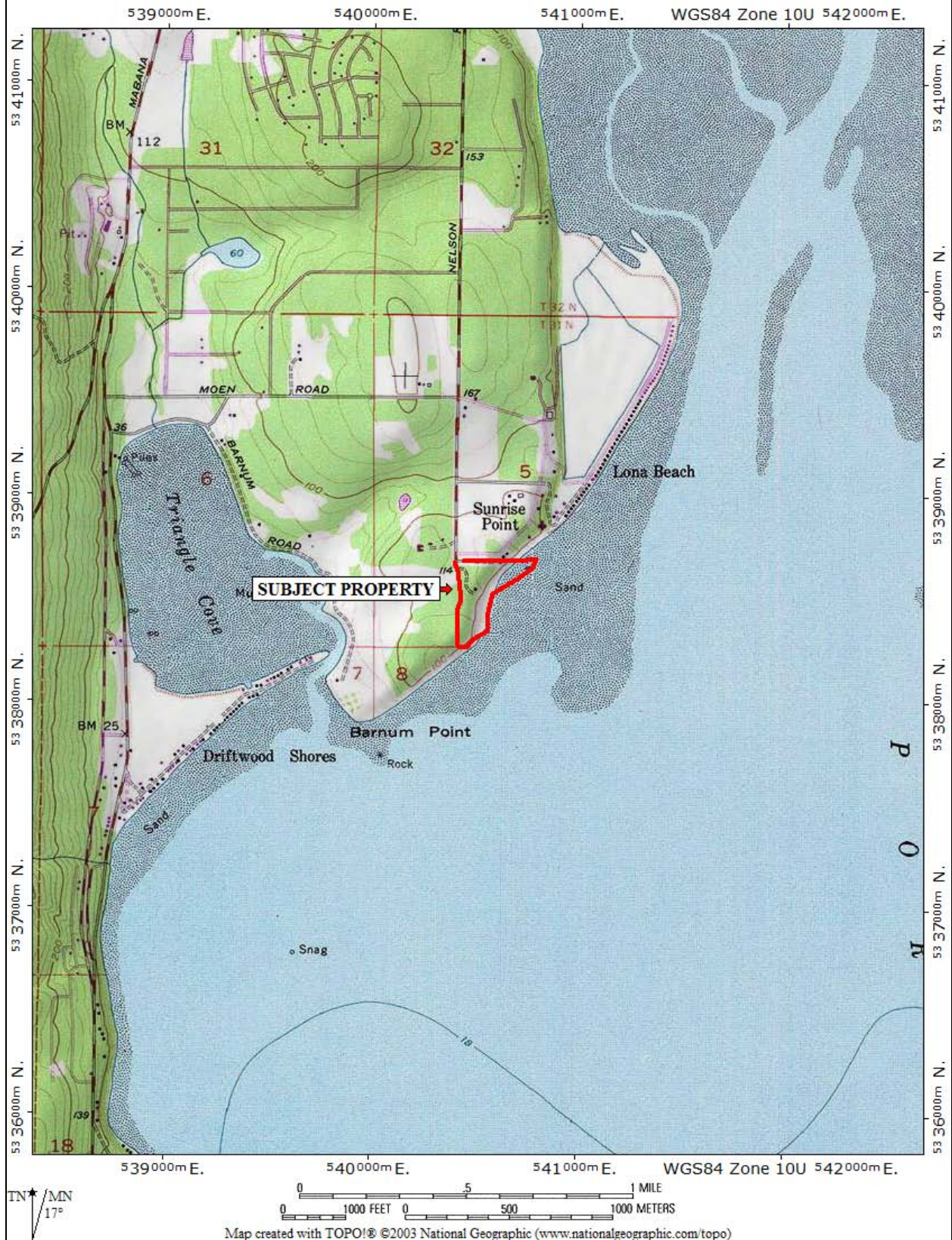
APPENDIX I

Figure 1 - Site Vicinity Map

Figure 2 – Aerial Photograph of Site and Vicinity

Figures 3 through 21 – Site Photographs

