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BOOK 780 PAGE 836

FILED FOR RECORD
SKAMANIA CO. WASH.
BY *City of N. Bonneville*

AUG 28 3 49 PM '98

P. Laury
AUDITOR
GARY H. OLSON

WASHINGTON STATE, SKAMANIA COUNTY
AUDITOR/RECORDER'S
INDEXING FORM

Return Address: John Kirk, Mayor
City of North Bonneville
P.O. Box 7
North Bonneville, WA 98639

Document Title: Easement for Right-Of-Way

Grantor: United States of America, acting by and through the
Secretary of the Army

Grantee: City of North Bonneville, a municipal corporation of
the State of Washington

Legal Description:

A thirty-foot wide easement, located in the West $\frac{1}{2}$ of Section 29,
Township 2 North, Range 7 East W.M., Skamania County, Washington,
being 15 feet on each side of the centerline and containing 2.76
acres, more or less. Additional legal description is on EXHIBIT
"A", the ninth page of the Easement for Right-Of-Way.

Tax Lot #: none

Reference Number(s) of Documents assigned or released: None

NA
REAL ESTATE EXCISE TAX

AUG 27 1998

PAID NA

NA
SKAMANIA COUNTY TREASURER

Supervisor
☒ Indexed, De
☒ Indirect
☒ Filed
☒ Mailed

NO. DACW57-2-98-0027

DEPARTMENT OF THE ARMY
EASEMENT FOR RIGHT-OF-WAY
LOCATED ON

Bonneville Lock and Dam Project
(Project, Installation)

Skamania County, Washington
(County, State)

THE ACTING SECRETARY OF THE ARMY under and by virtue of the authority vested in the Secretary by Title 10, United States Code, Section 2668, having found that the granting of this easement will not be against the public interest, hereby grants to the City of North Bonneville, hereinafter referred to as the grantee, an easement across a portion of Hamilton Island for pedestrian access and the construction and maintenance of a pathway, hereinafter referred to as the facilities, over, across, in and upon the lands of the United States as identified in Exhibit(s) A and B, attached hereto and made a part hereof, hereinafter referred to as the premises.

THIS EASEMENT is granted subject to the following conditions:

1. TERM

This easement is granted in perpetuity.

2. CONSIDERATION

The consideration for this easement shall be the construction, operation and maintenance of a pedestrian access pathway for the benefit of the United States and the general public in accordance with the terms herein set forth.

3. NOTICES

All correspondence and notices to be given pursuant to this easement shall be addressed, if to the grantee, to City of North Bonneville, P.O. Box 7, North Bonneville, Washington 98639, and if to the United States, to the District Engineer, Attention: Chief, Real Estate Division, Post Office Box 2946, Portland, Oregon 97208-2946, or as may from time to time otherwise be directed by the parties. Notice shall be deemed to have been duly given if and when enclosed in a properly sealed envelope or wrapper addressed as aforesaid, and deposited, postage prepaid, in a post office regularly maintained by the United States Postal Service.

RECORDER'S NOTE:
NOT AN ORIGINAL DOCUMENT

Enc 14

4. AUTHORIZED REPRESENTATIVES

Except as otherwise specifically provided, any reference herein to "Secretary", "District Engineer", "Installation Commander", or "said officer" shall include their duly authorized representatives. Any reference to "grantee" shall include assignees, transferees and their duly authorized representatives.

5. SUPERVISION BY THE DISTRICT ENGINEER

The construction, operation, maintenance, repair or replacement of said facilities, including culverts and other drainage facilities, shall be performed at no cost or expense to the United States and subject to the approval of the District Engineer, Portland District, hereinafter referred to as said officer. Upon the completion of any of the above activities, the Grantee shall immediately restore the premises to the satisfaction of said officer. The use and occupation of the premises for the purposes herein granted shall be subject to such rules and regulations as said officer prescribes in writing from time to time.

6. APPLICABLE LAWS AND REGULATIONS

The grantee shall comply with all applicable Federal, state, county and municipal laws, ordinances and regulations wherein the premises are located.

7. CONDITION OF PREMISES

The grantee acknowledges that it has inspected the premises, knows the condition, and understands that the same is granted without any representation or warranties whatsoever and without any obligation on the part of the United States.

