

AGENDA

Public Lands Advisory Committee



Members

Vacant
Chair

Jackie Winters
State Senator

Phil Barnhart
State Representative

Thomas Sjostrom
Real Estate
Management

John Brown
Real Estate
Licensee

Sara King
Land Use Planner

Vacant
Executive Branch

Meeting Date: April 27, 2017

Time: 1:30 p.m. to 3:30 p.m.

Location: Department of Administrative Services
Mt. Jefferson Conference Room
1225 Ferry Street SE
Salem, OR 97301

Call in Number: 1-866-377-3315 **Participant Code:** 9604566#

ITEM	PRESENTER	TIME	ACTION
A. Committee Administration			
1. Opening Remarks	Acting Chair	1:30-1:33	Information
2. Approval of Minutes from the July 2015 meeting	Acting Chair	1:33-1:35	Review / Approval
3. Change in Administration	Darrin Brightman/Sarah Sanders	1:35-1:45	Information
B. Property Acquisitions & Dispositions			
1. ODFW/Buena Vista	ODFW Staff	1:45 – 2:15	Review / Approval
a. Public Comment / ODFW Buena Vista	Public	2:15 - 2:25	Public Testimony
2. ODF/Peavy	ODF Staff	2:25 – 2:55	Review / Approval
a. Public Comment / Peavy	Public	2:55 – 3:00	Public Testimony
C. General Discussion			
1. Adjournment	Chair	2:25 – 2:30	Information

Next meeting:

Thursday, July 27, 2017
1:30 p.m. to 3:30 p.m.
Department of Administrative Services
Mt. Mazama Conference Room
1225 Ferry Street SE, Salem, OR 97301

RECAP

Public Lands Advisory Committee

Approved



Meeting Date: April 27, 2017
Time: 1:30 pm to 3:30 pm
Location: General Services Building
Mt. Mazama Conference Room
1225 Ferry Street SE
Salem, OR 97301
Attendees: John Brown, Chair
Sara King
Absent: Representative Phil Barnhart, Senator Bill Hansell
Staff: Darrin Brightman, DAS, Sarah Sanders, DAS
Guests: There were no guests

A. Committee Administration

1. **Committee Chair:** John Brown, Chair called the meeting to order.
2. **Approval of minutes from the January 2016 meeting:** Minutes were approved as presented.
3. **Change in Administration:** Darrin Brightman and Sarah Sanders will be DAS staff support for the Public Lands Advisory Committee as Keith Johnston no longer works for DAS.

B. Property Acquisitions & Dispositions

1. Oregon Department of Fish and Wildlife / Buena Vista property
 - a. Opportunity for public comment was provided - No comments presented
2. Oregon Department of Forestry / Peavy property
 - a. Opportunity for public comment was provided - No comments presented

C. Old Business

1. No old business was presented.

D. General Discussion

1. Meeting adjourned.

Next meeting:

Thursday, July 27, 2017
1:30 pm to 3:30 pm
Department of Administrative Services
Mt. Mazama Conference Room
1225 Ferry Street SE
Salem, OR 97301



Oregon

Kate Brown, Governor

Department of Fish and Wildlife

Fish Division

4034 Fairview Industrial Drive SE

Salem, OR 97302

503-947-6200

Fax: 503-947-6202

www.dfw.state.or.us



January 13, 2017

Property Transaction Coordinator
Oregon Dept. of Administrative Services
1225 Ferry St. SE
Salem, OR 97308

REQUEST FOR DAS APPROVAL OF ACQUISITION AND WAIVER OF AGENCY NOTIFICATIONS

Acquiring Party: Oregon Dept. of Fish and Wildlife (ODFW)
Selling Party: David and Beverly Lundquist
Property: .79 Acre "Buena Vista" parcel (34,420 square feet)
Appraised Value: Appraisal due February 5, 2017. Anticipated value: \$200,000 - \$250,000

BACKGROUND:

The Oregon Department of Fish and Wildlife (ODFW), together with the Oregon State Marine Board (OSMB) and Polk County wish to acquire a .79 acre building lot fronting the Willamette River adjacent to the existing Buena Vista County Park. The lot would be used to expand the existing boat ramp, including replacement of the existing launch and expansion of the parking area. Acquisition of the lot, as well as construction of the improvements, will be funded by a U.S. Fish and Wildlife federal sport fish restoration grant (75%) and 25% state matching funds to be provided by OSMB. A conceptual plan, showing the existing site condition and the improvements to be constructed, is attached to this waiver request. The subject lot is shown as "Lot 1" in the drawings.

The property to be acquired is one of four lots platted by the existing owner and currently being marketed for sale. The subject lot is listed for sale at \$228,000 and is adjacent to the existing park and boat launch. The remaining three lots in the plat will not be acquired. ODFW has entered into a purchase and sale agreement with the lot owner to acquire the lot at a price to be determined by an appraisal conforming to the Uniform Appraisal Standards for Federal Land Acquisitions (USFLA). That appraisal has been ordered and is scheduled for completion on February 5, 2017. To meet funding deadlines, the lot acquisition transaction is scheduled to close in May or June of 2017.

The improvements to be constructed can be summarized as follows: Re-alignment and widening of the access road between the upper and lower parking areas; expanding, widening

and creating ADA accessibility in the lower parking area; creating storm water treatment areas; replacing, re-aligning, and adding docks to the boat ramp; and adding a vault toilet in the lower parking area.

Purchase of the lot and construction of the improvements will allow improved access to the Willamette River for sport fishing. After completion, the facility will be operated and maintained by Polk County, as it currently is.

Acquisition of the subject property is scheduled for approval by the Fish and Wildlife Commission at its next regular meeting and a request for DAS approval by the Public Lands Advisory Commission has been submitted concurrently with this waiver request

DECLARATION OF INTENT TO PURCHASE REAL PROPERTY:

Pursuant to OAR 125-045-0220, ODFW is declaring its intent to purchase the Buena Vista Lot 1 parcel from David and Beverly Lundquist.

NOTICE TO STATE AGENCIES AND POLITICAL SUBDIVISIONS:

Pursuant to OAR 125-045-0225(2), the acquiring State agency must give notice to other agencies and political subdivisions. ODFW believes that, in this instance, it would be futile to inquire of other state agencies whether they might have a property that would match the needs of the acquiring agency. Inasmuch as this proposal requires a specific property adjacent to the existing boat ramp and park in order to expand same, no suitable substitute is owned by a state agency. The subject property is unique, because it adjoins the existing park and boat ramp and NO substitute property would satisfy the locational requirements for expansion of the existing facility. Therefore, ODFW is requesting an exemption under OAR 125-045-0220 (3) from the notification requirements to state agencies and political subdivisions due to the fact that such notice would be a futile act.

APPRAISAL AND DETERMINATION OF VALUE OF REAL PROPERTY INTERESTS:

An Appraisal Report has been ordered and will be available upon request after February 5, 2017.

REQUEST FOR ACTIONS BY THE DEPARTMENT OF ADMINISTRATIVE SERVICES:

ODFW hereby requests that the Department of Administrative Services:

1. Waive the requirement for notice to Agencies and Political Subdivisions per OAR 125-045-0220 (3), and
2. Approve ODFW's purchase of the subject property.

We appreciate your consideration in this matter and look forward to your timely response. If we may provide additional information please don't hesitate to contact me.

Dick Duncan, Realty Specialist
Dept. of Fish and Wildlife
Phone 503-947-6240

DATE	REVISIONS

APPROVED BOATING FACILITIES MANAGER	DATE
	3/24/2016
DESIGNED BY	EXPIRES
S. JANSSEN	S. JANSSEN
TRIAL CHECK BY	

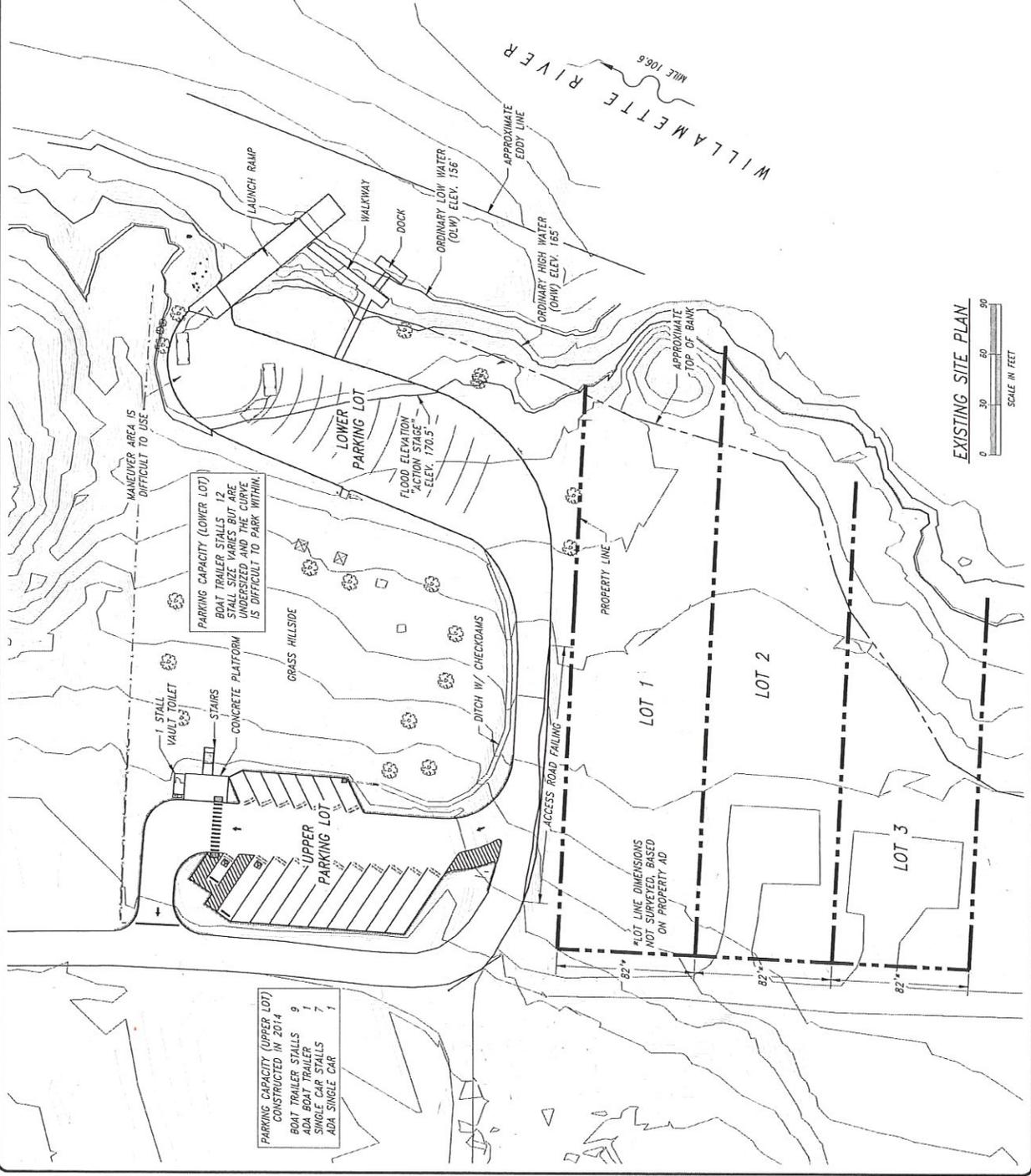
CONCEPTUAL
FOR REVIEW & COMMENT



OREGON STATE MARINE BOARD
FOR THE POLK COUNTY PARKS DEPARTMENT
AT BUENA VISTA PARK, WILLAMETTE RIVER MILE 106.6

2	4	OF
SHEET		
27102 - NG - 2		
EXISTING		

- SURVEY NOTES:**
- SURVEY BY OSMB STAFF & POLK COUNTY SURVEYOR.
 - COORDINATES BASED ON OR STATE PLANE NORTH, MAD 83.
 - INT'L FEET, VERTICAL BASED ON NAVD83.
 - LIDAR DATA IMPORTED FROM DOGAMI, DATE 2008.
 - UPPER PARKING LOT CONTOURS BASED ON DESIGN ELEVATIONS.
 - PROPERTY LINES ESTIMATED (NOT LOCATED OR SURVEYED)



PARKING CAPACITY (LOWER LOT)
BOAT TRAILER STALLS 12
STALL SIZE VARIES BUT ARE
UNDERSIZED AND THE CURVE
IS DIFFICULT TO PARK WITHIN.

PARKING CAPACITY (UPPER LOT)
CONSTRUCTED IN 2014
BOAT TRAILER STALLS 9
ADA BOAT TRAILER 1
SINGLE CAR STALLS 7
ADA SINGLE CAR 1

EXISTING SITE PLAN
SCALE IN FEET
0 30 60 90

CONCEPTUAL
FOR REVIEW & COMMENT

DATE	REVISIONS	BY

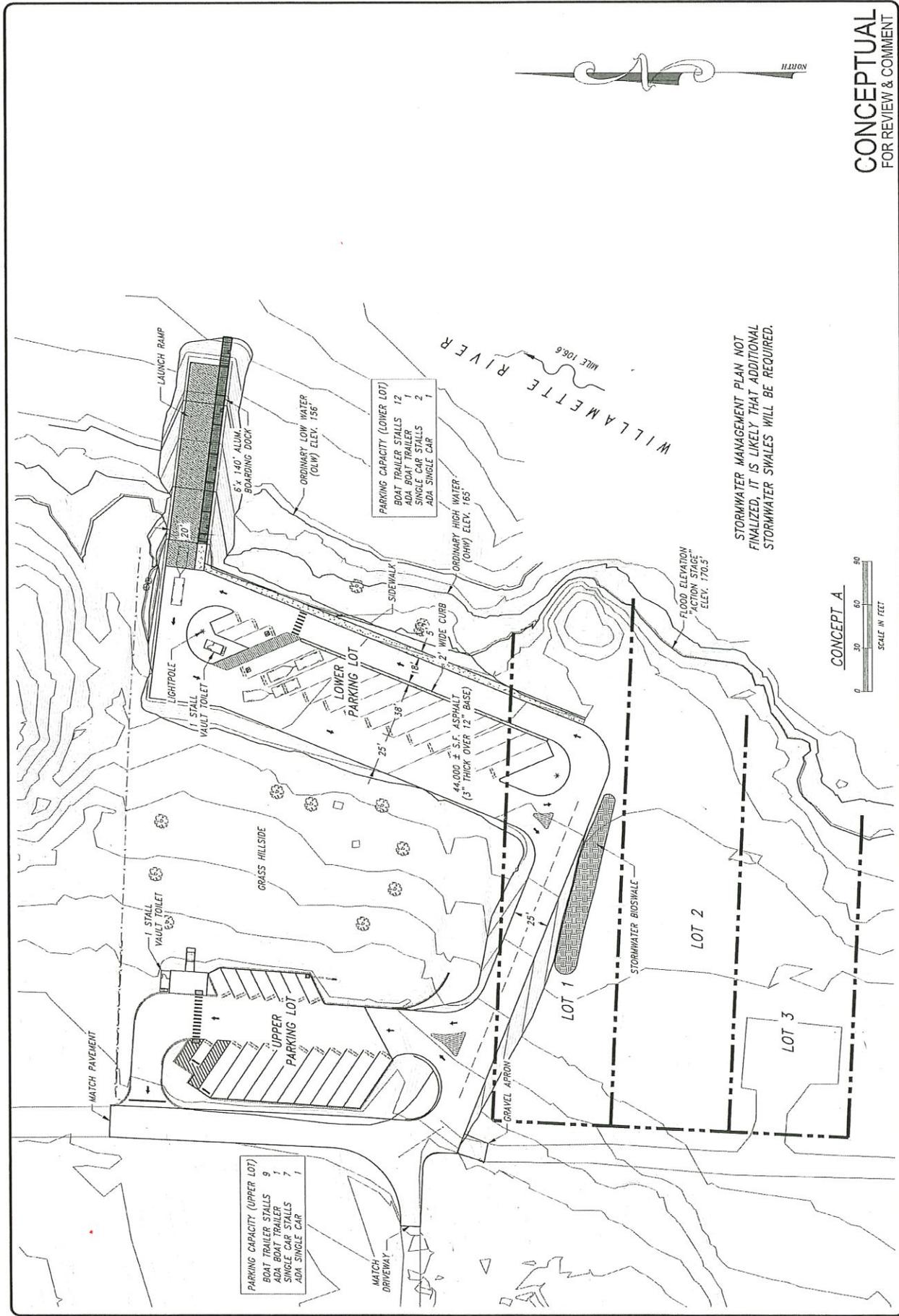
APPROVED BOATING FACILITIES MANAGER	DATE
S. JANSEN	3/24/2016
DESIGNED BY	ENGINEER
S. JANSEN	S. JANSEN
FINAL CHECK BY	DATE

CONCEPTUAL
CONCEPTUAL ENGINEERING & CONSULTING



OREGON STATE MARINE BOARD
CONCEPT A
AT BUENA VISTA PARK, WILLAMETTE RIVER MILE 106.6
FOR THE POLK COUNTY PARKS DEPARTMENT

3	4
SHEET	OF
2702 - NG - 3	
DRAWINGS	



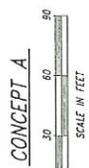
PARKING CAPACITY (LOWER LOT)

BOAT TRAILER STALLS	12
ADA BOAT TRAILER	1
SINGLE CAR STALLS	2
ADA SINGLE CAR	1

PARKING CAPACITY (UPPER LOT)

BOAT TRAILER STALLS	9
ADA BOAT TRAILER	1
SINGLE CAR STALLS	7
ADA SINGLE CAR	1

STORMWATER MANAGEMENT PLAN NOT FINALIZED, IT IS LIKELY THAT ADDITIONAL STORMWATER SWALES WILL BE REQUIRED.



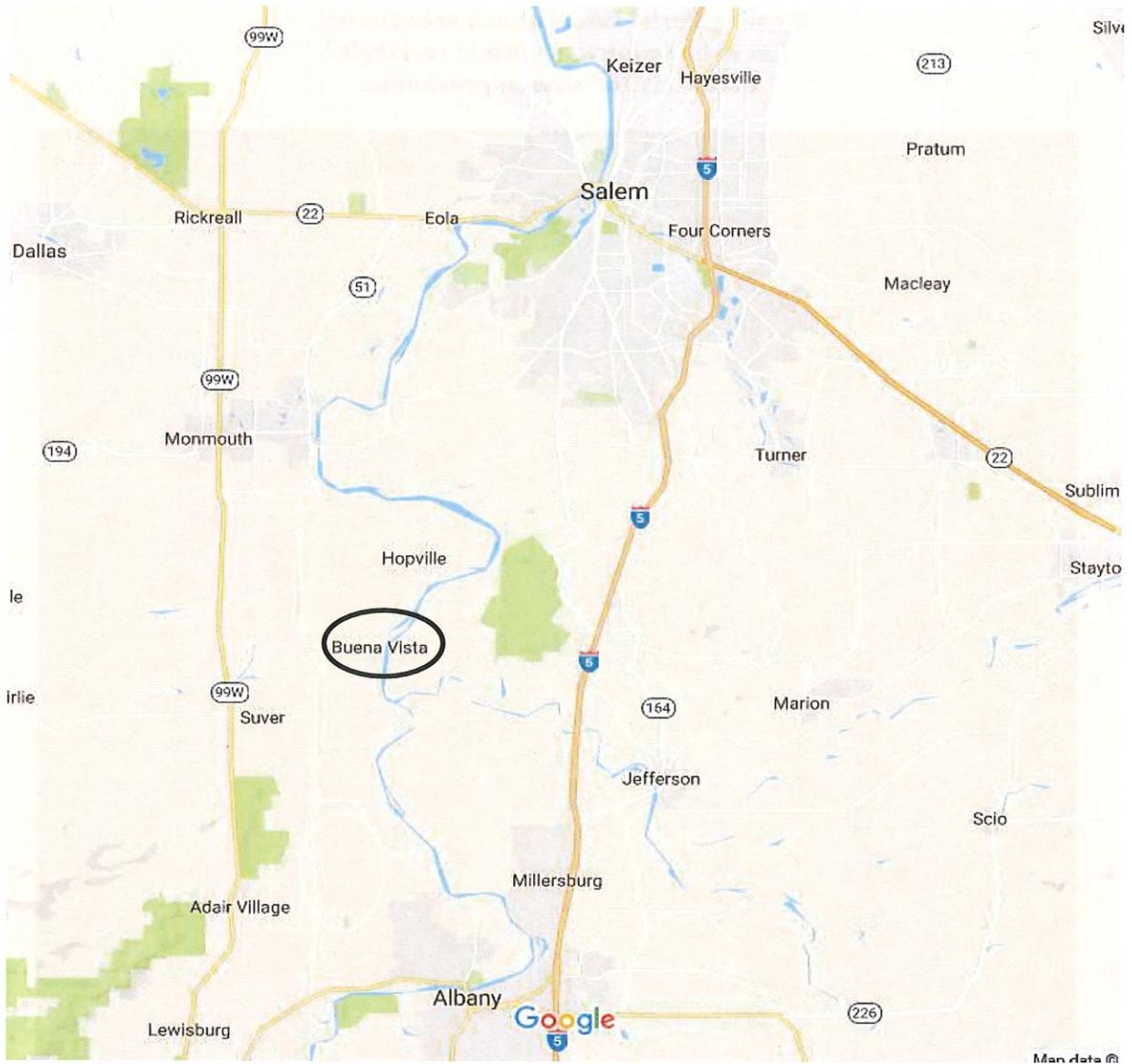
CONCEPTUAL
FOR REVIEW & COMMENT

Property Aerial Photograph:

Existing Park / Boat Launch area circled.
Lot to be acquired shown in rectangle.
Locations and sizes approximate.



Map of Property Location:



PLEASE SEE ATTACHMENTS FOR IMPROVEMENT CONCEPTUAL PLANS



FOREST RESOURCE SERVICES

TIMBER CRUISING & APPRAISAL
TIMBER LAND MANAGEMENT



NORMAN T. MARSH
CONSULTING FORESTER
1969 MANORVIEW LN. NW
SALEM, OR 97304
PHONE (503) 364-7663

February 27, 2017

Mr. Darr L. Goss, MAI
Capital Valuation Group
P.O. Box 2108
Salem, OR 97308 - 2108

Dear Darr:

As you requested recently, I have made a growth adjustment for a timber cruise for a portion of the Oregon State University Peavy Arboretum property located on N.W. Peavy Arboretum Road about 7 miles North of Corvallis. The Benton County Assessor identifies the area that I did the growth adjustment for as Tax Lots 100 and 1800, and a 10 acre portion of Tax Lot 1900, all on Map Number 10 04 31. A map and aerial photograph showing the area are attached.

I made a timber cruise for the entire area in June of 2014, and then in April of 2016, made a growth adjustment and new appraisal for the area as of April 4, 2016. My new work adjusts the timber cruise volumes for growth during the 2016 growing season, and my new appraisal is as of February 9, 2017 utilizing log prices and timber harvesting costs as of that date.

Enclosed is a new Timber Appraisal Report for the two full Tax Lots, and approximately 10.5 acres of Tax Lot 1900 within the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 31. The report shows timber volumes and values for each of the Tax Lots.

If you have any questions about this appraisal, please call me and I will be glad to respond.

Sincerely,

Norm Marsh

TIMBER APPRAISAL SUMMARY – PEAVY ARBORETUM

TAX LOT 100 , MAP NUMBER 10 04 31

CORVALLIS AREA, BENTON COUNTY, OREGON

All Timber Volumes, Acres & Values As Of February 9 , 2017

<u>Total Value</u>	<u>Species</u>	<u>Age Class</u>	<u>Net</u>	<u>Volume</u>	<u>Value Per</u>	<u>MBF</u>
Douglas-fir	30 to 50 years	642.8 MBF	\$ 419		\$ 269,333	
Douglas-fir	60 to 100 years	73.6 MBF	\$ 432		31,795	
Douglas-fir	100 years +	91.0 MB	\$ 386		35,126	
Grand Fir		99.4 MBF	\$ 280		27,832	
Red Alder		8.0 MBF	\$ 284		2,272	
Bigleaf Maple		38.2 MBF	\$ 146		5,577	
Oregon Ash		12.1 MBF	\$ 130		1,573	
Oregon Oak		1.7 MBF	\$ 176		299	

Total, All Species & Ages		966.8 MBF			\$ 373,807	
<u>Low Grade Chip Log Material</u>						
Douglas-fir Chip Logs		(9.8 MBF)	\$ 6		\$ 59	
Bigleaf Maple Chip Logs		(20.4 MBF)	* - 0 -		* - 0 -	
Oregon Ash Chip Logs		(6.9 MBF)	* - 0 -		* - 0 -	
Oregon Oak Chip Logs		(1.3 MBF)	* - 0 -		* - 0 -	

Total Low Grade Material		(38.4 MBF)			\$ 59	
=====						
Total Value of Merchantable Timber On This Property					\$ 373,866	
=====						
Total Value of Commercial Trees on this property					\$ 373,866	

NTM
2 / 25 / 2017

TIMBER APPRAISAL SUMMARY – PEAVY ARBORETUM

TAX LOT 1800 , MAP NUMBER 10 04 31

CORVALLIS AREA, BENTON COUNTY, OREGON

All Timber Volumes, Acres & Values As Of February 9 , 2017

<u>Species</u>	<u>Age Class</u>	<u>Net Volume</u>	<u>Value Per MBF</u>	<u>Total Value</u>
Douglas-fir	30 to 50 years	251.5 MBF	\$ 427	\$ 107,391
Douglas-fir	60 to 100 years	20.9 MBF	\$ 343	7,169
Bigleaf Maple		0.2 MBF	\$ 146	29
Ponderosa Pine		3.0 MBF	* - 0 -	* - 0 -
Total, All Species & Ages		275.6 MBF		\$ 114,589

Low Grade Chip Log Material

Bigleaf Maple Chip Logs	(0.2 MBF)	* - 0 -	* - 0 -
Total Low Grade Material	(0.2 MBF)	* - 0 -	* - 0 -
=====			
Total Value of Merchantable Timber On This Property			\$ 114,589

Planted Reproduction Trees

<u>Tree Species</u>	<u>Age Class</u>	<u>Stocking</u>	<u>Acres</u>	<u>Value / Acre</u>	<u>Total Value</u>
Douglas-fir & P.Pine	24 -27 yrs.	Full	0.5	\$ 1,300	\$ 650
Total Value of Commercial Trees on This Property					\$ 115,239

* Costs to harvest are more than value of delivered logs.

NTM
2 / 25 / 2017

TIMBER APPRAISAL SUMMARY – PEAVY ARBORETUM

PORTION OF TAX LOT 1900 , MAP NUMBER 10 04 31

CORVALLIS AREA, BENTON COUNTY, OREGON

All Timber Volumes, Acres & Values As Of February 9 , 2017

<u>Species</u>	<u>Age Class</u>	<u>Net Volume</u>	<u>Value Per MBF</u>	<u>Total Value</u>
Douglas-fir	30 to 50 years	7.7 MBF	\$ 301	\$ 2,318
Douglas-fir	60 to 100 years	5.2 MBF	\$ 417	2,168
Douglas-fir	100 years +	0.8 MBF	\$ 96	77
Bigleaf Maple		0.9 MBF	\$ 155	140
Ponderosa Pine		1.2 MBF	* - 0 -	* - 0 -
Total, All Species & Ages		15.8 MBF		\$ 4,703

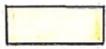
Low Grade Chip Log Material

Douglas-fir Chip Logs	(0.7 MBF)	* \$ - 0 -	* \$ - 0 -
Bigleaf Maple Chip Logs	(0.8 MBF)	* - 0 -	- 0 -
Total Low Grade Material		(1.5 MBF)	* \$ - 0 -
=====			
Total Value of Commercial Trees On This Property			\$ 4,703

* Costs to harvest are more than value of delivered logs.