Figure 1 -- Site Vicinity



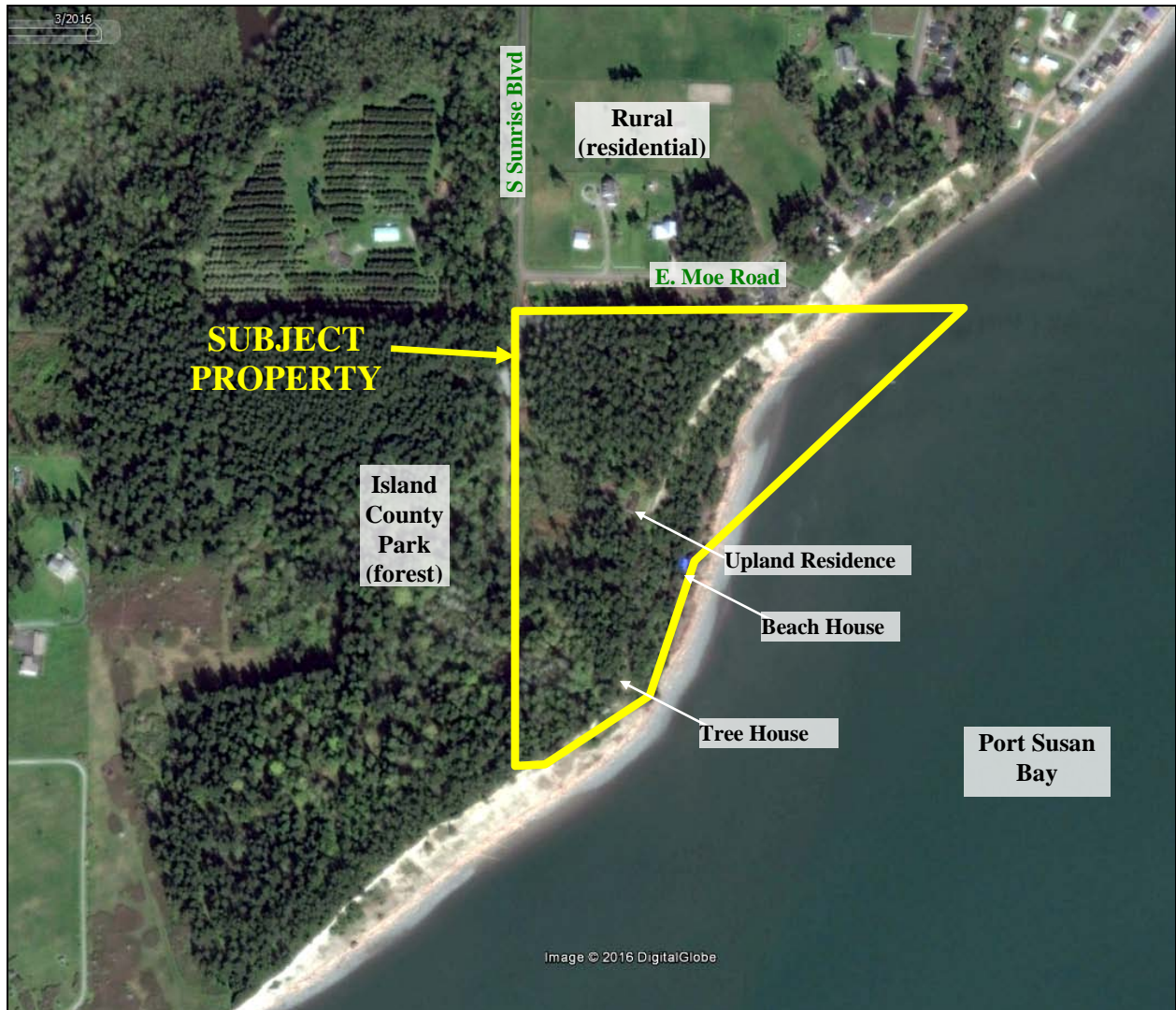


Figure 2. Aerial photograph of subject property and vicinity (Google Earth, 2016).

