

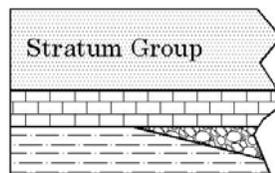
**REPORT  
ENVIRONMENTAL SITE ASSESSMENT:  
TRANSACTION SCREEN**

**DOTY PARCELS  
LAKE CREEK – BIG LAKE WETLANDS  
SKAGIT PARCELS P18006 AND P17985  
MOUNT VERNON, WASHINGTON**

For:

Skagit Land Trust  
P.O. Box 1017  
Mount Vernon, Washington 98273

By:



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

March 15, 2016

## **Stratum Group**

PO Box 2546, Bellingham, WA 98227

Phone: (360) 714-9409

March 15, 2016

Kari Odden  
Skagit Land Trust  
P.O. Box 1017  
Mount Vernon, Washington 98273

### **Environmental Site Assessment: Transaction Screen**

Doty Parcels  
Lake Creek – Big Lake Wetlands  
Skagit Parcels P18006 and P17985  
Mount Vernon, Washington

Dear Ms. Odden:

We herein present the results of an Environmental Site Assessment: Transaction Screen for the above referenced property south of Big Lake in Skagit County, Washington. This report was completed in general conformance with the American Society for Testing and Materials (ASTM) Standard Practice E 1528-14.

The subject property consists of two parcels of land that total approximately 18.55 acres. The property is undeveloped and covered by grass fields, trees, brush, and tributaries to Lake Creek. No recognized environmental concerns were noted during our site visit on March 8, 2016.

Our historic review indicates the property has never been developed. Historic aerial photographs indicate that the site has largely consisted of tree and brush covered property with a maintained grass field in the southeastern corner since at least 1941. A driveway has extended through the northeastern corner of the site since at least 1941. No recognized environmental conditions are suspected in connection with the historic uses of the site.

No potential off-site contamination sources were identified that pose a risk of contamination to the subject property.

Based on our site visit, historical review, and evaluation of potential off-site contamination sources, we conclude that it is reasonable and prudent to believe that the risk of contamination at the site is so low that no further investigation is warranted.

## **PURPOSE AND SCOPE**

The purpose of this Environmental Site Assessment: Transaction Screen is to identify, to the extent feasible pursuant to the processes prescribed within the ASTM Standard Practice E 1528-14, recognized environmental conditions in connection with the subject property, and to determine if, in the opinion of Stratum Group, an Environmental Site Assessment: Phase I or additional further inquiry is warranted for the subject property. A recognized environmental condition is defined as the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property, even under conditions in compliance with existing laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

The scope of our services included:

1. Conducted a site visit to the subject property. The property was inspected for indication of hazardous substances, petroleum products, stained soil, stressed vegetation, solid waste disposal, or careless manufacturing or industrial practices which may be present.
2. Completed the attached "Transaction Screen Questionnaire"
3. Interviewed the property owner, Ms. Shirley Doty, and Ms. Kari Odden of Skagit Land Trust
4. Reviewed Federal, State, and local records as to locations of nearby hazardous waste sites, leaking underground storage tanks, and landfills.
5. Conducted a historic review including review of Sanborn Fire Insurance Maps, historic assessor notes, and historic aerial photographs.
6. Prepared this report describing the results of our findings.

## **Report Methodology and Limiting Conditions**

The methodology used during the production of this report is as generally prescribed in the ASTM E 1528-14 standard. 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 limiting conditions were encountered during the conduct of this Environmental Site Assessment Transaction Screen, except that the Environmental Protection Agency is in the process of updating their National Priorities List databases and therefore the most up-to-date database was compiled as of November 2013. The most up-to-date and reasonably ascertainable data was used for our evaluation. It is our opinion that this does not limit our

ability to evaluate the environmental risk at the site.

## **SITE INSPECTION**

A representative of Stratum Group, Kim Ninnemann, inspected the subject property on March 8, 2016. The subject property is located along the west side of State Route 9, just west of the intersection of State Route 9 and Lake Cavanaugh Road. The location of the subject property is indicated on the Figure 1 site vicinity map.

The site is located within the wetland areas associated with Lake Creek and Big Lake. Grasses cover the southeastern portion of the property. Trees and brush covered the remainder of the lowland portion of the site. Standing water was present within the grasses and lowland area.

A slope extended from the lowland areas up toward State Route 9. No indications of solid waste dumping were observed along the slope.

A private driveway extends through the northeastern corner of the property. The driveway provides access to a residential property located further to the north.