8. INSPECTION AND REPAIRS

The grantee shall inspect the facilities at reasonable intervals and immediately repair any defects found by such inspection or when required by said officer to repair any such defects.

9. PROTECTION OF GOVERNMENT PROPERTY

The grantee shall be responsible for any damage that may be caused to property of the United States by the activities of the grantee under this easement, and shall exercise due diligence in the protection of all property located on the premises against fire or damage from any and all causes. Any property of the United States damaged or destroyed by the grantee incident to the exercise of the privileges herein granted shall be promptly

repaired or replaced by the grantee to a condition satisfactory to said officer, or at the election of said officer, reimbursement made therefor by the grantee in an amount necessary to restore or replace the property to a condition satisfactory to said officer.

10. RIGHT TO ENTER

The right is reserved to the United States, its officers, agents, and employees to enter upon the premises at any time and for any purpose necessary or convenient in connection with government purposes, to make inspections, to remove timber or other material, except property of the grantee, to flood the premises and/or to make any other use of the lands as may be necessary in connection with government purposes, and the grantee shall have no claim for damages on account thereof against the United States or any officer, agent, or employee thereof.

11. RIGHT TO CONNECT

The United States reserves the right to make such connections between the pedestrian access pathway herein authorized and roads and streets on other government lands as said officer may from time consider necessary, and also reserves to itself rights-of-way for all purposes across, over or under the right-of-way hereby granted; provided that such rights shall be used in a manner that will not create unnecessary interference with the use and enjoyment by the grantee of the right-of-way herein granted.

12. OTHER AGENCY AGREEMENTS

It is understood that the provisions of the conditions on **SUPERVISION BY THE DISTRICT ENGINEER** and **RIGHT TO ENTER** above shall not abrogate or interfere with any agreements or commitments made or entered into between the grantee and any other agency of the United States with regard to financial aid to the grantee in connection with the construction, maintenance, or repair of the facilities herein authorized.

13. TERMINATION

This easement may be terminated by the Secretary upon 30 days written notice to the grantee if the Secretary shall determine that the right-of-way hereby granted interferes with the use or disposal of said land by the United States, or it may be revoked by the Secretary for failure of the grantee to comply with any or all of the conditions of this easement, or for non-use for a period of two (2) years, or for abandonment.

14. SOIL AND WATER CONSERVATION

The grantee shall maintain, in a manner satisfactory to said officer, all soil and water conservation structures that may be in existence upon said premises at the beginning of or that may be constructed by the grantee during the term of this easement, and the grantee shall take appropriate measures to prevent or control soil erosion within the right-of-way herein granted. Any soil erosion occurring outside the premises resulting from the activities of the grantee shall be corrected by the grantee as directed by said officer.

15. ENVIRONMENTAL PROTECTION

a. Within the limits of their respective legal powers, the parties hereto shall protect the premises against pollution of its air, ground and water. The grantee shall comply with any laws, regulations, conditions or instructions affecting the activity hereby authorized if and when issued by the Environmental Protection Agency, or any Federal, state, interstate or local governmental agency having jurisdiction to abate or prevent pollution. The disposal of any toxic or hazardous materials within the premises is specifically prohibited. Such regulations, conditions, or instructions in effect or prescribed by the said Environmental Protection Agency, or any Federal, state, interstate or local governmental agency are hereby made a condition of this easement. The grantee shall not discharge waste or effluent from the premises in such a manner that the discharge will contaminate streams or other bodies of water or otherwise become a public nuisance.

b. The use of any pesticides or herbicides within the premises shall be in conformance with all applicable Federal, state, interstate, and local laws and regulations. The grantee must obtain approval in writing from said officer before any pesticides or herbicides are applied to the premises.

c. The grantee will use all reasonable means available to protect the environment and natural resources, and where damage nonetheless occurs arising from the grantee's activities, the grantee shall be liable to restore the damaged resources.

16. PRELIMINARY ASSESSMENT SCREENING

A Preliminary Assessment Screening (PAS), documenting the known history of the property with regard to the storage, release or disposal of hazardous substances thereon, is attached hereto and made a part hereof as Exhibit C. Upon revocation or termination of this easement, another PAS shall be prepared which will document the environmental condition of the property at that

time. A comparison of the two assessments will assist the said officer in determining any environmental restoration requirements. Any such requirements will be completed by the grantee in accordance with the condition on **RESTORATION**.