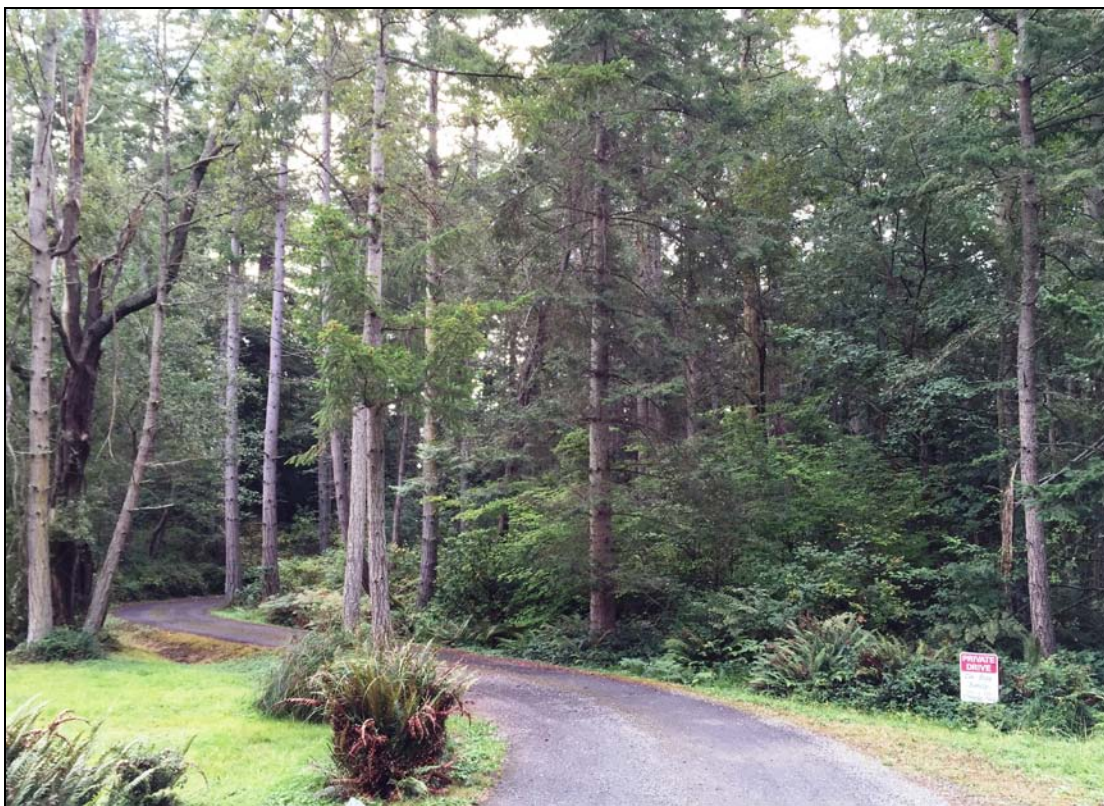


Figure 3. Entrance to the subject property from South Sunrise Boulevard, looking southeast



Figure 4. View of subject property looking south, from northeast corner



Figure 5. View on the southern half of the property.



Figure 6. Second-growth forest with dense undergrowth on northern half of site.



Figure 7. Ditch or creek on the south end of the uplands.



Figure 8. The residence on the upland portion of the property



Figure 9. Gas cans and other hazardous materials in small quantities were stored around a car port near the upland house.



Figure 10. A storage building and recreation structures near upland residence.



Figure 11. A fire pit and greenhouse-type building near the upland house



Figure 12. A 1940s-era refrigerator, porta potty, and a temporary storage area for furniture



Figure 13. The “treehouse” on the south end of the upland portion of the property



Figure 14. Storage near the “treehouse”



Figure 15. The beach house on the east end of the subject property



Figure 16. Chemical storage area within the beach house garage



Figure 17. A storage shed near the beach house



Figure 18. An empty 55-gallon drum repurposed as a flotation device for boating



Figure 19. View of beach and beach house, looking north



Figure 20. View of beach from southwest corner of subject property



Figure 21. View of beach from northeast corner of subject property

APPENDIX II

Environmental Questionnaire

Historic Aerial Photographs

Conservation Easement (2012)

PHASE I ENVIRONMENTAL SITE ASSESSMENT USER QUESTIONNAIRE

Property:

(1.) Are you aware of any environmental cleanup liens against the *property* that are filed or recorded under federal, tribal, state or local law?

(2.) Are you aware of any activity and use limitations on the property, such as *engineering controls*, land use restrictions or *institutional controls* that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?

(3.) Did the purchase price paid (or proposed payment) for this *property* reasonably reflect the fair market value of the *property*? If the fair market value was not paid, could the lower purchase price be based on the presence or suspected presence of contamination at the *property*?

