

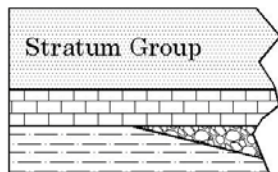
**REPORT
ENVIRONMENTAL SITE ASSESSMENT
PHASE I**

**BARNUM POINT PROPERTIES
440 & 464 SOUTH BARNUM ROAD
ISLAND COUNTY PARCELS
R33107-4435240, -4665220,-4915130,
& -5215310
CAMANO ISLAND, WASHINGTON 98282**

For:

Island County Public Works
1 NE 7th Street
Coupeville, Washington 98239

By:



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

January 17, 2018

Stratum Group

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

January 17, 2018

Bill Oakes
Island County Public Works
1 NE 7th Street
Coupeville, Washington 98239

Re: Report
Environmental Site Assessment: Phase I
Barnum Point Properties
440 & 464 South Barnum Road
Island County Parcels R33107-4435240, -4665220, -4915130, & -5215310
Camano Island, Washington 98282

Dear Mr. Oakes:

Stratum Group is pleased to present the results of our Phase I Environmental Site Assessment for the above referenced property 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 1527-13.

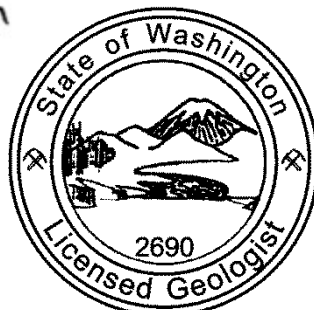
The subject property covers approximately 12.8 acres of uplands and approximately 17 acres of tidelands on the west side of Barnum Point. The property has been owned within the same family since 1904 and has been used as a farm and, more recently, as a tourist destination with a bed and breakfast. No recognized environmental conditions were identified in association with the current or historic uses of the site. No potential off-site contamination sources are within the ASTM search distance. Based upon our review, the risk posed at the site is low 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

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



KIM N NINNEMANN

Ralph Schwartz

Ralph Schwartz, B.A.
Environmental Scientist

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SECTION 1. EXECUTIVE SUMMARY

Stratum Group conducted a Phase I Environmental Site Assessment for four tax parcels on the west side of Barnum Point, Camano Island, Washington on January 9, 2018. The environmental assessment process included a site reconnaissance visit, an interview with a current property owner, a historic investigation, and a review of environmental databases to determine the risk of contamination to the soil, groundwater, and/or vapor intrusion at the site. This phase I was completed as environmental due diligence prior to purchase of the property.

The subject property consists of approximately 12.8 acres of uplands and 17 acres of tidelands. Five buildings associated with two single family residential homes are located on the uplands. No recognized environmental conditions on the subject property.

Historically, the subject property was used as a farm since at least 1941, including a residential home, blacksmith shop and smokehouse. These structures were removed and replaced with a residential home in 1956. A second residence was constructed in 1993, which was utilized as a bed and breakfast for some years. No recognized environmental conditions are suspected in connection with historical uses of the site.

No potential off-site contamination sources were identified 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 minimis conditions are not recognized environmental conditions. A de minimis 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:

- Inspected the property for indication of hazardous substances, petroleum products, stained soil, stressed vegetation, or careless manufacturing or industrial practices
- Documented the storage and waste management practices and the condition of the materials, if present
- Reviewed Federal, State, and local records as to locations of nearby hazardous waste sites, leaking underground storage tanks, and landfills
- Reviewed historic aerial photographs, assessor's notes, and other available public records to determine past use of the property and surrounding areas
- Conducted a telephone interview with a property owner, Ms. Carolin Barnum DiLorenzo, and coordinated for completion of an environmental questionnaire
- Reviewed a Phase 1 environmental site assessment conducted by Stratum Group on the east-adjointing property in December 2015
- Reviewed the physical setting, geology, and geohydrology of the site
- Prepared 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:

- No interviews of previous property owners were conducted
- Historic documentation was not reviewed at five year intervals
- Due to high tide, limited visual observation of the tidelands was observed during our site visit