17. HISTORIC PRESERVATION

The grantee shall not remove or disturb, or cause or permit to be removed or disturbed, any historical, archeological, architectural or other cultural artifacts, relics, remains, or objects of antiquity. In the event such items are discovered on the premises, the grantee shall immediately notify said officer and protect the site and the material from further disturbance until said officer gives clearance to proceed.

18. NON-DISCRIMINATION

a. The grantee shall not discriminate against any person or persons because of race, color, age, sex, handicap, national origin or religion.

b. The grantee, by acceptance of this easement, is receiving a type of Federal assistance and, therefore, hereby gives assurance that it will comply with the provisions of Title VI of the Civil Rights Act of 1964 as amended (42 U.S.C. § 2000d); the Age Discrimination Act of 1975 (42 U.S.C. § 6102); the Rehabilitation Act of 1973, as amended (29 U.S.C. § 794); and all requirements imposed by or pursuant to the Directive of the Department of Defense (32 CFR Part 300) issued as Department of Defense Directive 5500.11 and 1020.1, and Army Regulation 600-7. This assurance shall be binding on the grantee, its agents, successors, transferees, and assignees.

19. RESTORATION

On or before the termination or revocation of this easement, the grantee shall, without expense to the United States and within such time as said officer may indicate, restore the premises to the satisfaction of said officer. In the event the grantee shall fail to restore the premises, at the option of said officer, said improvements shall either become the property of the United States without compensation therefore, or said officer shall have the option to perform the restoration at the expense of the grantee, and the grantee shall have no claim for damages against the United States or its officers or agents for such action.

20. DISCLAIMER

This instrument is effective only insofar as the rights of the United States in the premises are concerned; and the grantee

shall obtain such permission as may be required on account of any other existing rights. It is understood that the granting of this easement does not eliminate the necessity for obtaining any Department of the Army permit which may be required pursuant to the provisions of Section 10 of the Rivers and Harbors Act of 3 March 1899 (30 Stat. 1151; 33 U.S.C. § 403), Section 404 of the Clean Water Act (33 U.S.C. § 1344) or any other permit or license which may be required by Federal, state, interstate or local laws in connection with the use of the premises.

THIS EASEMENT is not subject to Title 10, United States Code, Section 2662, as amended.

IN WITNESS WHEREOF, I have hereunto set my hand, this


10TH day of JUNE, 1998.



ROBERT M. WALKER
Acting Secretary of the Army

THIS EASEMENT is also executed by the grantee this

7TH day of JULY, 1998.



John Kirk
Mayor, City of North Bonneville

ACKNOWLEDGEMENT

COMMONWEALTH OF VIRGINIA)

COUNTY OF ARLINGTON)

) ss.

On the 10th day of June, 1998, personally appeared ROBERT M.

WALKER, to me known to be the Acting Secretary of the Army of the United States of America, and the individual who executed the within and foregoing instrument, and acknowledged said instrument to be free and voluntary act and deed of the United States of America, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument, and that the seal affixed is the seal of the Department of the Army.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Deane E. Mattson

Notary Public in and for the
County of Arlington

Commonwealth of Virginia
Residing at Alexandria, Virginia

My Commission Expires Mar 31, 2001

CERTIFICATE OF ACKNOWLEDGEMENT

State of Washington)
County of Skamania) ss.

On this 7th day of JULY, 1998, before me personally appeared John Kirk, to me known to be the Mayor of the City of North Bonneville, Washington that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said City of North Bonneville, Washington, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument and that the seal affixed is the seal of said City of North Bonneville, Washington.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year first above written.