NTM
2 / 25 / 2017

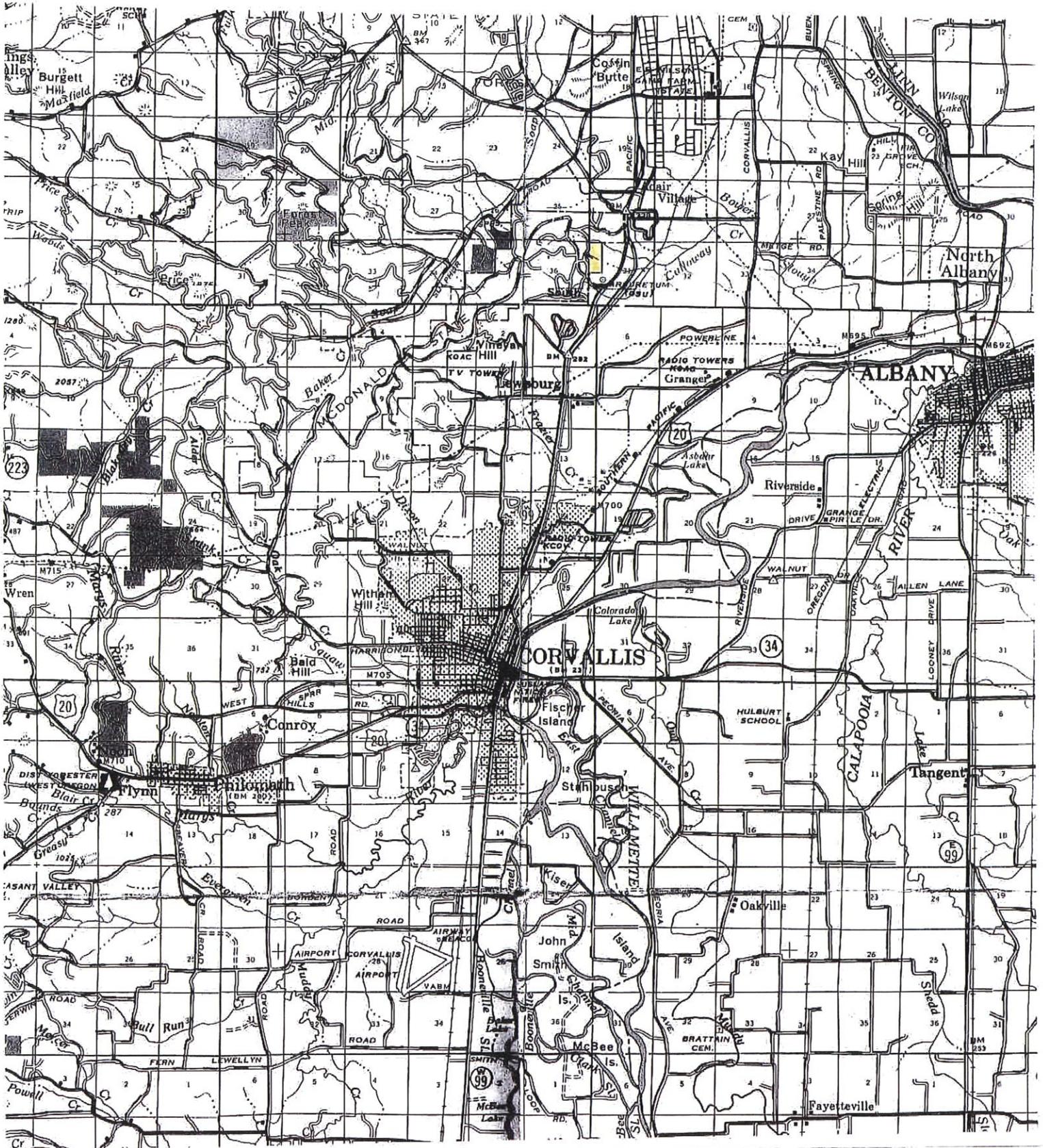
GENERAL LOCATION MAP - PEAVY ARBORETUM PROPERTY



Subject Property

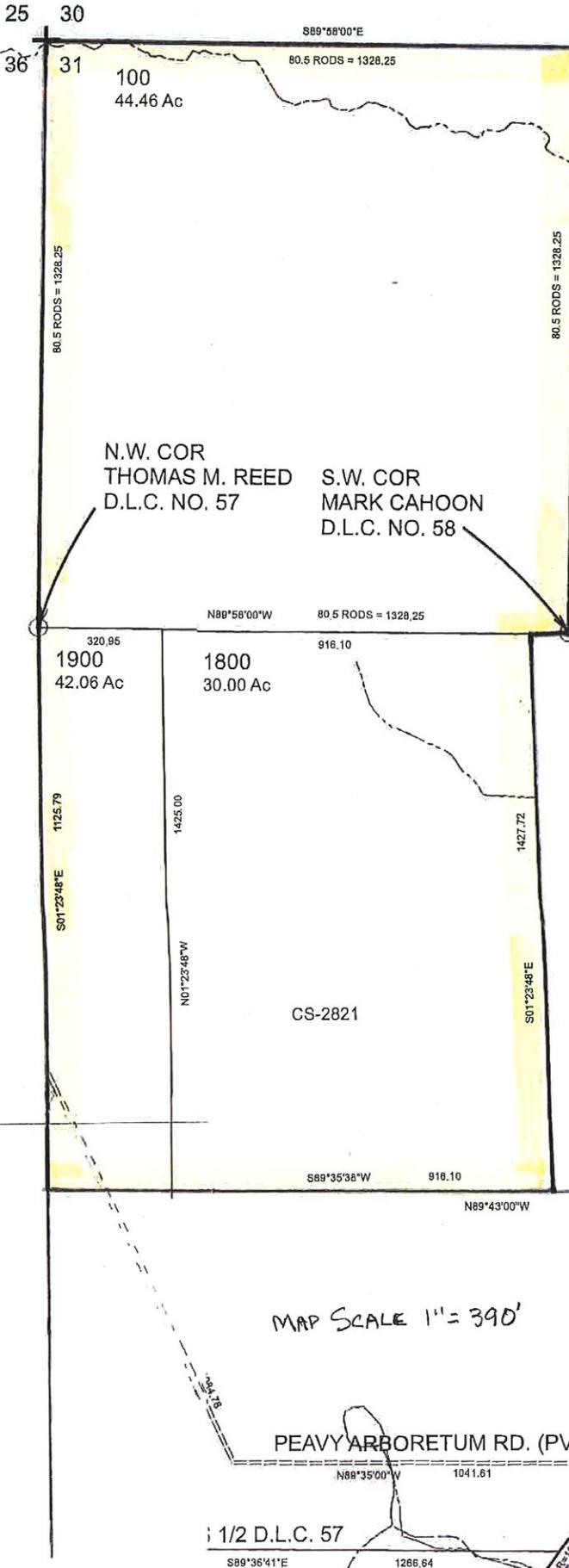
Map Scale 1" = 2 Miles

North



SEE MAP
10525

T10S, R4W



0916
(0902)



FOREST RESOURCE SERVICES

TIMBER CRUISING & APPRAISAL
TIMBER LAND MANAGEMENT



NORMAN T. MARSH
CONSULTING FORESTER
1969 MANORVIEW LN. NW
SALEM, OR 97304
PHONE (503) 364-7663

CERTIFICATIONS

The undersigned does hereby certify that, except as otherwise noted in the Appraisal Report :

1. I have no present or contemplated future interest in the real estate that is the subject of this report.
2. I have no personal interest or bias with respect to the subject matter of this report or the parties involved.
3. To the best of my knowledge, the statements of fact contained in this report upon which the opinions and conclusions expressed herein are based are true and correct.
4. No one other than the undersigned prepared the conclusions and opinions concerning values that are set forth in this report.
5. The fee that I receive for making this timber cruise & appraisal is in no way contingent on the value estimated for this timber.

Norman T. Marsh

Norman T. Marsh
Forest Resource Services
February 27, 2017

R5W
25

R4W
30

Digitizing Heads-up from:
1st Lidar Source: 2006 Yaquina & 2012 Luckiamute, canopy and shade,
2nd Photo Source: 2011 FSA Benton, Lincoln & Polk/ODF countywide files
Coordinate System: NAD 1983 Oregon Statewide Lambert Feet Int

This product is for informational use and may not have been prepared for or be suitable for legal, engineering or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of this information.

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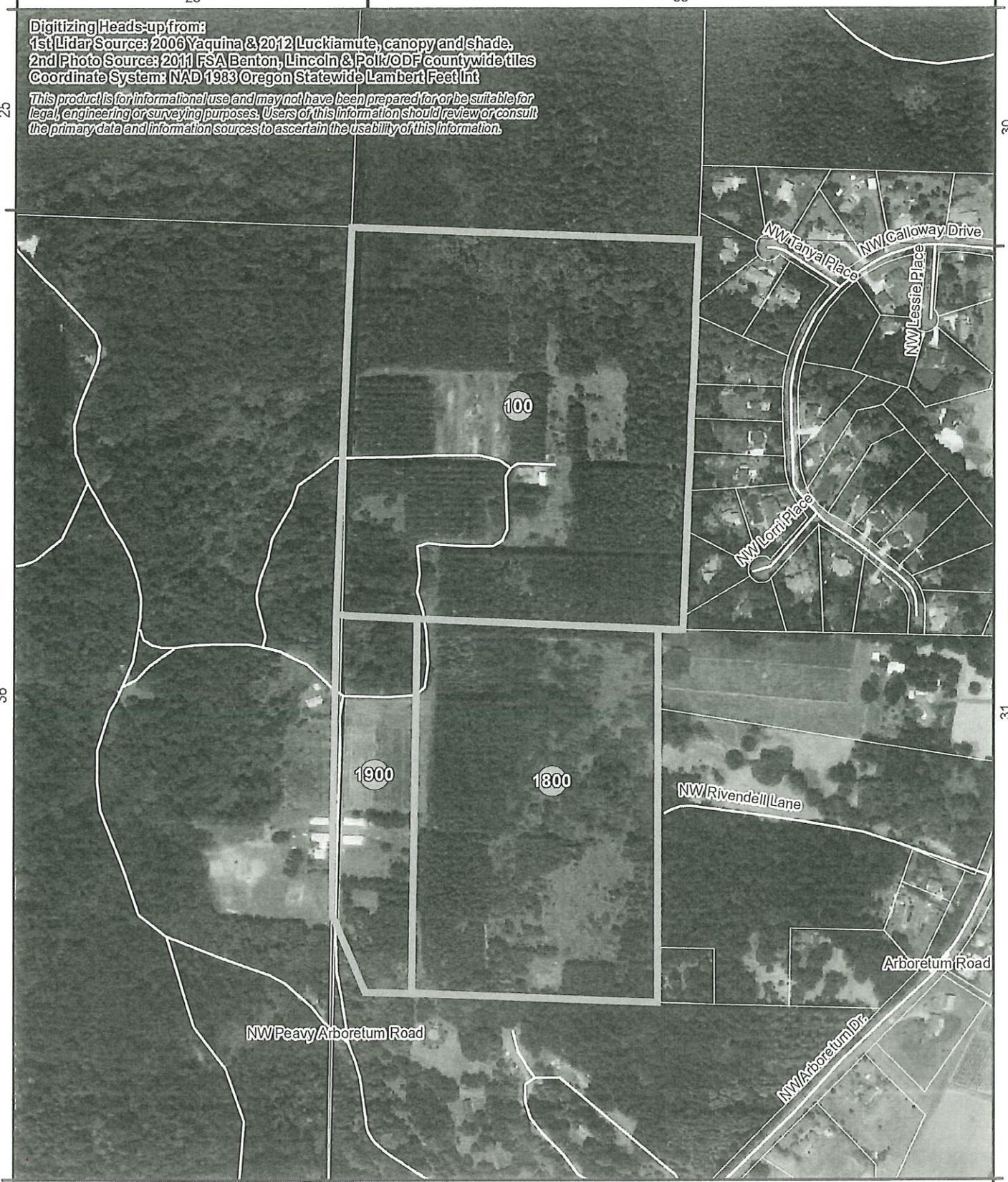
30

T10S

T10S

36

31



R5W
36

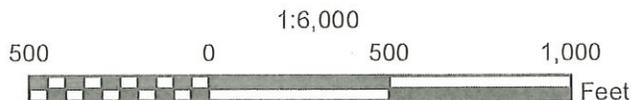
R4W
31

PEAVY ARBORETUM PARCEL

Legend

- Parcels
- Taxlots

Source: Co Assessor



Created By: Blake McKinley
 bmckinley@odf.state.or.us
 Date: 03/20/2014

LEASE AMENDMENT

This LEASE AMENDMENT (this "**Amendment**") is effective as of October 15, 2000 (the "**Effective Date**"), by and between the State of Oregon, acting by and through the Oregon Department of Forestry ("**Lessor**"), and Oregon State University ("**Lessee**") (each a "**Party**" and together the "**Parties**").

RECITALS

- A. Lessor and Lessee are the Parties to that certain Lease dated July 1, 1964 (the "**Original Lease**"), as amended by that certain Supplemental Agreement dated February 28, 1966 (the "**Supplemental Lease**"), and as extended by extension letters, the most recent of which was dated September 28, 1999 (the Original Lease, as so amended and extended, being the "**Lease**").
- B. The Lease concerns Lessee's lease of that certain improved real property commonly known as the ODF Peavy Arboretum, located in Corvallis, Benton County, Oregon.
- C. Lessor is the successor lessor to the Oregon State Board of Forestry.
- D. Lessee is the successor lessee to the Oregon State Board of Education.
- E. The Parties wish to amend the Lease as set forth below.

AGREEMENTS

The Parties agree to amend the Lease as follows:

1. Premises.

(a) *Description.* For the purposes of clarification, the improved real property subject to the Lease (the "**Premises**"), which is commonly known as the ODF Peavy Arboretum, located in Corvallis, Benton County, Oregon, is as described below and shown on Exhibit A:

Map 10S 4W 31 TL 100:	approximately 44.46 acres
Map 10S 4W 31 TL 1800:	approximately 30 acres
a portion of Map 10S 4W 31 TL 1900:	<u>approximately 10.14 acres</u>
	approximately 84.6 acres

(b) Not "State Forestlands." The Parties understand, acknowledge and agree that the Premises are not "state forestlands" pursuant to ORS 270.100(4)(b).

2. Extension Term. The term of the Lease is hereby extended through June 30, 2017, beginning on the Effective Date (the "**Extension Term**"). The Parties may by mutual agreement extend the Extension Term for additional terms of one (1) year each. Notwithstanding the foregoing, the Lease shall terminate in the event Lessee purchases the Premises pursuant to its Right of First Refusal (as defined and set forth in Section 4 below). In addition, this Lease

Agreement may be terminated by Lessee upon not less than thirty (30) days prior written notice to Lessor. In the event of early termination, any partial year's prepaid rent shall be prorated.

3. Annual Rent Payment.

(a) *Generally.* Pursuant to Section 3 of the Supplemental Agreement, Lessee is required to pay annual rent to Lessor for the Premises, in the amount that the Oregon Department of Administrative Services ("DAS") charges Lessor for the Premises from its Restoration Fund, such amount representing Lessor's annual insurance costs for the Premises. Such amount represents the amount that Lessor pays for insurance for the Premises through the DAS Restoration Fund. The Parties understand, acknowledge and agree that, as of the date of the last signature below, the only annual rent payment due from Lessee is the annual rent payment for the Extension Term, as described below.

(b) *Extension Term; Other Extensions.* For the Extension Term, Lessee's rent payment for the period of Effective Date through June 30, 2017 is \$3,427.00, payable in advance, which Lessee will pay to Lessor concurrently with the execution of this Amendment. In the event the Extension Term is extended pursuant to Section 2 above, the annual rent payment shall be adjusted as calculated by DAS, and mutually agreed upon in writing by Lessor and Lessee, and shall be paid by Lessee upon receipt of an invoice from Lessor, on the first day of the subsequent extension term.

4. Right of First Refusal. In order to clarify Lessee's right of first refusal to purchase the Premises in the event that Lessor decides to sell it, Section 3.04 of the Original Lease is hereby deleted in its entirety and replaced with the following:

Right of First Refusal. Lessor hereby grants to Lessee a Right of First Refusal (as that phrase is defined in OAR 125-045-0205(30)), pursuant to which Lessee has the right to acquire the Premises if Lessor elects to sell it, such right being subject to the terms of OAR 125-045-0230, and any other application provisions of OAR 125-045.

5. Notices.

(a) *Addresses.* "**Lessor's Address**" means the address set forth below in this Section 5(a). "**Lessee's Address**" means the address set forth below in this Section 5(a). Any notices, demands, deliveries or other communications required under this Lease shall be made in writing and delivered by one of the methods set forth in Section 5(b) below to Lessor's Address or Lessee's Address, as the case may be, unless one Party modifies its Address by notice to the other Party, given in accordance with Section 5(b) below.

Lessor's Address	Lessee's Address
Oregon Department of Forestry	Oregon State University, College of Forestry
ATTN: Mike Totey, District Forester	ATTN: Roger Admiral, Business Services
Address: 24533 Alsea Hwy	Address: 152 Peavy Hall
Philomath, OR 97370	Corvallis, OR 97331
Phone: 541-929-9151	Phone: 541-737-3163
Fax: 541-929-5549	Fax: 541-737-2668
Email: Mike.A.Totey@oregon.gov	Email: roger.admiral@oregonstate.edu
	With a copy to: OSU Real Property 3015 SW Western Blvd Corvallis, OR 97333 Email: realestate@oregonstate.edu

(b) *Delivery.*

Method of delivery	When notice deemed delivered
In person (including by messenger service)	the day delivered, as evidenced by signed receipt
Email or Fax	the day sent (unless sent after 5:00 p.m., P.T., in which case the email or fax shall be deemed sent the following business day)
US Mail (postage prepaid, registered or certified, return receipt requested)	the day received, as evidenced by signed return receipt
Courier delivery (by reputable commercial courier)	the day received, as evidenced by signed receipt

If the deadline under this Lease for delivery of a notice is a Saturday, Sunday or federal or State of Oregon holiday, such deadline shall be deemed extended to the next business day.

6. Miscellaneous. Capitalized terms used but not defined in this Amendment shall have the same definitions as set forth in the Lease. In the event of any conflict between the Lease and this Amendment, this Amendment shall control.

7. Continuation of Lease Terms. Except as expressly amended herein, all other terms and conditions of the Lease remain in full force and effect.

[remainder of page intentionally left blank]

Each person signing this Amendment below on behalf of a Party represents and warrants that he or she is duly authorized by such Party and has legal capacity to do so.

LESSOR:

The State of Oregon, by and through the Oregon Department of Forestry

Signature Michael A. Totay 6-27-16
Date
Name Michael A. Totay
Title District Forester

LESSEE:

Oregon State University

Signature Nicole Neuschwander 7/5/16
Date
Name Nicole Neuschwander
Director of Leasing and Strategic
Real Property Management
Oregon State University
Title

APPRAISAL REPORT

Peavy Arboretum
Off NW Peavy Arboretum Rd
Corvallis, OR 97330
Date of Value: February 9, 2017

PREPARED FOR

Ted Erdmann
Oregon Department of Forestry
24533 Alsea Hwy
Philomath, OR 97370

PREPARED BY

Capital Valuation Group, Ltd.
Darr L. Goss, MAI
117 Commercial St. NE, Suite 205
P.O. Box 2108
Salem, Oregon 97308-2108
(503) 375-6494
April 13, 2017

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Addenda

- Assumptions and Limiting Conditions
- Qualifications
- Zoning Information
- Timber Cruise Report

Executive Summary

The subject of this appraisal is 84.6 acres of forest land which includes tax lots 10-4-31-100,1800, and a portion of tax lot 10-4-31-1900. Our value is subject to a hypothetical condition for the specific purpose of this report. The measurements have been defined by the client to form a hypothetical lot within TL 1900 of 10.14 acres. In addition, this appraisal includes two buildings which are located adjacent to the property on land owned by OSU. These buildings are valued as improvement only, with no value assigned to the land beneath them.

Subject: Peavy Arboretum
Corvallis, OR 97330

Client & Intended User: Oregon Department of Forestry
Ted Erdmann
24533 Alsea Hwy
Philomath, OR 97370

Assessor's Data

Identification: 10S-4W-31 TLs 100,1800 & Hypothetical Portion
Of tax lot 1900

2017 Real Market Value: \$789,391 combined
2017 Net Taxable Value: \$546,705 combined

Gross Site Area: 84.6 acres combined

Zone: Forest Conservation & Public

Special Hazards: None Noted

Flood Zone Designation: Zone X, Firm 41003C0100F

Improvements: Two Residences and Six Outbuildings

Highest & Best Use

As Vacant: Timber & Dry Agricultural Uses
As Improved: Timber & Dry Agricultural Uses with Residential and
support structures as allowed by zone

Market Value Estimates

Cost Approach: \$431,999
Merchantable Timber: \$493,808
Overall Value(Rounded): \$926,000

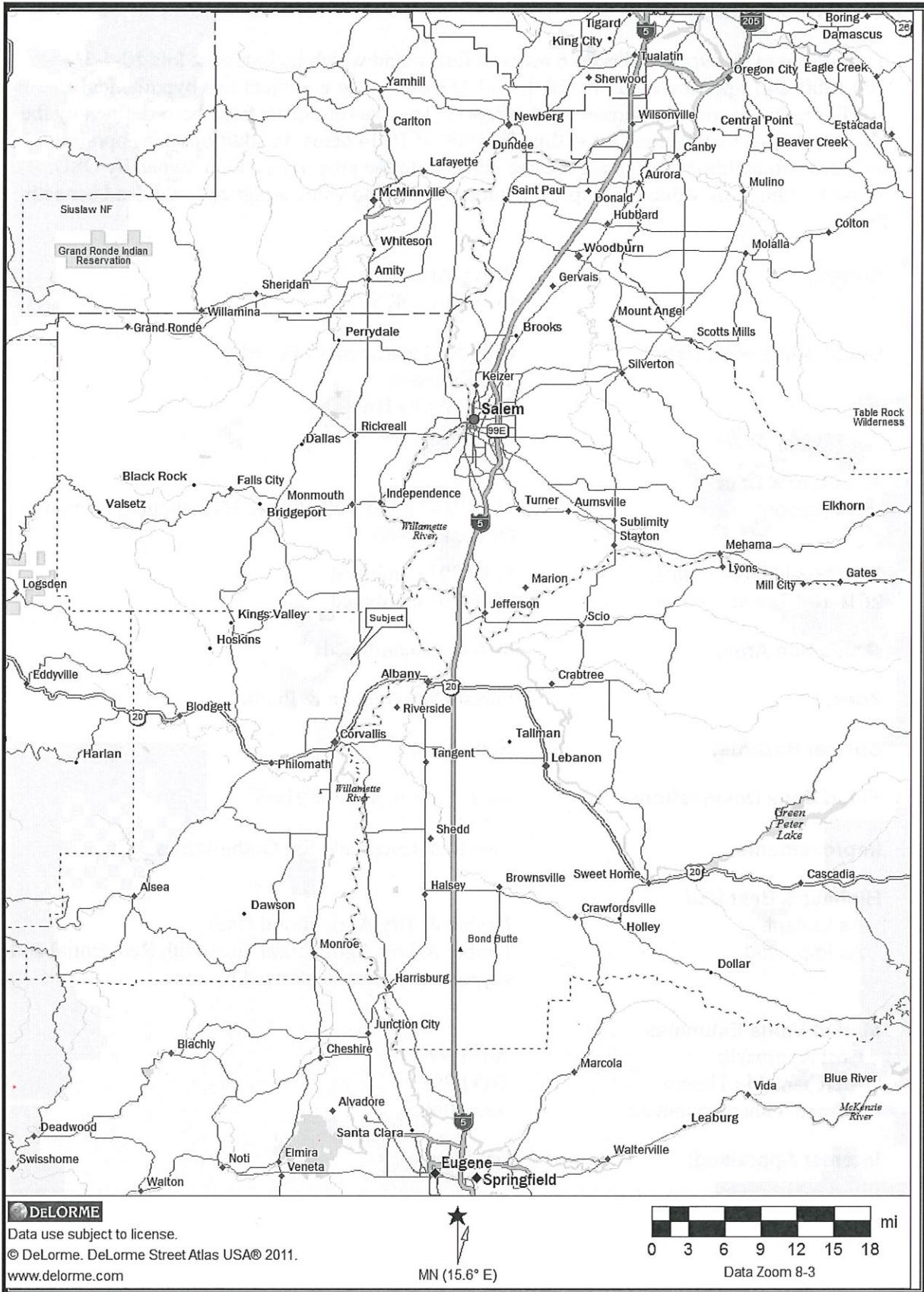
Interest Appraised: Fee Simple

Date of Value: February 9, 2017

Date of Report: April 13, 2017

Appraiser: Darr L. Goss, MAI #C000149

Peavy Arboretum, Corvallis, OR



Purpose, Function and Scope of Appraisal

This is an Appraisal Report, which is intended to comply with the reporting requirements set forth under the Uniform Standards of Professional Appraisal Practice for an Appraisal Report. As such, it presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated below. The appraiser is not responsible for unauthorized use of this report.

The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated below. The appraiser is not responsible for unauthorized use of this report. Regardless of who pays for this appraisal the client is The Oregon Department of Forestry, Attn: Ted Erdmann only. The scope of work in this appraisal has been customized for the intended user. It may be inappropriate for other users and put them in jeopardy. Therefore, regardless of the means of possession of the report, this appraisal may not be used or relied on by anyone other than the stated intended user. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability to any third party. If you are not the stated intended user contact our office to have an appraisal customized for your needs.

CLIENT & INTENDED USER: Oregon Department of Forestry
Ted Erdmann
24533 Alsea Hwy
Philomath, OR 97370

APPRAISER: Darr L. Goss, MAI
Capital Valuation Group, Ltd.
P.O. Box 2108
Salem, Oregon 97308

SUBJECT: Peavy Arboretum
Corvallis, OR 97330

Purpose of the Appraisal

The purpose of this appraisal is to provide the appraiser's best estimate of the market value of the subject real property as of the effective date, February 9, 2017. *Market Value* is defined by the federal financial institutions regulatory agencies as follows:

Market Value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) Buyer and seller are typically motivated;
- (2) Both parties are well informed or well advised, and acting in what they consider their own best interests;
- (3) A reasonable time is allowed for exposure in the open market;

- (4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- (5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.
(Source: Office of the Comptroller of the Currency under 12 CFR, Part 34, Subpart C-Appraisals, 34.42 Definitions [F].)

Intended Use of Report

This appraisal is intended to assist our client, The Oregon Department of Forestry, Attn: Ted Erdmann, in valuing the property for a potential sale.

Interest Valued

We are valuing the fee simple ownership interest in the subject property.

Effective Date of Value

February 9, 2017

Date of Report

April 13, 2017

Source Listing

Source	Information
Marion County Assessor's Offices	Tax information, Subject data
Realquest & Appraiser's Files	Comparable Sales information
Subject Owner	Subject data

Appraisal Development and Reporting Process

In preparing this appraisal, the appraiser

- A physical inspection of the subject was completed by Andrew Klosterman on February 9, 2017. We also reviewed aerial photographs and photographs previously provided to us.
- Gathered and confirmed information on comparable sales;
- Applied the Cost Approach to arrive at an indication of overall value for the subject
- All comparable sales were confirmed by a party to the sale or a recorded document.

Due to the nature of the subject, we have not used the Sales Comparison Approach or the Income Approach to value. Both the Sales Comparison Approach and the Income Approach are not normally used to determine "over all" value of improved farm tree property. Agricultural property is not normally purchased for rental income. We believe the Cost Approach is the most credible approach to estimate the fee simple value of the subject. Due to the unique improvements on this tree farm property, the Sales Comparison Approach is not often credible, because of the wide variety of variables and limited sales data on agricultural property.

Andrew Klosterman, (AA02414) provided significant real property appraisal assistance to the person signing this report by assisting in the: defining of the appraisal problem, performing preliminary analysis and planning, selecting and collecting data, performing an analysis of the subject property, estimating the subject's highest and best use, concluding land/site value, reconciling value indicators, reaching defined value conclusions and reporting value conclusions as defined.

Kathy Goss, state certified general appraiser (C000788) provided professional assistance by reviewing this report.

FIRREA Requirements

Compliance with USPAP

This report complies with USPAP requirements.

Disclosure of Competency

We are aware of and knowledgeable about the Competency Provision as set forth by USPAP. The firm of Capital Valuation Group, Ltd. and Darr L. Goss, MAI, has performed appraisals of comparable properties within Oregon in recent years.

Market Value

The definition of market value as used in this report is given above and in the Appraisal Definitions section of this report, which follows the FIRREA section.

Written Appraisal Form

This appraisal is a summary report stating the appraisers' opinion as to the fee simple market value of the subject property. The report is presented in summary format with additional data necessary to support our value conclusions retained in our appraisal file.

Revenues, Expenses and Vacancy

We have not performed any income analysis.

Market Exposure

Market exposure has been estimated based on current market data. We estimate a market exposure of approximately 12 to 18 months.

Trend Analysis

The Area and Neighborhood Analyses provide detailed comments regarding market trends.

Prior Sales of the Subject Property

A property sales history is presented in the Property History section of this report.