The subject property has been owned by the same family since 1904. We interviewed one of the current property owners, Ms. Carolin Barnum DiLorenzo, who had extensive knowledge of the property's use history. The available historic documentation showed no historic structures or uses of the site's tidelands. Therefore, these data gaps do 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 on the west side of Barnum Point on Camano Island, Washington. The property consists of four tax parcels, two of which are associated with the addresses 440 and 464 South Barnum Road, Camano Island. The tidelands extend to the west and south of Barnum Point. The location of the subject property is indicated in Figure 1 in Appendix I.

3.2 Site Setting

The subject property covers approximately 30 acres, including tidelands. The upland portion of the site is approximately 12.8 acres. The subject property and vicinity are zoned rural, with residential and small-scale agricultural uses.

Elevation on the subject property ranges from about 63 feet above mean sea level on the northeast corner to below mean sea level in the tidelands to the south and southwest. The property is located within the Port Susan and Triangle Cove watersheds.

An aerial photograph of the site and vicinity is provided in Figures 2 and 3. Site photographs are provided in Figures 4 through 11. Figures 1 through 11 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 is 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 was 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 northwestern shoreline of the subject property, where it interfaces with Triangle Cove. The outwash sands are up to 125 feet thick and are located beneath the glacial till deposits. The sands are exposed along the northwest portion of the shoreline. The sands erode to form angled slopes down to the beach. Beach deposits (Qb) are mapped at the southeast corner of the property.

3.2.2 Geohydrologic Summary

Shallow groundwater flow direction is generally a function of topography. Based on the surficial topography, the site has groundwater flow to the southwest, toward Port Susan, along the southwest edge of the property.

Surface water flows in ditches along the north and east property boundaries. A west-flowing ditch extends on the north property boundary and then turns to the southwest to flow through the west side of the property. Water within the ditch along the eastern property boundary flows to the south. Both ditches drain into Port Susan.

SECTION 4. SITE RECONNAISSANCE

A representative of Stratum Group, Ralph Schwartz, visited the subject property on January 9, 2018.

4.1 Building Conditions

Five buildings associated with two single-family residences are located on the subject property.

A house on the south point of the subject property, which uses the address 464 South Barnum Road, is constructed with a wood frame on a concrete foundation with wood siding. The house has two stories and a third-story loft. We did not access the house interior, but observations through windows indicate the house was nearly empty of furnishings.

A water well pump house for the residence at 464 South Barnum is located north of the house, on Lot 2 (see Figure 2). The door to the well structure is locked.

The other three buildings are located at the west point of the subject property and use the address 440 South Barnum Road. The structures include a one-story, wood-frame house with a basement on a concrete foundation, a detached garage, and a water well structure. We observed the interior of the well structure and detached garage. The garage has a small quantity of gasoline, about 1 gallon, in an EPA-approved red container; and a 5-gallon bucket with a lid containing an unidentified liquid. No drains are in the garage, and no evidence of leaks or spills from containers is apparent. Well equipment, plastic storage bins, at least two 20-gallon bags of salt pellets, and shreds of foam insulation are located inside the well building. No hazardous materials are observed in the well building.

No recognized environmental conditions are identified in any of the buildings we access. Our interior observations are presented in Table 1.

TABLE 1
Interior Observations Checklist

ASTM Observation	Yes/No	Comments
Heating source	Yes	Propane at 464 Barnum, electricity at 440 Barnum
Stains/Corrosion	No	
Floor drains or sumps	No	
PCBs	No	
Hazardous containers (i.e.drums, above ground tanks)	Yes	Minor storage within the garage at 440 South Barnum Point.
Underground equipment (i.e. hydraulic hoists, underground tanks, pits)	No	
Odors	No	

4.2 Surface Conditions

The subject property slopes from the northeast corner to the southwest, toward Port Susan. A dirt road, effectively the southern terminus of South Barnum Road, follows the north and east property boundaries. Most of the exterior area of the subject property is open field with grass, low-lying berry plants, some blackberry brambles, and at least 25 apple trees. The apple trees are old and part of a former small orchard at the south end of the site.