Joseph L. Best

Notary Public in and for the State of Washington, residing
at Carson, Skamania County



WATER RESOURCES DEVELOPMENT ACT OF 1995
US HR Bill 3592
BONNEVILLE LOCK & DAM

City of N. Bonneville

Exhibit "A"

Description:

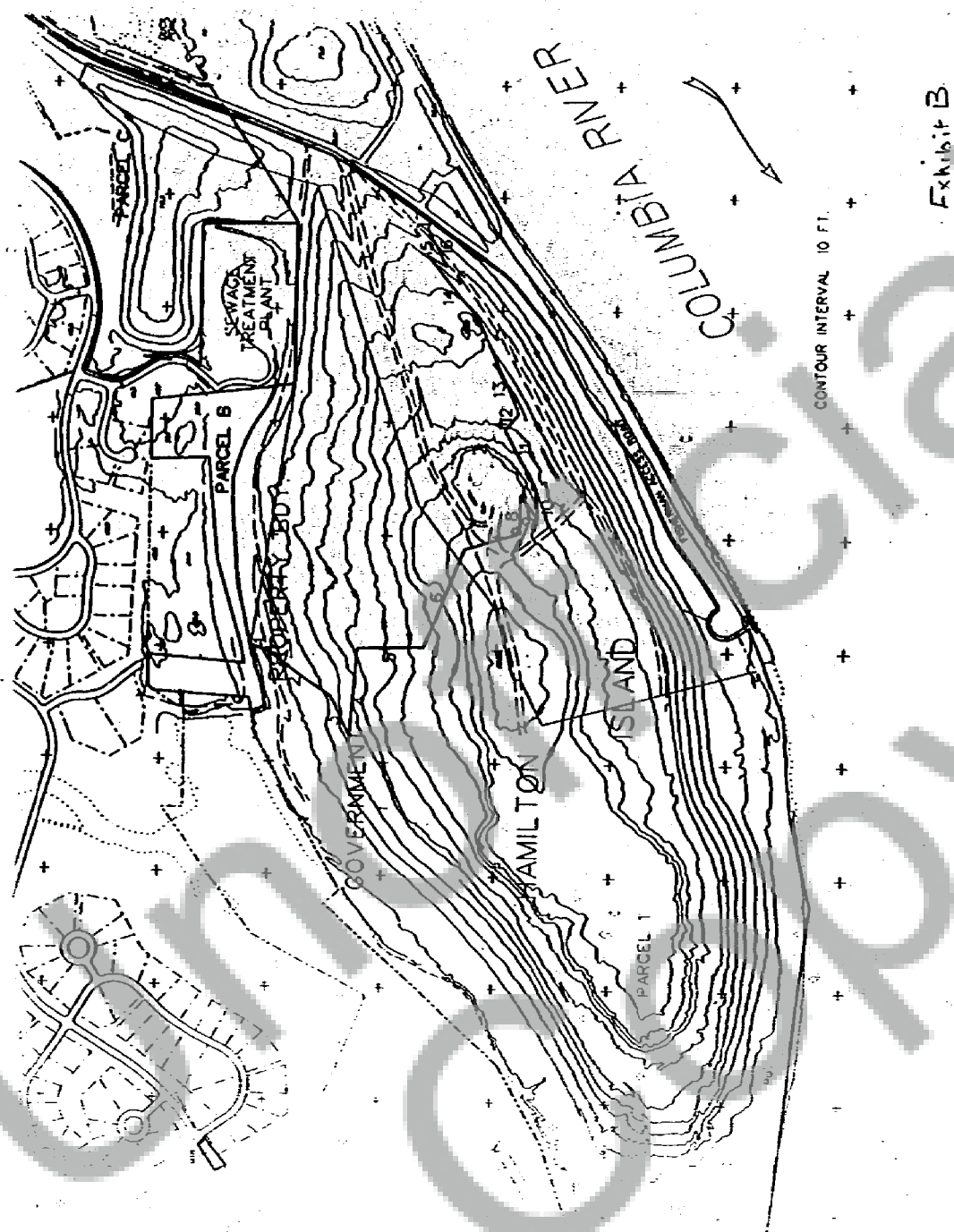
A thirty-foot wide easement, located in the West 1/2 of Section 29, Township 2 North, Range 7 East W.M., Skamania County, Washington, being 15 feet on each side of the following described centerline:

BEGINNING at a point on the South line of that certain tract known as "Parcel B", said point lying 275 feet Easterly from the Southwest corner of said "Parcel B" and also being North 81°17' 55.37" West 1168.0 feet from a concrete monument designated "NB-12", said monument having coordinates of 720410 North and 1623160 East, Oregon North Zone;