Legal Description

A legal description of the subject property (assessor's map and tax lot numbers) can be found in the Addenda of this report. We have reviewed all legal descriptions and plans furnished us and believe they are correct. However, we assume no responsibility for matters legal in character, nor do we render any opinion as to the title, which is assumed to be good.

We have not surveyed the property and assume no liability for such matters. If any metes and bounds description of the subject appears in the body or addenda of this report, it appears as a courtesy and should not be relied upon for legal purposes. We are not surveyors and cannot determine the accuracy or sufficiency of metes and bounds legal descriptions. We have not been supplied a preliminary title report.

Deductions and Discounts

The property does not require specific discounts or deductions in the valuation process. No deductions or discounts were used to arrive at a final value conclusion.

Prohibited Influences

This appraisal includes a signed certification page from Darr L. Goss, MAI, certifying he currently meets the appraisal standards mandated by federal law and USPAP. None of the value conclusions presented in this appraisal were based on a requested valuation. In our opinion, they are true, unbiased market values.

We have taken into consideration the information, concerns, and opinions given us by the clients and the property owners. However, we have not altered or skewed our opinions of value to favor any individual or group of people.

Personal Property, Fixtures and Intangible Items

Our appraisal does not include personal property, freestanding equipment, rolling stock, product or supply inventories, or any intangible items such as business value.

Use of Recognized Appraisal Procedures

This appraisal follows a reasonable valuation method that employs the cost approach to value the subject property.

Appraisal Definitions

Estates

Fee Simple Estate is absolute ownership unencumbered by any other interest or estate; subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.¹

Leased Fee Estate is defined as an ownership interest held by a landlord with the right of use and occupancy conveyed by lease to others; usually consists of the right to receive rent and the right to repossession at the termination of the lease.²

A Leasehold Estate is defined as the right to use and occupy real estate for a stated term and under certain conditions; conveyed by a lease.³

Highest and Best Use

The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability.⁴

Highest and Best Use as Though Vacant

Among all reasonable, alternative uses, the use that yields the highest present land value, after payments are made for labor, capital, and coordination. The use of a property based on the assumption that the parcel of land is vacant or can be made vacant by demolishing any improvements.⁵

Highest and Best Use as Improved

The use that should be made of a property as it exists. An existing property should be renovated or retained “as is” so long as it continues to contribute to the total market value of the property, or until the return from a new improvement would more than offset the cost of demolishing the existing building and constructing a new one.⁶

¹ The Dictionary of Real Estate Appraisal, Fourth Edition, Appraisal Institute, Chicago, 2002, p. 113.

² The Dictionary of Real Estate Appraisal, Fourth Edition, Appraisal Institute, Chicago, 2002, p. 161.

³ The Dictionary of Real Estate Appraisal, Fourth Edition, Appraisal Institute, Chicago, 2002, p. 162.

⁴ *ibid.*, p. 135.

⁵ *ibid.*

⁶ *ibid.*

Market Exposure

The time a property remains on the market. Exposure is further defined as:

The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based upon an analysis of past events assuming a competitive and open market.

Exposure time is always presumed to occur prior to the effective date of the appraisal. The overall concept of reasonable exposure encompasses not only adequate, sufficient and reasonable time, but also adequate, sufficient and reasonable effort. Exposure time is different for various types of real estate and value ranges and under various market conditions.⁷

Marketing Period

1. The time it takes an interest in real property that has been put up for sale to sell on the market subsequent to the date of an appraisal.
2. Reasonable marketing time is an estimate of the amount of time it might take to sell an interest in real property at the estimated market value during the period immediately after the effective date of the appraisal; the anticipated time required to expose the property to a pool of prospective purchasers, and to allow appropriate time for negotiation, the exercise of due diligence, and the consummation of a sale at a price supportable by concurrent market conditions.

Marketing time differs from exposure time, which is always presumed to precede the effective date of the appraisal. {Advisory Opinion G-7 of the Appraisal Standards Board of the Appraisal Foundation and Statement of Appraisal Standards No. 6, "Reasonable Exposure Time in Market Value Estimates" addresses determining reasonable exposure and marketing time.}

Market value estimates imply that an adequate marketing effort and reasonable time for exposure occurred prior to the effective date of the appraisal. In the case of disposition value, the time frame allowed for marketing the property rights is somewhat limited but the marketing effort is orderly and adequate.

With liquidation value, the time frame for marketing the property rights is so severely limited that an adequate marketing program cannot be adopted. {The *Report of the Appraisal Institute Special Task Force on Value Definitions* qualifies marketing time in terms of the three above-mentioned values.}

⁷Appraisal Standards Board, Uniform Standards of Professional Appraisal Practice, 2016-2017 Edition. The Appraisal Foundation, Washington, DC, 20005, Pg. U-89.

Market Value

This is the major focus of most real property appraisal assignments. Both economic and legal definitions of market value have been developed and refined. Continual refinement is essential to the growth of the appraisal profession. A current economic definition is stated as follows:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

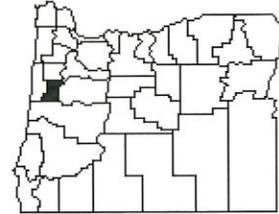
1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing of sales concessions granted by anyone associated with the sale.⁸

This definition is in compliance with the OCC (Office of the Comptroller of the Currency), FDIC (Federal Deposit Insurance Corporation), FIRREA (Financial Institutions Reforms, Recovery and Enforcement Act) and USPAP (Uniform Standards of Professional Appraisal Practice) as adopted by the Appraisal Foundation and the Appraisal Institute.

⁸Office of Comptroller of the Currency (OCC), Title 12 of the code of Federal Regulation, Part 34, Part 34, Subpart C – Appraisal, 34-42 (g); Office of Thrift Supervision (OTS), 12 CFR 564.2 (g); This is also compatible with the RTC, FDIC, FRS and NCUA definition of market value.

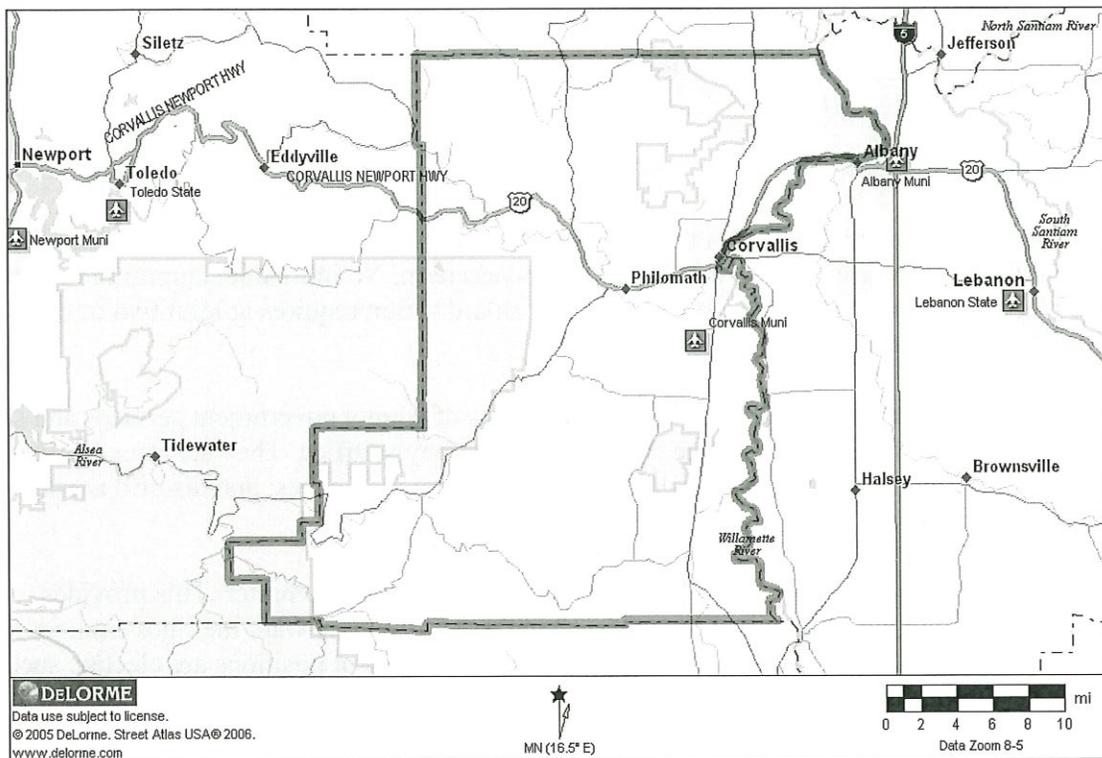
Corvallis/Benton County Area Analysis

The subject is located slightly south of the City Limits of Corvallis, in Benton County. Benton County's eastern border is the Willamette River and its western boarder runs along the crest of Oregon's Coast Range. The county is part of Oregon's agriculturally rich Willamette Valley and the timber- and recreation-rich Coast Range. The county ranks number 34 out of 36 counties for area; it contains 679 square miles.



The Willamette Valley is located between the Cascade Mountains to the east and the Coast Range to the west and is blessed with soils and a climate which earn it a ranking among the world's most productive agricultural areas.

The western half of Benton County has numerous rivers and creeks, camp grounds and hiking trails that provide summer recreation opportunities. Mary's Peak is the highest point in the Coast Range and has many hiking trails and scenic views of the valley.



Climate

Benton County has a modified-marine climate with moderate temperatures and four seasons. Annual precipitation averages 40 inches. Winter temperatures typically range from a low of 30 degrees to a high of 50 degrees and summer temperatures typically range from a low of 50 degrees to a high of 80 degrees. Fall mornings are typically foggy and winters usually have one to two days of snowfall. Due to a gap in the coastal mountain range, Western Benton County has a constant air exchange and enjoys the best overall air quality of the State. Topography of the area ranges from flat to rolling, making development relatively easy. Land adjacent the Willamette River is predominantly flat, while the rolling foothills of the coastal mountain range lay at the western city limits. Mary's River generally divides the city in half; land in the south tends to lie within the 100- or 500-year flood plain, while land in the north does not.

Topography

The topography of Benton County ranges from flat to rolling, making development relatively easy. Land adjacent to the Willamette River is predominantly flat, while the rolling foothills of the coastal mountain range lay at the western city limits. Mary's River generally divides the city in half; land in the south tends to lie within the 100- or 500-year flood plain, while land in the north does not.

Population

The latest population estimate for Benton County is 91,320 and for Corvallis is 58,240 (estimated July 1, 2016).

Government and Services

Benton County is governed by a three elected commissioners that serve on a full-time basis. Each commissioner is elected at-large to a four-year term. No individual commissioner has any more, or less, power than the others to act. Board action requires at least two of the commissioners to be in agreement.

The Board of Commissioners oversees all functions of county government services and set the budgets for the Sheriff's Office and District Attorney's Office. They act as executives, overseeing county operations; legislators, setting county ordinances; and also fill a quasi-judicial role in land use matters.

Benton County is one of nine Oregon counties with a home-rule charter. This provides greater control to our citizens. The voters decide what form they want their government to take. For example, the voters decide which county government positions are elected, such as the sheriff and commissioners.

Real property taxes are administered by the Benton County Assessor's office. The County provides fire and police protection services. Electricity is provided by Pacific Power & Light Company, while natural gas is provided by Northwest Natural Gas and telephone service is provided by Quest Communications.

Transportation

Highway 99W runs along the west side of the Willamette Valley and connects Benton County and Corvallis with portions of the Willamette Valley to the north and south. Interstate 5 (I-5) is located 10 miles east of Corvallis and is accessed via Oregon Highway 34. U.S. Highway 99W and U.S. Highway 20 also pass through the City.

A Southern Pacific spur line through the City is serviced by the Willamette Valley Railroad Company. Amtrak passenger service is available in Albany, 15 miles northeast of Corvallis. Daily interstate and intrastate freight service is provided by 13 carriers.

The nearest airport, the Corvallis Municipal Airport includes a 5,100-foot and a 3,500-foot runway with the longer approach equipped for instrument landings. Public and private hangar services are available as well as fixed wing and helicopter charter services. Regional carriers are located at Eugene's Mahlon Sweet Airport and Portland International Airport. Shuttle service is available to both.

Greyhound Bus Lines provided daily regional intercity passenger service. Corvallis Transit provides daily local bus service.

Education

Primary and Secondary Schooling

From elementary through middle and high schools, and continuing with Linn-Benton Community College and Oregon State University, the area's educational opportunities can only be termed as excellent. Businesses are quick to point to our educational opportunities as a major draw for locating in Corvallis. Progressive Farmer magazine in its 2007 annual report rated Benton County, Oregon as the number 3 county in the United States with the highest number of high school graduates who enroll in college. Pitkin County, Colorado was first and Albemarle County, Virginia was second.

Recognized as one of the top school districts in the Pacific Northwest, Corvallis School District 509J enrolls approximately 6,600 students. The district has ten elementary, three middle schools, two high schools and one resident farm home. Seventy percent of Corvallis teachers have a master's or higher degree which enables the district Scholastic Aptitude Test (SAT) scores to rank among the highest in the state and nation.

Oregon State University

Oregon State University, located on a 400 acre campus has an enrollment of approximately 20,000 undergraduates and 3,500 graduate students is an integral part of the local community. A premier research university, OSU offers bachelors, masters and doctoral degrees in a variety of fields. OSU is the state's primary source of basic applied research in forestry, agriculture, fisheries, engineering, electronics, home economics and the sciences. Students come to OSU from all fifty states and from more than ninety countries around the world.

Linn Benton Community College

Linn-Benton Community College is one of the largest of Oregon's community colleges. LBCC offers general education courses, occupational and technical preparatory training, lower division college transfer courses, skills upgrading and employee technical training. The

college's Training and Business Development Center serves the needs of local businesses through workshops, seminars, training programs and counseling.

Health Care

Corvallis is rapidly becoming a regional health care center and enjoys unusually sophisticated health services for a community of its size. Benton County residents are served by Good Samaritan Hospital, a regional health facility that is one of five rural referral centers in Oregon with special programs serving a three-county area. The Corvallis Clinic has been providing quality health care since 1947. Specialists at the Corvallis Clinic are available to provide care for all members of the family with departments ranging from immediate care to oncology, from obstetrics to gerontology.

Economy and Employment

Benton County (Corvallis MSA) has been a bright spot in Oregon's recovery and has the lowest level of unemployment in the state. Benton County's economy was based on agriculture, timber, and education. Benton County employment levels are heavily influenced by Oregon State University, Hewlett-Packard, and home-grown engineering firms such as CH2M Hill.

Oregon State University, once known as the Oregon Agricultural College, was established in Corvallis in 1862. Designated as a Land Grant, Sea Grant and Space Grant institution, OSU has grown to be the largest and oldest institution of higher learning in Oregon.

The following table shows the most recent non-farm employment data for Benton County:

Current Labor Force and Industry Employment
BENTON COUNTY (CORVALLIS MSA) LABOR FORCE SUMMARY
 (by place of residence)

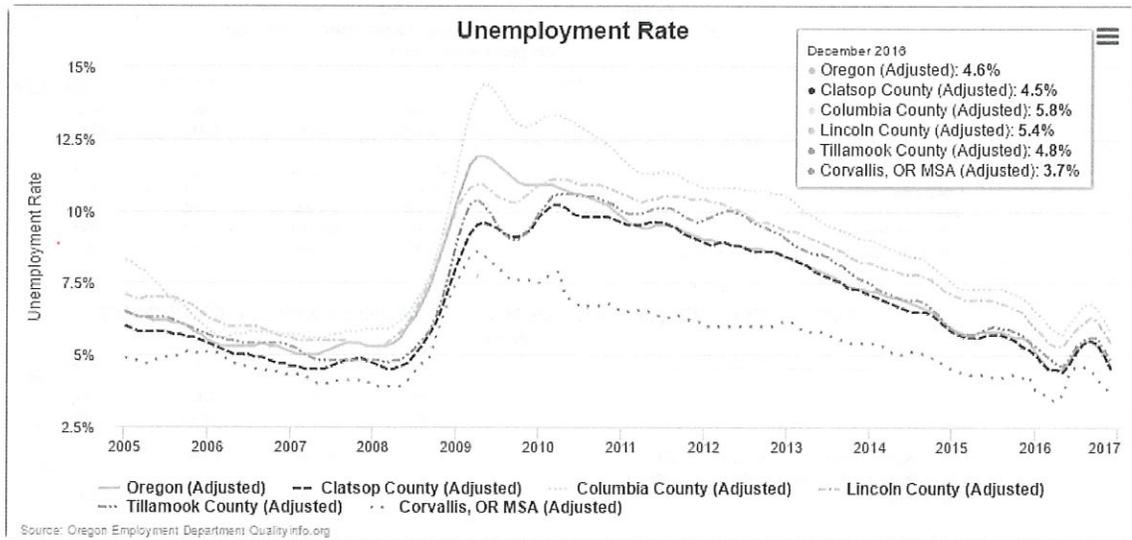
	Dec. 2016	Nov. 2016	Dec. 2015	-Change from-	
				Nov. 2016	Dec. 2015
Civilian Labor Force	46,773	47,314	45,933	-541	840
Unemployment	1,481	1,628	1,811	-147	-330
Percent of Labor Force	3.2%	3.4%	3.9%	XX	XX
Total Employment	45,292	45,686	44,122	-394	1,170
Seasonally Adjusted Unemployment Rate	3.7%	3.9%	4.3%	XX	XX

BENTON COUNTY (CORVALLIS MSA) NONFARM PAYROLL EMPLOYMENT
 (by place of work)

	Dec. 2016	Nov. 2016	Dec. 2015	-Change from-	
				Nov. 2016	Dec. 2015
TOTAL NONFARM PAYROLL EMPLOYMENT	41,900	42,290	42,040	-390	-140
SEASONALLY ADJUSTED NONFARM PAYROLL EMPLOYMENT	41,490	41,580	41,390	-90	100
TOTAL PRIVATE	26,840	27,070	26,960	-230	-120
Mining, logging, and Construction	1,200	1,240	1,180	-40	20
Manufacturing Total	2,650	2,640	2,820	10	-170
Durable Goods	2,420	2,430	2,500	-10	-80
Trade, Transportation, and Utilities	4,410	4,430	4,610	-20	-200
Information	570	570	600	0	-30
Financial Activities	1,450	1,450	1,390	0	60
Professional and Business Services	4,260	4,270	4,380	-10	-120
Education and Health Services	6,670	6,760	6,590	-90	80
Health Care and Social Assistance	6,120	6,120	6,100	0	20
Leisure and Hospitality	4,240	4,310	4,020	-70	220
Other Services	1,390	1,400	1,370	-10	20
Government	15,060	15,220	15,080	-160	-20
Federal Government	530	520	500	10	30
State Government	11,770	11,890	11,760	-120	10
State Government Educational Services	11,400	11,490	11,370	-90	30
Local Government	2,760	2,810	2,820	-50	-60
Local Government Educational Services	1,510	1,550	1,540	-40	-30
LABOR-MANAGEMENT DISPUTES	0	0	0	0	0

Benton County's unemployment rate was 3.7 percent in December, down from its revised rate of 3.9 percent in November. Oregon's statewide unemployment rate in December was 4.6 percent, down from its revised November rate of 5.0 percent. Benton County's employment gains in December were less than normal; total nonfarm employment decreased 390 jobs, when an employment decline of 300 jobs would be expected. As a result, seasonally adjusted employment decreased 90 between November and December. Benton County's employment level was 2,500, or 6.4 percent, above its pre-recession employment peak in November 2007. Benton County's employment has shed 140 over the past year, a 0.3 percent decrease. Benton County's employment growth has been outpaced by the state and the nation. Oregon has shown job growth of 2.6 percent and the U.S. grew 1.6 percent. Benton County's private sector shed 120 jobs over the past year, declining 0.4 percent. The public sector lost 20 jobs, down 0.1 percent. The fastest-growing private-sector industries over the past year included: leisure and hospitality (+220 jobs, or 5.5%); financial activities (+60 jobs, or 4.3%); and mining, logging, and construction (+20 jobs, or 1.7%).

Unemployment rates in the Corvallis MSA (Benton County) rank the lowest out of Oregon's Metropolitan Statistical Areas and are lower than the state and national average rates.



Major employers in the Corvallis area include Hewlett Packard, CH2M Hill, Good Samaritan Hospital, the Corvallis School District 509J, the Corvallis Clinic, Oregon State University, the City of Corvallis, the Environmental Protection Agency, Benton County, Evanite Fiber Co., Siuslaw National Forest, Summit Information Systems, Celwave R.F., Winco Foods, Veriteq Systems Automation, the Corvallis Gazette-Times, and Accu-Fab Systems.

Summary

The City of Corvallis is characterized by a population that has both high income and education levels. The general population and governing bodies are environmentally and developmentally conservative. The most significant employment comes from Hewlett Packard and Oregon State University. The university enhances demand for office, retail and commercial services.

Corvallis has a very stable economy, primarily due to the large government and technology sectors and the relatively small amount of seasonal employment (i.e. food processing, wood products, agriculture, etc.). Unemployment rates in Corvallis and Benton County are lower than both state and national rates which can be explained by the large government sector and relatively small amount of seasonal labor.

The Oregon Employment Department has projected a nine percent increase in employment for Linn and Benton between 2008 and 2018. Additionally, Corvallis benefits from the large student population that is gradually expanding. It is our opinion that Corvallis/Benton County will continue to offer an attractive environment for investment capital, individuals, and businesses.

Subject History

According to the Benton County Assessor, the subject is under the owner name "Oregon State." However, it is our understanding that the subject is currently owned by the Oregon Department of Forestry. The purpose of this appraisal is for a potential sale of the property to Oregon State University.

To our knowledge, the subject has not been sold or marketed for sale in the past three years. The current owners have no plans to sell the subject property.

The property is currently being used as an Arboretum and public area. Different species of trees are planted and tested.

Taxes

The subject's relevant tax information for 2016-17 is summarized below. The property is located in Benton County.

Map	Parcel	Account	Site Size	RMV	AV	Taxes
10S-4W-31	100	015291	44.46	\$221,769	\$194,125	\$0
10S-4W-31	1800	015473	30.00	\$172,423	\$172,423	\$0
10S-4W-31	1900	015481	43.06*	\$404,147	\$192,425	\$0
Overall			117.52*	\$798,339	\$558,973	\$0

The above values include all of Tax Lot 1900.

***Per request of the client, we are appraising a portion of tax lot 1900. The total acreage appraised is 84.6 acres, or approximately 10.14 acres of tax lot 1900. This tax lot is not currently separated. We have done this as a hypothetical for the specific purpose of this report with the measurement defined by the client.**



Printed: February 19, 2014 13:06 Author:
 Coordinate System: Web Mercator Datum: WGS 84 1:10,894
 Legend
 Override 1 **84.6 acres**
 Source: Esri, DigitalGlobe, GeoEye, IGN, IPC, Intermap, and the GIS User Community
 This product is for informational purposes only and may not be suitable for legal engineering or planning purposes. This software is sold "as-is" without any warranty or conditions of sale.

(Aerial imagery provided by client showing property to be appraised)

Peavy Arboretum, Corvallis, OR



Site Description

Location & Access

The subject’s formal address is 8980 NW Peavy Arboretum Rd. Overall, access to the property is considered good.

Site Area

The portion of the subject we have been asked to appraise has a total of 84.6 acres. The following charts summarize our estimates (based on aerial photography) of the subject acreage:

Peavy Arboretum	
Land Category	Acres
Dry farmland/Timber Ground	84.1
Homesite/farmstead	0.5
Subject Total	84.6

Flood/Other Hazards

The entire site lies within flood zone X, a zone considered to be an area of minimal flooding. The subject is therefore not subject to 100- or even 500-year flooding.

According to the Oregon Department of Geology and Mineral Industries, western Oregon is categorized as seismic zone 2b. The current probability of the occurrence of a seismic event in this zone has been calculated as 2 to 10 percent in the next 50 years based on one data set related to the Cascadia subduction zone.

This appraisal assumes there are no hazardous materials present on the subject. Before further development is considered, the potential for hazardous materials should be fully explored by a qualified engineering firm.

Soil, Subsoil and Drainage/Water Rights

The following pages summarize the soil types on the subject property. According to the property representative on site during inspection, the subject was formerly nursery ground.

The subject has irrigation water rights under certificates 16622 (16.2 acres, priority date 1/13/1937). and 26777 (22.4 acres, Priority Date: 4/27/1955). There is also a storage water right certificate: 16862, (Priority Date: 1/13/1937).

During our inspection for this report we observed no evidence of beneficial use of irrigation water in recent years. However in response to our request the client queried Mr. Fitzgerald at OSU. He replied:

We have used water in the past, as indicated when you click 10505 POD. Use was for irrigating a popular study. The study has concluded, so there has been no water use in the last couple of years.

The Water Resources Department, Water Use Report 10505 POD, (CRONEMILLER LAKE USE) shows that in 2014 that a total of 24.16 acre-feet was used to irrigate 8.00 acres. There was no other significant water use reported for 10505 POD during the time span 1999 - 2016.

We also examined Water Resources Department, Water Use Report 10507 POD, (ARBOR CR SPR) that showed 4.00 irrigated acres in 2016, 2015, and 2014.

We also examined the water use reports for POD's 10506 and 10504 and no other irrigation of acreage was reported.

Based on the data available it appears that there was a reported beneficial use of the subject water rights for a total of 12 acres. It is our opinion that only 12 acres have value: i.e. The remaining water rights apparently have had no beneficial use in the last five years and are subject to cancellation. There is no requirement in the present use of the property to use these other water rights – and any attempt to place them on the market and sell would reveal that there is no evidence of beneficial use and are therefore subject to cancellation. In our opinion these rights that have been unused in recent times have no contributory market value.

In our evaluation of the contributory market value of the subject water rights we consulted with Harry Seeley, Principal, West Water Research. Mr. Seeley is the manager of the Water Valuation and Marketing Division of West Water Research. This firm in Brush Prairie Washington specializes in the valuation of water rights in the Western United States. We also interviewed the leading farm real estate brokers andraisers.in the area. The consensus from these knowledgeable observers was that the appropriate value for the subject water rights was from \$1000-\$2500 per acre of land. Based upon our research and analysis and after considering the size, location and contribution to crop productivity, we believe it appropriate to value the subject 12 acres at \$2000 per acre.

Nonirrigated Capability Class

Nonirrigated Capability Class— Summary by Map Unit — Benton County, Oregon (OR003)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
91	Jory silty clay loam, basalt bedrock, 2 to 12 percent slopes	2	82.1	98.7%
98	Jory-Gelderman complex, 12 to 30 percent slopes	4	1.1	1.3%
Totals for Area of Interest			83.2	100.0%

Zoning

The subject is zoned FC & P, (Forest Conservation & Public) by the Benton County Planning Department. This zoning allows mostly forest uses, and is very limited in other development potential. A full copy of the zoning regulations is attached to the addenda of this report.

Abutting Properties

The subject is surrounded by similar zoned land with rural residences scattered throughout.

Easements/Encumbrances

No title report has been provided to us. Our inspection of the subject and County records did not reveal any encroachments, encumbrances or easements. We therefore believe there are no encumbrances that negatively impact the property or limit its development potential.

Improvement Description

Storage Building #1

The 2,204 SF storage building is wood framed with a metal roof and concrete flooring. Approximately 1,373 SF of this building has cold storage capability. This building is in overall average condition.



Machine Shed & Gas/Oil Shed #2 & #3

This 1,748 SF metal storage shed is an open face metal storage building. It is in overall average condition

In addition, to the right of the photographed machine shed is a gas storage building that measures 140 SF. It is of a similar construction type and quality as the machine shed.



Residence #4

The residence measures approximately 1,030 SF. It is wood framed with a metal roof. We did not inspect the interior of this building. It is in overall average condition.



Lab Building #5

The 1,479 SF wood framed building has a flat composition roof. It is in overall fair condition.



Residence #6

The residence measures approximately 1,200 SF. It is wood framed with a metal roof. We did not inspect the interior of this building. It is in overall average condition.



Detached Garage #7

It also includes a 400 SF detached garage of similar construction quality and condition.



Storage Building #8

The 1,260 SF wood framed building has a metal roof. It is in overall fair condition. We did not inspect the interior of this building

Summary of Analysis and Valuation

Legally Permissible

Highest and best use is the most profitable use or the use that results in the greatest net return to a property. Highest and best use must be legal and comply with zoning regulations, governmental land use and building requirements, deed restrictions/covenants, and legislation. It must be practical by accounting for site and improvement limitations. Lastly, highest and best use must be economically feasible for income producing properties with any expenditure supported by adequate future income corresponding with an increase in value greater than the expenditure. The highest and best use of a parcel is not determined through subjective analysis by the property owner or the appraiser; rather highest and best use is shaped by the competitive forces within the market where the property is located.