(4.) Are you aware of commonly known or *reasonably ascertainable* information about the *property* that would help the *environmental professional* to identify conditions indicative of releases or threatened releases? For example, as *user*,

(a.) Do you know the past uses of the *property*? Describe former buildings, occupants, and owners, if known.

(b.) Do you know of specific chemicals that are present or once were present at the *property*? Describe.

Environmental Questionnaire :

(c.) Do you know of spills or other chemical releases that have taken place at the *property*? Describe.

(d.) Do you know of any environmental cleanups that have taken place at the *property*? If so, please provide details.

(e.) Are there currently or have there previously been any underground or above ground tanks located on the site? If so, please describe.

(5.) As the *user* of this *ESA*, based on your specialized knowledge and experience related to the *property* are there any *obvious* indicators that point to the presence or likely presence of contamination at the *property*?

Questionnaire completed by:
(Printed name and signature)

Relationship to property:

Date:

Historic Aerial Photographs



1941



1954



1968



1977 (oblique)



1990



2005



PLEASE TYPE OR PRINT
LTC-13143A/LT-99141 A

REAL ESTATE EXCISE TAX AFFIDAVIT
CHAPTER 82.45 RCW - CHAPTER 458-61 WAC

This form is your receipt
when stamped by cashier.

THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ARE FULLY COMPLETED
(See back of last page for instructions)

☐ Check box if partial sale of property

If multiple owners, list percentage of ownership next to name

SELLER GRANTOR	1. Name Edward Lawrence Stay and Amy L. Stay, husband and wife	BUYER GRANTEE	2. Name The Nature Conservancy, a District of Columbia non profit Corporation
	Mailing Address PO Box 1436		Mailing Address 1917 First Ave.
	City/State/Zip Bothell, WA 98041-1436		City/State/Zip Seattle, WA 98101
	Phone No. (including area code)		Phone No. (including area code)
3. Send all property tax correspondence to: <input type="checkbox"/> Same as Buyer/Grantee		List all real and personal tax parcel account numbers - check box if personal property	
Name Same as grantee		Listed assessed value(s) AV	
Mailing Address			
City/State/Zip			
Phone No. (with area code)			

4. Street address of property: _____

This Property is located in ☐ unincorporated **Island** County OR within ☐ city of _____

☐ Check box if any of the listed parcels are being segregated from a larger parcel.

Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)

GOV LOT 1, 5-31-3 EWM See attached FULL LEGAL

5. Enter Abstract Use Categories 71 (See back of last page for instructions)	7. List all personal property (tangible and intangible) included in selling price.
Seller's Exempt Reg. No.: _____	
Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)?	
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
6. Is this property designated as forest land chapter 84.33 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
Is this property receiving special valuation as historical property per chapter 84.26 RCW? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
If any answers are yes, complete as instructed below.	
(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.	
This land <input type="checkbox"/> does <input type="checkbox"/> does not qualify for continuance	
DEPUTY ASSESSOR _____ DATE _____	
(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) do not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.	
(3) OWNER(S) SIGNATURE _____	
PRINT NAME _____	
8. List all personal property (tangible and intangible) included in selling price.	
If claiming an exemption, list WAC number reason for exemption:	
WAC No. (Section/Subsection) _____	
Reason for exemption _____	
Type of Document Deed of Conservation Easement	
Date of Document 8-23-12	
Gross Selling Price \$ 500,000.00	
*Personal Property (deduct) \$ _____	
Exemption Claimed (deduct) \$ No	
Taxable Selling Price \$ 500,000.00	
Excise Tax: State \$ 6,400.00	
Local \$ 2,500.00	
*Delinquent Interest: State \$ _____	
Local \$ _____	
*Delinquent Penalty \$ _____	
Subtotal \$ 8,900.00	
*State Technology Fee \$ 5.00	
*Affidavit Processing Fee \$ _____	
Total Due \$ 8,905.00	
A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX	
*SEE INSTRUCTIONS	

9. I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT

Signature of Grantor or Grantor's Agent <i>Edward Lawrence Stay</i>	Signature of Grantee or Grantee's Agent <i>The Nature Conservancy</i>
Name (print) Edward Lawrence Stay	Name (print) The Nature Conservancy
Date & city of signing: 8/28/12 Astoria, OR	Date & city of signing: 8/28/12 Astoria, OR

Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.020 (1C)).