Thence, South 17°16'3" West 79.2 feet;
Thence, South 35°33'20" West 339.3 feet;
Thence, South 63°6'59" West 200.2 feet;
Thence, South 85°44'37" East 395.5 feet;
Thence, South 1°34'37" East 288.3 feet;
Thence, South 66°28'41" East 468.8 feet;
Thence, South 16°19' 21" East 258.31 feet;
Thence, North 89°32'33" East 165.10 feet;
Thence, South 53°44'9" West 128.2 feet;
Thence, North 85°45'10" East 137.1 feet;
Thence, North 60°37'6" East 292.4 feet;
Thence, South 48°23'15" East 95.1 feet;
Thence, North 65°24'32" East 471.3 feet;
Thence, North 49°34'10" East 357.1 feet;
Thence, South 29°45'29" West 103.4 feet;
Thence, North 62°2' 10" East 184.8 feet;
Thence, South 80°0'0" East 51.0 feet, more or less to the Northerly edge of the USCE Hamilton Island Fisherman's Access Road and the terminus of the said centerline.

The Easement Tract herein described contains 2.76 acres, more or less.

LGW 6Feb98
LGW9Feb98



PRELIMINARY ASSESSMENT SCREENING (PAS)

APPLICABLE LAWS INCLUDE:

Comprehensive Environmental Response, Compensation, and
Liability Act (CERCLA)
Resource Conservation and Recovery Act (RCRA)
Toxic Substances Control Act (TSCA)
The Clean Air Act (CAA)
The Clean Water Act (CWA)
Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA)

FIELD AND RECORDS EXAMINATION

SUMMARY FINDINGS

Trail Easement on
Hamilton Island
Bonneville Second Powerhouse Project
North Bonneville, Washington

COMPLETED BY: Michael J. Gross

TITLE: Environmental Engineer

DATE: 2/18/98

RECOMMENDATIONS:

☒ ACQUIRE/OUTGRANT/DISPOSE PROPERTY AS IS

☐ ACQUIRE/OUTGRANT/DISPOSE PROPERTY WITH CLEANUP OF
SOLID WASTE

☐ ACQUIRE/OUTGRANT/DISPOSE PROPERTY WITH CLEANUP
OF HAZARDOUS MATERIAL

☐ OBTAIN PHASE I/PHASE II ENVIRONMENTAL AUDIT

Exhibit C

PRELIMINARY ASSESSMENT SCREENING (PAS)

Project Name: **Bonneville Second Powerhouse**

Address/Location: **Trail Easement on Hamilton Island, Skamania County, WA**

RECORDS SEARCH

(as prescribed by CERCLA, RCRA, TSCA, CAA, CWA, & FIFRA)

Date(s) of Records Search:

I. Based on Corps Historical Records:

- A. Water Quality Tests: **N/A**
- B. Any Other Applicable Records:
 - Bonneville Second Powerhouse**
 - **Construction Contracts**
 - **Aerial Photographs**
 - **Construction Records**
 - Hamilton Island Site Inspection Study, USAED-Portland, May 1990**
 - Remedial Investigation Report, Hamilton Island NPL Site, Woodward-Clyde, September 1994**
 - Record of Decision, Hamilton Island NPL Site, June 1995**

II. From Other CONTACTS/SOURCES OF INFORMATION:

- A. Environmental Protection Agency:
CERCLIS
- B. Oregon Department of Environmental Quality
- C. Washington Department of Ecology:
Affected Media and Contaminants Report, Leaking Underground Storage Tank Site List, RCRA Notifier List, Hazardous Sites List

D. Other

- 1. Do any records show that there have been any hazardous [as defined according to Section 101(14) of the

Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) and 40 CFR 302.4] substances stored at the site?

Yes or No

If yes: What type/quantity of substances?

When/where were substances stored?

Was storage in compliance with the regulations?

2. Do any records show that there were any spills or releases of hazardous substances into the environment at the site? Yes or No

If yes: What type/quantity of substances?

When/where did the spill or release occur?

What was the response and was the spill/release cleaned up?