### **Adjacent Properties**

A brush wetland and a rural residential property bound the site to the north. State Route 9 bounds the site to the east. Some forest, a grass covered area and a local fire station building are located across State Route 9 to the east. Grass fields and a rural residential property with barns and outbuildings bound the site to the south. Grass and brush covered wetland areas around Lake Creek bound the site to the west.

## **HISTORIC INVESTIGATION**

Our historic investigation of the subject property included information available through the Skagit County Assessor and historic aerial photographs dating back to 1941. A list of the references used to evaluate the history of the site and vicinity is attached to this report.

*Subject Property:* The subject property has consisted of brush, grass and tree covered wetland areas since at least 1941. A driveway has extended through the northeastern corner of the property since at least 1941.

*North:* Brush covered wetland areas have been located to the north since at least 1941. A driveway that extends from State Route 9 through the northeastern corner of the subject property has been present since at least 1941. The access road indicate that a rural residential property has likely been

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located north of the northeastern corner of the subject property since at least the early 1940s; however the Skagit Assessor office indicates that the residential home and outbuildings were constructed between 1968 and 1992.

*East:* State Route 9 has bound the site to the east since at least 1941. A narrow band of land located between State Route 9 and Lake Cavanaugh Road has been maintained as grass fields since at least 1941. A local fire station building was constructed east of the southern end of the subject property, across State Route 9, in the early 2000s.

*South:* Maintained grass fields and a rural residential property have been located south of the subject property since 1926. A barn was constructed within the grass fields in 1980.

*West:* Tree and brush covered property associated with the Lake Creek wetlands have bound the site to the west since at least 1941.

## **INTERVIEWS**

Ms. Shirley Doty, property owner, was interviewed via telephone on March 4, 2016. Ms. Doty stated that her family purchased the site in approximately 2005 in order to construct a single family home; however no construction took place. She stated that the site has never been developed to the best of her knowledge. She is unaware of any dumping or contamination issues with the site.

Ms. Kari Odden of the Skagit Land Trust was interviewed on March 8, 2016. Ms. Odden stated that she has walked around the perimeter of the site and saw no indications of dumping or contamination on the property.

## **PUBLIC RECORDS REVIEW**

### **Potential Contaminated Site Identification**

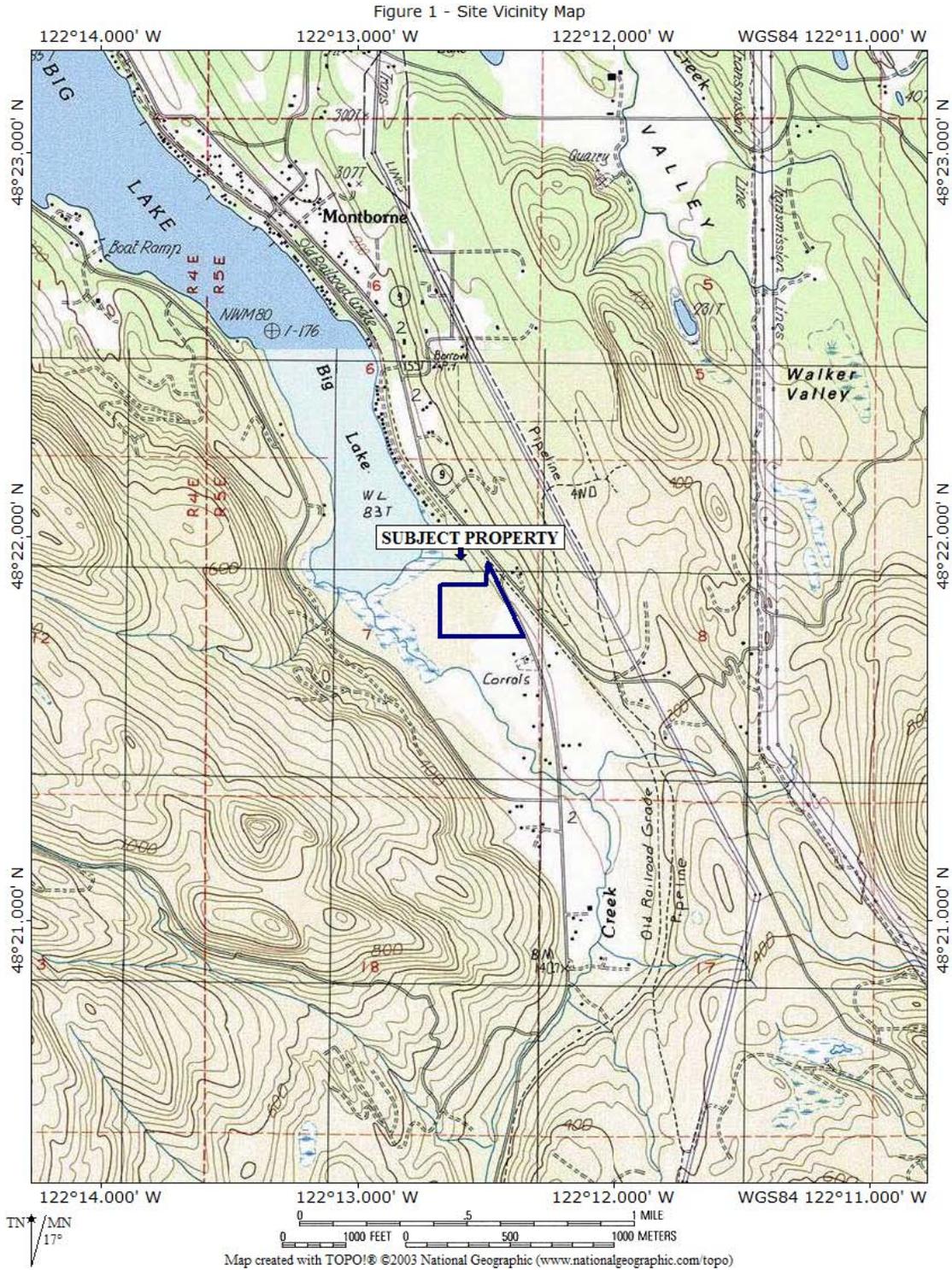
The public documents, listed in Table 1, have been reviewed to identify potential off-site contamination sources in the vicinity of the subject property that have a potential to negatively impact the subject property's soil, ground water, or surface water. A list of the references used to determine the potential off-site contamination sources is attached to this report.

