SUPPLEMENTAL PHASE I ENVIRONMENTAL SITE ASSESSMENT
WILSON-HAWKES PROPERTY ACQUISITION PHASE II

Results and Photos of Staff Tour Completed May 1, 2013

Staff: Terrie Preston and Thom Woodruff

State of Washington
DEPARTMENT OF FISH AND WILDLIFE
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HAZARDOUS SUBSTANCES CERTIFICATION

The Washington Department of Fish and Wildlife (WDFW), as the recipient of funding assistance specified in RCO/SRFB Project Agreement 10-1861A, entitled Mc Loughlin Falls, does hereby give assurance that it does not know of 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 certain property or properties that are included in the above-referenced Project Agreement, with respect to approximately 10 acres of the Wilson-Hawkes property. The project sponsor further warrants that it has obtained representations and warranties concerning the environmental condition of the property from the Seller and has inspected the property to the scope and extent described in the attached Phase I Environmental Site Assessment, dated November, 2011, performed by Columbia Environmental Sciences, Inc., and a subsequent follow-up property inspection by WDFW staff on May 1, 2013, that documented the property did not contain any recognized environmental conditions.

This particular certification pertains to that certain property known as the Phase II Wilson-Hawkes Property, containing approximately 10 acres and located in Okanogan County, Washington.

Dan Budd, Real Estate Services Manager

8/6/13
Date

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SUPPLEMENTAL PHASE I ENVIRONMENTAL SITE ASSESSMENT: WILSON-HAWKES PROPERTY ACQUISITION PHASE II

A Phase I Environmental Site Assessment (ESA) was conducted by Columbia Environmental Sciences, Inc. (CESI) for the property referred to as the Wilson Property, which originally consisted of approximately 165 acres. This ESA was completed in November, 2011. The ESA cited evidence of recognized environmental conditions (REC's) in two primary areas, referred to as "the vicinity of the pesticide shed" and "the bone yard area". To facilitate acquisition of the property by Washington Department of Fish and Wildlife (WDFW) and cleanup of the property by the owner, it was decided to acquire the property in two phases; a Phase I acquisition of approximately 155 acres, to include the pesticide shed, and a Phase II of approximately 10 acres, to include the bone yard.

The owner completed cleanup of the Phase I property and specifically the pesticide shed area, and CESI re-inspected the property to evaluate the effectiveness of the cleanup measures. By an Addendum 1 to the ESA, dated December 30, 2011, CESI concluded that were no longer any REC's on Phase I. WDFW completed acquisition of this Phase I property May 11, 2012.

The owner, now the son (Matthew Wilson) and daughter (Edna Hawkes) of the original owner (Henry Wilson) was granted one year to clean up the Phase II 10-acre parcel if WDFW was to acquire it. In the spring of 2013 WDFW was informed the cleanup was completed. On Wednesday, May 1, 2013, WDFW Region 2 Lands Agent Terrie Preston and WDFW Real Estate Acquisition Supervisor Thom Woodruff inspected the property to evaluate the effectiveness of the cleanup measures. Both staff had been on the property multiple times before, had read the ESA, and had a copy of the ESA, complete with photos, with them for reference. The weather was warm and dry and the ground was bare of snow. It was a perfect day for a property inspection. The inspection included walking across and around the perimeter of the property and walking through all of the buildings on the property (the two pole-type barns on the northeasterly side of the property; the garage/small shop building; the house, including the second floor; and, the barn/garage building on the southerly boundary of the property.)

With regard to the recommendations of the ESA, cited as 7.3 on page 15, observations from this inspection conclude:

1. All tanks, containers, tires, batteries, vehicles and other equipment have been removed from the property.
2. The only "burial site" evidenced on the property contained old, non-electric appliances (e.g., wood burning stoves and heaters) and scrap, non-toxic metal parts (e.g., car bumper, car fender, car grill).
3. No evidence of potential soil contamination from petroleum products.

Based upon visual observation we conclude that there are no longer any recognized environmental conditions present on the property.

Terrie Preston — Date: June 5, 2013

Thom T. Woodruff — Date: June 5, 2013

Hantavirus for anyone cleaning up the small, enclosed space. Hantavirus is the cause of Hantavirus Pulmonary Syndrome (HPS), a potentially life-threatening disease in humans.

7.2 Opinion

The presence of the many containers, drums and tanks on the Property is a recognized environmental condition in our professional opinion. Though many appear to be empty there are several that are not. No secondary containment is being used for the tanks currently in use on the Property and most of the containers that were observed to contain oil or other substances are not stored in a manner that will prevent contact of the contents with the ground surface should a spill or leak occur.

The presence of the bone yard on the Property is a recognized environmental condition in our professional opinion. Multiple vehicles, drums, tanks, tires, batteries and other discarded materials were observed in this area that potentially have contaminated the soil or may do so in the future if not addressed. There is evidence of burning and burying of materials including large items such as appliances and vehicles that potentially have contaminated the area.

Though not a recognized environmental condition as defined by ASTM E 2247-08, the potential presence of Hantavirus in the pesticide shed poses a threat to human health in our professional opinion.

7.3 Recommendations

We recommend removal and proper disposal of all tanks, containers, tires, batteries, vehicles and other equipment, that are not regularly used on the premises, that could potentially pose an environmental risk to the Property from the bone yard and adjacent shop area. We recommend proper labeling and storage of all containers containing petroleum based products or hazardous substances that are regularly used on the premises. All batteries, tanks, drums, buckets and smaller containers that contain petroleum products or hazardous substances should be either secondarily contained or stored in a manner that prevents the likelihood of contact with the ground surface should a spill or leak occur.

We recommend excavation of all potential burial sites in the bone yard area to assess, remove and properly dispose of the materials contained therein. We further recommend soil sampling of any and all excavations that present evidence of potential contamination from petroleum products or other hazardous substances to determine the extent of any contamination discovered.

We recommend use of a properly fitted air-purifying respirator (APR) with N-100 cartridges for anyone undertaking cleanup of the small pesticide shed to prevent inhalation of dust potentially carrying the hantavirus.

7.4 Conclusions

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 2247-08 of the Wilson Property, located in Section 16, Township 36 North, Range 27 East, WM, in Okanogan County, Washington, the

















































