King County
Water and Land Resources Division
Department of Natural Resources and Parks
King Street Center
201 South Jackson Street, Suite 600
Seattle, WA 98104-3855
206-477-4800 Fax 206-296-0192
TTY Relay: 711

HAZARDOUS SUBSTANCES CERTIFICATION

The King County Department of Natural Resources and Parks, as the recipient of funding assistance as specified in RCO Project Agreement # 15-1163, titled Snoqualmie at Fall City – Ragin River 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 property known as Parcel Nos. 142407-9008, -9068 and -9102 that is included in the above-referenced project agreement. The project sponsor further warrants that it has obtained the representations and warranties concerning the environmental condition of the property from the seller hereto attached and has inspected the property to the scope and extent described in the attached Environmental Assessment Report.

Mark Isaacson, Division Director
King County Water and Land Resources Division

5-5-16
Dated

King County

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Department of Natural Resources and Parks
King Street Center
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TTY Relay: 711

September 28, 2015

TO: Linda Holecek, Acquisition Supervisor, Water and Land Resources Division

FM: Robert B. Jackson, Title and Escrow Officer, Open Space Acquisitions

RE: Environmental Site Assessment, Twin Rivers RV Park, Parcel: Gamble

OVERVIEW

The purpose of this Environmental Site Assessment is to determine the possibility of the presence of environmentally hazardous substances on this parcel of land. A thorough Level I review has been conducted and there are no indications of hazardous substances having been used, processed, dumped or stored on the parcel, except as indicated below.

SCOPE OF WORK

The elements of the scope of this work are to:

Research site ownership, land usage and regulatory history;

Perform visual site inspection of the property;

Assess environmental concerns on adjacent and nearby properties;

Evaluate environmental concerns and prepare report.

To accomplish these goals, I performed the following tasks:

1. A visual reconnaissance, completed on September 28, 2015.

2. A review of a report issued by Environmental Data Resources, Inc. (the "EDR Report") covering environmental threats disclosed by a search of the following databases:

- National Priorities List (U.S. Environmental Protection Agency)
- Proposed National Priority List Sites (U.S. EPA)
- National Priority List Deletions (U.S. EPA)
- Federal Superfund Liens (U.S. EPA)
- Comprehensive Environmental Response, Compensation and Liability Information System (U.S. EPA)
- No Further Remedial Action Planned Sites (U.S. EPA)

- Resource Conservation and Recovery Information System - Corrective Action Sites List (U.S. EPA)
- Resource Conservation and Recovery Information System - Treatment, Storage and Disposal Corrective Actions (U.S. EPA)
- Resource Conservation and Recovery Information System - Treatment, Storage and Disposal Systems (U.S. EPA)
- Resource Conservation and Recovery Information System - Large Quantity Generators (U.S. EPA)
- Resource Conservation and Recovery Information System - Small Quantity Generators (U.S. EPA)
- Resource Conservation and Recovery Information System – Notifiers (U.S. EPA)
- Emergency Response Notification System (U.S. EPA)
- Hazardous Materials Information Reporting System (U.S. EPA)
- United State Engineering Controls (U.S. EPA)
- Institutional Control Site List (WA DOE)
- Department of Defense Sites (U.S. Geological Survey ("USGS")
- Formerly Used Defense Sites (U.S. Army Corps of Engineers)
- US Brownfields Sites (U.S. EPA)
- Superfund Consent Decrees (U.S. EPA)
- Records of Decision (U.S. EPA)
- Uranium Mill Tailings Sites (Department of Energy)
- Open Dump Inventory (U.S. EPA)
- Toxic Chemical Release Inventory System (U.S. EPA)
- Toxic Substances Control Act (U.S. EPA)
- FIFRA/TSCA Tracking System (U.S. EPA)
- FIFRA/TSCA Tracking System Inspections (U.S. EPA)
- Section 7 Tracking Systems (U.S. EPA)
- DOT Incident and Accident Data (U.S. Department of Transportation)
- Land Use Control Information System (U.S. Department of the Navy)
- Integrated Compliance Information System (U.S. EPA)
- CERCLA Lien Information (U.S. EPA)
- Radiation Information Database (U.S. EPA)
- Clandestine Drug Labs (U.S. Drug Enforcement Administration)
- FIFRA/TSCA Tracking System Administrative Case Listing (U.S. EPA)
- FIFRA/TSCA Tracking System Inspection and Enforcement Case Listing (U.S. EPA)
- PCB Activity Database System (U.S. EPA)
- Material Licensing Tracking System (U.S. EPA)
- Mines Master Index File (U.S. Department of Labor, Mine Safety and Health Administration)
- Facilities Index System (U.S. EPA)
- RCRA Administrative Tracking System (U.S. EPA)
- Biennial Reporting System (U.S. EPA)
- Public Water System Data (U.S. EPA)
- State Coalition for Rededication of Drycleaners Listing (U.S. EPA)
- Confirmed and Suspected Contaminated Sites Report (Washington State Department of Ecology)
- Hazardous Sites List (WA DOE)