No potential off-site contamination source was identified within the ASTM search radius of the subject property.

**TABLE 1**  
 Environmental Records Review

<b>AGENCY</b>	<b>DOCUMENT</b>	<b>SEARCH RADIUS</b>	<b>IDENTIFIED SITES</b>
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) and De-listed CERCLIS Sites (NFRAP)	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
Skagit County	Solid Waste Landfill Sites (SW)	½ Mile	0

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**Environmental Site Assessment: Transaction Screen**



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## CONCLUSIONS

Our site inspection of the subject property (Skagit parcels P18006 and P17985) revealed no evidence of recognized environmental conditions in connection with the subject property, as of March 8, 2016.

Our historic review indicates that the site has been undeveloped and vegetated, except for a driveway through the northeastern corner since at least 1941. No recognized environmental conditions were identified in association with historic uses of the subject property.

Based on our site visit, historical review, and evaluation of potential off-site contamination sources, we conclude that it is reasonable and prudent to believe that the risk of contamination at the site is so minimal that no further investigation is warranted.

We appreciate the opportunity to be of service to you. If you have any questions, please do not hesitate to contact us at (360) 714-9409.

Sincerely,  
**Stratum Group**



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

Attachments:  
Historical Use and Public Records Search References  
Stratum Group Indemnity  
Transaction Screen Questionnaire

ASTM STANDARD E 1528  
STANDARD PRACTICE FOR ENVIRONMENTAL SITE ASSESSMENTS: TRANSACTION SCREEN PROCESS  
TRANSACTION SCREEN QUESTIONNAIRE

Description of Site and Address:

**Doty Parcels  
Lake Creek – Big Lake Wetlands  
Skagit Parcels P18006 and P17985  
Mount Vernon, Washington**

Question	Owner			Occupants (if applicable)			Observed During Site Visit		
	Yes	No	Unk	Yes	No	Unk	Yes	No	Unk
1. Is the property or any adjoining property used for an industrial use?	Yes	No	Unk	Yes	No	Unk	Yes	<input checked="" type="radio"/> No	Unk
2. To the best of your knowledge, has the property or any adjoining property been used for an industrial use in the past?	Yes	No	Unk	Yes	No	Unk	Yes	<input checked="" type="radio"/> No	Unk
3. Is the property or any adjoining property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?	Yes	No	Unk	Yes	No	Unk	Yes	<input checked="" type="radio"/> No	Unk
4. To the best of your knowledge has the property or any adjoining property been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?	Yes	No	Unk	Yes	No	Unk	Yes	<input checked="" type="radio"/> No	Unk
5. Are there currently, or to the best of your knowledge have there been previously, any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of greater than 5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property or at the facility?	Yes	No	Unk	Yes	No	Unk	Yes	<input checked="" type="radio"/> No	Unk
6. Are there currently, or to the best of your knowledge have there been previously, any industrial drums (typically 55 gal (208 L)) or sacks of chemicals located on the property or at the facility?	Yes	No	Unk	Yes	No	Unk	Yes	<input checked="" type="radio"/> No	Unk
7. Has fill dirt been brought onto the property that originated from a contaminated site or that is of an unknown origin?	Yes	No	Unk	Yes	No	Unk	Yes	<input checked="" type="radio"/> No	Unk
8. Are there currently, or to the best of your knowledge have there been previously, any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?	Yes	No	Unk	Yes	No	Unk	Yes	<input checked="" type="radio"/> No	Unk
9. Is there currently, or to the best of your knowledge has there been previously, any stained soil on the property?	Yes	No	Unk	Yes	No	Unk	Yes	<input checked="" type="radio"/> No	Unk
10. Are there currently, or to the best of your knowledge have there been previously, any registered or unregistered storage tanks (above or underground) located on the property?	Yes	No	Unk	Yes	No	Unk	Yes	<input checked="" type="radio"/> No	Unk