A propane tank sits east of the house at 464 South Barnum Road. A small pile of wood debris is located near the northeast corner of the property. We did not find the septic system for the 464 South Barnum house but surmised it was in the fenced-in yard south of the house. The septic system for the 440 South Barnum house was west of the house. No odors or other indications of failure of the on-site septic systems were immediately apparent.

A beach is at the foot of the bluff that surrounds the property to the northwest, the southwest, and the southeast. Due to high tide, the steepness of the bluff, and a significant amount of beached logs, we only had access the beach on the southwest property boundary, between the two houses. Small quantities of plastic bottles, Styrofoam, and other nonhazardous solid waste are observed along this section of beach.

No hazardous containers are observed anywhere in exterior portions of the subject property.

No recognized environmental conditions are observed in exterior areas of the property. Our

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)	No	Above-ground propane tank east of house at south end of property
Underground tanks, fill or vent pipes (associated with an underground tank or hydraulic hoists)	No	
Solid waste dumping	Yes	Small quantity of nonhazardous debris, mostly plastic bottles, on beach
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)	Yes	Ditch runs along north and east property boundaries, and on west side of property
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	One for each house

4.3 Adjoining Properties

A single-family residence bounds the subject property to the north. An undeveloped Island County park, partially cleared and partially forested, bounds the subject property to the east. Port Susan, a water body, bounds the subject property to the south and southwest. The entrance to Triangle Cove, another water body, bounds the subject property to the northwest.

SECTION 5. SITE DOCUMENTATION AND INTERVIEWS

5.1 Site Documents

An environmental questionnaire was completed over the phone by a property owner, Ms. Carolin Barnum DiLorenzo, on January 5, 2018. Ms. DiLorenzo resided in the house at 464 South Barnum Road as of early January 2018. She provided some of the property's history when answering the questions from the questionnaire. She said her father built the north house on the subject property (440 South Barnum Road) in 1952. She stated that a previous house, located near the house at 440 South Barnum Road, was torn down around the same time. Ms. DiLorenzo did not know how the old house had been heated. A smokehouse and blacksmith shop also had been on the property in the vicinity of the 1952 house, farther off the beach. No underground heating oil tanks were ever on the property, to Ms. DiLorenzo's knowledge. The home at 440 South Barnum was heated with electricity. The south house at 464 South Barnum Road was built in 1993 and was heated with a propane tank located outside the house. The acreage surrounding the house was a farm, Ms. DiLorenzo said, but not a lot of mechanical equipment was used. She stated that oxen were kept on the farm and were used to pull plows. The boat used on the property had no motor, she said. Regarding questions related to chemicals stored on site and contamination history, Ms. DiLorenzo said she knew of no such environmental concerns on the subject property. She noted that people renting the house at 464 South Barnum Road illegally grew marijuana in the basement of the house in recent years. A copy of the questionnaire, with answers as transcribed during our phone interview with Ms. DiLorenzo, is provided in Appendix II.

We requested environmental records pertaining to the subject property from the Island County Public Health Department on January 8, 2018. The department did not respond with the relevant documents, if any, prior to completion of this report.

On-site septic system records for the two houses on the subject property, available online from Island County's website, were reviewed. The septic systems at both houses were most recently inspected in 2015. No deficiencies were noted by the inspector of the septic system at the northern of the two houses (440 South Barnum) as of June 23, 2015. Inspection of the septic system at the southern house, 464 South Barnum, on November 19, 2015, noted several deficiencies, including the fact that effluent was bypassing the sand media in the sand filter and pouring directly out of the sand filter discharge hole. The inspector recommended repairs to prevent "surface failure," or the surfacing of sewage onto the lawn. Island County has no subsequent record of such a failure.