The value of the subject property is directly correlated with its potential highest and best use. Specifically, the fundamental basis of value is the perception of the market (i.e., the perception of the typical prudent purchaser regarding the use that maximizes value). Our highest and best use analysis attempts to duplicate the methodology that would be followed by a typical purchaser. In summary, we carefully studied all areas that would be examined by the typical purchaser.

As Though Vacant

Legally Permitted Uses

One of the biggest factors influencing a property and its highest and best use is its zoning designation. This determines the uses that are allowed on the property.

Tax lot 100 & 1800 are zoned FC, Forest Conservation, and Tax lot 1900 is zoned P, Public by the Benton County Planning Department. Tax lot 1900 also has a specific zoning ordinance which limits development to only facilities that are in support of Peavy Arboretum specifically. According to the zoning code the purpose of the FC zone is to “conserve forest lands, promote the management and growing of trees, support the harvesting of trees and primary processing of wood products, and protect the air, water, and wildlife resources in the zone. Resources important to Benton County and protected by this chapter include watersheds, wildlife and fisheries habitat, maintenance of clean air and water, support activities related to forest management, opportunities for outdoor recreational activities, and grazing land for livestock. Except for activities permitted or allowed as a conditional use, non-forest uses shall be prohibited in order to minimize conflicts with forest uses, reduce the potential for wildfire, and protect this area as the primary timber producing area of the County.”

A sampling of the uses that are either allowed outright consist of the following:

FC Zone

- Forest operations, forest practices, and any other forest management activities authorized under the Forest Practices Act and Rules. For purposes of this section and pursuant to OAR 660-06-005(2), forest operation means any commercial activity relating to the growing or harvesting of any forest tree species as defined in ORS 527.620(6).

- Temporary on-site structures which are auxiliary to and used during the term of a particular forest operation, including temporary helipads. For purposes of this section and section (3) below, and pursuant to OAR 660-06-025(2)(d), "auxiliary" means a use or alteration of a structure or land which provides help or is directly associated with the conduct of a particular forest practice. An auxiliary structure is located on site, temporary in nature, and is not designed to remain for the forest's entire growth cycle from planting to harvest. An auxiliary use is removed when a particular forest practice has concluded.
- Physical alterations to the land auxiliary to forest practices including, but not limited to, those made for purposes of mineral exploration, gravel extraction and processing for construction and maintenance of forest roads in the immediate vicinity of the extraction and processing site, solid waste disposal sites, dams, reservoirs, road construction or recreational facilities. For purposes of this section and pursuant to OAR 660-06-025(2)(d), "auxiliary" is defined in BCC 60.105(2). [Ord 2001-0174; 2006-0214]
- Uses to conserve soil, air, and water quality and to provide for wildlife and fisheries resources.
- One dwelling per tract as provided for under BCC 60.108 and BCC 60.109.
- Farm use as defined under BCC 51.020.

Public Zone

- Farm use.
- Forest use.
- Public school, including a college or university and associated research facilities.
- Public park, natural area, open space or acquisition of greenway corridor.
- Fairgrounds.
- Water supply, water treatment facility, wastewater treatment facility, reservoir and other related facilities.
- Biological research facility.
- Airport and related facilities.
- Accessory use or structure.
- Caretaker dwellings in conjunction with a permitted use. [Ord 26, Ord 90-0069, Ord 2005-0209, Ord 2005-0210]

The legal restrictions for the FC & P zone are extensive. Use of the subject is mostly limited to Forest or related activities.

As Improved

Highest and best use of property "as improved" is defined as the use that yields the highest return to the land and improvements as they currently exist. An existing property should be renovated or retained as is so long as it continues to contribute to the total market value of the property, or until the return from a new improvement would more than offset the cost of demolishing the existing building and constructing a new one.

The highest and best use of the subject "as improved" takes into consideration all of the aspects as in the highest and best use "as vacant" except that it also considers the subject's existing improvements. The subject improvements include a residential dwelling and a number of farm outbuilding which are typical in agriculture and forest operations. We believe the subject's current improvements are consistent with the subject's zoning

designation and the land uses in the surrounding area. The subject's current use is a good expression of the subject's highest and best use.

Exposure Time

Exposure time is defined as the length of time the subject property would have been exposed for sale in the market had it sold at the market value concluded in this analysis as of the date of this valuation. After researching sales of comparable properties, we believe the subject would have sold at the concluded market value within 12-18 months

Exposure/Marketing Time

It is often difficult to estimate the exposure time for rural farm or ranch properties since they are not usually listed for sale; most often, they sell off the market. However, after observing the market, investigating properties that sold after being professionally listed, and considering the subject property's location and production, we believe the subject would be desirable if marketed. We therefore believe the subject properties would sell at our concluded value within a 12-18 month exposure time.

Cost Approach: Site Valuation

The most important factors to be considered when analyzing sales of comparable property include the contribution of improvements to the sale price, size of property, location, soil quality and productivity of the timber ground. We discovered many sales of land comparable to the subject, but restricted our analysis to the four best of the comparables, which were most similar to the subject's rural timber land use and property size.

Our analysis involves the following summary table, a sales location map, a relational discussion of the sales in respect to the subject, and a value conclusion based on the analysis.

We discovered many sales of land comparable to the subject, but restricted our analysis to the four best of the comparables, which were most similar to the subject's timber use and public use. Our analysis involves the following summary table, following sales location map, a relational discussion of the sales in respect to the subject, and a value conclusion based on the analysis.

Dry Timber Comparable Sales

Comparables	Sale 1	Sale 2	Sale 3	Sale 4	Subject
Sale Date	August 2015	October 2015	November 2014	November 2015	
Sale Price	\$470,000	\$35,000	\$410,000	\$472,000	
Grantor	Wayne Harris Trust	J Troncoso Jr	Cheree Nosak RVC Living Trust	Weyerhaeuser	
Grantee	Carol & Stewart Hemphill Tr	John & Brenda Teague	Pam Martin	Schmidt Family Forest	
Tax Map	11S-6W-30	9S-5W-23	13S-5W-07	10S-5W-6	Multiple
Tax Lot	501	103	102	201	Multiple
Address	Harris Road	Behind 11200 & 11180 Simpson Rd	8105 Red Prairie Rd	13901 Maxfield Creek Rd.	NW Peavy Arboretum RD
Location	Philomath OR	Monmouth, OR	Sheridan, OR	Monmouth, OR	Corvallis, OR
Zoning	EFU	EFU	EFU	TC	FC/P
Total Acreage	114.0	22.5	99.6	128.0	84.1
Tillable Acreage		9.5	99.6	0	84.6
Soil Type	Jory	NA	Suver, Salkum, Bellpine	Bellpine	Jory
Soil Class	NA	NA	II, III	III, IV	II
Irrigation	No	No	No	No	No
Improvements	No	No	Yes	No	No
Allocation					
Whole Property					
Value	\$470,000	\$35,000	\$410,000	\$472,000	
Acres	114.0	22.5	99.6	128.0	84.6
\$/Acre	\$4,123	\$1,556	\$4,116	\$3,688	
Dry Timber Land					
Value	\$310,000	\$15,600	\$55,750	\$190,500	
Acres	114.0	13.0	22.3	127.0	84.1
\$/Acre	\$2,719	\$1,200	\$2,500	\$1,500	
Non-Tillable/Wood Wasteland					
Land Value			\$13,045		
Acres			6.81		
\$/Acre			\$1,916		
Home site/Farmstead					
Value				\$50,000	
Acres				1	.5
Improvements			\$24,000		
Other (Timber)	\$160,000		(Cropland – 70.49 acres @ 4,500/acre \$317,205)	\$231,500	

Comparable Sale One

Sales Price: \$470,000

Sales Date: August 2015

Location: Harris Road, Philomath, Oregon

Legal Description: 11S-6W-30 501; Benton County, Oregon

Seller: Wayne H. Harris Trust

Buyer: Carol and Stewart Hemphill Tr.

Verified: Wayne Harris

Size: 114.00 acres

Zone: EFU

Highest and Best Use: Pasture and timber

Comments: The land lays along the Marys River and extends to 740 foot elevation. Roughly half is timberland and nontillable ground, much of which was logged over. The timber was appraised at \$160,000 just prior to sale. The soils are some better quality hill types, Jory silty clay loam on the hill land. Part of the open ground was formerly planted in orchards. The lower ground is a mix of some high quality loam and silty clay loam soil types. A water right had been claimed to about 14 acres, although it hadn't been exercised in recent years. The tenant purchased the property. Timber and repod valuation is by Jackson and Prochnau.

Analysis: The sale price may be allocated as follows:

	Acres / SF	\$ per unit	Total Value
Dry Timber/Cropland	114.00 ac	\$2,719	\$309,966
Merch. Timber	242mbf	\$514.64/mbf	\$124,542
1 year reprod-11 ac		\$520/ac	\$5,720
7 year reprod-9ac		\$979/ac	\$8,811
9 year reprod-17ac		\$976/ac	\$16,592
13 year reprod-3ac		\$1,445/ac	\$4,335
Totals	114.00 ac		\$470,000

Comparable Sale Two

Sales Price: \$35,000

Sales Date: October 2015

Location: Behind 11200 and 11180 Simpson Rd., Monmouth, Oregon

Legal Description: 9S-5W-23 103; account 393469; Polk County, Oregon

Seller: J. Troncoso Jr.

Buyer: John and Brenda Teague

Verified: Yolanda Zuger, agent

Size: 22.50 acres

Zone: EFU

Highest and Best Use: Assemblage

Comments: This parcel was created out of a three parcel partition and accessed over an easement from the gravel surfaced county road. It is located on the hilltop and composed of silty clay loam soils. The flatter ground slopes around 5% and is open cropland, used in pasture and hay production but suitable for permanent plantings as well. The wooded section is steeper ground, timbered in hardwoods of no contributory value. The buyer owns adjacent property. A driveway would have had to be built across that to reach this property. As an EFU zoned parcel, there was little if any potential for a homesite and sold without that influence.

Analysis: The sale price may be allocated as follows:

	Acres / SF	\$ per unit	Total Value
Hill Cropland	9.5 ac	\$2,042/ac	\$19,400
Woodland	13.0 ac	\$1,200/ac	\$15,600
Totals	22.5 ac	\$1,556	\$35,000

Comparable Sale Three

Sales Price: \$410,000

Sales Date: November 2014

Location: Next to 8105 Red Prairie Rd., Sheridan, OR

Legal Description: APN 309185 & 309198; Polk County

Seller: Cheree Nosak RVC Living Trust

Buyer: Pam Martin Buresh

Verified: Donna Paradis, Agent

Size: 99.6 acres

Zone: EFU

Highest and Best Use: Pasture and woodlot

Comments: This hill parcel is a mix of open pastures and some woodlot. A nice pond had been constructed and was used for recreation and livestock water. There are two barns on the place, both designed for hay storage and cattle feeding. The land had not been farmed for a number of years, but it had been grazed as year-round pasture. The property had been for sale for years, literally. Soils are 30% Suver scl lllc, 26% Salkum sl llw, 25% Bellpine scl lle, and Vle on the balance.

Analysis: The sale price may be allocated as follows:

	Acres / SF	\$ per unit	Total Value
Outbuildings	6,000SF	\$4/SF	\$24,000
Cropland	70.49 ac	\$4,500/ac	\$317,205
Timbered(oak)	22.3 ac	\$2,500/ac	\$55,750
Ditch & Pond	6.81 ac	\$1,916/ac	\$13,045
Totals	99.6 ac	\$4,116.47	\$410,000

Comparable Sale Four

Sales Price: \$472,000

Sales Date: November 2015

Location: 13901 Maxfield Creek Rd, Monmouth, Oregon

Legal Description: 10S-5W-6 201; account 225238; Polk County, Oregon

Seller: Weyerhaeuser Company

Buyer: Schmidt Family Forest LLC

Verified: John Hatch, listing agent

Size: 128.00 acres

Zone: TC

Highest and Best Use: Timber production and rural homesite

Comments: This hillside tract has an easterly exposure at about 300 feet elevation. It is in a valley which is frost prone. Nevertheless, a vineyard and winery across the road which has operated for decades, although they have installed wind machines to help protect against frost. The soils are Bellpine silty clay loam which is rated IVE at slopes of 20-30% and IIIe at 12-20% slopes. Here, the steep ground is next to the road and the land flattens out on top of the hill. The Douglas-fir site index on 100 year curve is 148, which translates to 115 on a 50 year curve and class 3+ rating for timber. Bellpine is also considered desirable as a vineyard soil type if other factors are favorable. The tract was advertised as a rural homesite and it overlooks twelve tax lots ranked along the county roads to the north and east. It should easily qualify for a residence through the template test. A Douglas-fir timber stand is 12 years old and was well stocked with very vigorously growing genetically improved trees, which belie the class 3 site class and exhibit growth characteristics of a class 2 site. The south end had been logged over just prior to sale.

Analysis: The sale price may be allocated as follows:

	Acres / SF	\$ per unit	Total Value
Homesite	1.0 ac		\$50,000
Timberland	127.0 ac	\$1,500/ac	\$190,500
12 year reprod-120ac		\$1,929/ac	\$231,500
Totals	128.0 ac		\$472,000

Sales Analysis

Value Not Attributable to the Real Property

To our knowledge, unless stated, none of the sales included personal property, business value, goodwill or other non-real estate goods. The sale price of each comparable is attributable to the property only.

Property Rights Conveyed

Each sale involved the transfer of fee simple interest from grantor to grantee. No adjustments for property rights were necessary.

Financing Terms

Adjustments for financing are sometimes necessary depending on the terms of a contract. Sellers sometimes inflate the sale price and offer attractive atypical contract terms. Also conversely, contract terms, which are above market rates, may reduce the cash equivalent sale price of a property. Unfortunately, buyers are often protective of the terms of sale and are unwilling to release this information. Of the sales above, all were sold on a cash or cash equivalent basis. Because of this, no cash equivalency adjustment is necessary.

Conditions of Sale

Based on our research, the sales appear to be arms-length transactions in which neither the buyer nor seller was under undue influence to consummate the sale.

Market Conditions

A market conditions adjustment is best supported by general market analysis and paired sales analysis. However, a paired sales analysis is only effective when at least two sales are similar in nearly all respects, except for the date of sale. A difference between the unit values can be attributed for changes in the marketplace during the time between the two sales. The current economic conditions present within the market indicate a steady trend in real estate values.

Adjustments

Although all the sales are generally similar to the subject in terms of function and highest and best use, there are some differences between the sales and the subject in terms of access, location, and site size. We were not able to extract quantified adjustments from these sales. We consider these differences qualitatively rather than make quantitative adjustments to the sales.

Sales

Four sales of dry timber ground in the subject’s region were analyzed. The prices range from approximately \$981 to \$2,500 per acre for dry tillable ground. Sales 1, 2, and 3 are the most comparable in terms of location, soil quality, and productivity. It is the appraiser’s belief that the subject would fall on the upper end of that indicated value range, at \$2,500/acre.

As previously mentioned in this report, the subject also contains water rights, with approximately 12 acres of beneficial use in recent years. For the purposes of this report we would consider those rights to have value. Based on our experience and interviews of knowledgeable market observers, we conclude a value of \$2,000/acre for a total of \$24,000 for the subject’s water rights.

We have compared the sales to the subject and do not believe any adjustments to the cropland price per acre are necessary. No adjustments were made for time, location, access, size, topography, land use or soils.

Site Value Conclusion

Based on our experience, our file data, the comparables presented, and interviews of knowledgeable market observers we believe a value of \$75,000 for the right to build on the one existing homesite is appropriate.

The following charts summarize these market indicated values as of **February 9, 2017**:

Peavy Arboretum Estate			
Land Category	Acres	Price/Acre	Value
Dry farmland/Timber Ground	84.1	\$2,500	\$210,250
Homesite/farmstead	.5		\$75,000
Water Rights	12		\$24,000*
Subject Total	84.6		\$309,000(Rounded)

*As previously mentioned, based upon our research and analysis and after considering the size, location and contribution to crop productivity, we believe it appropriate to value the subject’s 12 acres of water rights at \$2000 per acre.

Cost Approach: Improvements

The Cost Approach requires estimating the replacement cost new for all improvements that contribute to the overall value of the subject and subtracting the estimated depreciation of each improvement. The depreciation is the measure of the difference between the cost new and present value of the improvements. The depreciated replacement cost is the result of subtracting depreciation from the replacement cost new; and a final property value results when land value is added to the depreciated replacement cost.

Replacement Cost New

Adding the cost to construct and a reasonable rate for entrepreneurial profit indicates the replacement cost new. We typically rely on three sources of construction data to value a property using the cost approach. The first sources of construction data are cost indices, such as Marshall and Swift cost service providing construction costs based on comparable construction products. The second source of data is recent market data from construction of comparable improvements. The last source of data is usually the property owner if the subject improvements have recently been constructed. Entrepreneurial profit is that required by a builder or developer for incurring the risk of building a project and to provide an incentive for gains. Some property improvements, such as single or special purpose properties are not built on a speculative basis. They are built solely to meet the needs of a specific end-user. In such cases, adding entrepreneurial profit to the construction cost is unreasonable. Typical farm-based agricultural improvements such as those on the subject are an example of this.

Marshall and Swift Valuation Service Estimates

	Sec, Pg	Class	\$/SF New	\$/SF w/mult
#1 Storage Building	17-26	D	\$13.47	\$14.29
#1 Cold Storage	17-20	D	\$7.78	\$8.25
#2 Machine Shed	17-29	D	\$7.82	\$8.30
#3 Residence	12-25	D	\$61.65	\$64.13
#4 Gas Storage Building	17-28	D	\$7.82	\$8.30
#5 Lab Building	17-28	D	\$15.79	\$16.75
#6 Residence	12-25	D	\$72.97	\$75.91
#7 Detached Garage	12-35	D	\$23.95	\$24.92
#8 Storage Building	17-26	D	\$17.96	\$19.05

Replacement Cost New Conclusion

The following table summarizes the size, unit costs, and replacement cost new estimates for the subject improvements according to Marshall and Swift (including local and current cost multipliers), with new improvements cross-checked by actual figures provided by the owner.

Structure	RCN - Replacement Cost New		
	Unit Cost (\$/SF)	Size (SF)	RCN
#1 Storage Building	\$14.29	2,204	\$31,495
#1 Cold Storage	\$8.25	1,373	\$11,327
#2 Machine Shed	\$8.30	1,748	\$14,508
#3 Residence	\$64.13	1,030	\$66,054
#4 Gas Storage Building	\$8.30	140	\$1,162
#5 Lab Building	\$16.75	1,479	\$24,773
#6 Residence	\$75.91	1,200	\$91,092
#7 Detached Garage	\$24.92	400	\$9,968
#8 Storage Building	\$19.05	1,260	\$24,003
Total			\$281,986

Depreciation

Depreciation is a market recognized loss in value due to "wear and tear, disintegration, use in service, and the action of the elements." Depreciation is recognized only insofar as the market identifies this loss in value. We typically analyze depreciation using any of three methods. The first, the *breakdown* method, involves an estimation of physical, functional and external forms of depreciation. The second method involves extracting depreciation rates from the comparable sales. The third is to estimate the overall depreciation by determining the percent-good from the effective age and remaining economic life. This is the most common estimate of depreciation when structures are simple in nature or when functional or external obsolescence is minor or non-existent. It is the most common method used for farm structures and will be used in our analysis. Depreciation was based on our inspection and knowledge of actual age. In general, residential and farm improvements have a typical 60 year economic life. Effective ages may vary from actual age based on current condition. The following table summarizes the replacement cost new, percent good, and depreciated replacement cost for the subject improvements.

Structure Account	DRC - Depreciated Replacement Cost		
	RCN	Percent Good	DRC
#1 Storage Building	\$31,495	50%	\$15,748
#1 Cold Storage	\$11,327	50%	\$5,664
#2 Machine Shed	\$14,508	50%	\$7,254
#3 Residence	\$66,054	40%	\$26,422
#4 Gas Storage Building	\$1,162	30%	\$348
#5 Lab Building	\$24,773	30%	\$7,432
#6 Residence	\$91,092	50%	\$45,546
#7 Detached Garage	\$9,968	50%	\$4,984
#8 Storage Building	\$24,003	40%	\$9,601
Total	\$281,986		\$122,999

Final Value Conclusion

The subject property also has significant value in merchantable timber, for which a timber cruise was done. Norman Marsh of Forest Resource Services concluded a Total Fair Market Value of \$493,808 for the subject's merchantable timber. A copy of the timber cruise has been attached to the addenda of this report.

As of February 9, 2017, the subject has the following value:

Peavy Arboretum	Value
Site Value	\$309,000
Improvements	\$122,999
Merchantable Timber	\$493,808
Total	\$925,807

Based on the data and analysis in this report and subject to the assumptions and limiting conditions found in the body and addenda of this report, the subject property **as-is** has a *rounded fee simple market value*, as of **February 9, 2017**, of

NINE HUNDRED TWENTY-SIX THOUSAND DOLLARS ... \$926,000*

Sincerely,

CAPITAL VALUATION GROUP, LTD.



Darr L. Goss, MAI

Oregon Cert. No. C000149

**This appraisal is subject to the hypothetical condition that a 10.14 acre portion of TL 1900 has been appraised to form a hypothetical parcel of 84.6 acres.*

Certification of Darr L. Goss, MAI

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have not performed services as an appraiser regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- I have made a personal inspection of the exteriors of the property that is the subject of this report.
- Andrew Klosterman (AA02414) provided significant real property appraisal assistance to the person signing this certification.
- The reported analyses, opinion, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, I, Darr L. Goss, have completed the continuing education program of the Appraisal Institute.

Darr L. Goss

4/4/17

Signature

Date



Darr L Goss
Capital Valuation Group Ltd
PO Box 2108
Salem, OR 97308

License No.: C000149
Issue Date: December 1, 2015
Expiration Date: November 30, 2017

Gae Lynne Cooper
Gae Lynne Cooper, Administrator

Qualifications of Capital Valuation Group, Ltd.

Capital Valuation Group, Ltd. has been serving the northwest since 1974 under various business names. The firm concentrates on complex commercial, industrial, multi-family and rural valuation assignments. A partial list of clients includes:

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City of Albany
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City of Corvallis
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FSLIC
GSA - State of Oregon
Klamath County
Lane County
Marion County
Military Department - State of Oregon
Oregon Dept. of Transportation
Port of Portland
Salem/Keizer School District
U.S. Army Corps of Engineers
U.S. Dept. of Interior
Woodburn School District

Financial

American Savings & Loan (FCA)
American Federal Savings
Bank of California
Benj. Franklin
Church Extension Plan
Family Federal Savings
First Federal, Coeur d'Alene
First Federal, Longview
First Federal, McMinnville
Freedom Federal Savings
Harvest Capital Company
Key Bank of Oregon
Old National Financial
Pioneer Trust Bank, N.A.

Rainer Bank
Seafirst R.E. Group
The Oregon Bank
U.S. National Bank of Oregon
United Savings Bank
Vancouver Federal
Washington Mutual S.B.
Wells Fargo Bank
Western Bank
Western Security Bank
Willamette Savings

Insurance

Mutual of Enumclaw
Oregon Mutual
Pacific Mutual
St. Paul Fire & Marine

Medical

Killen Enterprises
Medical Properties
Oak St. Medical Center
Physicians Building
Salem Hospital

General

Capital Consultants
Capitol Auto World
Chevron, USA
First American Title
Keller Enterprises
Microfect, Inc.
Moyer Theaters
Nalley's of Canada
Nippon Kokan K.K.
Owens-Corning Fiberglas
Pacific Petroleum
PGE
Schnitzer Investment
Valley Rolling Mills
Walter West Construction

Qualifications of Darr L. Goss, MAI

Darr L. Goss is the President of the firm Capital Valuation Group, Ltd. Following graduation from the University of Oregon, he served with the U.S. Air Force, retiring as a Colonel in 1979. Mr. Goss is an FAA certified Airline Transport Pilot and Instrument Flight Instructor. He worked for the Coldwell Banker organization as a sales consultant licensed in Virginia and Washington, D.C. He then returned to Oregon as the real estate manager for Beri, Inc. of Salem, managing a portfolio of shopping centers and office buildings in Oregon and Washington. After that, he became a broker for the commercial division of Grabenhorst Brothers Realtors of Salem, handling tracts of urban, farm and timberlands. He currently appraises for government agencies, lending institutions and private individuals, specializing in complex valuation analysis.

Professional Affiliations

Appraisal Institute - Designated MAI (No. 8355), 1989; Licensed Oregon Real Estate Broker; Agri-Business Council; Salem Area Chamber of Commerce; Oregon Better Business Bureau; Salem Economic Development Corporation; Oregon Society of Farm Managers and Rural Appraisers; State of Oregon - Certified Appraiser No. C000149; State of Nevada - Certified Appraiser No. 03187; State of Washington - Certified Appraiser No. GO-SS-*D-L685QG

Community

Commissioner - Salem Planning Commission, 1986-Present; Commissioner - Capitol Planning Commission, 1990; Board Member - American Pacific Bank, 1981-1987.

Education

University of Oregon: Baccalaureate in Philosophy, Liberal Arts; **Bureau of Governmental Research and Service,** Planning Commissioner Training Program; **George Washington University,** Master of Science, Public Administration; **Duke University,** School of Forestry: Forest Appraisal; **American Institute of Real Estate Appraisers:** Appraisal of Income Property; Rural Valuation; Industrial Valuation; **University of Virginia:** Construction Cost Estimating; **Arlington (Virginia) Distributive Education:** Real Estate Counseling; Architecture and Construction; Land Usage and Development; **Chatham Educational Corporation:** The Art of Real Estate Counseling **Society of Industrial Realtors:** Industrial Real Estate; Industrial Valuation; **American Business Consultants, Inc.:** Business Opportunity Appraising; **Coldwell Banker Corporation,** Washington, DC: Sales Development Course; **Chemeketa Community College:** Zoning, Subdivision, and Community Planning; Agriculture Economics; Silviculture; Forest Mensuration; Oregon Soils; Soil Mechanics; Irrigation and Drainage; Christmas Tree Production; **Farm and Land Institute:** Valuation of Rural Property

Experience

Oregon State licensed real property Broker/Appraiser since 1980 specializing in commercial/industrial and rural properties. Currently serving clients of Capital Valuation Group, Ltd.



Oregon Water Resources Department
Water Rights Information Query

Cert:16622 OR *

- Main
- Help
- Return
- Contact Us

Contact Information (Click to Collapse...)

Current contact information

OWNER:
 OREGON DEPARTMENT OF FORESTRY
 2600 STATE ST
 SALEM, OR 97310

Water Right Information (Click to Collapse...)

Status: Non-Cancelled
 County: Benton
 File Folder Location: Salem
 Watermaster District: 16

Scanned Documents (Click to Expand...)

Point(s) of Diversion (Click to Collapse...)

POD 1 - CALLOWAY CR/RESERVOIR > BOWERS SL

Place(s) of Use (Click to Collapse...)

Use - IRRIGATION
 (Primary) - 16.2 acres; Priority Date: 1/13/1937

Water Right Genealogy (Click to Collapse...)

No genealogy records available for this water right, try the family link below instead.

[View Water Rights in same Family](#) [Report Errors with Water Right Data](#)

Workflow (Click to Collapse...)

- Application: ~~S 16744~~
- Permit: S 12526 document
- Certificate: ~~16622~~ document, paper map
 - Signature: 12/30/1949
 - Type: Original

Order(s)

Order	Origin	Volume-Page	Signature	Description
▶	Special	4-117	9/25/1941	EXTENSION OF TIME ON CERTAIN PERMITS
	Special	4-177	5/25/1944	EXTENSION OF TIME CERTAIN PERMITS

- ▶ [View right with Web Mapping](#)
- ▶ [View Places of Use from Water Rights in the Same Area](#)
- ▶ [View Reported Water Use](#)



Oregon Water Resources Department
Water Rights Information Query

Cert:16862 OR *

- Main
- Help
- Return
- Contact Us

Contact Information (Click to Collapse...)

Current contact information

OWNER:
 OREGON DEPARTMENT OF FORESTRY
 2600 STATE ST
 SALEM, OR 97310

Water Right Information (Click to Collapse...)

Status: Non-Cancelled
 County: Benton
 File Folder Location: Salem
 Watermaster District: 16

Scanned Documents (Click to Expand...)

Point(s) of Diversion (Click to Collapse...)

POD 1 - CALLOWAY CREEK > BOWERS SL

Place(s) of Use (Click to Collapse...)