The Hamilton Island Site Inspection Report documents evidence that hazardous substances related to construction debris disposal at Hamilton Island during construction of the second powerhouse at Bonneville Dam between 1977 and 1982 were placed on the site. Substances detected on site include metals and organic solvents from disposal of equipment maintenance, construction and paint wastes from the construction activities. These were found within 300 feet of the easement. Disposal of construction wastes occurred in several areas on Hamilton Island as shown on enclosure 2. As a result of the report findings, Hamilton Island was listed on the National Priorities List and the Washington Hazardous Sites List. A Remedial Investigation Report further documented the presence of hazardous substances on the site. No concentrations of CERCLA hazardous substances requiring remediation were found at the site. A removal action for elevated petroleum in soils was attempted. A removal was deemed impractical due to the nature of the fill. The Record of Decision for the site indicated Hamilton Island poses no risk to humans or the environment, and no further remedial action was required under CERCLA or the Washington Model Toxics Control Act (MTCA). Hamilton Island was removed from the NPL in 1995 and from the Washington Hazardous Sites List in 1995.

3. Do any records show that there were any hazardous substances disposed of on the property? Yes or No

If yes, list items, quantity, and location.

The primary location for disposal of construction debris was near the eastern side of the fill summit. Of the 19,000,000 total cubic yards of material placed at the site, nearly all of it was excavated soil and rock. Less than 100,000 cubic yards was

estimated to be construction debris. Most of that material was relatively inert lumber, concrete and demolition debris. Only a small percentage of that debris may have contained oil or hazardous substances. As the trail easement passes over the crown of the island fill mound, it passes near the location of the debris disposed near the late stages of construction that is near the surface of the fill mound.

Documentation: The following documents were reviewed to determine whether any hazardous substances had ever been stored, released, or disposed of at the site:

1. CERCLIS
2. Affected Media and Contaminants Report
3. Leaking Underground Storage Tank List
4. RCRA Notifier List
5. Washington Hazardous Sites List
6. Remedial Investigation Report, Hamilton Island NPL Site, Woodward-Clyde, September, 1994
7. Hamilton Island Site Inspection Study, USAED-Portland, May 1990
8. Hamilton Island Monitor Well Abandonment Report, Tetra Tech, July 1997

PRELIMINARY ASSESSMENT SCREENING (PAS)

Project Name: Bonneville Second Powerhouse

Address/Location: Trail Easement, Hamilton Island, Skamania County, WA

HAZARDOUS MATERIALS FIELD EXAMINATION
(as prescribed by CERCLA, RCRA, TSCA, CAA, CWA, & FIFRA)

Date of Inspection: September 12, 1997

I. GENERAL PHYSICAL DATA (Relative to Subject Tract and Pertinent Adjacent Lands):

A. Tract Location/Identification (include maps photographs, etc.): The trail easement meanders south across Hamilton Island from the southern boundary of North Bonneville, Washington near the city baseball fields to the fisherman's access road at the southeastern edge of the site near the shore of the Columbia River. The easement is 30 feet wide and encompasses approximately 2.76 acres as described in enclosure 1. The easement heads approximately southeast from the northern easement terminus up the slope of the fill mound to a point 500 feet east of the summit. This area is known as the knoll area and received the bulk of the construction debris disposed at the end of the Bonneville Second Powerhouse construction contract. The trail easement meanders across the knoll area and moves east northeast down the slope to the fisherman's access road and parking area near the Columbia River shore. Hamilton Island is an alluvial terrace island south of North Bonneville, Washington, originally approximately 40 feet above sea level. Filling of the site raised the elevation to over 160 feet. The easement traverses from the former north shore of the island entirely over filled areas.

B. Structures (buildings, structures, installations, equipment, wells, pond, landfill, storage container, motor vehicles, aircraft, fences, flumes, etc.):

There is one well within 200 feet of the easement near the top of the fill mound. The well was constructed during the Remedial Investigation and is no longer monitored. There are no permanent structures on the easement. The site is near the city baseball fields that include backstops, dugouts, and an irrigation well. The city's sewage treatment plant is northeast of the easement.

The easement passes over a construction landfill with no engineered cap, and consists almost entirely of excavated soil and rock.

C. Topography and Aspect:

The site is on Hamilton Island, an alluvial, relatively flat flood terrace north of the Columbia River in the steeply walled Columbia River Gorge canyon. The original land elevation was approximately 40 feet above sea level, and the northern and southern ends of the easement are approximately at that elevation. The easement alignment rises to 145 feet above sea level over the fill mound of the Hamilton Island construction landfill.

D. Powerlines, Telephone/Telegraph Lines, Pipelines:
No utilities are on the site. The city sewer outfall passes beneath and near the eastern edge of the easement.