5.2 Interviews

A portion of our January 5, 2018 phone conversation with Ms. DiLorenzo included an interview separate from her dictation of answers to the environmental questionnaire. She explained that the north house at 440 South Barnum Road was in trusteeship under Ms. Susan Sanderson, who was a daughter of Ms. DiLorenzo's mother-in-law. Ms. Sanderson did not use the house and was based

in Oregon, Ms. DiLorenzo said. She said the Barnum family originally acquired the subject property in 1904. Ms. DiLorenzo said the well on Lot 2, which served the 464 South Barnum Road house, was tested monthly for E. coli and other contaminants. Every April and August, she said, the well water was tested for a wider range of contaminants. She said she did not recall any well sample results showing contamination.

No former property owners were identified or reached for interviews, as the subject property has belonged to the same family since 1904.

SECTION 6. PAST USE OF SITE AND ADJOINING PROPERTIES

Historic aerial photographs dating back to 1941, interviews, assessor records, and a 2015 Phase 1 environmental site assessment on the east-adjointing property were used for gathering information regarding the past use of the subject property and adjoining properties. Copies of the historic aerial photographs for the property are provided in Appendix II. A list of the references for the historic research is provided in Appendix III.

6.1 Summary of Past Site Use

The subject property was acquired by the Barnum family in 1904 and has been primarily used as residential property and a farm. Based on information provided by Barnum family member Mr. Ed Stay in 2015 for our Phase 1 environmental site assessment of the east-adjointing property, strawberries likely were grown on the subject property between 1914 and 1932. A house stood near the west point on the property in 1941 and was removed around the time a new house was built nearby, on the same point, in 1956. The construction date of the original home is unknown, but may have been as early as 1914. A smokehouse and blacksmith's shop stood on the upland portion of the property prior to 1956, according to Barnum family member Ms. DiLorenzo (structures not visible in 1941 photograph). Much of the site's upland was covered by grass and used as pasture. A small orchard that consisted of 50 to 100 apple trees was located on the south end of the subject property by 1941. Some trees remain; however the trees no longer look maintained after 1985. A second single-family residence was built at the south end of the orchard, near the south point, in 1993. This house was used for part of its history as a bed and breakfast called the Inn at Barnum Point.

A sand spit was located off the western beach of the subject property, near the entrance to Triangle Cove, from at least 1958 through 1978. Some vegetation and wood was observed along the beach along the west side of the property; however no structures were identified (i.e. docks, piers, buildings) in the aerial photographs on the beach or tidelands on the subject property.

6.2 Summary of Past Site Use of Adjoining Properties

North: Undeveloped pasture land bound the subject property to the north from at least 1941 until the late 1970s. A small structure, possibly a mobile home, was on the north-adjoining property in 1978. The existing mobile home and detached garage have bound the subject property to the north since 1979.

East: Strawberries were grown on the east-adjoining property between 1914 and 1932. Undeveloped pasture land and forest bound the subject property to the east from at least 1941 until at least 1990. The east-adjoining property fell out of agricultural use so that grass and low-lying natural vegetation, in addition to forest, have bound the subject property to the east since the 1990s. The east-adjoining property was acquired by Island County for use as a park around 2016.

South and West: Water bodies have historically bound the subject property to the south and west. Port Susan bounds the site to the south and southwest and Triangle Cove bounds the site to the northwest.

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 January 11, 2018. (The list of Island County brownfields was downloaded on December 27, 2016.) Databases were searched for the city of Camano Island, ZIP code "98282" and/or Island County. A list of the references used to determine the potential off-site contamination sites is presented in Appendix III. The results of our records search can be made available in electronic form.

No potential off-site contamination sources were identified within the ASTM search distance, based upon our review of public databases and documents.

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

Our review of public databases yielded no sites within the search distances identified by the ASTM standard. A phase I report completed for the adjacent property to the east in 2015 found no environmental concerns. No potential off-site sources were identified through our historic research of the adjacent properties.

7.2.2 Potential On-Site Sources

Representatives of Stratum Group visited the subject property on January 9, 2018. 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 currently is developed with two single-family residences. The southern of the two houses has been used over a portion of its 25-year life as a bed and breakfast. No recognized environmental conditions were identified based on current uses of the site.