Use - STORAGE
 (Primary); Priority Date: 1/13/1937

Water Right Genealogy (Click to Collapse...)

--No genealogy records available for this water right, try the family link below instead.

[View Water Rights in same Family](#) [Report Errors with Water Right Data](#)

Workflow (Click to Collapse...)

- Application: R 16745
- Permit: R 704 document
- Certificate: 16862 document, paper map
 - Signature: 1/30/1950
 - Type: Original
- Related Documents
 - [View right with Web Mapping](#)
 - [View Places of Use from Water Rights in the Same Area](#)
 - [View Reported Water Use](#)

[Add TRS grouping](#)



Oregon Water Resources Department
Water Rights Information Query

Cert:26777 OR *

- Main
- Help
- Return
- Contact Us

Contact Information (Click to Collapse...)

Current contact information

OWNER:
OREGON DEPARTMENT OF FORESTRY
2600 STATE ST
SALEM, OR 97310

Water Right Information (Click to Collapse...)

Status: Non-Cancelled
County: Benton
File Folder Location: Salem
Watermaster District: 16

Scanned Documents (Click to Expand...)

Point(s) of Diversion (Click to Collapse...)

- ▶ [POD 1 - CALLOWAY CREEK > BOWERS SL](#)
- ▶ [POD 2 - A RESERVOIR > CALLOWAY CREEK](#)
- ▶ [POD 3 - ARBOR CREEK > CALLOWAY CREEK](#)

Place(s) of Use (Click to Collapse...)

- ▶ Use - DOMESTIC
(Primary); Priority Date: 4/27/1955
- ▶ Use - IRRIGATION
(Primary) - 22.4 acres; Priority Date: 4/27/1955

Water Right Genealogy (Click to Collapse...)

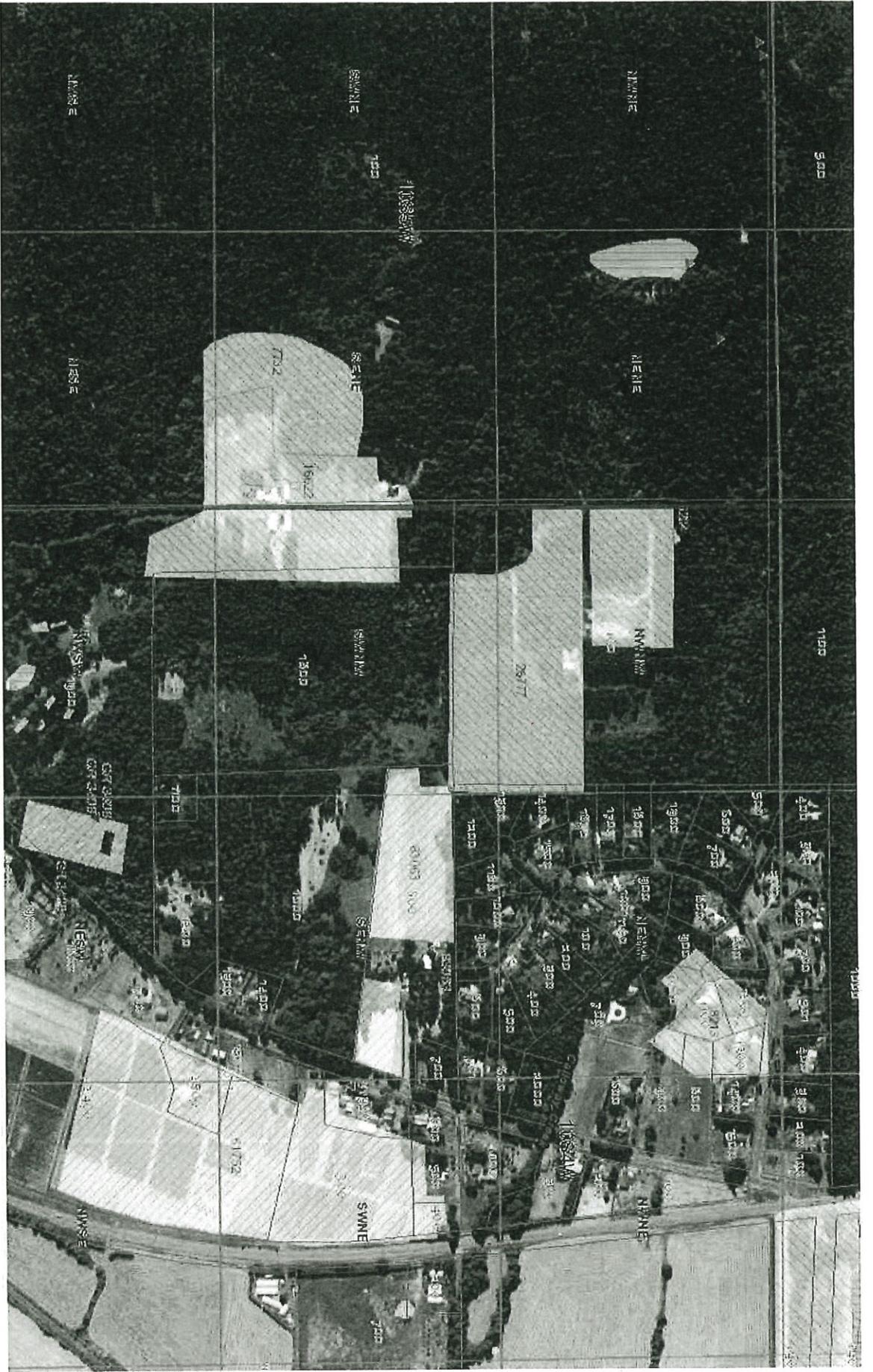
No genealogy records available for this water right, try the family link below instead.

[View Water Rights in same Family](#) [Report Errors with Water Right Data](#)

Workflow (Click to Collapse...)

- ▶ Application: [S 29944](#)
- ▶ Permit: [S 23591 document](#)
- ▶ Certificate: [26777 document, paper map](#)
 - ▶ Signature: 3/18/1960
 - ▶ Type: Original
- ▶ Related Documents
 - ▶ [View right with Web Mapping](#)
 - ▶ [View Places of Use from Water Rights in the Same Area](#)
 - ▶ [View Reported Water Use](#)

[Add TRS grouping](#)



Water Use Report Based on Water Right



Cert:26777 OR *

OREGON DEPARTMENT OF FORESTRY 2600 STATE ST SALEM, OR 97310

Records per page: 10

Acre-Feet (AF) of Water Used

Water Year	Report ID	Facility	Acre-Feet (AF) of Water Used												Total Water Used	Irrigated Acres
			Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep		
2016	<u>10506</u>	CALLOWAY CREEK & RESERVOIR	1.23	1.19	1.23	1.23	1.15	1.23	1.19	1.23	1.19	1.23	1.23	1.19	14.52	
2016	<u>10507</u>	ARBOR CR SPR	1.23	1.19	1.23	1.23	1.15	1.23	1.19	1.23	1.19	1.23	1.23	1.19	14.52	4.00
2015	<u>10506</u>	CALLOWAY CREEK & RESERVOIR	1.23	1.19	1.23	1.23	1.11	1.23	1.19	1.23	1.19	1.23	1.23	1.19	14.48	
2015	<u>10507</u>	ARBOR CR SPR	1.23	1.19	1.23	1.23	1.11	1.23	1.19	1.23	1.19	1.23	1.23	1.19	14.48	4.00
2014	<u>10506</u>	CALLOWAY CREEK & RESERVOIR	1.23	1.19	1.23	1.23	1.11	1.23	1.19	1.23	1.19	1.23	1.23	1.19	14.48	
2014	<u>10507</u>	ARBOR CR SPR	1.23	1.19	1.23	1.23	1.11	1.23	1.19	1.23	1.19	1.23	1.23	1.19	14.48	4.00
2013	<u>10506</u>	CALLOWAY CREEK & RESERVOIR	1.23	1.19	1.23	1.23	1.11	1.23	1.19	1.23	1.19	1.23	1.23	1.19	14.48	
2013	<u>10507</u>	ARBOR CR SPR	1.23	1.19	1.23	1.23	1.11	1.23	1.19	1.23	1.19	1.23	1.23	1.19	14.48	

*The water year is named for the calendar year in which it ends. Example: the 2014 water year begins Oct. 1, 2013 and ends Sep. 30, 2014.

- Water use is reported by point of diversion (POD), rather than by water right.
- If a POD is shared with multiple water rights, it is not feasible to separate out the amount used under the water right being queried from water used by other rights using this same POD.
- Monthly amounts indicate:
 - For diverted rights, the total amount diverted during the month;
 - For storage rights, the amount generally stored in the reservoir/pond during the month, as represented by the volume of water impounded on approximately the same day each month.
- Water Use amounts have all been converted to "acre-feet" (AF), regardless of the original measurement unit reported. One AF is the volume of water that will cover an acre of ground one foot deep = 325,850 gallons.
- Zeroes indicate that a report was received, stating that no water was used during those months; if a year is not listed, no report of water use was received for that year.

Water Use Report Based on Water Right

excel
 text

Cert:16862 OR *

OREGON DEPARTMENT OF FORESTRY 2600 STATE ST SALEM, OR 97310

Records per page:

Acre-feet (AF) of Water Used

<u>Water Year*</u>	<u>Report ID</u>	<u>Facility</u>	<u>Acre-feet (AF) of Water Used</u>												<u>Total Water Used</u>	<u>Irrigated Acres</u>		
			<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>Jun</u>	<u>Jul</u>	<u>Aug</u>	<u>Sep</u>				
2016	<u>10504</u>	CRONEMILLER LAKE STORAGE	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00
2015	<u>10504</u>	CRONEMILLER LAKE STORAGE	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00
2014	<u>10504</u>	CRONEMILLER LAKE STORAGE	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00
2013	<u>10504</u>	CRONEMILLER LAKE STORAGE	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00

*The water year is named for the calendar year in which it ends. Example: the 2014 water year begins Oct. 1, 2013 and ends Sep. 30, 2014.

- Water use is reported by point of diversion (POD), rather than by water right.
- If a POD is shared with multiple water rights, it is not feasible to separate out the amount used under the water right being queried from water used by other rights using this same POD.
- Monthly amounts indicate:
 - For diverted rights, the total amount diverted during the month;
 - For storage rights, the amount generally stored in the reservoir/pond during the month, as represented by the volume of water impounded on approximately the same day each month.
- Water Use amounts have all been converted to "acre-feet" (AF), regardless of the original measurement unit reported. One AF is the volume of water that will cover an acre of ground one foot deep = 325,850 gallons.
- Zeroes indicate that a report was received, stating that no water was used during those months; if a year is not listed, no report of water use was received for that year.

Facility Water Use Report

excel
 text

CRONEMILLER LAKE STORAGE Report ID 10504

CALLOWAY CREEK;
 NONE GIVEN
 (10S-5W-36-NE NE)
 Cert:16862 OR *
OSU - RESEARCH FORESTS OFFICE

Records per page:

<u>Water Year*</u>	<u>Method of Measurement</u>	<u>Acre-feet (AF) of Water Used</u>												<u>Total Water Used</u>	<u>Irrigated Acres</u>	
		<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>Jun</u>	<u>Jul</u>	<u>Aug</u>	<u>Sep</u>			
2016	ECF	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00
2015	ECF	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00
2014	ECF	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00
2013		8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00

*The water year is named for the calendar year in which it ends. Example: the 2014 water year begins Oct. 1, 2013 and ends Sep. 30, 2014.

Method(s) of Measurement:

ECF Estimate cfs allowed by water right x 1.98 x days used per month = AF

- Monthly amounts indicate:
 - For diverted rights, the total amount diverted during the month;
 - For storage rights, the amount generally stored in the reservoir/pond during the month, as represented by the volume of water impounded on approximately the same day each month.
- Water Use amounts have all been converted to "acre-feet" (AF), regardless of the original measurement unit reported. One AF is the volume of water that will cover an acre of ground one foot deep = 325,850 gallons.
- Zeroes indicate that a report was received, stating that no water was used during those months; if a year is not listed, no report of water use was received for that year.

Facility Water Use Report



ARBOR CR SPR Report ID 10507

ARBOR CREEK;
NONE GIVEN
(10S-5W-36-SE NE)
Cert:26777 OR *

OSU - RESEARCH FORESTS OFFICE

Records per page: 10

Acre-feet (AF) of Water Used

Water Year*	Method of Measurement	Acre-feet (AF) of Water Used												Total Water Used	Irrigated Acres
		Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep		
2016	ECF	1.23	1.19	1.23	1.23	1.15	1.23	1.19	1.23	1.19	1.23	1.23	1.19	14.52	4.00
2015	ECF	1.23	1.19	1.23	1.23	1.11	1.23	1.19	1.23	1.19	1.23	1.23	1.19	14.48	4.00
2014	ECF	1.23	1.19	1.23	1.23	1.11	1.23	1.19	1.23	1.19	1.23	1.23	1.19	14.48	4.00
2013		1.23	1.19	1.23	1.23	1.11	1.23	1.19	1.23	1.19	1.23	1.23	1.19	14.48	

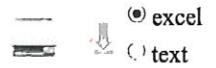
*The water year is named for the calendar year in which it ends. Example: the 2014 water year begins Oct. 1, 2013 and ends Sep. 30, 2014.

Method(s) of Measurement:

ECF Estimate cfs allowed by water right x 1.98 x days used per month = AF

- Monthly amounts indicate:
 - For diverted rights, the total amount diverted during the month;
 - For storage rights, the amount generally stored in the reservoir/pond during the month, as represented by the volume of water impounded on approximately the same day each month.
- Water Use amounts have all been converted to "acre-feet" (AF), regardless of the original measurement unit reported. One AF is the volume of water that will cover an acre of ground one foot deep = 325,850 gallons.
- Zeroes indicate that a report was received, stating that no water was used during those months; if a year is not listed, no report of water use was received for that year.

Facility Water Use Report



CALLOWAY CREEK & RESERVOIR Report ID 10506

CALLOWAY CREEK;
NONE GIVEN
(10S-5W-36-NW NE)
Cert:26777 OR *
OSU - RESEARCH FORESTS OFFICE

Records per page: 10

Acre-feet (AF) of Water Used

Water Year*	Method of Measurement	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total Water Used	Irrigated Acres
2016	ECF	1.23	1.19	1.23	1.23	1.15	1.23	1.19	1.23	1.19	1.23	1.23	1.19	14.52	
2015	ECF	1.23	1.19	1.23	1.23	1.11	1.23	1.19	1.23	1.19	1.23	1.23	1.19	14.48	
2014	ECF	1.23	1.19	1.23	1.23	1.11	1.23	1.19	1.23	1.19	1.23	1.23	1.19	14.48	
2013		1.23	1.19	1.23	1.23	1.11	1.23	1.19	1.23	1.19	1.23	1.23	1.19	14.48	

*The water year is named for the calendar year in which it ends. Example: the 2014 water year begins Oct. 1, 2013 and ends Sep. 30, 2014.

Method(s) of Measurement:

ECF Estimate cfs allowed by water right x 1.98 x days used per month = AF

- Monthly amounts indicate:
 - For diverted rights, the total amount diverted during the month;
 - For storage rights, the amount generally stored in the reservoir/pond during the month, as represented by the volume of water impounded on approximately the same day each month.
- Water Use amounts have all been converted to "acre-feet" (AF), regardless of the original measurement unit reported. One AF is the volume of water that will cover an acre of ground one foot deep = 325,850 gallons.
- Zeroes indicate that a report was received, stating that no water was used during those months; if a year is not listed, no report of water use was received for that year.

CERTIFICATE NO: 16622

***APPLICATION FOR A PERMIT**

To Appropriate the Public Waters of the State of Oregon

I, State of Oregon, Board of Forestry
(Name of applicant)
of Salem
(Postoffice), County of Marion
State of Oregon, do hereby make application for a permit to appropriate the following described public waters of the State of Oregon, **SUBJECT TO EXISTING RIGHTS:**

If the applicant is a corporation, give date and place of incorporation _____

1. The source of the proposed appropriation is Calloway Creek and reservoir
(Name of stream)
to be constructed under application R-704
(Name of stream) tributary of Bowers Slough

2. The amount of water which the applicant intends to apply to beneficial use is 0.2
8
cubic feet per second acres feet over about a three-months period
(If water is to be used from more than one source, give quantity from each)

**3. The use to which the water is to be applied is Irrigation of a forest nursery
(Irrigation, power, mining, manufacturing, domestic supplies, etc.)

4. The point of diversion is located _____ ft. and 512 ft. East from the Quarter
(N. or S.) (E. or W.)
corner of between Sections 25 and 36, Township 10 South, Range 5 West, W. M.
(Section or subdivision)

(If preferable, give distance and bearing to section corner)

(If there is more than one point of diversion, each must be described. Use separate sheet if necessary)

being within the NW¹ NE⁴ of Sec. 36, Tp. 10 S.
(Give smallest legal subdivision) (N. or S.)

R. 5 W., W. M., in the county of Benton
(E. or W.)

5. The Main ditch to be 1050
(Main ditch, canal or pipe line) (Miles or feet)
in length, terminating in the NW¹ of NE⁴ of NE⁴ of Sec. 36, Tp. 10 S.
(Smallest legal subdivision) (N. or S.)

R. 5 W., W. M., the proposed location being shown throughout on the accompanying map.
(E. or W.)

DESCRIPTION OF WORKS

DIVERSION WORKS—

6. (a) Height of dam 3 feet, length on top 10 feet, length at bottom 3 feet; material to be used and character of construction concrete
(Loose rock, concrete, masonry, rock and brush, timber crib, etc., wasteway over or around dam)

(b) Description of headgate concrete 2' x 1' opening. Water to be taken during flood stages of creek.
(Timber, concrete, etc., number and size of openings)

(c) If water is to be pumped give general description _____
(Size and type of pump)
(Size and type of engine or motor to be used, total head water is to be lifted, etc.)

* A different form of application is provided where storage works are contemplated.

** Applications for permits to appropriate water for the generation of electricity, with the exception of municipalities, must be made to the Hydroelectric Commission. Either of the above forms may be secured, without cost, together with instructions by addressing the State Engineer, Salem, Oregon.

MUNICIPAL OR DOMESTIC SUPPLY—

10. (a) To supply the city of
..... County, having a present population of
(Name of)
and an estimated population of in 193.....

(b) If for domestic use state number of families to be supplied

(Answer questions 11, 12, 13, and 14 in all cases)

- 11. Estimated cost of proposed works, \$ 3500.00
- 12. Construction work will begin on or before January 15, 1937
- 13. Construction work will be completed on or before July 1, 1937
- 14. The water will be completely applied to the proposed use on or before July 1, 1937

State of Oregon, Board of Forestry

(Signature of applicant)

By. J. W. Ferguson

Signed in the presence of us as witnesses:

- (1) Lynn F. Cronemiller, Salem, Oregon
(Name) (Address of witness)
- (2) Jessie Starr, Salem, Oregon
(Name) (Address of witness)

Remarks:

STATE OF OREGON, }
County of Marion, } ss.

This is to certify that I have examined the foregoing application, together with the accompanying maps and data, and return the same for

In order to retain its priority, this application must be returned to the State Engineer, with corrections on or before, 193.....

WITNESS my hand this day of, 193.....

STATE ENGINEER

Application No. 16744

Permit No. 12526

PERMIT TO APPROPRIATE THE PUBLIC WATERS OF THE STATE OF OREGON

Division No. District No.

This instrument was first received in the office of the State Engineer at Salem, Oregon,

on the 15th day of January

1937 at 10:45 o'clock A.M.

Returned to applicant:

Corrected application received:

Approved:

March 12, 1937

Recorded in book No. 35 of

Permits on page 12526

CHAS. E. STRICKLIN

STATE ENGINEER

Drainage Basin No. 2 Page 76-C

Fees Paid \$9.50

STATE OF OREGON, } ss. County of Marion.

PERMIT

This is to certify that I have examined the foregoing application and do hereby grant the same, subject to existing rights and the following limitations and conditions:

The right herein granted is limited to the amount of water which can be applied to beneficial use and shall not exceed 0.2 cubic feet per second measured at the point of diversion from the stream, or its equivalent in case of rotation with other water users, from

Galloway Creek and reservoir, tributary of Bowers Slough, to be constructed under Application No. 16745, Permit No. R-704

The use to which this water is to be applied is

Irrigation of Forest nursery

If for irrigation, this appropriation shall be limited to 1/80th of one cubic foot per second or its equivalent for each acre irrigated and shall be further limited to a diversion of not to exceed 2 1/2 acre feet per acre for each acre irrigated during the irrigation season of each year,

and shall be subject to such reasonable rotation system as may be ordered by the proper state officer.

The priority date of this permit is January 15, 1937

Actual construction work shall begin on or before March 12, 1938 and shall thereafter be prosecuted with reasonable diligence and be completed on or before October 1, 1939

Complete application of the water to the proposed use shall be made on or before October 1, 1940

WITNESS my hand this 12th day of March, 1937

CHAS. E. STRICKLIN

STATE ENGINEER

Application for a Permit to Construct a Reservoir and to Store for Beneficial Use the Unappropriated Waters of the State of Oregon

I, State of Oregon, State Board of Forestry
(Name of Applicant)

of Salem, County of Marion
(Postoffice)

State of Oregon, do hereby make application for a permit to construct the following described reservoir and to store the unappropriated waters of the State of Oregon, subject to existing rights.

If the applicant is a corporation, give date and place of incorporation

1. The name of the proposed reservoir is Calloway Reservoir

2. The name of the stream from which the reservoir is to be filled and the appropriation made is Calloway Creek
tributary of Bowers Slough and Willamette River

3. The amount of water to be stored is eight acre feet.

4. The use to be made of the impounded water is Irrigation
(Irrigation, power, domestic supply, etc.)

5. The location of the proposed reservoir will be in Sec. 36, NE $\frac{1}{4}$ of NE $\frac{1}{4}$, Township 10 South,
Range 5 West, W. M.
(Give sections or townships to be submerged)

(a) State whether situated in channel of running stream and give character of material at outlet
not in channel of stream

(b) If not in channel of running stream, state how it is to be filled. If through a feed canal, give name and dimensions Feed canal or diversion ditch 2 to 3 feet deep, slopes 1 $\frac{1}{2}$ to 1 foot, 2 feet across bottom. Known as Calloway diversion ditch. Water to be taken during flood stages of creek.

6. The dam will be located in NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of NE $\frac{1}{4}$, Sec. 36
(Smallest legal subdivision)
Tp. 10 South, R. 5 West, W. M. It will be Twelve feet in height,
(No. N. or S.) (No. E. or W.)

* A different form of application should be used for the appropriation of stored water to beneficial use. Such forms can be secured without charge, together with instructions, by addressing the State Engineer, Salem, Oregon.

having a length on top of 220 feet; length on bottom 10 feet; width on top 14 feet slope of front or water side 1 1/2' to 1' (Feet horizontal to 1 vertical)
 slope on back 2' to 1'; height of dam above water line when full
5 feet.

7. The construction of dam, the material of which it is to be built, and method of protection from waves are as follows: Earthfill. The reservoir will only cover about two acres and the adjacent territory is heavily wooded making a wind break, consequently no wave action is anticipated.

8. The location of wasteway with dimensions are as follows: A 6" steel pipe for a clean out will be through the dam at the north end of the reservoir and a 2' x 4' spillway at the Southeast corner of the reservoir.

9. The location of outlet from the proposed reservoir, with character of construction and dimensions, are as follows: 6" steel pipe placed through concrete wall or core with gate to regulate flow.

10. The area submerged by the proposed reservoir, when full, will be about 2 acres, with a maximum depth of water of 9 feet; and approximate mean depth of water 4 feet.

11. The estimated cost of the proposed work is \$ 600.00

12. Construction work will begin on or before January 15, 1937

13. Construction work will be completed on or before July 1, 1937

Duplicate maps of the proposed reservoir and storage works, prepared in accordance with the rules of the State Water Board, accompany this application.

State of Oregon, Board of Forestry
 (Name of applicant)

By J. W. Ferguson
 State Forester

Signed in the presence of us as witnesses:

(1) Lynn F. Cronmiller, Salem, Oregon
 (Name) (Address of witness)

(2) Jessie Starr, Salem, Oregon
 (Name) (Address of witness)

Remarks:

STATE OF OREGON, }
County of Marion, } ss.

This is to certify that I have examined the foregoing application, together with the accompanying maps and data, and return the same for correction or completion as follows:

In order to retain its priority, this application must be returned to the State Engineer, with corrections, on or before, 19.....

WITNESS my hand this day of, 19.....

State Engineer.

STATE OF OREGON, }
County of Marion, } ss.

This is to certify that I have examined the foregoing application and do hereby grant the same, subject to the following limitations and conditions: The right herein granted is limited to the construction of the Calloway Reservoir for the storage of water from Calloway Creek, tributary of Bowers Slough for the irrigation of a forest nursery under Permit No. 12526.

The right hereunder shall be limited to the storage of 8.0 acre feet.

The priority date of this permit is January 13, 1937

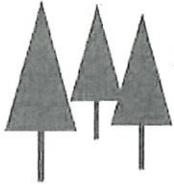
Actual construction work shall begin on or before March 12, 1938

and shall thereafter be prosecuted with reasonable diligence and be completed on or before October 1, 1939

WITNESS my hand this 12th day of March, 1937...

CHAS. E. STRICKLIN

State Engineer.



FOREST RESOURCE SERVICES

TIMBER CRUISING & APPRAISAL
TIMBER LAND MANAGEMENT



NORMAN T. MARSH
CONSULTING FORESTER
1969 MANORVIEW LN. NW
SALEM, OR 97304
PHONE (503) 364-7663

February 27, 2017

Mr. Darr L. Goss, MAI
Capital Valuation Group
P.O. Box 2108
Salem, OR 97308 - 2108

Dear Darr:

As you requested recently, I have made a growth adjustment for a timber cruise for a portion of the Oregon State University Peavy Arboretum property located on N.W. Peavy Arboretum Road about 7 miles North of Corvallis. The Benton County Assessor identifies the area that I did the growth adjustment for as Tax Lots 100 and 1800, and a 10 acre portion of Tax Lot 1900, all on Map Number 10 04 31. A map and aerial photograph showing the area are attached.

I made a timber cruise for the entire area in June of 2014, and then in April of 2016, made a growth adjustment and new appraisal for the area as of April 4, 2016. My new work adjusts the timber cruise volumes for growth during the 2016 growing season, and my new appraisal is as of February 9, 2017 utilizing log prices and timber harvesting costs as of that date.

Enclosed is a new Timber Appraisal Report for the two full Tax Lots, and approximately 10.5 acres of Tax Lot 1900 within the SW ¼ of the NW ¼ of Section 31. The report shows timber volumes and values for each of the Tax Lots.

If you have any questions about this appraisal, please call me and I will be glad to respond.

Sincerely,

Norm Marsh

TIMBER APPRAISAL SUMMARY – PEAVY ARBORETUM

TAX LOT 100 , MAP NUMBER 10 O4 31

CORVALLIS AREA, BENTON COUNTY, OREGON

All Timber Volumes, Acres & Values As Of February 9 , 2017

<u>Total Value</u>	<u>Species</u>	<u>Age Class</u>	<u>Net Volume</u>	<u>Value Per MBF</u>
Douglas-fir	30 to 50 years	642.8 MBF	\$ 419	\$ 269,333
Douglas-fir	60 to 100 years	73.6 MBF	\$ 432	31,795
Douglas-fir	100 years +	91.0 MB	\$ 386	35,126
Grand Fir		99.4 MBF	\$ 280	27,832
Red Alder		8.0 MBF	\$ 284	2,272
Bigleaf Maple		38.2 MBF	\$ 146	5,577
Oregon Ash		12.1 MBF	\$ 130	1,573
Oregon Oak		1.7 MBF	\$ 176	299

Total, All Species & Ages		966.8 MBF		\$ 373,807
<u>Low Grade Chip Log Material</u>				
Douglas-fir Chip Logs		(9.8 MBF)	\$ 6	\$ 59
Bigleaf Maple Chip Logs		(20.4 MBF)	* - 0 -	* - 0 -
Oregon Ash Chip Logs		(6.9 MBF)	* - 0 -	* - 0 -
Oregon Oak Chip Logs		(1.3 MBF)	* - 0-	* - 0 -

Total Low Grade Material		(38.4 MBF)		\$ 59
=====				
Total Value of Merchantable Timber On This Property				\$ 373,866
=====				
Total Value of Commercial Trees on this property				\$ 373,866

NTM
2 / 25 / 2017

TIMBER APPRAISAL SUMMARY – PEAVY ARBORETUM

TAX LOT 1800 , MAP NUMBER 10 04 31

CORVALLIS AREA, BENTON COUNTY, OREGON

All Timber Volumes, Acres & Values As Of February 9 , 2017

<u>Species</u>	<u>Age Class</u>	<u>Net Volume</u>	<u>Value Per MBF</u>	<u>Total Value</u>
Douglas-fir	30 to 50 years	251.5 MBF	\$ 427	\$ 107,391
Douglas-fir	60 to 100 years	20.9 MBF	\$ 343	7,169
Bigleaf Maple		0.2 MBF	\$ 146	29
Ponderosa Pine		3.0 MBF	* - 0 -	* - 0 -

Total, All Species & Ages		275.6 MBF		\$ 114,589

Low Grade Chip Log Material

Bigleaf Maple Chip Logs		(0.2 MBF)	* - 0 -	* - 0 -

Total Low Grade Material		(0.2 MBF)	* - 0 -	* - 0 -
=====				
Total Value of Merchantable Timber On This Property				\$ 114,589

Planted Reproduction Trees

<u>Tree Species</u>	<u>Age Class</u>	<u>Stocking</u>	<u>Acres</u>	<u>Value / Acre</u>	<u>Total Value</u>
Douglas-fir & P.Pine	24 -27 yrs.	Full	0.5	\$ 1,300	\$ 650
=====					
Total Value of Commercial Trees on This Property					\$ 115,239

* Costs to harvest are more than value of delivered logs.