E. Access (roads, trails, other):

Vehicular access to the northern terminus is from either Portage Drive in North Bonneville, the road serving the baseball fields, or the gravel fire road along the north shore of Hamilton Island. A section of the fire road also bisects the easement near the top of the island and can be accessed from the fisherman's access road, accessible from Highway 14. The fire road was originally constructed to access monitor well sites on the island, but was improved in 1997.

F. Mining Activity:

The fill on the site is a result of excavation of alluvium and landslide debris in the new river channel for the Bonneville Second Powerhouse on the north shore of the Columbia River. The materials were excavated from the channel 1.5 miles east of Hamilton Island, hauled and disposed directly on the site.

II. ANY EVIDENCE OF POTENTIAL PROBLEM AREAS ON SUBJECT AND PERTINENT ADJACENT LANDS (include maps/sketches):

A. Drums, cylinders, canisters, sacks of unknown content, or which have hazardous material placards or symbols: The easement is completely within the boundaries of the former Hamilton Island NPL site. Hamilton Island was the primary disposal site for excavated materials during construction of the second powerhouse at Bonneville Dam, and the Hamilton Slough was also filled with excavated materials. The contractor also used the north shore of Hamilton Island as an equipment staging area,

and disposed of construction debris on Hamilton Island. Most of the material that lies near the surface is at the summit of the easement. Excavation in this area may encounter disposed debris, but hazardous concentrations of toxic substances have not been encountered in the easement area. The knoll area on Hamilton Island was sampled during the Remedial Investigation (RI). The area was explored with a soil gas survey, test pits, trenches, and subsurface borings. Surface and subsurface soil samples and groundwater samples were collected. The map in Enclosure 3 shows the locations of explorations at the knoll. No significant contamination requiring additional investigation or remediation was found. Some petroleum contaminated soil exceeding Washington State limits was found near the summit of the Hamilton Island fill mound in Trench 1 and Trench 4. No remedial action for this contamination was required. Hamilton Island was found to pose no risk to humans or the environment, and no further remedial action was required under CERCLA or the Washington Model Toxics Control Act (MCA). Hamilton Island was removed from the NPL in 1995, and from the Washington Hazardous Sites List in 1995. The current land use is for wildlife management.

B. Grazing/Logging Activities:
The site was grazed prior to 1975.

C. Unusual lack of vegetation, dead, discolored, or stressed vegetation:
None

D. Commercial Activity/Occupancy:
None

E. Unusual seepage:
None

F. Solid Waste:
The site is located within the boundaries of the former Hamilton Island NPL site, and contains construction debris and wastes within the fill material. The Remedial Investigation Report indicates there is no contamination at the site or that has migrated from the site that poses an undue risk to human health or the environment. Minor petroleum contamination was found on Hamilton Island near the summit of the fill mound. No cleanup was required at Hamilton Island and the site has been removed from the NPL in 1995. Excavation on site may encounter solid waste near the surface. No hazardous concentrations of toxic substances are expected.

G. Unidentified piles of solids or any pools of liquids:

None

H. Sick or dead wildlife or domestic animals:

None

I. Unusual or noxious odors:

None

J. Discolored or disturbed soil areas:

All of Hamilton Island within the easement was disturbed during construction ending in 1982. The site was seeded with grasses. Portions of the site have since been disturbed by road building or trenching for RI activities. No additional fill activity has occurred and the site is restoring naturally.

K. Sewage or Septic Systems:

None

() L. Petroleum Products (Oil/Gas storage facilities): Some petroleum contaminated soils were identified in the fill near the summit of Hamilton Island. Although two samples collected during the RI exceeded Washington State soil criteria for petroleum, no remediation was required because of the low number of samples and the impracticality of the cleanup. These locations are within 500 feet from Parcel B.