Historically, the site has likely been utilized as residence and farm since 1914, when interviews indicate the property began to be used as a strawberry farm. A small apple orchard was on the south end of the subject property by 1941. Much of the subject property was also used as pasture land from at least 1941 until the 1980s or 1990s. Agricultural use of properties, including orchards and strawberry fields, can be associated with residual contaminants in soil due to the regular application of pesticides. Pesticides in the early 20th century often included lead and arsenic. Our experience indicates that heavy and regular chemical usage is typically associated with large scale farms and within historic farming areas. Based upon the small scale of the farm and orchard on the subject property, it is our opinion that the risk associated with the historic uses of the site is low. No recognized environmental conditions were identified in association with the historic 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 four tax parcels along the west side of Barnum Point in Camano Island, Washington.

The subject property is approximately 12.8 acres of uplands and 17 acres of tidelands. No

January 17, 2018
Barnum Point properties, Camano Island, WA
Report - Environmental Site Assessment: Phase I

recognized environmental conditions are suspected based on the site's current use as two single family residences.

Historically, the subject property was used as a rural residential farm by at least 1941, and possibly back to 1914. The current residential homes were constructed in 1956 and 1993. No recognized environmental conditions are suspected in connection with historical uses of the site.

No potential off-site sources of contamination were identified within the ASTM search distance.

Based upon our site visit, historic review and review 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 Uplands and Vicinity

Figure 3 - Aerial Photograph of Subject Property, including Tidelands

Figures 4 through 11 - Site Photographs

Figure 1 -- Site Vicinity

The map displays a coastal area with the following features:

- Subject Property:** A small area outlined in red, labeled with the number 7, located near Barnum Point.
- Geographical Features:** Triangle Cove, Barnum Point, Driftwood Shores, Cavelero Beach, Lona Beach, and Sunrise Point.
- Infrastructure:** MOEN ROAD, BARNUM ROAD, and a road labeled ROAD.
- Topography:** Contour lines indicating elevation, with labels such as 100, 150, and 200.
- Coordinates:** The map is bounded by UTM coordinates: 538000m E. to 542000m E. and 5336000m N. to 5340000m N. WGS84 Zone 10U.
- Scale:** A scale bar at the bottom indicates distances in feet (0 to 1000) and meters (0 to 1000).
- Map Source:** Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)

Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)



Figure 2. Aerial photograph of subject property and vicinity (Google Earth, 2017). The upland portions of the subject property is outlined in solid red. Parcel boundaries, shown in solid and dashed red lines, are as provided by Island County parcel viewer. Parcels are numbered as identified in this report.



Barnum Point: Site Map



Property boundaries are taken from Island County GIS tax parcel maps. These boundaries are approximate and may not match on-the-ground fence lines or actual survey markers.

300 150 0 300
Feet

Figure 3. View of the subject parcels, including tideland areas and parcel numbers.



Figure 4. View of the subject property from near the northeast corner, looking southwest. The two houses on the property are visible in the background.



Figure 5. Surface water flows in a ditch on the west side of the property. View is looking northeast.



Figure 6. The beach on the southwest side of the property, looking northwest



Figure 7. The house at 464 Barnum Road, on the south end of the subject property. View is looking southeast.



Figure 8. Well structure north of the 464 Barnum Road house. View is looking west.



Figure 9. House and detached garage at 440 Barnum Road, on the west end of the subject property. View is looking southwest.



Figure 10. Interior of garage at 440 Barnum Road



Figure 11. Well structure at 440 Barnum Road. Building is immediately east of 440 garage.
View is looking southeast.

APPENDIX II

Environmental Questionnaire

Historic Aerial Photographs

Environmental Questionnaire

PHASE I ENVIRONMENTAL SITE ASSESSMENT USER QUESTIONNAIRE

Property: Barnum Point west parcels
Island County parcel Nos. R33107-443-5240, -466-5220,
-491-5130, -521-5310

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

No

(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?

No

(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*?

No

(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.