REV 84 0001a (09/01/06) THIS SPACE - TREASURER'S USE ONLY COUNTY TREASURER

590821 8721 *8/30/2012 8,905.00*

Tax affidavit for sale of conservation easement on subject property in 2012

APPENDIX III

Historical Use and Public Records Search References

Stratum Group Indemnity

Historical Use and Public Records Search References

Historic Use Source References

1. Historical aerial photos dated 1941, 1954, and 1968, available from the U.S. Geological Survey at earthexplorer.usgs.gov.
2. Historical aerial oblique photo dated 1977, available from the Washington state Department of Ecology at <https://fortress.wa.gov/ecy/coastalatlas/tools/ShorePhotos.aspx>
3. Historical aerial photos dated 1990-2016 (not including all years), available on Google Earth
4. Property assessor records from the Island County Assessor's Office, online at <https://www.islandcountywa.gov/assessors/Pages/Parcel-Search.aspx>
5. Various on-site septic system records, 1988-2015

Public Records Database Search References

Our public records search was completed through internet research. Each database is searched by city, county, zip code or through mapping programs and are evaluated to determine if they are located within the ASTM search distance of the subject property. The databases include many more sites than are located within the search distance. Only sites identified within the search distance are named and mapped within this letter report.

Database Searched	Access to Database	Date Database Downloaded from Source
National Priorities List (active and delisted sites)	"Envirofacts Data Warehouse." <u>U.S. Environmental Protection Agency.</u> http://www.epa.gov/enviro .	Nov 2013*
Resource Conservation and Recovery Act Transfer, Storage, and/or Disposal Facility with no corrective action (RCRA TSD, non-CORRACTS)		August 2016
RCRA CORRACTS (RCRA corrective action sites)		August 2016
RCRA Hazardous Waste Handler or Generator records (HWG)		August 2016
CERCLIS (Active)		Nov 2013*
De-listed CERCLIS Sites (NFRAP)	"Superfund Site Information" <u>U.S. Environmental Protection Agency.</u> http://www.epa.gov/superfund/sites/cursites/index.htm	Nov 2013*
National Response Center Database (NRC) – formerly ERNS	"National Response Center." <u>U.S. Environmental Protection Agency.</u> http://www.nrc.uscg.mil/foia.html	July 2016
State Confirmed and Suspected Contaminated Sites (CSCS)	"Washington Facility/Site Atlas." <u>Washington State Department of Ecology – Geographic Information System.</u> http://apps.ecy.wa.gov/website/facsite/viewer.htm	Updated daily
State Leaking Underground Storage Tank List (LUST)		Updated daily
State Underground Storage Tank List (UST)		Updated daily
State Brownfield Site		Updated daily
State Institutional or Engineering Control Registry		Updated daily
Island County	"Final Report, Executive Summary, Island County Ground Water Quality Assessment and Monitoring Program," Sweet, Edwards & Associates, 1985	All known sites

*EPA is updating their digital database and this date reflects the most recent data available during the upgrade

Stratum Group Indemnity

Stratum Group has prepared this report using reasonable efforts in each phase of its work to estimate the liabilities associated with recognized environmental conditions on the subject property and in the vicinity of the subject property. No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. This report is intended to reduce, but not eliminate, uncertainty regarding the existence of recognized environmental conditions in connection with the subject property, in recognition of reasonable limits of time and cost.

Stratum Group makes no warranty, expressed or implied, as to the accuracy of information contained in public records.

This report is not definitive and should not be considered a complete or specific definition of all conditions above or below grade. Subsurface exploration of the site was not within the scope of this study. Recognized environmental conditions in the subsurface, if present, could only be identified by a subsurface investigation. An evaluation of area-wide atmospheric deposition of contaminants is not evaluated within this report. If buildings are present on the property, asbestos and/or lead containing materials may be present. This report did not include collection of samples for asbestos containing materials or testing for lead. Should any renovation, remodeling, or demolition of buildings occur on the property or if suspect materials are damaged, a thorough good faith asbestos sampling should be completed.

As is now common in the industry, it is understood that, to the fullest extent permitted by law, our clients agree to defend, indemnify and hold harmless Stratum Group, its owners, employees, subcontractors and agents, from any (past, present, or future) pollution-related claims or damages at the site, including potential claims from third parties that may name Stratum Group as a claimant.