Environmental Questionnaire: Doty Parcels, Mount Vernon, WA

Question	Owner			Occupants (if applicable)			Observed During Site Visit		
11. Are there currently, or to the best of your knowledge have there been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?	Yes	No	Unk	Yes	No	Unk	Yes	<input checked="" type="radio"/> No	Unk
12. Are there currently, or to the best of your knowledge have there been previously, any flooring, drains, or walls located within the facility that are stained by substances other than water or are emitting foul odors?	Yes	No	Unk	Yes	No	Unk	Yes	<input checked="" type="radio"/> No	Unk
13. If the property is served by a private well or non-public water system, have contaminants been identified in the well or system that exceed guidelines applicable to the water system or has the well been designated as contaminated by any government environmental/health agency?	Yes	No	Unk	Yes	No	Unk	Yes	<input checked="" type="radio"/> No	Unk
14. Does the owner or occupant of the property have any knowledge of environmental liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property?	Yes	No	Unk	Yes	No	Unk	Yes	<input checked="" type="radio"/> No	Unk
15. Has the owner or occupant of the property been informed of the past or current existence of hazardous substances or petroleum products or environmental violations with respect to the property or any facility located on the property?	Yes	No	Unk	Yes	No	Unk	Yes	<input checked="" type="radio"/> No	Unk
16. Does the owner or occupant of the property have any knowledge of any environmental site assessment of the property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the property or recommended further assessment of the property?	Yes	No	Unk	Yes	No	Unk	Yes	<input checked="" type="radio"/> No	Unk
17. Does the owner or occupant of the property know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property by any owner or occupant of the property?	Yes	No	Unk	Yes	No	Unk	Yes	<input checked="" type="radio"/> No	Unk
18. Does the property discharge waste water on or adjacent to the property other than storm water into a sanitary sewer system?	Yes	No	Unk	Yes	No	Unk	Yes	<input checked="" type="radio"/> No	Unk
19. To the best of your knowledge, have any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries or any other waste materials been dumped above grade, buried and/or burned on the property?	Yes	No	Unk	Yes	No	Unk	Yes	<input checked="" type="radio"/> No	Unk
20. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?	Yes	No	Unk	Yes	No	Unk	Yes	<input checked="" type="radio"/> No	Unk

Environmental Questionnaire: Doty Parcels, Mount Vernon, WA

**QUESTIONS 21-23 TO BE FILLED OUT BY ENVIRONMENTAL CONSULTANT AFTER REVIEW OF PUBLIC RECORDS:**

21. Do any of the following federal government record systems list the property or any property within the circumference of the area noted below:

- |   |     |                          |
|---|-----|--------------------------|
| Federal <i>NPL</i> site list (1.0 mile)?                                      | Yes | <input type="radio"/> No |
| Federal De-listed <i>NPL</i> site list (0.5 mile)?                            | Yes | <input type="radio"/> No |
| Federal CERCLIS list (0.5 mile)?  | Yes | <input type="radio"/> No |
| Federal CERCLIS NFRAP site list (0.5 mile)?                                   | Yes | <input type="radio"/> No |
| Federal RCRA CORRACTS facilities list (1.0 mile)?                             | Yes | <input type="radio"/> No |
| Federal RCRA non-CORRACTS TSD Facilities list (0.5 mile)?                     | Yes | <input type="radio"/> No |
| Federal <i>RCRA generators list</i> (property or adjoining property)?         | Yes | <input type="radio"/> No |
| Federal institutional control/engineering control registries (property only)? | Yes | <input type="radio"/> No |
| Federal <i>ERNS list</i> (property only)?                                     | Yes | <input type="radio"/> No |

