




The following questionnaire is required by the ASTM Standard E 1527-13, which adheres to the All Appropriate Inquiries (AAI) Rule (United States Environmental Protection Agency) (40 CFR 312).

As defined by ASTM, the User of the report is the “party seeking to use Practice E 1527 to complete an environmental site assessment of the property. A user may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager. The user has specific obligations for completing a successful application of this practice.”

1. Property Information:

Property Name: <i>Short Family Farm</i>		
Property Address: <i>1720 Center Valley Road</i>		
City <i>Chimacum</i>	State <i>WA</i>	Zip <i>98325</i>
Assessor’s Parcel Number(s): <i>901233011, 901224001, 901233002, 901233008, 901233010, 901262002, and 901262003</i>		
Property Owner & Contact Information: <i>Roger & Sandy Short 1720 Center Valley Road Chimacum, WA 98325 (360) 301-3521</i>		
Key Site Manager & Contact Information (person who should be contacted for site access): <i>Roger Short</i>		

2. Completed By

Signature 	Date <i>11/03/22</i>
Printed Name <i>Eric Toews, Deputy Director Port of Port Townsend</i>	Relation to Subject Property <i>Authorized Agent of Prospective Purchaser – Port of Port Townsend</i>

3. Environmental liens that are filed or recorded against the property (40 CFR 312.25)

Did a search of recorded land title records (or judicial records) identify any environmental liens filed or recorded against the property under federal, tribal, state or local law? *Not known with certainty. Title Report from Jefferson Title Company have been linked for your information. They do not appear to reveal any existing environmental liens.* (If yes, please provide associated documentation)

4. Activity and use limitations (AULs) that are in place on the property or that have been filed or records against the property (40 CFR 312.26(a)(1)(v) and (vi))

Did a search of recorded land title records (or judicial records) identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the



property and/or have been filed or recorded against the property under federal, tribal, state or local law? *Grant Deed of Agricultural Conservation Easement (please follow "Exception Documents.pdf" link, in accompanying Title Report documents letter from Jefferson Title Company for further information)* (If yes, please provide associated documentation)

5. Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28)

Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

No – the Port of Port Townsend has no special knowledge or experience relating to the subject property (If yes, please provide associated documentation)

6. Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29)

Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

A purchase price for the property has yet to be agreed upon between the parties and is likely to be affected by facts ascertained during by the Port's due diligence inquiry, of which this Phase I Environmental Assessment is a part. If yes, please provide associated documentation)

7. Commonly known or reasonably ascertainable information about the Property (40 CFR 312.30)

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? *The only information in the Port's possession relating to potential releases or threatened releases on the subject property was developed by ADESA Environmental in conjunction with a Phase I Environmental Assessment conducted in 2013/14 and provided to the Port by the Jefferson Land Trust.* (If yes, please provide associated documentation)

- ✚ Do you know the past uses of the property? *Insofar as is known, agricultural uses and a topsoil mixing business.*
- ✚ Do you know of specific chemicals that are present or once were present at the property? *No. The Port has no direct knowledge of specific chemicals used or once present onsite.*
- ✚ Do you know of spills or other chemical releases that have taken place at the property? *Unknown.*
- ✚ Do you know of any environmental cleanups that have taken place at the property? *Unknown.*
- ✚ Do you have any prior knowledge that the property was developed as a gas station, dry cleaner, manufacturing/industrial facility in the past? *No. The Port has no such prior knowledge.*
- ✚ Are you aware of historical use of hazardous materials or petroleum products used or present on the property? *The Port has no direct knowledge of the use or presence of such products or materials.*
- ✚ Do you know if the property is currently or was formerly equipped with underground storage tanks (USTs) or septic tanks? *Yes. Based in part on the 2013/14 Phase I ESA prepared by ADESA Environmental, we have reason to believe that the property has*



both a UST as well as one or more septic tanks serving the residential dwellings in proximity to Center Valley Road.

- ✚ Do you 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? *Unknown.*

8. The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31)

Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of releases at the property? *The Port has no direct knowledge or experience; however, anecdotally, we understand that equipment barns and loafing sheds in proximity to Center Valley Road may exhibit some level of contamination due to decades of servicing/storage of farm machinery and farm-related supplies/chemicals.*