- Confirmed and Contaminated Sites, No Further Action List (WA DOE)
- Solid Waste Facility List (WA DOE)
- Solid Waste Tire Facilities (WA DOE)
- Open Dumps on Indian Lands (EPA)
- Leaking Underground Storage Tank list (WA DOE)
- Underground Storage Tank list (WA DOE)
- Aboveground Storage Tank Locations (WA DOE)
- Hazardous Waste Manifest Date (WA DOE)
- Reported Spills list (WA DOE)
- DOE Institutional Control Site List (DOE)
- Voluntary Cleanup Program Sites list (WADOE)
- Independent Cleanup Reports (WA DOE)
- Drycleaner List (WA DOE)
- Washington Brownfields Sites Listing (WA DOE)
- Clandestine Drug Lab Contaminated Site List (Department of Health)
- Water Quality Permit System Data (WA DOE)
- Washington Emissions Data System (DOE)
- Historic List of Sites Contaminated by Clandestine Drug Labs (WA Department of Health)
- Inactive Drycleaners (WA DOE)
- Indian Reservations (USGS)
- Indian Leaking Underground Storage Tank list (U.S. EPA, Region 10)
- Indian Underground Storage Tank list (U.S. EPA, Region 10)
- Public Water System Data (U.S. EPA)
- Federal and Tribal Lands (USGS)
- Manufactured Gas Plants (Environmental Data Resources, Inc.)
- Historic Auto Stations (EDR)
- Historic Dry Cleaners (EDR)
- Abandoned Landfill Study, King County (Seattle-King County Department of Public Health, April 30, 1985)
- Abandoned Landfill Study, Seattle (SKCDPH, 1984)
- Abandoned Landfill Toxicity/Hazard Assessment Project, (SKCDPH, 1986)

3. A review of the Property History Report for the subject property prepared by Stewart Title Company, Number 01148-35874, dated: October 1, 2014

4. A review of aerial photographs of the area maintained by the King County Natural Resources Division for information pertaining to property ownership and land use history.

5. A review of topographical contour maps to determine sources of potential contamination which could be carried onto the subject property by surface water or subsurface contaminant plumes.

6. A review of the property appraisal prepared by Anthony Gibbons, MAI/CRE dated November 25, 2014.

7. A review of King County Assessor's "expanded characteristics" records of upgradient houses to determine probable heating oil UST's.

PARCEL IDENTIFICATION AND LOCATION

This parcel is a RV Park and Campground, located at the confluence of the Raging River and Snoqualmie River, and has a property address of 38407 SE 44th Place Fall City, WA. The property is carried under King County Tax Assessor under Tax Account Numbers142407-9008-02, 142407-9090-01 & 142407-9068-09.

SITE HISTORY - CHAIN OF TITLE AND RECORDS REVIEW

Recorded document guarantee - The current owner has been in title since 1989 (Parcel 2-1) and 1991 (Parcel 1); Previous parties in possession were Helmut and Rhonda Zurflueh, from 1947 to 1979 (Parcel 2-1); David R. and Ann L. Sutherland, from 1979 to 1985 (Parcel 2001); Judy Leigh and Richard Stedfeld, from 1981 to 1991 (Parcel 1); Harvey R. and Vicki L. Koeplin, from 1973 to 1981; Roberts B. Blake, Marian Ruth Blake and John R. Colahan, from 1968 to 1973 (Parcel 1); Celia B. Evans, from 1958 to 1968 (Parcel 1) and Kittleson Investments, Inc. from before the reporting period to 1958 (Parcel 1).

Aerial photographs – I viewed photos taken in 1998, 2000, 2002, 2005, 2007, 2009, 2012 and 2013. In the 1998 photo, the property appears contain an RV Park in the easterly parcel with scattered trees and the westerly area leading up to the Raging/Snoqualmie River confluence is mostly forested. There have been no significant changes in the later photos. The surrounding area is a golf course to the south, single family development to northwest and agricultural or large single family tracts to the east.

Environmental database report – The EDR Report discloses 2 sites within one mile of the property:

- Chevron, 4211 Preston Fall City Rd. SE: This site is located 0.412 of a mile west of the subject property. This site has been contaminated by petroleum products affecting the groundwater and soil media. The property is in the process of being cleaned up and is listed as a LUST (leaking underground storage tank) site. This site is located on the opposite side of the Snoqualmie River with the drainage for this site is but is upstream from the subject property.
- King County DOT Fall City Firearms and Nursery, 4120 Fall City Carnation Rd. SE.: This site is located 0.452 of a mile northwest of the subject property. This site is indicated as contaminated by halogenated organics, non-halogenated solvents and unspecified petroleum products. The site is awaiting clean-up.

Expanded characteristics records - The TRW records, based on the assessor's expanded characteristics records reveals that there is 1 home adjacent to the property heated by oil. The presence of such tanks absent additional information such as listing on the DOE leaking underground tanks list, does not indicate an elevated risk of contamination of the property. Furthermore, because home heating oil is a heavy grade, it is less likely to be subject to entering into and migrating with the groundwater.

Topographical maps - I analyzed the surface drainage based on the U.S. Geological Survey topographical maps for the area. The map showing upgradient areas within one mile of the property in red is attached.

SITE INVESTIGATION

I completed the site investigation on September 28, 2015 accompanied by Becky Petersen and Lori King. Access to the property is by an easement road known as Dike Road. The property is an RV Park and Campground. We met with the property owners at the site. I was able to walk the entire property and found the property to be clean and well maintained. The RV area contains 92 spaces and there is an additional area for tent camping. The owner told me that the site contains 10 septic tanks (I was given a list with a map showing their locations). The site also contains a water system, a manager office, covered picnic area, shower area, restroom facilities and a dump station. I didn't enter the improved areas and there were a number of RV's which are currently occupying the RV area of the park. We will be doing a final inspection to confirm the removal of the personal property of the seller that they are required to remove before closing.

CONCLUSION:

There were no indications of the presence of hazardous materials, such as stained soil, unusual odors or stressed vegetation. I recommend the property be accepted in its current environmental condition.