NTM
2 / 25 / 2017

TIMBER APPRAISAL SUMMARY – PEAVY ARBORETUM

PORTION OF TAX LOT 1900 , MAP NUMBER 10 04 31

CORVALLIS AREA, BENTON COUNTY, OREGON

All Timber Volumes, Acres & Values As Of February 9 , 2017

<u>Species</u>	<u>Age Class</u>	<u>Net Volume</u>	<u>Value Per MBF</u>	<u>Total Value</u>
Douglas-fir	30 to 50 years	7.7 MBF	\$ 301	\$ 2,318
Douglas-fir	60 to 100 years	5.2 MBF	\$ 417	2,168
Douglas-fir	100 years +	0.8 MBF	\$ 96	77
Bigleaf Maple		0.9 MBF	\$ 155	140
Ponderosa Pine		1.2 MBF	* - 0 -	* - 0 -
Total, All Species & Ages		15.8 MBF		\$ 4,703

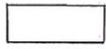
Low Grade Chip Log Material

Douglas-fir Chip Logs	(0.7 MBF)	* \$ - 0 -	* \$ - 0 -
Bigleaf Maple Chip Logs	(0.8 MBF)	* - 0 -	- 0 -
Total Low Grade Material		(1.5 MBF)	* \$ - 0 -
Total Value of Commercial Trees On This Property			\$ 4,703

* Costs to harvest are more than value of delivered logs.

NTM
2 / 25 / 2017

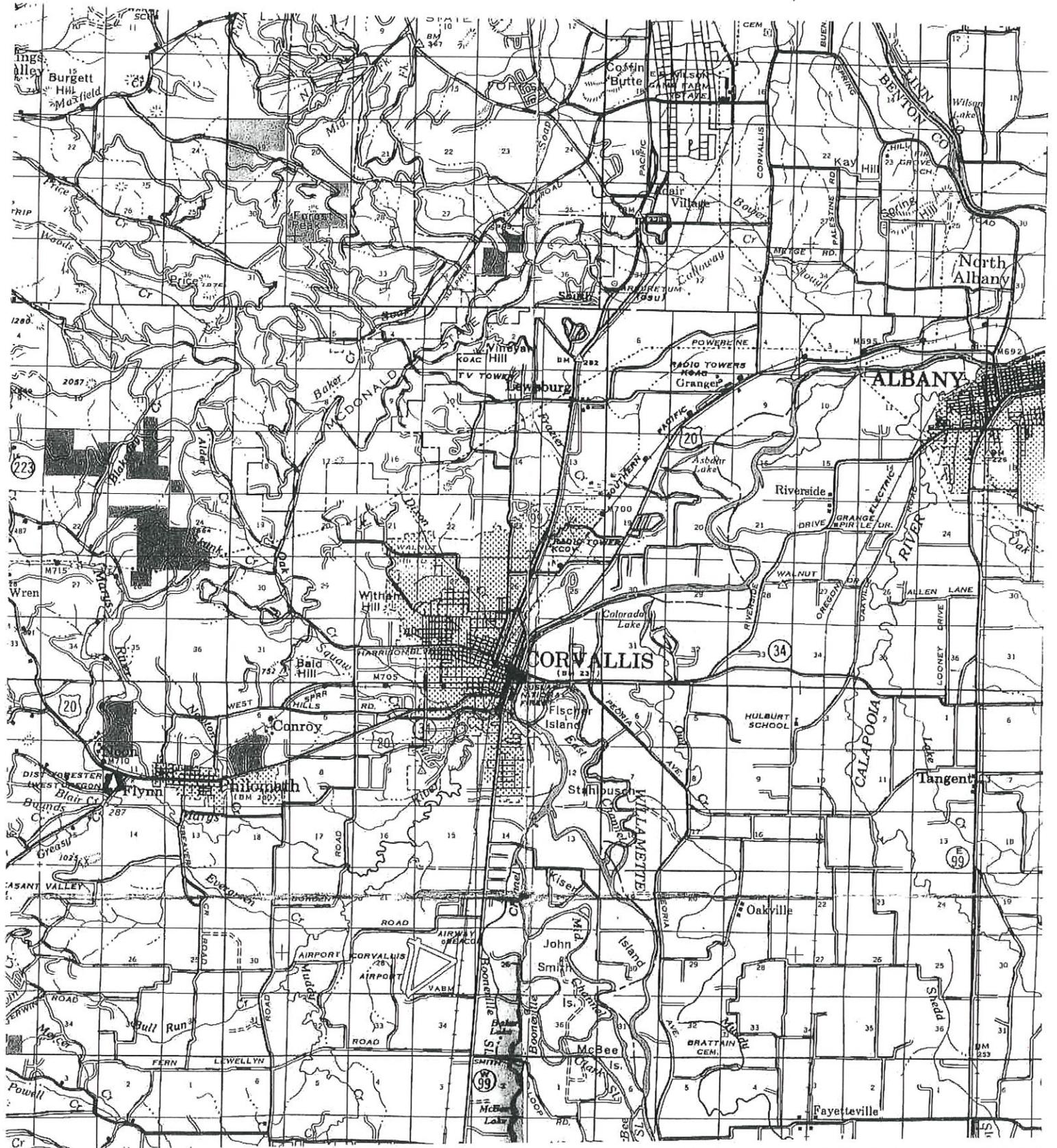
GENERAL LOCATION MAP - PEAVY ARBORETUM PROPERTY



Subject Property

Map Scale 1" = 2 Miles

North

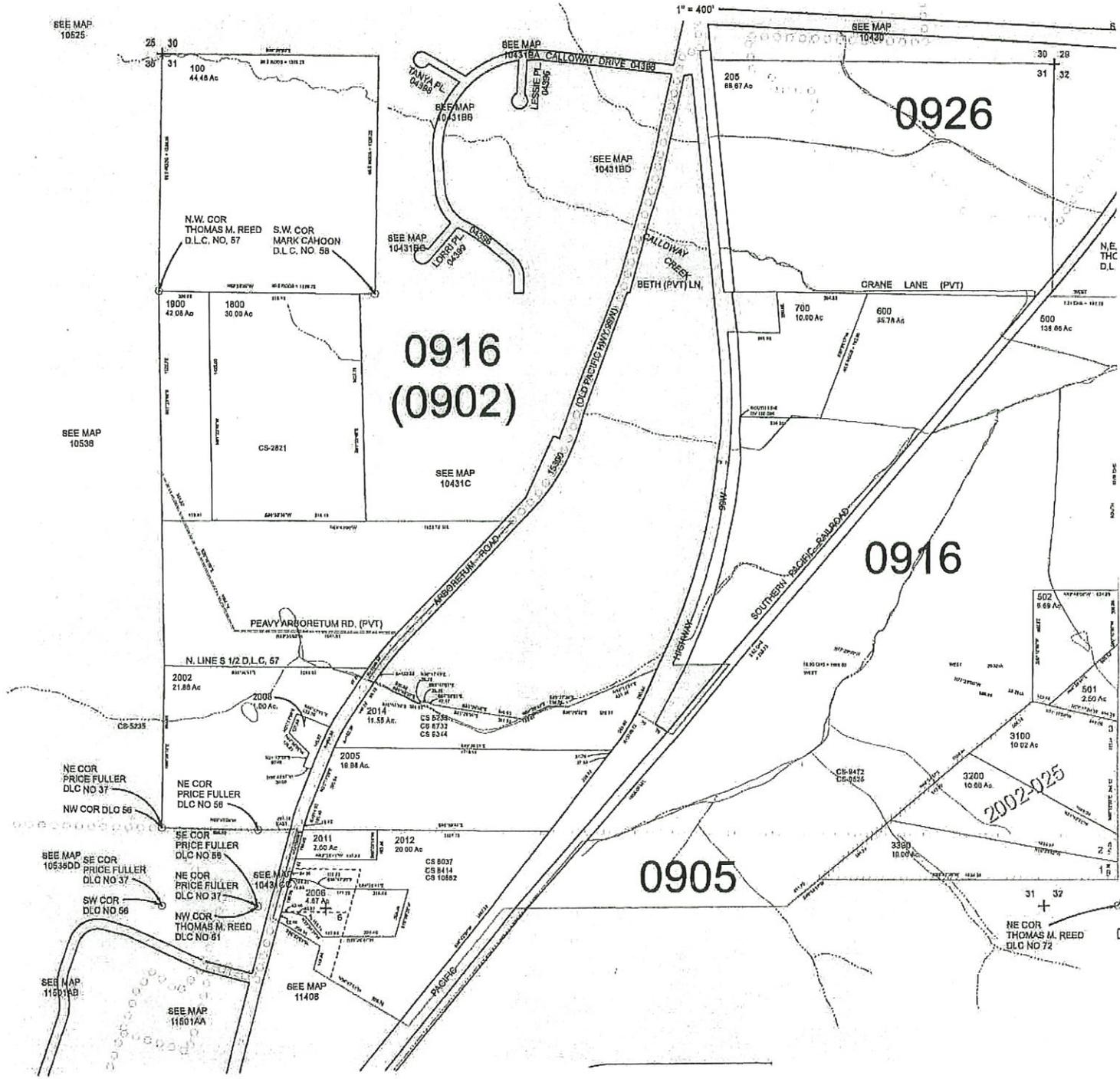
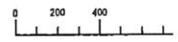


TAX LOT MAP - PEAVY ARBORETUM PROPERTY

Subject Property Map Scale 1"=870 Feet North

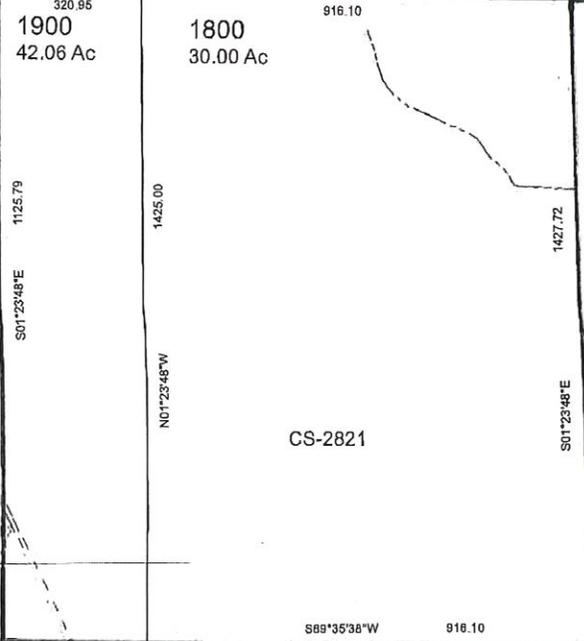
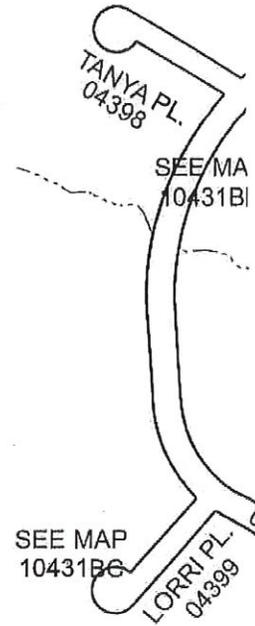
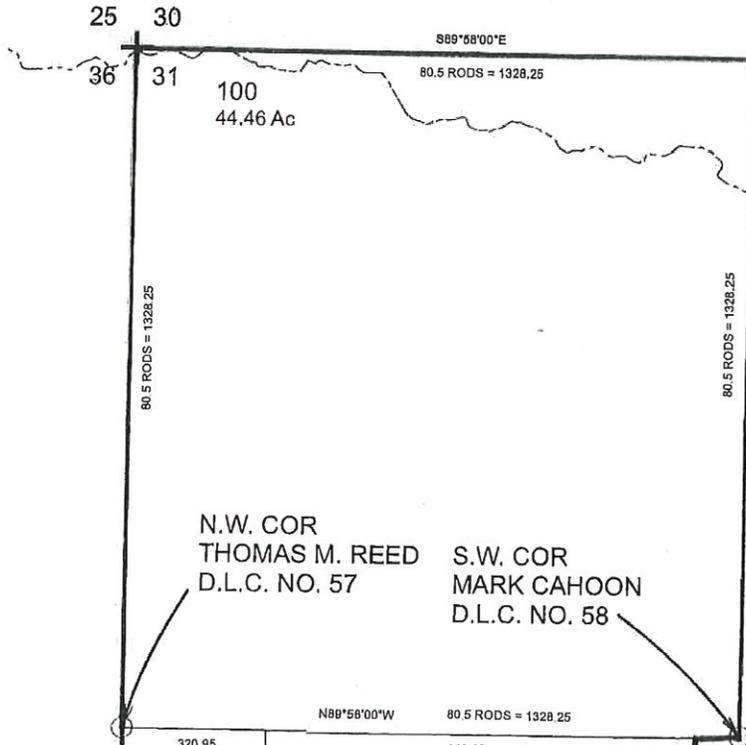
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

SECTION 31 T.10S. R.4W. W.M.
BENTON COUNTY



SEE MAP
10525

T10S, R4W



0916
(0902)

SEE MAP
10536

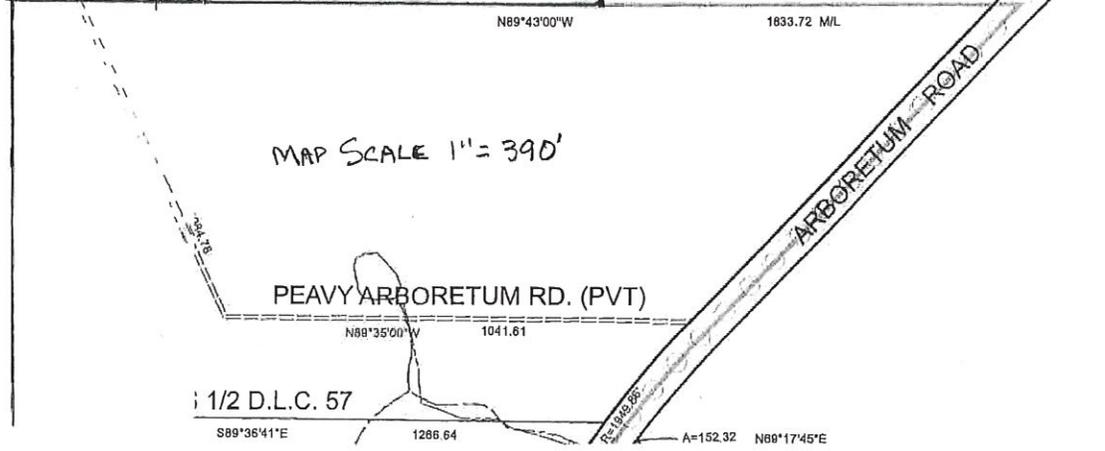
SEE MAP
10431C

MAP SCALE 1" = 390'

PEAVY ARBORETUM RD. (PVT)

ARBORETUM ROAD

1/2 D.L.C. 57





ARBORETUM
 PROPERTY

PHOTO SCALE 1" = 400'

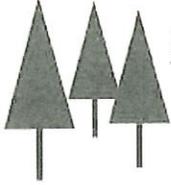
↑
 NORTH



Scale 1" = 830'

☐ SUBJECT PROPERTY





FOREST RESOURCE SERVICES

Timber Cruising & Appraisal
Timber Land Management

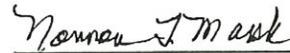


NORMAN T. MARSH
CONSULTING FORESTER
1969 MANORVIEW LN. NW
SALEM, OR 97304
PHONE (503) 364-7663

CERTIFICATIONS

The undersigned does hereby certify that, except as otherwise noted in the Appraisal Report :

1. I have no present or contemplated future interest in the real estate that is the subject of this report.
2. I have no personal interest or bias with respect to the subject matter of this report or the parties involved.
3. To the best of my knowledge, the statements of fact contained in this report upon which the opinions and conclusions expressed herein are based are true and correct.
4. No one other than the undersigned prepared the conclusions and opinions concerning values that are set forth in this report.
5. The fee that I receive for making this timber cruise & appraisal is in no way contingent on the value estimated for this timber.



Norman T. Marsh
Forest Resource Services
February 27, 2017

Subject:

Re: Agenda and Materials for April 27 PLAC Meeting

Follow Up Flag:

Follow up

Flag Status:

Flagged

I have a few questions regarding the appraisal on the ODFW acquisition.

1. The majority of the site is in Zone A of the 100 year flood plain so how do they accommodate a septic/drain field and homesite given the limited amount of developable land as evidenced on pages 28 & 29?
2. The parcel only contains .69 acre in a zone that requires 1 acre minimum. It was just assumed that the site is a legal lot of record, but unless there was a variance or the zoning ordinance was just adopted, it could very well not be a legal lot. Why was that not verified?
3. The phase I environmental indicated there is a REC on site that being the potential for pesticide etc contamination for the historical cherry orchard use.

Shouldn't it be verified that no residue exists and if it does the cost to cure or remove soils should be an appropriate deduction from the value to render it useable for residential purposes (the appraisal was based on it being a buildable homesite)



On Apr 18, 2017, at 9:32 AM, BRIGHTMAN Darrin W * DAS <Darrin.W.BRIGHTMAN@oregon.gov> wrote:

Good morning!

Attached for your attention are the agenda and meeting materials for the Thursday, April 27 PLAC meeting.

For review this quarter are an acquisition by Oregon Department of Fish and Wildlife and a disposition by Oregon Department of Forestry.

The ODFW acquisition is additional land to expand and reconfigure an existing boat launch and parking lot. Conceptual drawings and the futile act request are attached. The appraisal is too large for email, but can be downloaded

here: <https://drive.google.com/open?id=0Bxwf9hng6UIbTTJuR!Evd!Y2OVU>

The ODF disposition is the Peavy Arboretum, which has been under long-term lease to a tenant to whom ODF now wishes to sell. The appraisal and lease are attached, along with a timber appraisal.

Please note that due to a scheduling conflict, this meeting will be held in the Mt. Jefferson conference room instead of Mt. Mazama. Mt. Jefferson is also on the lower level of the DAS General Services Building. From the bottom of the stairs, turn left, walk past Mt. Mazama, and turn left down the central hallway. Mt. Jefferson is at the end of the hallway.

PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT

0.79-Acre Orchard Property
Adjacent to Buena Vista County Park
Buena Vista, Oregon

March 29, 2017



Prepared for:

Oregon Department of Fish and Wildlife
Salem, Oregon

Prepared by:

Hahn and Associates, Inc.
Portland, Oregon

HAI Project No. 9153

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TABLES

1. Summary of Soil Testing Results: Metals
2. Summary of Soil Testing Results: Chlorinated Pesticides

FIGURES

1. Location Map
2. Site and Sample Location Map
3. Arsenic and Lead in Soil

APPENDICES

- A Laboratory Reports and Chain-of-Custody Documentation

1.0 SUMMARY OF FINDINGS

Phase II Environmental Site Assessment (ESA) activities were conducted at the approximate 0.79-acre property located adjacent to and south of Buena Vista County Park, in Buena Vista, Oregon. The Phase II ESA was conducted to evaluate for potential impacts to near-surface soils from persistent agricultural chemicals relating to cherry orchard operations on the property.

On March 3, 2017, nine near-surface soil samples were collected from the property. Three composite soil samples were analyzed for organochlorinated pesticides and all nine discrete soil samples were analyzed for arsenic and lead, which can be associated with historical lead arsenate-based pesticides. A summary of the findings relating to the Phase II ESA testing activities is presented below.

1) Soil Sampling Results

- a) Organochlorinated pesticides were not detected in soil samples at concentrations above laboratory reporting limits.
- b) Arsenic concentrations detected in soil were typical of naturally-occurring background levels for the region.
- c) Lead concentrations detected in soil were typical of naturally-occurring background in seven of the nine samples. Lead was detected in two samples (-004 and -009) at concentrations slightly above default naturally-occurring background and DEQ Clean Fill levels for the region, but well below the lowest human health or population-based ecological risk-screening levels.

The two isolated areas with lead concentrations slightly greater than background or Clean Fill Values in soil do not appear likely related to general orchard pesticide application since arsenic is not similarly elevated.

2) Recommendations

Based on the results of the Phase II assessment, no further actions appear to be necessary at this time for the former orchard area soils, as the test results were all below background concentrations or human health and population-based ecological risk-screening levels.

With respect to DEQ Clean Fill criteria, there are no restrictions on the end use of the soils from the site as a whole. Due to the presence of lead at concentrations greater than the DEQ Clean Fill

Value for samples -004 and -008, if soils from the vicinity of these specific locations are to be removed in the future, then special management and certain restrictions may apply with respect to their end use and disposal. If these soils are left in-place undisturbed, no actions appear necessary with respect to these soils.

2.0 INTRODUCTION

The Oregon Department of Fish and Wildlife retained Hahn and Associates, Inc. (HAI) to conduct Phase II Environmental Site Assessment (ESA) activities at the approximate 0.79-acre property located adjacent to and south of Buena Vista County Park (Figures 1 and 2).

The investigation activities were conducted to evaluate for potential impacts to near-surface soils from persistent agricultural chemicals relating to orchard activities on the property.

3.0 BACKGROUND

The subject property consists of Tax Lot 5602, which is located in the SW 1/4 of Section 23, Township 9 South, Range 4 West, Willamette Meridian (W.M.), in Buena Vista, Polk County, Oregon.

Polk County Department of Assessment and Taxation records indicate the acreage for Tax Lot 5602 to be 0.68-acres. However, according to Mr. David Lundquist (the Owner), the subject property may also include utility easements in the vacated right-of-way located adjacent to the western perimeter of Tax Lot 5602, bringing the subject property to a total size of approximately 0.79 acres.

At the time of the investigation, the majority of the subject property consisted of an agricultural field cultivated with a cherry orchard consisting of approximately 25 trees, with low grass covering the ground surface (Figure 2). The easternmost portion of the property was covered with dense vegetation, including mature Douglas fir trees and shrubs, and sloped down steeply towards the Willamette River. A well house and a water spigot and electrical meter box were also present on the property (Figure 2).

In February 2017, HAI conducted a Phase I ESA¹ of the subject property. The Phase I report identified a Recognized Environmental Condition (REC), as defined by American Society for Testing and Materials (ASTM) Practice E1527-13. The following REC in connection with the property (and recommendation to address the REC) were presented in the Phase I ESA report:

- **Phase I ESA REC:** A cherry orchard has been present on the subject property from at least 1978 through the present. Reportedly, pesticides have not been used on the orchard since at least 2004. However, the type(s) of pesticides, if any, historically used on the orchard could not be documented. Since the property has been used for an orchard, as opposed to rotational crop farming, the same pesticide may have historically been applied to the orchard year after year allowing for accumulation in the soils.
Phase I ESA Recommendation: An investigation should be performed to determine if site soils have been adversely impacted by persistent agricultural chemicals.

The Phase II ESA investigation discussed herein was conducted to address the above recommendation.

4.0 FIELD ACTIVITIES

On March 3, 2017, the Phase II ESA activities were conducted at the property, which included the collection of nine near-surface soil samples (001 through 009) from the orchard portion of the property (Figure 2).

Soil Sample Locations

A systematic random sampling approach was employed at six of the nine sampling locations (-002 through -005, and -008 through -009). These six soil sample locations were sited on a grid that was randomly placed on the property, with the grid nodes adjusted in the field in cases where obstructions were present. Three additional sampling locations (-001, -006, and -007) were sited in topographic low areas within the orchard portion of the property - areas where possible pesticide accumulation could have occurred.

Depth of Samples

Each of the nine discrete near-surface soil samples were collected from

¹ Hahn and Associates, Inc. (2017). *A Phase I Environmental Site Assessment, Adjacent and to the South of Buena Vista County Park, Buena Vista, Polk County, Oregon* (HAI Project No. 9124). February 8, 2017.

depths of 0.0 to 1.0 feet below ground surface (bgs), starting just beneath the grass root mat growing at the ground surface.

Soil Sample Procedures

All samples were collected using a decontaminated plastic trowel and stainless steel sampling spoons. In addition to the nine discrete samples, portions of each sample were combined in the field to create three composite samples, with each composite sample consisting of soil from three sample locations. Discrete samples were grouped based on proximity for compositing purposes, with composite sample -010 consisting of equal parts of soil from samples -001, -002, and -003; composite sample -011 consisting of equal parts of soil from samples -004, -005, and -006; and composite sample -012 consisting of equal parts of soil from samples -007, -008, and -009. The samples were composited in the field using decontaminated stainless steel mixing bowls and spoons. Each sample was collected and immediately placed in 4-ounce sample jars using new disposable nitrile gloves, and capped with a Teflon-lined lid. The sample jars were then labeled and transferred to a chilled container for shipment to the analytical laboratory. Standard sampling protocols, including the use of chain-of-custody documentation, were followed for all sampling procedures.

The locations of the near-surface soil samples were measured with a tape measure and the GPS coordinates of each location were recorded. The methodology, field observations, and location information of each sample were recorded on a surface soil sampling field form.

Decontamination Procedures

All soil sampling equipment was decontaminated before each sample location using a detergent solution wash and two potable water rinses, in order to prevent cross-contamination.

5.0 LABORATORY TESTS

The soil samples were shipped under chain-of-custody documentation in a chilled, thermally-insulated cooler to ESC Lab Sciences, Inc., an Oregon-accredited analytical laboratory located in Mt. Joliet, Tennessee. The soil samples were analyzed for the following:

- Arsenic and lead on a total basis by U.S. Environmental Protection Agency (EPA) Method 6020A.
- The three composite soil samples were tested for organochlorinated pesticides by EPA Method 8081B. These samples were composited in

the field from three discrete sub-samples each, as summarized on Table 2.

The results of the soil analytical testing are summarized in Tables 1 and 2. The laboratory reports and chain-of-custody documentation for the soil sampling activities are included in Appendix A.

6.0 RESULTS AND DISCUSSION

6.1 Soil Conditions

Grasses and associated root mats were present at the ground surface to a depth of approximately 0.1 feet bgs. The near-surface soils (collected from below the root mat to a depth of 1.0 feet bgs) consisted of moist, brown clayey silts.

According to the U.S. Geological Survey *Origin, Extent, and Thickness of Quaternary Geologic Units in the Willamette Valley, Oregon, 2001*, the subsurface soils in the vicinity of the site are underlain by Lower Miocene- to Eocene-aged marine sedimentary rocks consisting of sandstone, siltstone, shale, claystone, and occasional conglomerate, locally tuffaceous.

6.2 Screening Levels

To provide a framework for evaluating the significance of findings, site data were compared to established cleanup and risk-screening levels. The screening levels discussed below are listed on Tables 1 and 2 for comparison purposes.

6.2.1 Human Health

With respect to human health, soil testing results were compared to Oregon Department of Environmental Quality (DEQ) Risk-Based Concentrations (RBCs)², where established. The property is currently developed with a cherry orchard, but could potentially be used for park purposes. For risk-screening purposes, the non-residential RBCs for the *Occupational Worker*, *Construction Worker*, and *Excavation Worker* pathways would likely be the most applicable for the future use of the property. However, the most-stringent *Residential* screening levels (RBCs) are also presented on the data

² Oregon Department of Environmental Quality (2003). *Risk-Based Decision Making for the Remediation of Petroleum-Contaminated Sites*. September 22, 2003, RBCs updated November 2015.

tables for comparison purposes, as this would be a conservative screen for future uses.