M. Agricultural Chemicals (Pesticides, Herbicides, Fungicides, Fertilizers, Lime, etc.):

None

N. Transformers:

None

O. Batteries:

None

PRELIMINARY ASSESSMENT SCREENING (PAS)

Project Name: **Bonneville Second Powerhouse**

Address/Location: **Trail Easement on Hamilton Island, Skamania County, WA**

CONCLUSIONS/RECOMMENDATIONS

On the basis of the information collected as of the date of the survey it is possible to reasonably conclude that hazardous substances have not been stored for one year or more, known to have been released, or disposed of on the property. Yes or No

CONCLUSIONS: If there is reason to believe that hazardous substances have been stored on site for one year or more, have been released to the environment or disposed of on the property, a complete explanation of the site condition shall be provided. This explanation shall include a description of the location, type, and quantity of the hazardous substance. For the purposes of complying with CERCLA any presence of hazardous substances will be quantified as completely as possible, e.g. quantities of hazardous materials stored, released to the environment or disposed of at the site. This information will be used for determining whether the quantities are over the CERCLA threshold limits.

1. Low level contaminants detected at Hamilton Island during the CERCLA Remedial Investigation did not require cleanup and have not migrated from the site. Construction of a trail including shallow excavation may encounter buried construction debris that was not explored during the Remedial Investigation. Hazardous substances are not expected in significant concentrations even if debris is encountered.

RECOMMENDATIONS: What are the recommendations for the mitigation of the problems identified on the property - the appropriate response action shall comply with all applicable laws, regulations, ordinances, conditions, instructions, policies and guidance issued by the Department of the Army, Environmental Protection Agency, State Agencies, or county or municipal agencies having jurisdiction to abate or prevent pollution wherein the property is located.

1. No remedial actions are necessary for the easement alignment.
2. Notify easement holder that debris may be encountered during shallow excavations. No hazardous substances in significant concentrations are expected.

PRELIMINARY ASSESSMENT SCREENING (PAS)

Project Name: Bonneville Second Powerhouse

Address/Location: Trail Easement on Hamilton Island, Skamania County, WA

REMEDIAL ACTION PERFORMED ON THE PROPERTY

Note any remedial action that has been or will be taken to mitigate any problems that were noted either during the site inspection or that came to be known during the file search. Clean up work performed on the site shall be quantified as much as possible; e.g. quantities of hazardous material removed from the site.

1. None
- 2.

PRELIMINARY ASSESSMENT SCREENING (PAS)

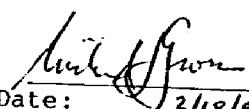
Project Name: **Bonneville Second Powerhouse**

Address/Location: **Parcel B, City of North Bonneville, WA**

Prepared by:

Name: **Michael J. Gross**

Title: **Environmental Engineer**


Signed: 

Date: 2/18/98

Concurring Official:

Name: **Jerry Christensen**

Title: **Supv. Civil Engineer**

Signed: 

Date: 2/18/98

WATER RESOURCES DEVELOPMENT ACT OF 1995
US HR Bill 3592
BONNEVILLE LOCK & DAM

Exhibit "A"

City of N. Bonneville

Description:

A thirty-foot wide easement, located in the West ½ of Section 29, Township 2 North, Range 7 East W.M., Skamania County, Washington, being 15 feet on each side of the following described centerline:

BEGINNING at a point on the South line of that certain tract known as "Parcel B", said point lying 275 feet Easterly from the Southwest corner of said "Parcel B" and also being North 81°17' 55.37" West 1168.0 feet from a concrete monument designated "NB-12", said monument having coordinates of 720410 North and 1623160 East, Oregon North Zone;

Thence, South 17°16'3" West 79.2 feet;
Thence, South 35°33'20" West 339.3 feet;
Thence, South 63°6'59" West 200.2 feet;
Thence, South 85°44'37" East 395.5 feet;
Thence, South 1°34'37" East 288.3 feet;
Thence, South 66°28'41" East 468.8 feet;
Thence, South 16°19' 21" East 258.31 feet;
Thence, North 89°32'33" East 165.10 feet;
Thence, South 53°44'9" West 128.2 feet;
Thence, North 85°45'10" East 137.1 feet;
Thence, North 60°37'6" East 292.4 feet;
Thence, South 48°23'15" East 95.1 feet;
Thence, North 65°24'32" East 471.3 feet;
Thence, North 49°34'10" East 357.1 feet;
Thence, South 29°45'29" West 103.4 feet;
Thence, North 62°2' 10" East 184.8 feet;
Thence, South 80°0'0" East 51.0 feet, more or less to the Northerly edge of the USCE Hamilton Island Fisherman's Access Road and the terminus of the said centerline.

The Easement Tract herein described contains 2.76 acres, more or less.

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