22. Do any of the following state and tribal lists of *hazardous waste sites* list the property or any property within the circumference of the area noted below:

- |  |     |                          |
|--|-----|--------------------------|
| Confirmed and Suspected Contaminated Site List or tribal-equivalent <i>NPL or CERCLIS</i> (1.0 mile)?    | Yes | <input type="radio"/> No |
| State-and tribal- <i>landfill and/or solid waste disposal site lists</i> (0.5 mile)?                     | Yes | <input type="radio"/> No |
| Leaking Underground Storage Tank Site and tribal-leaking storage tank lists (0.5 mile)?                  | Yes | <input type="radio"/> No |
| Underground Storage Tank site and tribal registered storage tank lists (property or adjoining property)? | Yes | <input type="radio"/> No |
| State and tribal <i>institutional control/engineering control</i> registries (property only)?            | Yes | <input type="radio"/> No |

23. Based on a review of fire insurance maps or consultation with the local fire department serving the property, all as specified in the guide, are any buildings or other improvements on the property or an adjoining property identified as having been used for an industrial use or uses likely to lead to contamination of the property?

Yes  No  Unavailable  Not Applicable

Preparer represents that to the best of the preparer's knowledge the above statements and facts are true and correct and to the best of the preparer's actual knowledge no material facts have been suppressed or misstated. This questionnaire was prepared by:

<b>Owner:</b>	<b>Occupant:</b>	<b>Observed During Site Visit:</b>
Name:	Name:	Name: Kim Ninnemann
Address:	Address:	Firm: Stratum Group
Phone:	Phone:	Title: Licensed Geologist
Signature/ Date:	Signature/ Date:	Address: PO Box 2546 Bellingham, Washington 98227
		Phone: 360-714-9409

*Kim Ninnemann* 3-15-16

## Historical Use and Public Records Search References

### Historic Use Source References

1. Historic aerial photos dated 1969, 1979 and 1993, as maintained by the Skagit County Public Works Department in Mount Vernon, Washington
2. Historic aerial photos dated 1941 and 1956 USGS.
3. Property assessor records maintained by the Skagit County Assessor's Office
4. Sanborn Fire Insurance Maps of Mount Vernon were reviewed, but did not cover the subject property

### 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 radius of the subject property. The databases include many more sites than are located within the search radius. Only sites identified within the search radius are named and mapped within this letter report.

Database Searched	Access to Database	Date Database Updated by Source
National Priorities List (active and delisted sites)	"Envirofacts Data Warehouse." <a href="http://www.epa.gov/enviro">U.S. Environmental Protection Agency. http://www.epa.gov/enviro.</a>	Nov 2013*
Resource Conservation and Recovery Act Transfer, Storage, and/or Disposal Facility with no corrective action (RCRA TSD, non-CORRACTS)		Nov 2013*
RCRA CORRACTS (RCRA corrective action sites)		Mar 2016
RCRA Hazardous Waste Handler or Generator records (HWG)		Mar 2016
CERCLIS (Active)		Nov 2013*
De-listed CERCLIS Sites (NFRAP)	"Superfund Site Information" <a href="http://www.epa.gov/superfund/sites/current/sites/index.htm">U.S. Environmental Protection Agency. http://www.epa.gov/superfund/sites/current/sites/index.htm</a>	Nov 2013*
National Response Center Database (NRC) – formerly ERNS	"National Response Center." <a href="http://www.nrc.uscg.mil/foia.html">U.S. Environmental Protection Agency. http://www.nrc.uscg.mil/foia.html</a>	Updated daily
State Confirmed and Suspected Contaminated Sites (CSCS)	"Washington Facility/Site Atlas." <a href="http://apps.ecy.wa.gov/website/facsite/viewer.htm">Washington State Department of Ecology – Geographic Information System. http://apps.ecy.wa.gov/website/facsite/viewer.htm</a>	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
Skagit County Solid Waste Landfill Sites (SW)	a) "List of Current Abandoned and Closed Landfill Sites in Skagit County" <a href="#">Skagit County Environmental Health Department, September 2004</a> b) "Closed and Abandoned County Landfills" – Draft Map. <a href="#">Skagit County GIS Division, December 2003</a> c) "Closed and Abandoned Disposal Sites in Skagit County." <a href="#">Skagit County Environmental Health Department, June 1998</a>	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.

The attached questionnaire comprises portions that are based on public records. 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 containing materials or lead based paint may be present. This report did not include collection of samples for asbestos containing materials or lead testing. Should any renovation, remodeling, or demolition of buildings occur on the property, a thorough good faith asbestos sampling and report should be completed. If lead based paint is suspected, based upon age the building, a lead inspection 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.