For metals in soil, the testing results were also compared to DEQ *Regional Default Background Concentrations for Metals in Soil* for the South Willamette Valley region³.

With respect to arsenic, for which the DEQ RBCs for the *Residential* and *Occupational Worker* receptor scenarios are lower than the Default Background Concentration of 18 milligrams per kilogram (mg/kg), the screening level for triggering possible remedial actions defaults to the background concentration of 18 mg/kg.

6.2.2 Clean Fill Values

The criteria used to determine whether soil removed from the property in the future may have restrictions on its final use/disposal location are the DEQ Clean Fill Values. In 2014, DEQ prepared an internal management directive entitled *Clean Fill Determinations*⁴ that can be used to assist in soil management decisions. This directive contains a “Clean Fill Table for Uplands” that lists Clean Fill Values for individual constituents. The Clean Fill Values (where established) are shown on Tables 1 and 2 for comparison purposes.

Additionally, if any material is observed to contain quantities of putrescible wastes, construction and/or demolition wastes, or industrial solid wastes, or exhibits a chemical stain or odor, the material is not considered Clean Fill by DEQ definition.

6.2.3 Ecological Screening Values

While the Phase II site assessment was not intended to be an Ecological evaluation, soil testing results were compared to DEQ Ecological Level II Screening Level Values (SLVs)⁵, where established. Where threatened and endangered species are not present, the ecological SLVs may be multiplied by a factor of 5 (SLV X 5) for evaluation at a population level. HAI has conducted ecological screening against the generic SLVs at a population

³ Oregon Department of Environmental Quality (2013). *Development of Background Levels of Metals Concentrations in Soil, Technical Report*. March 20, 2013.

⁴ Oregon Department of Environmental Quality (2014). *Clean Fill Determinations*. July 23, 2014.

⁵ Oregon Department of Environmental Quality (2001). *Guidance for Ecological Risk Assessment Level II Screening Level Values*. December 2001.

level only, and has not attempted to determine potential site-specific impact of the detected pesticides at the property on threatened or endangered species, if present.

6.3 Soil Testing Results

6.3.1 *Metals in Soil*

The nine discrete near-surface soil samples were analyzed for total lead and arsenic, which can be associated with historical lead arsenate-based pesticides. The metal testing results are summarized on Table 1, posted on Figure 3, and are discussed below.

- Arsenic was detected above laboratory method reporting limits (MRLs) in all nine near-surface soil samples, at concentrations ranging from 5.1 mg/kg to 10.8 mg/kg (Table 1 and Figure 3). None of the detected arsenic concentrations exceed the 18 mg/kg default background level for the region, which is also the DEQ Clean Fill Value. Although the detected arsenic concentrations exceed the DEQ RBCs for residential and occupational settings, and two of the detected arsenic concentrations slightly exceed the lowest DEQ ecological screening value (for plants and birds), the detected arsenic concentrations appear typical of naturally-occurring levels for the area and as such are not of concern.

Lead was detected above laboratory MRLs in all nine near-surface soil samples, at concentrations ranging from 13.8 to 47.6 mg/kg (Table 1 and Figure 3). Although the detected lead concentration at two locations (-004 and -008) are slightly higher than the 28 mg/kg DEQ default background level / clean fill value, all detected concentrations are well below the lowest DEQ human health-based RBC (400 mg/kg) and the lowest population-level ecological screening level (80 mg/kg)..

6.3.2 *Organochlorinated Pesticides in Soil*

Analytical testing of the three near-surface composite soil samples collected from the former orchard area indicate that organochlorinated pesticides were not detected above the laboratory MRLs in any of the three composite soil samples tested (Table 2).

6.3.3 *Soil Testing Conclusions*

Arsenic, lead, and organochlorinated pesticides were not detected in near-surface soils at the property at levels of concern with respect to residential or

possible future (park) uses of the site. The arsenic concentrations detected were all below background concentrations.

The detected lead concentration at two locations (28.9 mg/kg at -004 and 47.6 mg/kg at -008) exceed the 28 mg/kg DEQ default background level for the region, which is also the DEQ Clean Fill Value.

The two isolated areas with lead concentrations slightly greater than background or Clean Fill Values in soil do not appear likely related to general orchard pesticide application since arsenic is not similarly elevated.

Based on the total lead concentrations detected, if soils from the vicinity of samples -004 or -008 are to be removed from the site in the future, then these soils may not meet the definition of Clean Fill, and without additional testing then special management and certain restrictions regarding end-use would apply.

6.4 Recommendations

Based on the results of the Phase II assessment, no further actions appear to be necessary at this time for the former orchard area soils, as the test results were all below background concentrations or human health and population-based ecological risk-screening levels.

With respect to DEQ Clean Fill criteria, there are no restrictions on the end use of the soils from the site as a whole. Due to the presence of lead at concentrations greater than the DEQ Clean Fill Value for samples -004 and -008, if near surface soils from the vicinity of these specific locations are to be removed in the future, then special management and certain restrictions may apply with respect to their end use and disposal. If these soils are left in-place undisturbed, no actions appear necessary with respect to these soils.

7.0 LIMITATIONS AND SIGNATURES

The information presented in this report was collected, analyzed, and interpreted following the standards of care, skill, and diligence ordinarily provided by a professional in the performance of similar services as of the time the services were performed. This report and the conclusions and/or recommendations contained in it are based solely upon research and/or observations, and physical sampling and analytical activities that were conducted.

The information presented in this report is based only upon activities witnessed by HAI or its contractors, and/or upon information provided to HAI by the Client and/or its contractors. The analytical data presented in this report document only the concentrations of the target analytes in the particular sample, and not the property as a whole.

Unless otherwise specified in writing, this report has been prepared solely for the use by the Client and for use only in connection with the evaluation of the subject property. Any other use by the Client or any use by any other person shall be at the user's sole risk, and HAI shall have neither liability nor responsibility with respect to such use.

Hahn and Associates, Inc.

Prepared by:



Steve Evans, R.G.
Senior Project Manager

Reviewed by:



Rob B. Ede, R.G.
Principal

Date March 29, 2017



Expires 31 May 2017

8.0 GLOSSARY OF ABBREVIATIONS

ASTM	American Society for Testing and Materials
bgs	below ground surface
DEQ	Department of Environmental Quality
EPA	U.S. Environmental Protection Agency
ESA	Environmental Site Assessment
HAI	Hahn and Associates, Inc.
mg/kg	milligrams/kilogram
MRL	method reporting limit
RBC	Risk-Based Concentration
RCRA	Resource Conservation and Recovery Act
REC	Recognized Environmental Condition
SLV	Screening Level Value
W.M.	Willamette Meridian

TABLES

TABLE 1 – Summary of Soil Testing Results: Metals

0.79-Acre Orchard Property, Buena Vista, Oregon

Risk-Screening Levels in mg/kg (ppm)		Arsenic	Lead
Human Health Screening Levels ¹	Residential ==>	0.43	400.
	Occupational ==>	1.9	800.
	Construction Worker ==>	15.	800.
	Excavation Worker ==>	420.	800.
DEQ Background, Clean Fill Levels ^{2,3} ==>		18.	28.
DEQ Ecological Screening Value ⁴ ==>		50. ^{5,6}	80. ^{6.}

Laboratory Testing Results in mg/kg (ppm)

Sample Location	Sample Number	Sample Date	Sample Depth (feet bgs)	Total Metals by EPA 6010B	
				Arsenic	Lead
001	9153-170303-001	3-Mar-17	0.0 - 1.0	5.1	13.9
002	9153-170303-002	3-Mar-17	0.0 - 1.0	6.24	16.9
003	9153-170303-003	3-Mar-17	0.0 - 1.0	10.8	14.1
004	9153-170303-004	3-Mar-17	0.0 - 1.0	8.37	28.9
005	9153-170303-005	3-Mar-17	0.0 - 1.0	4.71	13.8
006	9153-170303-006	3-Mar-17	0.0 - 1.0	7.02	22.1
007	9153-170303-007	3-Mar-17	0.0 - 1.0	7.27	18.1
008	9153-170303-008	3-Mar-17	0.0 - 1.0	10.6	47.6
009	9153-170303-009	3-Mar-17	0.0 - 1.0	7.7	19.2

bgs = below ground surface

DEQ = Oregon Department of Environmental Quality

EPA = U.S. Environmental Protection Agency

mg/kg = milligrams per kilogram

ppm = parts per million

SLV = screening level value

U = not detected above concentration indicated

1 = DEQ Risk-Based Concentration (RBC) for *Direct Contact*, November 2015

2 = DEQ Default Background Concentrations for Metals in Soil (South Willamette Valley Region), March 2013

3 = DEQ *Clean Fill Determinations*, July 2014

4 = *Lowest DEQ Level II Screening Level Values, Terrestrial Receptors (Birds), Guidance for Ecological Risk Assessment*, December 2001

5 = DEQ *Level II SLV (population level), Guidance for Ecological Risk Assessment - Plants*, December 2001

6 = DEQ *Level II SLV (population level), Guidance for Ecological Risk Assessment - Birds*, December 2001

Bold = Concentration exceeds DEQ Clean Fill Value

Yellow Shade = Concentration exceeds both Default Background and a Risk-Screening Level

TABLE 2 – Summary of Soil Testing Results: Chlorinated Pesticides (Composite Samples)

0.79-Acre Orchard Property, Buena Vista, Oregon

Risk-Screening Levels in mg/kg (ppm)		Dieldrin	DDD	DDE	DDT	Endrin
Human Health Screening Levels ¹	Residential ==>	0.034	2.7	1.8	1.9	19.
	Occupational ==>	0.14	12.	8.2	8.5	250.
	Construction Worker ==>	1.2	94.	66.	66.	80.
	Excavation Worker ==>	33.	2,600.	1,800.	1,800.	2,200.
DEQ Clean Fill Level ³ ==>		0.0049	0.021	0.021	0.021	0.04
DEQ Ecological Screening Value ⁴ ==>		1.5	0.05	0.05	0.05	0.2

Laboratory Testing Results in mg/kg (ppm)

Locations/ Sub-Samples	Composite Sample No. ²	Sample Date	Sample Depth (feet bgs)	Organochlorine Pesticides by EPA Method 8081A					
				Dieldrin	DDD	DDE	DDT	Endrin	Other Pesticides
Composite of 001, 002, 003	9153-170303-010	3-Mar-17	0.0 - 1.0	0.0262 U	0.0262 U	0.0262 U	0.0262 U	0.0262 U	Not Detected
Composite of 004, 005, 006	9153-170303-011	3-Mar-17	0.0 - 1.0	0.0276 U	0.0276 U	0.0276 U	0.0276 U	0.0276 U	Not Detected
Composite of 007, 008, 009	9153-170303-012	3-Mar-17	0.0 - 1.0	0.0261 U	0.0261 U	0.0261 U	0.0261 U	0.0261 U	Not Detected

bgs = below ground surface

DEQ = Oregon Department of Environmental Quality

EPA = U.S. Environmental Protection Agency

mg/kg = milligrams/kilogram

ppm = parts per million

U = not detected above concentration indicated

1 = DEQ Risk-Based Concentration (RBC) for Direct Contact, November 2015

2 = Composite sample prepared by mixing in the field from three sub-samples

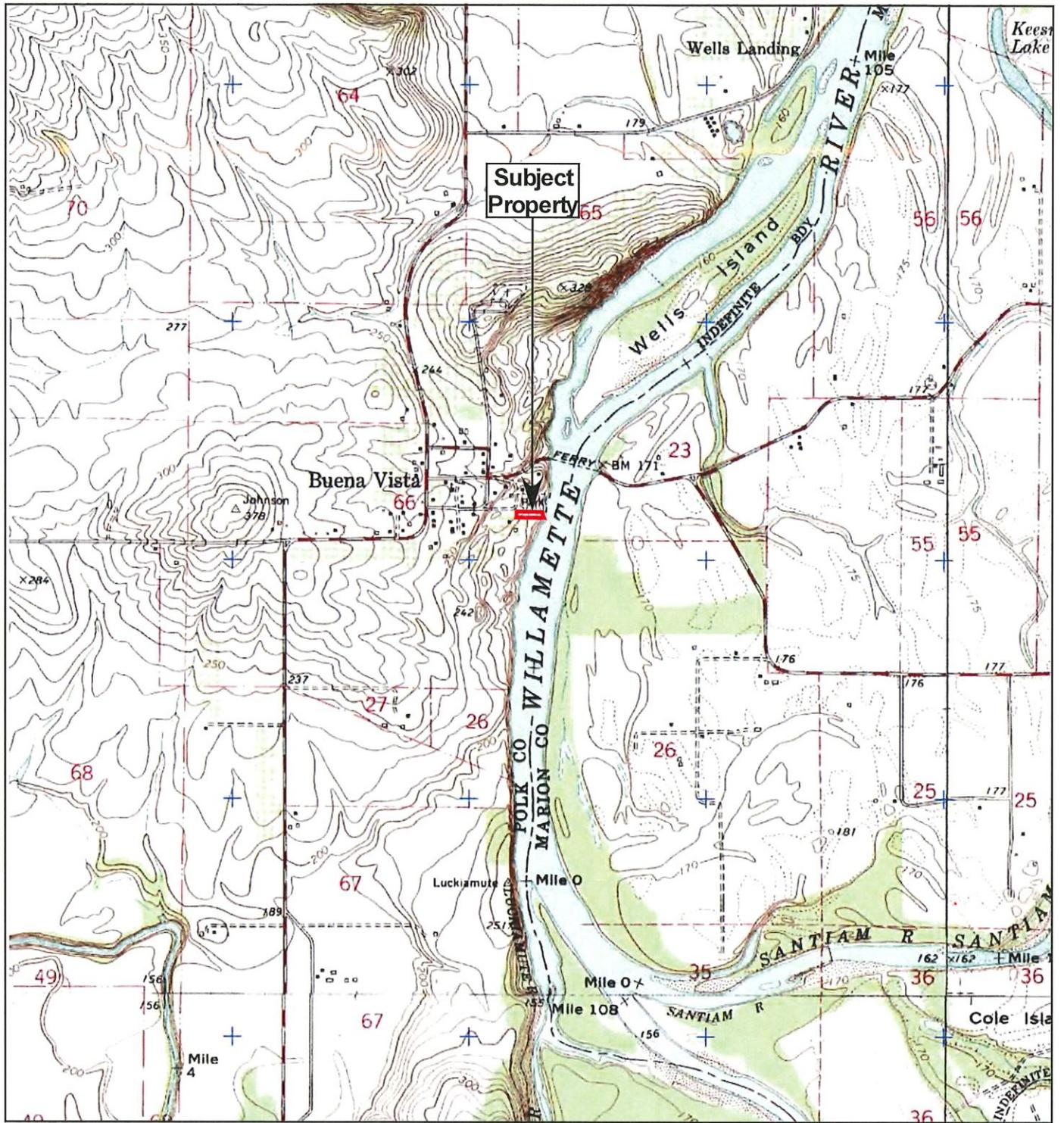
3 = DEQ Clean Fill Determinations, July 2014

4 = Lowest DEQ Level II Screening Level Values (population level), Terrestrial Receptors (Birds), Guidance for Ecological Risk Assessment, December 2001

Bold = Detected concentration exceeds DEQ Clean Fill Value

Yellow Shade = Concentration exceeds both Default Background and a Risk-Screening Level

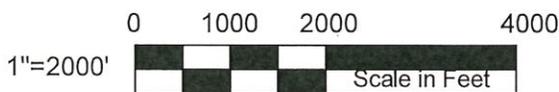
FIGURES



Note:
 Base Map from the Monmouth, Oregon (1986)
 USGS 7.5-Minute Quadrangle
 Contour Interval: 10 Feet

**FIGURE 1
 Location Map**

Phase II Environmental Site Assessment
 0.79-Acre Orchard Property
 Buena Vista, Oregon



HAHN AND ASSOCIATES, INC.
 Project No. 9153

March 2017

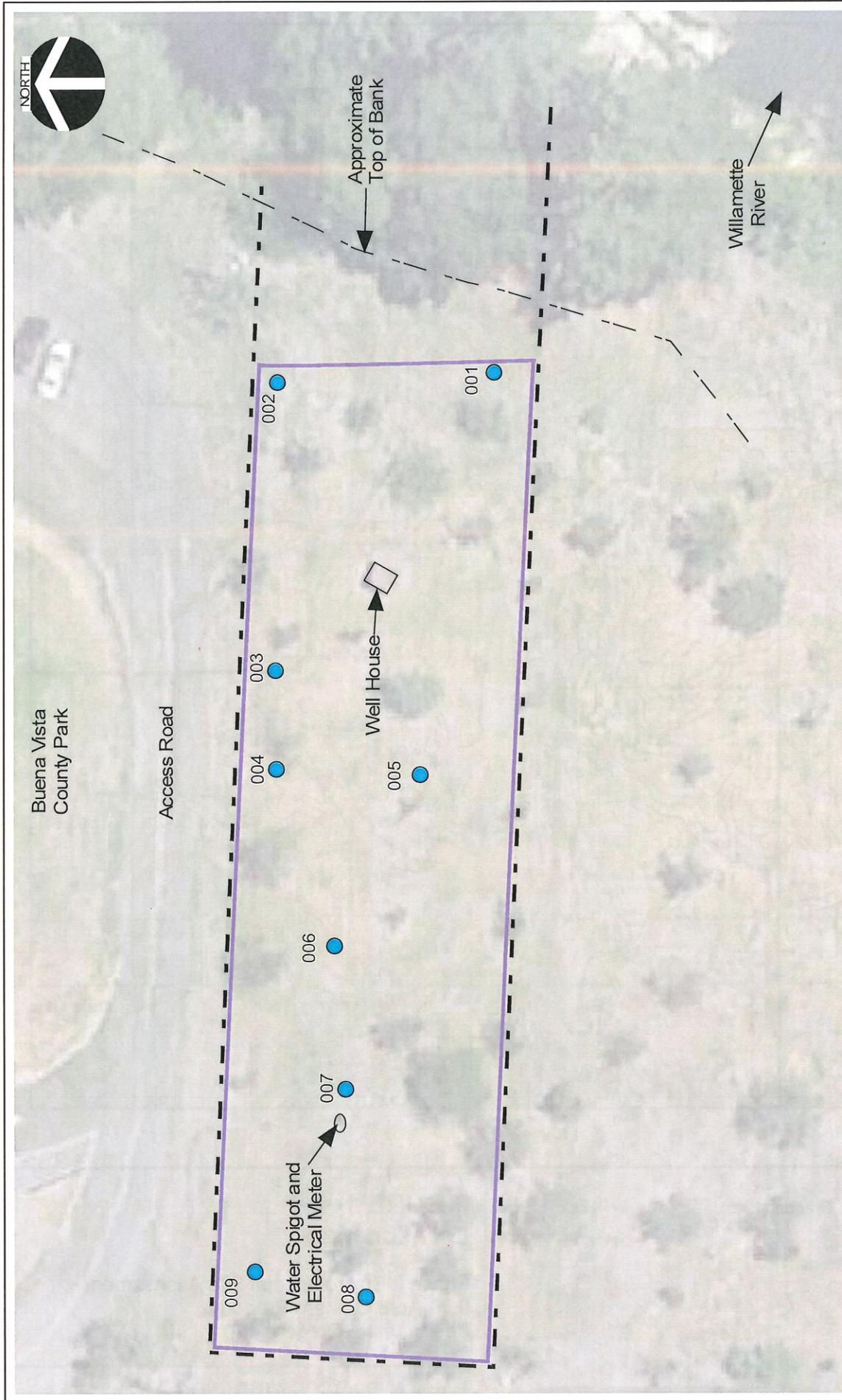
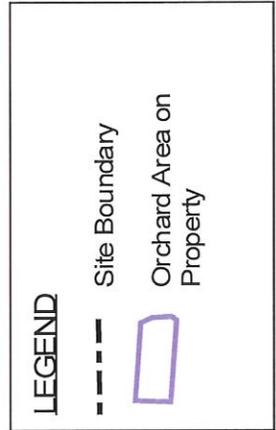


FIGURE 2
Sample Location Map
 Phase II Environmental Site Assessment
 0.79-Acre Orchard Property
 Buena Vista, Oregon
 HAHN AND ASSOCIATES, INC.
 Project No. 9124
 March 2017



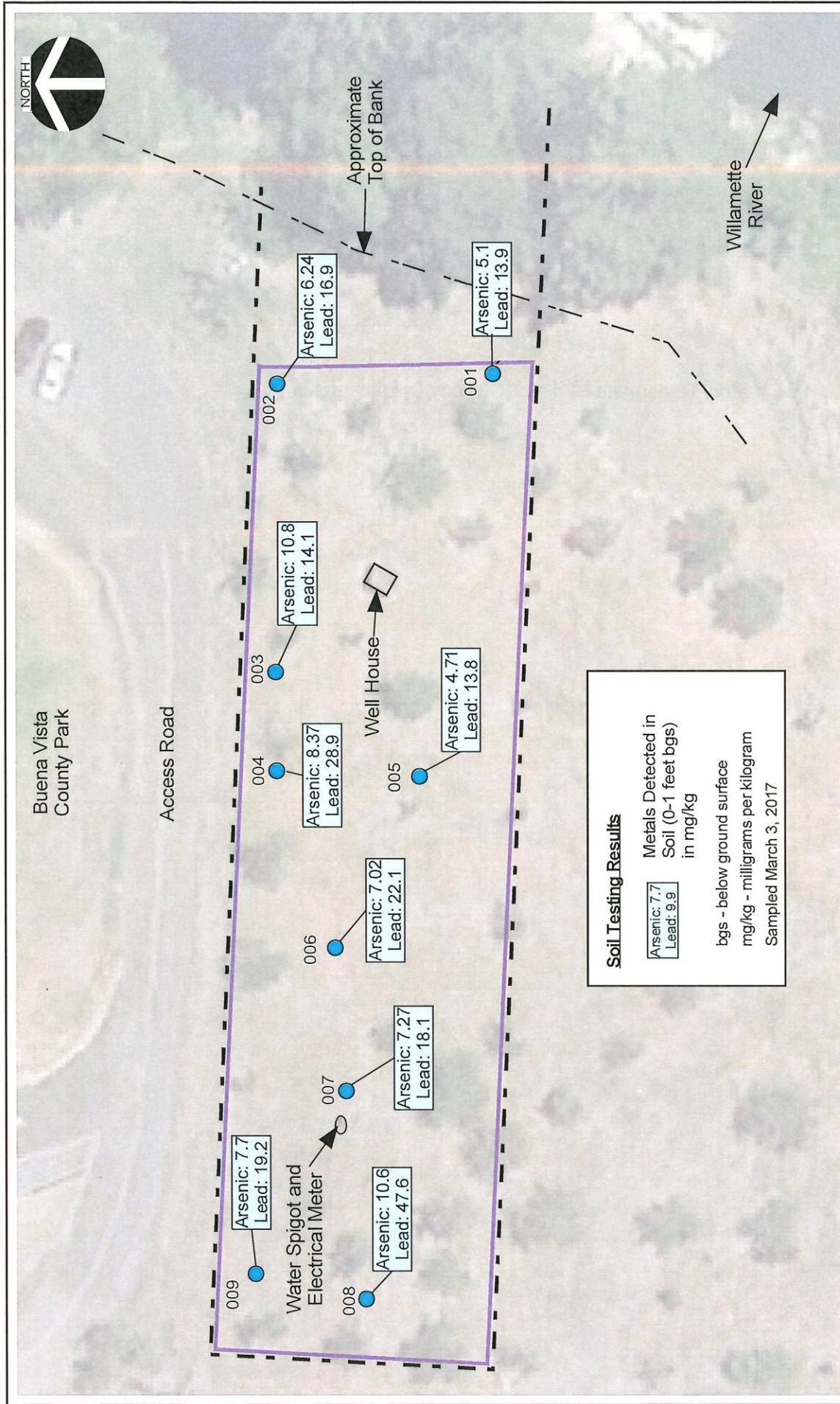


FIGURE 3
Soil Sampling Results
 Phase II Environmental Site Assessment
 0.79-Acre Orchard Property
 Buena Vista, Oregon
 HAHN AND ASSOCIATES, INC.
 Project No. 9124
 March 2017

APPENDIX A

Laboratory Report and Chain-of-Custody Documentation

March 14, 2017

Hahn & Associates, Inc.

Sample Delivery Group: L894950
Samples Received: 03/09/2017
Project Number: 9153
Description: Buena Vista Orchard Property

Report To: Jane-Clair Kerin
434 NW 6th Avenue
Ste. 203
Portland, OR 97209

Entire Report Reviewed By:

Brian Ford

Brian Ford
Technical Service Representative

Results relate only to the items tested or calibrated and are reported as rounded values. This test report shall not be reproduced, except in full, without written approval of the laboratory. Where applicable, sampling conducted by ESC is performed per guidance provided in laboratory standard operating procedures: 060302, 060303, and 060304.

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SAMPLE SUMMARY

ONE LAB. NATIONWIDE.



9153-170303-001 L894950-01 Solid						Collected by J Kerin	Collected date/time 03/03/17 11:55	Received date/time 03/09/17 09:00
Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst			
Total Solids by Method 2540 G-2011	WG959910	1	03/11/17 10:48	03/11/17 11:00	KDW			
Metals (ICPMS) by Method 6020	WG959957	5	03/13/17 11:48	03/13/17 21:38	VSS			
9153-170303-002 L894950-02 Solid						Collected by J Kerin	Collected date/time 03/03/17 12:15	Received date/time 03/09/17 09:00
Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst			
Total Solids by Method 2540 G-2011	WG959911	1	03/11/17 10:21	03/11/17 10:35	KDW			
Metals (ICPMS) by Method 6020	WG959957	5	03/13/17 11:48	03/13/17 21:42	VSS			
9153-170303-003 L894950-03 Solid						Collected by J Kerin	Collected date/time 03/03/17 12:28	Received date/time 03/09/17 09:00
Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst			
Total Solids by Method 2540 G-2011	WG959911	1	03/11/17 10:21	03/11/17 10:35	KDW			
Metals (ICPMS) by Method 6020	WG959957	5	03/13/17 11:48	03/13/17 21:45	VSS			
9153-170303-004 L894950-04 Solid						Collected by J Kerin	Collected date/time 03/03/17 13:10	Received date/time 03/09/17 09:00
Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst			
Total Solids by Method 2540 G-2011	WG959911	1	03/11/17 10:21	03/11/17 10:35	KDW			
Metals (ICPMS) by Method 6020	WG959957	5	03/13/17 11:48	03/13/17 21:49	VSS			
9153-170303-005 L894950-05 Solid						Collected by J Kerin	Collected date/time 03/03/17 13:25	Received date/time 03/09/17 09:00
Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst			
Total Solids by Method 2540 G-2011	WG959911	1	03/11/17 10:21	03/11/17 10:35	KDW			
Metals (ICPMS) by Method 6020	WG959957	5	03/13/17 11:48	03/13/17 21:52	VSS			
9153-170303-006 L894950-06 Solid						Collected by J Kerin	Collected date/time 03/03/17 13:50	Received date/time 03/09/17 09:00
Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst			
Total Solids by Method 2540 G-2011	WG959911	1	03/11/17 10:21	03/11/17 10:35	KDW			
Metals (ICPMS) by Method 6020	WG959957	5	03/13/17 11:48	03/13/17 21:56	VSS			
9153-170303-007 L894950-07 Solid						Collected by J Kerin	Collected date/time 03/03/17 14:15	Received date/time 03/09/17 09:00
Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst			
Total Solids by Method 2540 G-2011	WG959911	1	03/11/17 10:21	03/11/17 10:35	KDW			
Metals (ICPMS) by Method 6020	WG959957	5	03/13/17 11:48	03/13/17 22:34	VSS			

1
Cp

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Tc

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Ss

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Cn

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Sr

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Qc

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Gl

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Al

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Sc

SAMPLE SUMMARY

ONE LAB. NATIONWIDE.