1952 my dad built his (north) house, and they tore down the old one right on the water. Do not know how the old house was heated. Smokehouse and blacksmith house up higher. Land historically a farm. Little/no farm equipment more oxen-pulled. Boat had rows no motor. Marijuana grow in basement of south house recent years.

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

No

Environmental Questionnaire :

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

No

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

No

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

No

(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*?

No

Questionnaire completed by:
(Printed name and signature)

Carolyn Barnum DiLorenzo (via phone)

Relationship to property:

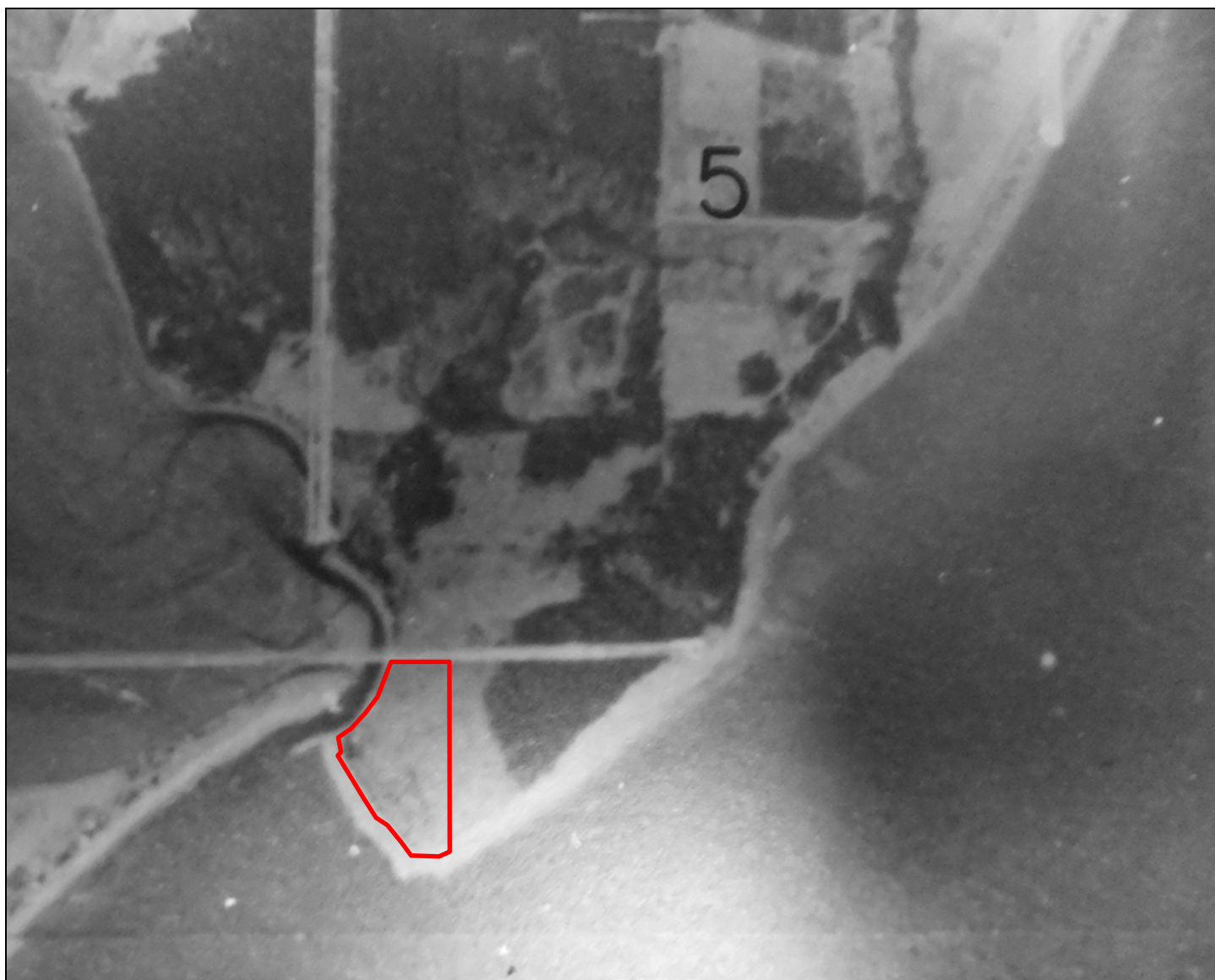
owner

Date: 1/5/18

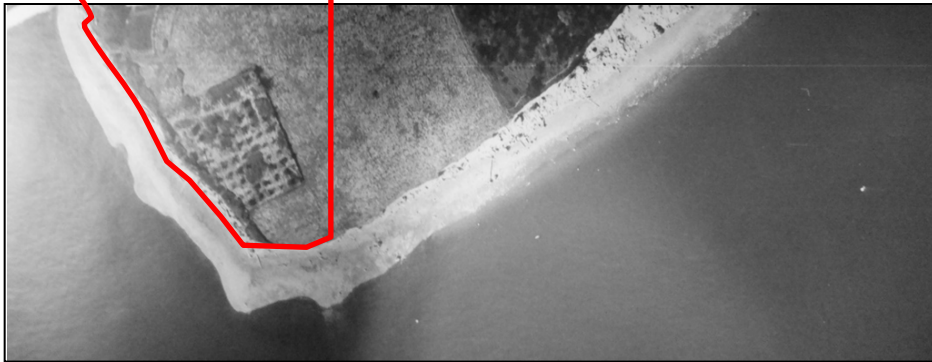
Historic Aerial Photographs
(approximated upland area identified in red)



1941



1958



1978



1985



1990



2005

APPENDIX III

Historical Use and Public Records Search References

Stratum Group Indemnity

Historical Use and Public Records Search References

Historic Use Source References

1. Historic aerial photograph dated 1941, as maintained by the Island County Historic Society
2. Topographic Map: Camano, Washington Quadrangle, USGS, 1955
3. Historical aerial photo dated 1958, as maintained by the Island County Public Works office in Coupeville, Washington
4. Historical aerial photos dated 1978 and 1985, as maintained by the Island County Assessor's Office in Coupeville, Washington
5. Historic aerial photos dated 1990-2017 (occasional years), available through Google Earth
6. Property assessor records maintained by the Island County Assessor's Office online at <https://www.islandcountywa.gov/assessors/Pages/Parcel-Search.aspx>
7. "Environmental Site Assessment, Phase I: Barnum Point Property" (east-adjointing property), Stratum Group, December 14, 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. 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
Resource Conservation and Recovery Act Transfer, Storage, and/or Disposal Facility with no corrective action (RCRA TSD, non-CORRACTS)	"Envirofacts Data Warehouse." <u>U.S. Environmental Protection Agency.</u> http://www.epa.gov/enviro .	January 2018
RCRA CORRACTS (RCRA corrective action sites)		
RCRA Hazardous Waste Handler or Generator records (HWG)		
National Priorities List (active and delisted sites)	"Superfund Site Information" <u>U.S. Environmental Protection Agency.</u> https://cumulis.epa.gov/supercpad/cursites/srchsites.cfm	January 2018
CERCLIS (Active)		
De-listed CERCLIS Sites (NFRAP)		
National Response Center Database (NRC) – formerly ERNS	"National Response Center." <u>U.S. Environmental Protection Agency.</u> http://www.nrc.uscg.mil/foia.html	November 2017
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	January 2018*
State Leaking Underground Storage Tank List (LUST)		
State Underground Storage Tank List (UST)		
State Brownfield Site		
State Institutional or Engineering Control Registry		
Island County	"Final Report, Executive Summary, Island County Ground Water Quality Assessment and Monitoring Program," Sweet, Edwards & Associates, 1985	All known sites

*Brownfield database is being updated by Department of Ecology; however all Brownfield sites are also listed in Ecology's CSCS list.

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. Due to the rise of methamphetamine use, which can leave no visible traces within building interiors, this study does not evaluate the property for potential methamphetamine contamination.

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.