9153-170303-008 L894950-08 Solid

Collected by
J Kerin
Collected date/time
03/03/17 14:35
Received date/time
03/09/17 09:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst
Total Solids by Method 2540 G-2011	WG959911	1	03/11/17 10:21	03/11/17 10:35	KDW
Metals (ICPMS) by Method 6020	WG959957	5	03/13/17 11:48	03/13/17 22:38	VSS

1
Cp

2
Tc

3
Ss

9153-170303-009 L894950-09 Solid

Collected by
J Kerin
Collected date/time
03/03/17 14:50
Received date/time
03/09/17 09:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst
Total Solids by Method 2540 G-2011	WG959911	1	03/11/17 10:21	03/11/17 10:35	KDW
Metals (ICPMS) by Method 6020	WG959957	5	03/13/17 11:48	03/13/17 22:41	VSS

4
Cn

5
Sr

6
Qc

9153-170303-010 L894950-10 Solid

Collected by
J Kerin
Collected date/time
03/03/17 12:40
Received date/time
03/09/17 09:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst
Total Solids by Method 2540 G-2011	WG959911	1	03/11/17 10:21	03/11/17 10:35	KDW
Pesticides (GC) by Method 8081	WG960023	1	03/11/17 08:38	03/13/17 18:33	VKS

7
Gl

8
Al

9
Sc

9153-170303-011 L894950-11 Solid

Collected by
J Kerin
Collected date/time
03/03/17 13:58
Received date/time
03/09/17 09:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst
Total Solids by Method 2540 G-2011	WG959911	1	03/11/17 10:21	03/11/17 10:35	KDW
Pesticides (GC) by Method 8081	WG960023	1	03/11/17 08:38	03/13/17 18:45	VKS

9153-170303-012 L894950-12 Solid

Collected by
J Kerin
Collected date/time
03/03/17 15:05
Received date/time
03/09/17 09:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst
Total Solids by Method 2540 G-2011	WG959912	1	03/11/17 12:42	03/11/17 12:55	KDW
Pesticides (GC) by Method 8081	WG960023	1	03/11/17 08:38	03/13/17 18:58	VKS



All sample aliquots were received at the correct temperature, in the proper containers, with the appropriate preservatives, and within method specified holding times. All MDL (LOD) and RDL (LOQ) values reported for environmental samples have been corrected for the dilution factor used in the analysis. All Method and Batch Quality Control are within established criteria except where addressed in this case narrative, a non-conformance form or properly qualified within the sample results. By my digital signature below, I affirm to the best of my knowledge, all problems/anomalies observed by the laboratory as having the potential to affect the quality of the data have been identified by the laboratory, and no information or data have been knowingly withheld that would affect the quality of the data.

Brian Ford
Technical Service Representative

¹ Cp

² Tc

³ Ss

⁴ Cn

⁵ Sr

⁶ Qc

⁷ Gl

⁸ Al

⁹ Sc

9153-170303-001

SAMPLE RESULTS - 01

ONE LAB. NATIONWIDE.



Collected date/time: 03/03/17 11:55

L894950

Total Solids by Method 2540 G-2011

Analyte	Result %	Qualifier	Dilution	Analysis date / time	Batch
Total Solids	78.7		1	03/11/2017 11:00	WG959910

¹ Cp

² Tc

Metals (ICPMS) by Method 6020

Analyte	Result (dry) mg/kg	Qualifier	RDL (dry) mg/kg	Dilution	Analysis date / time	Batch
Arsenic	5.10		0.636	5	03/13/2017 21:38	WG959957
Lead	13.9		0.636	5	03/13/2017 21:38	WG959957

³ Ss

⁴ Cn

⁵ Sr

⁶ Qc

⁷ Gl

⁸ Al

⁹ Sc



Collected date/time: 03/03/17 12:15

L894950

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis date / time	Batch
Total Solids	75.1		1	03/11/2017 10:35	WG959911

1 Cp

2 Tc

Metals (ICPMS) by Method 6020

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis date / time	Batch
Arsenic	6.24		0.666	5	03/13/2017 21:42	WG959957
Lead	16.9		0.666	5	03/13/2017 21:42	WG959957

3 Ss

4 Cn

5 Sr

6 Qc

7 Gl

8 Al

9 Sc

9153-170303-003

Collected date/time: 03/03/17 12:28

SAMPLE RESULTS - 03

L894950

ONE LAB. NATIONWIDE.



Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis date / time	Batch
Total Solids	75.5		1	03/11/2017 10:35	WG959911

1 Cp

2 Tc

Metals (ICPMS) by Method 6020

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis date / time	Batch
Arsenic	10.8		0.662	5	03/13/2017 21:45	WG959957
Lead	14.1		0.662	5	03/13/2017 21:45	WG959957

3 Ss

4 Cn

5 Sr

6 Qc

7 Gl

8 Al

9 Sc

9153-170303-004

Collected date/time: 03/03/17 13:10

SAMPLE RESULTS - 04

L894950

ONE LAB, NATIONWIDE.



Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis date / time	Batch
Total Solids	76.5		1	03/11/2017 10:35	WG959911

1 Cp

2 Tc

Metals (ICPMS) by Method 6020

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis date / time	Batch
Arsenic	8.37		0.653	5	03/13/2017 21:49	WG959957
Lead	28.9		0.653	5	03/13/2017 21:49	WG959957

3 Ss

4 Cn

5 Sr

6 Qc

7 Gl

8 Al

9 Sc

9153-170303-005

Collected date/time: 03/03/17 13:25

SAMPLE RESULTS - 05

L894950

ONE LAB. NATIONWIDE.



Total Solids by Method 2540 G-2011

Analyte	Result %	Qualifier	Dilution	Analysis date / time	Batch
Total Solids	72.2		1	03/11/2017 10:35	WG959911

¹ Cp

² Tc

Metals (ICPMS) by Method 6020

Analyte	Result (dry) mg/kg	Qualifier	RDL (dry) mg/kg	Dilution	Analysis date / time	Batch
Arsenic	4.71		0.693	5	03/13/2017 21:52	WG959957
Lead	13.8		0.693	5	03/13/2017 21:52	WG959957

³ Ss

⁴ Cn

⁵ Sr

⁶ Qc

⁷ Gl

⁸ Al

⁹ Sc



Collected date/time: 03/03/17 13:50

L894950

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis date / time	Batch
Total Solids	76.0		1	03/11/2017 10:35	WG959911

¹ Cp

² Tc

Metals (ICPMS) by Method 6020

Analyte	Result (dry) mg/kg	Qualifier	RDL (dry) mg/kg	Dilution	Analysis date / time	Batch
Arsenic	7.02		0.658	5	03/13/2017 21:56	WG959957
Lead	22.1		0.658	5	03/13/2017 21:56	WG959957

³ Ss

⁴ Cn

⁵ Sr

⁶ Qc

⁷ Gl

⁸ Al

⁹ Sc

9153-170303-007

Collected date/time: 03/03/17 14:15

SAMPLE RESULTS - 07

L894950

ONE LAB. NATIONWIDE.



Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis date / time	Batch
Total Solids	73.2		1	03/11/2017 10:35	WG959911

1 Cp

2 Tc

Metals (ICPMS) by Method 6020

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis date / time	Batch
Arsenic	7.27		0.683	5	03/13/2017 22:34	WG959957
Lead	18.1		0.683	5	03/13/2017 22:34	WG959957

3 Ss

4 Cn

5 Sr

6 Qc

7 Gl

8 Al

9 Sc



Collected date/time: 03/03/17 14:35

L894950

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis date / time	Batch
Total Solids	77.5		1	03/11/2017 10:35	WG959911

1 Cp

2 Tc

Metals (ICPMS) by Method 6020

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis date / time	Batch
Arsenic	10.6		0.645	5	03/13/2017 22:38	WG959957
Lead	47.6		0.645	5	03/13/2017 22:38	WG959957

3 Ss

4 Cn

5 Sr

6 Qc

7 Gl

8 Al

9 Sc

9153-170303-009

Collected date/time: 03/03/17 14:50

SAMPLE RESULTS - 09

L894950

ONE LAB. NATIONWIDE.



Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis date / time	Batch
Total Solids	77.0		1	03/11/2017 10:35	WG959911

1 Cp

2 Tc

Metals (ICPMS) by Method 6020

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis date / time	Batch
Arsenic	7.70		0.649	5	03/13/2017 22:41	WG959957
Lead	19.2		0.649	5	03/13/2017 22:41	WG959957

3 Ss

4 Cn

5 Sr

6 Qc

7 Gl

8 Al

9 Sc

9153-170303-010

SAMPLE RESULTS - 10

ONE LAB. NATIONWIDE.



Collected date/time: 03/03/17 12:40

L894950

Total Solids by Method 2540 G-2011

Analyte	Result %	Qualifier	Dilution	Analysis date / time	Batch
Total Solids	76.5		1	03/11/2017 10:35	WG959911

1 Cp

2 Tc

3 Ss

4 Cn

5 Sr

6 Qc

7 Gl

8 Al

9 Sc

Pesticides (GC) by Method 8081

Analyte	Result (dry) mg/kg	Qualifier	RDL (dry) mg/kg	Dilution	Analysis date / time	Batch
Aldrin	ND		0.0262	1	03/13/2017 18:33	WG960023
Alpha BHC	ND		0.0262	1	03/13/2017 18:33	WG960023
Beta BHC	ND		0.0262	1	03/13/2017 18:33	WG960023
Delta BHC	ND		0.0262	1	03/13/2017 18:33	WG960023
Gamma BHC	ND		0.0262	1	03/13/2017 18:33	WG960023
Chlordane	ND		0.262	1	03/13/2017 18:33	WG960023
4,4-DDD	ND		0.0262	1	03/13/2017 18:33	WG960023
4,4-DDE	ND		0.0262	1	03/13/2017 18:33	WG960023
4,4-DDT	ND		0.0262	1	03/13/2017 18:33	WG960023
Dieldrin	ND		0.0262	1	03/13/2017 18:33	WG960023
Endosulfan I	ND		0.0262	1	03/13/2017 18:33	WG960023
Endosulfan II	ND		0.0262	1	03/13/2017 18:33	WG960023
Endosulfan sulfate	ND		0.0262	1	03/13/2017 18:33	WG960023
Endrin	ND		0.0262	1	03/13/2017 18:33	WG960023
Endrin aldehyde	ND		0.0262	1	03/13/2017 18:33	WG960023
Endrin ketone	ND		0.0262	1	03/13/2017 18:33	WG960023
Hexachlorobenzene	ND		0.0262	1	03/13/2017 18:33	WG960023
Heptachlor	ND		0.0262	1	03/13/2017 18:33	WG960023
Heptachlor epoxide	ND		0.0262	1	03/13/2017 18:33	WG960023
Methoxychlor	ND		0.0262	1	03/13/2017 18:33	WG960023
Toxaphene	ND		0.523	1	03/13/2017 18:33	WG960023
(S) Decachlorobiphenyl	92.2		10.0-148		03/13/2017 18:33	WG960023
(S) Tetrachloro-m-xylene	97.1		21.0-146		03/13/2017 18:33	WG960023



Collected date/time: 03/03/17 13:58

L894950

Total Solids by Method 2540 G-2011

Analyte	Result %	Qualifier	Dilution	Analysis date / time	Batch
Total Solids	72.4		1	03/11/2017 10:35	WG959911

¹ Cp

² Tc

Pesticides (GC) by Method 8081

Analyte	Result (dry) mg/kg	Qualifier	RDL (dry) mg/kg	Dilution	Analysis date / time	Batch
Aldrin	ND		0.0276	1	03/13/2017 18:45	WG960023
Alpha BHC	ND		0.0276	1	03/13/2017 18:45	WG960023
Beta BHC	ND		0.0276	1	03/13/2017 18:45	WG960023
Delta BHC	ND		0.0276	1	03/13/2017 18:45	WG960023
Gamma BHC	ND		0.0276	1	03/13/2017 18:45	WG960023
Chlordane	ND		0.276	1	03/13/2017 18:45	WG960023
4,4-DDD	ND		0.0276	1	03/13/2017 18:45	WG960023
4,4-DDE	ND		0.0276	1	03/13/2017 18:45	WG960023
4,4-DDT	ND		0.0276	1	03/13/2017 18:45	WG960023
Dieldrin	ND		0.0276	1	03/13/2017 18:45	WG960023
Endosulfan I	ND		0.0276	1	03/13/2017 18:45	WG960023
Endosulfan II	ND		0.0276	1	03/13/2017 18:45	WG960023
Endosulfan sulfate	ND		0.0276	1	03/13/2017 18:45	WG960023
Endrin	ND		0.0276	1	03/13/2017 18:45	WG960023
Endrin aldehyde	ND		0.0276	1	03/13/2017 18:45	WG960023
Endrin ketone	ND		0.0276	1	03/13/2017 18:45	WG960023
Hexachlorobenzene	ND		0.0276	1	03/13/2017 18:45	WG960023
Heptachlor	ND		0.0276	1	03/13/2017 18:45	WG960023
Heptachlor epoxide	ND		0.0276	1	03/13/2017 18:45	WG960023
Methoxychlor	ND		0.0276	1	03/13/2017 18:45	WG960023
Toxaphene	ND		0.553	1	03/13/2017 18:45	WG960023
(S) Decachlorobiphenyl	94.0		10.0-148		03/13/2017 18:45	WG960023
(S) Tetrachloro-m-xylene	98.4		21.0-146		03/13/2017 18:45	WG960023

³ Ss

⁴ Cn

⁵ Sr

⁶ Qc

⁷ Gl

⁸ Al

⁹ Sc

9153-170303-012

Collected date/time: 03/03/17 15:05

SAMPLE RESULTS - 12

L894950

ONE LAB. NATIONWIDE.



Total Solids by Method 2540 G-2011

Analyte	Result %	Qualifier	Dilution	Analysis date / time	Batch
Total Solids	76.5		1	03/11/2017 12:55	WG959912

1 Cp

2 Tc

3 Ss

Pesticides (GC) by Method 8081

Analyte	Result (dry) mg/kg	Qualifier	RDL (dry) mg/kg	Dilution	Analysis date / time	Batch
Aldrin	ND		0.0261	1	03/13/2017 18:58	WG960023
Alpha BHC	ND		0.0261	1	03/13/2017 18:58	WG960023
Beta BHC	ND		0.0261	1	03/13/2017 18:58	WG960023
Delta BHC	ND		0.0261	1	03/13/2017 18:58	WG960023
Gamma BHC	ND		0.0261	1	03/13/2017 18:58	WG960023
Chlordane	ND		0.261	1	03/13/2017 18:58	WG960023
4,4-DDD	ND		0.0261	1	03/13/2017 18:58	WG960023
4,4-DDE	ND		0.0261	1	03/13/2017 18:58	WG960023
4,4-DDT	ND		0.0261	1	03/13/2017 18:58	WG960023
Dieldrin	ND		0.0261	1	03/13/2017 18:58	WG960023
Endosulfan I	ND		0.0261	1	03/13/2017 18:58	WG960023
Endosulfan II	ND		0.0261	1	03/13/2017 18:58	WG960023
Endosulfan sulfate	ND		0.0261	1	03/13/2017 18:58	WG960023
Endrin	ND		0.0261	1	03/13/2017 18:58	WG960023
Endrin aldehyde	ND		0.0261	1	03/13/2017 18:58	WG960023
Endrin ketone	ND		0.0261	1	03/13/2017 18:58	WG960023
Hexachlorobenzene	ND		0.0261	1	03/13/2017 18:58	WG960023
Heptachlor	ND		0.0261	1	03/13/2017 18:58	WG960023
Heptachlor epoxide	ND		0.0261	1	03/13/2017 18:58	WG960023
Methoxychlor	ND		0.0261	1	03/13/2017 18:58	WG960023
Toxaphene	ND		0.523	1	03/13/2017 18:58	WG960023
(S) Decachlorobiphenyl	93.6		10.0-148		03/13/2017 18:58	WG960023
(S) Tetrachloro-m-xylene	97.3		21.0-146		03/13/2017 18:58	WG960023

4 Cn

5 Sr

6 Qc

7 Gl

8 Al

9 Sc



Method Blank (MB)

(MB) R3202704-1 03/11/17 11:00

Analyte	MB Result %	MB Qualifier	MB MDL %	MB RDL %
Total Solids	0.00140			

L894828-03 Original Sample (OS) • Duplicate (DUP)

(OS) L894828-03 03/11/17 11:00 • (DUP) R3202704-3 03/11/17 11:00

Analyte	Original Result %	DUP Result %	Dilution	DUP RPD %	DUP Qualifier	DUP RPD Limits %
Total Solids	91.0	90.9	1	0.0616		5

Laboratory Control Sample (LCS)

(LCS) R3202704-2 03/11/17 11:00

Analyte	Spike Amount %	LCS Result %	LCS Rec. %	Rec. Limits %	LCS Qualifier
Total Solids	50.0	50.0	99.9	85.0-115	

1 Cp
2 Tc
3 Ss
4 Cn
5 Sr
6 Qc
7 Gl
8 Al
9 Sc



Method Blank (MB)

(MB) R3202702-1 03/11/17 10:35

Analyte	MB Result %	MB Qualifier	MB MDL %	MB RDL %
Total Solids	0.00140			

L894950-10 Original Sample (OS) • Duplicate (DUP)

(OS) L894950-10 03/11/17 10:35 • (DUP) R3202702-3 03/11/17 10:35

Analyte	Original Result %	DUP Result %	Dilution	DUP RPD %	DUP Qualifier	DUP RPD Limits %
Total Solids	76.5	76.1	1	0.458		5

Laboratory Control Sample (LCS)

(LCS) R3202702-2 03/11/17 10:35

Analyte	Spike Amount %	LCS Result %	LCS Rec. %	Rec. Limits %	LCS Qualifier
Total Solids	50.0	50.0	99.9	85.0-115	

1 Cp	2 Tc	3 Ss	4 Cn	5 Sr	6 Qc	7 Gl	8 Al	9 Sc
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Method Blank (MB)

(MB) R3202709-1 03/11/17 12:55

Analyte	MB Result %	MB Qualifier	MB MDL %	MB RDL %
Total Solids	0.00130			

L894950-12 Original Sample (OS) • Duplicate (DUP)

(OS) L894950-12 03/11/17 12:55 • (DUP) R3202709-3 03/11/17 12:55

Analyte	Original Result %	DUP Result %	Dilution	DUP RPD %	DUP Qualifier	DUP RPD Limits %
Total Solids	76.5	76.4	1	0.208		5

Laboratory Control Sample (LCS)

(LCS) R3202709-2 03/11/17 12:55

Analyte	Spike Amount %	LCS Result %	LCS Rec. %	Rec. Limits %	LCS Qualifier
Total Solids	50.0	50.0	99.9	85.0-115	

1 Cp	2 Tc	3 Ss	4 Cn	5 Sr	6 Qc	7 Gl	8 Al	9 Sc
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Method Blank (MB)

(MB) R3203128-3 03/13/17 13:34

Analyte	MB Result mg/kg	MB Qualifier	MB MDL mg/kg	MB RDL mg/kg
Aldrin	U		0.00135	0.0200
Alpha BHC	U		0.00136	0.0200
Beta BHC	U		0.00160	0.0200
Delta BHC	U		0.00143	0.0200
Gamma BHC	U		0.00145	0.0200
4,4-DDD	U		0.00156	0.0200
4,4-DDE	U		0.00154	0.0200
4,4-DDT	U		0.00200	0.0200
Dieldrin	U		0.00152	0.0200
Endosulfan I	U		0.00149	0.0200
Endosulfan II	U		0.00160	0.0200
Endosulfan sulfate	U		0.00151	0.0200
Endrin	U		0.00157	0.0200
Endrin aldehyde	U		0.00129	0.0200
Endrin ketone	U		0.00165	0.0200
Heptachlor	U		0.00154	0.0200
Heptachlor epoxide	U		0.00161	0.0200
Hexachlorobenzene	U		0.00124	0.0200
Methoxychlor	U		0.00178	0.0200
Chlordane	U		0.0390	0.200
Toxaphene	U		0.0360	0.400
(S) Decachlorobiphenyl	88.9			10.0-148
(S) Tetrachloro-m-xylene	89.2			21.0-146

Laboratory Control Sample (LCS) • Laboratory Control Sample Duplicate (LCS-D)

(LCS) R3203128-1 03/13/17 13:09 • (LCS-D) R3203128-2 03/13/17 13:21

Analyte	Spike Amount mg/kg	LCS Result mg/kg	LCS-D Result mg/kg	LCS Rec. %	LCS-D Rec. %	Rec. Limits %	LCS Qualifier	LCS-D Qualifier	RPD %	RPD Limits %
Aldrin	0.0667	0.0701	0.0701	105	105	55.0-137			0.0300	29
Alpha BHC	0.0667	0.0782	0.0783	117	117	55.0-136			0.0400	28
Beta BHC	0.0667	0.0679	0.0679	102	102	53.0-133			0.110	28
Delta BHC	0.0667	0.0759	0.0758	114	114	53.0-139			0.240	29
Gamma BHC	0.0667	0.0756	0.0756	113	113	54.0-136			0.0100	29
4,4-DDD	0.0667	0.0704	0.0703	106	105	51.0-141			0.140	29
4,4-DDE	0.0667	0.0732	0.0732	110	110	53.0-142			0.0200	30
4,4-DDT	0.0667	0.0672	0.0678	101	102	47.0-143			0.920	30
Dieldrin	0.0667	0.0690	0.0691	103	104	54.0-141			0.140	29
Endosulfan I	0.0667	0.0711	0.0712	107	107	54.0-141			0.100	29

Laboratory Control Sample (LCS) • Laboratory Control Sample Duplicate (LCSD)

(LCS) R3203128-1 03/13/17 13:09 • (LCSD) R3203128-2 03/13/17 13:21

Analyte	Spike Amount mg/kg	LCS Result mg/kg	LCSD Result mg/kg	LCS Rec. %	LCSD Rec. %	Rec. Limits %	LCS Qualifier	LCSD Qualifier	RPD %	RPD Limits %
Endosulfan II	0.0667	0.0680	0.0679	102	102	53.0-140			0.0600	28
Endosulfan sulfate	0.0667	0.0641	0.0639	96.1	95.8	52.0-141			0.230	29
Endrin	0.0667	0.0663	0.0667	99.4	100	52.0-137			0.600	29
Endrin aldehyde	0.0667	0.0440	0.0427	66.0	64.0	30.0-127			2.96	31
Endrin ketone	0.0667	0.0692	0.0690	104	104	51.0-139			0.180	28
Heptachlor	0.0667	0.0658	0.0661	98.6	99.0	53.0-144			0.420	29
Heptachlor epoxide	0.0667	0.0677	0.0678	101	102	54.0-137			0.200	28
Hexachlorobenzene	0.0667	0.0694	0.0692	104	104	50.0-135			0.300	28
Methoxychlor	0.0667	0.0644	0.0640	96.6	96.0	49.0-145			0.650	29
(S) Decachlorobiphenyl				91.3	88.5	10.0-148				
(S) Tetrachloro-m-xylene				94.0	92.0	21.0-146				





Abbreviations and Definitions

SDG	Sample Delivery Group.
MDL	Method Detection Limit.
RDL	Reported Detection Limit.
ND	Not detected at the Reporting Limit (or MDL where applicable).
U	Not detected at the Reporting Limit (or MDL where applicable).
RPD	Relative Percent Difference.
(dry)	Results are reported based on the dry weight of the sample. [this will only be present on a dry report basis for soils].
Original Sample	The non-spiked sample in the prep batch used to determine the Relative Percent Difference (RPD) from a quality control sample. The Original Sample may not be included within the reported SDG.
(S)	Surrogate (Surrogate Standard) - Analytes added to every blank, sample, Laboratory Control Sample/Duplicate and Matrix Spike/Duplicate; used to evaluate analytical efficiency by measuring recovery. Surrogates are not expected to be detected in all environmental media.
Rec.	Recovery.

Qualifier Description

The remainder of this page intentionally left blank, there are no qualifiers applied to this SDG.

¹ Cp

² Tc

³ Ss

⁴ Cn

⁵ Sr

⁶ Qc

⁷ Gl

⁸ Al

⁹ Sc

ACCREDITATIONS & LOCATIONS

ONE LAB. NATIONWIDE.



ESC Lab Sciences is the only environmental laboratory accredited/certified to support your work nationwide from one location. One phone call, one point of contact, one laboratory. No other lab is as accessible or prepared to handle your needs throughout the country. Our capacity and capability from our single location laboratory is comparable to the collective totals of the network laboratories in our industry. The most significant benefit to our "one location" design is the design of our laboratory campus. The model is conducive to accelerated productivity, decreasing turn-around time, and preventing cross contamination, thus protecting sample integrity. Our focus on premium quality and prompt service allows us to be **YOUR LAB OF CHOICE**.
 * Not all certifications held by the laboratory are applicable to the results reported in the attached report.



State Accreditations

Alabama	40660	Nevada	TN-03-2002-34
Alaska	UST-080	New Hampshire	2975
Arizona	AZ0612	New Jersey-NELAP	TN002
Arkansas	88-0469	New Mexico	TN00003
California	01157CA	New York	11742
Colorado	TN00003	North Carolina	Env375
Connecticut	PH-0197	North Carolina ¹	DW21704
Florida	E87487	North Carolina ²	41
Georgia	NELAP	North Dakota	R-140
Georgia ¹	923	Ohio-VAP	CL0069
Idaho	TN00003	Oklahoma	9915
Illinois	200008	Oregon	TN200002
Indiana	C-TN-01	Pennsylvania	68-02979
Iowa	364	Rhode Island	221
Kansas	E-10277	South Carolina	84004
Kentucky ¹	90010	South Dakota	n/a
Kentucky ²	16	Tennessee ¹⁴	2006
Louisiana	AI30792	Texas	T 104704245-07-TX
Maine	TN0002	Texas ⁵	LAB0152
Maryland	324	Utah	6157585858
Massachusetts	M-TN003	Vermont	VT2006
Michigan	9958	Virginia	109
Minnesota	047-999-395	Washington	C1915
Mississippi	TN00003	West Virginia	233
Missouri	340	Wisconsin	9980939910
Montana	CERT0086	Wyoming	A2LA
Nebraska	NE-OS-15-05		

Third Party & Federal Accreditations

A2LA – ISO 17025	1461.01	AIHA	100789
A2LA – ISO 17025 ⁵	1461.02	DOD	1461.01
Canada	1461.01	USDA	S-67674
EPA-Crypto	TN00003		

¹ Drinking Water ² Underground Storage Tanks ³ Aquatic Toxicity ⁴ Chemical/Microbiological ⁵ Mold ¹⁴ Accreditation not applicable

Our Locations

ESC Lab Sciences has sixty-four client support centers that provide sample pickup and/or the delivery of sampling supplies. If you would like assistance from one of our support offices, please contact our main office. **ESC Lab Sciences performs all testing at our central laboratory.**



CHAIN OF CUSTODY

Chain of Custody No. 1 of 1

HAHN AND ASSOCIATES, INC.

Environmental Management

434 NW Sixth Avenue, Suite 203 • Portland OR 97209

(503) 796-0717 • Fax (503) 227-2209

Project Manager

J. Kern

Project No.

9153

Project Name

Suena Vista Orchard Property

Collected by

J. Kern

Sample Number Prefix: 9153-170303-

Matrix

Soil

Water

Other

Number of Containers

Total Pb and As (by EPA 6020)

Organochlorinated Pesticides (EPA 8081A)

Analyses to be Performed

RUSH

Remarks

189950

Liquid with Sediment Sample

Test Facility

Test Sediment

Test Date

Test Separately

Shake

Provide Preliminary Fax Results

Appropriate Containers Used (Y or N)

Provide Verbal Results (Y or N)

Samples Received at 40 (Y or N)

Lab ID

Sample #

Date

Time

Sample Description

001 3-Mar-17 11:55 Surface sample 0-1' bgs

002 3-Mar-17 12:15 Surface sample 0-1' bgs

003 3-Mar-17 12:28 Surface sample 0-1' bgs

004 3-Mar-17 13:10 Surface sample 0-1' bgs

005 3-Mar-17 13:25 Surface sample 0-1' bgs

006 3-Mar-17 13:50 Surface sample 0-1' bgs

007 3-Mar-17 14:15 Surface sample 0-1' bgs

008 3-Mar-17 14:35 Surface sample 0-1' bgs

009 3-Mar-17 14:50 Surface sample 0-1' bgs

010 3-Mar-17 12:40 Composite of 001, 002, 003

011 3-Mar-17 13:58 Composite of 004, 005, 006

012 3-Mar-17 15:05 Composite of 007, 008, 009

Requested by

Company

Date

Time

Received by

Company

Date

Time

Requested by

ESC LAB SCIENCES Cooler Receipt Form

Client: <u>HAHNPOK</u>	SDG# <u>1891950</u>		
Cooler Received/Opened On: <u>3/9</u> /17	Temperature: <u>24.5</u>		
Received By: Michael Witherspoon			
Signature: <u>M. Witherspoon</u>			
Receipt Check List	NP	Yes	No
COC Seal Present / Intact?			
COC Signed / Accurate?			
Bottles arrive intact?			
Correct bottles used?			
Sufficient volume sent?			
If Applicable			
VOA Zero headspace?			
Preservation Correct / Checked?			