

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable: **Orting Veterans Village**
2. Name of applicant: **Panza**

3. Address and phone number of applicant and contact person: **Sean McGrady, Panza's Executive Director, (360)-338-0451 - 3350 Mottman Road SW, Olympia, WA 98512**

Contact Person: Consultant – Stephen Taul – (509) 890-1208 - Housing Developer – Community Frameworks - 907 W. Riverside Avenue, Spokane, WA 99201

4. Date checklist prepared: **6/25/2018**

5. Agency requesting checklist: **Department of Veterans Affairs**

6. Proposed timing or schedule (including phasing, if applicable): **Construction to commence by October 2018, anticipated completion is April, 2019.**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **No**

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **Traffic study, Phase I and Phase II Environmental Assessments, soil and groundwater characterization.**

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. **No**

10. List any government approvals or permits that will be needed for your proposal, if known.
Building permits from the City of Orting. Conditional Use Permit from the City of Orting. Construction Stormwater General Permit from Department of Ecology.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Orting Veterans Village consists of 35 cottages and a community building serving as a permanent supportive housing for veterans without homes. The cottages range from 176 sf to 256 sf for accessible units and contain a bedroom, sink, toilet, and shower. The 2,700 sf community building includes a common kitchen, dining room, living room, restrooms, a laundry facility, staff offices and a multi-purpose room. There will be a community garden and common green space on site.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Orting Veterans Village will be built on a 5.24 acre site at the Washington Soldiers Home in Orting. The campus is located at 1301 Orting Kapowsin Hwy, Orting, WA 98360. See attached legal description and lease area exhibit that are included in the land lease agreement between the State of Washington, Department of Veteran's Affairs and Panza. Also attached is a vicinity map and current site plan.

B. Environmental Elements

1. Earth

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)?

Five Percent (5%)

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

A geotechnical report for the site indicates the site contains general loose to medium dense silty sand and gravel layering (Robinson-Noble 2018)

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **No**

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

The total site area of the proposal is 5.24 acres of which 2.4 acres will be disturbed. Proposed earthwork includes approximately 2,000 cubic yards of earth movement including excavation, fill and grading for site utilities, building pads, access paths, fire lane and parking. New fill material (gravel, asphalt, concrete) brought from off-site will be from approved suppliers. Excavated material not used on-site will be disposed of off-site at a proper disposal site.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

As with all construction activities, there is the possibility of erosion associated with the clearing and construction of the proposal. Erosion will be controlled through applicable construction stormwater management requirements described in more detail below.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **After construction, the site will be covered in approximately fifteen (15%) percent of impervious surfaces.**

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

The project proponent will prepare and implement a construction stormwater pollution prevention plan (CSWPPP) per Washington State Department of Ecology requirements and a Temporary Erosion and Sediment Control (TESC).

The plans will identify Best Management Practices (BMPs) to minimize stormwater flows, and prevent water pollution from on-site pollutant sources. Some measure that may be implemented during construction to manage source control and runoff conveyance and treatment includes: road/parking area stabilization, wheel wash, dust control, concrete handling, construction timing, erosion control fencing, outlet protection, silt fencing and sediment traps.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. There will be minimal emissions associated with normal and customary construction activity for a project of this size. Dust emissions will be controlled through the site's dust control plan. There will also be emissions of conventional pollutants associated with operation of vehicles. Such emissions will not exceed the National Ambient air Quality Standards or any applicable state emissions standards.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. No
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
Not applicable

3. Water

a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The Puyallup River is 2,000 feet away from the site.
A fishing pond is 400 feet away from the site.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

According to the FEMA flood map panel 53053C0604E for Orting, the site lies within a zone of minimal flood hazard.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No well will be needed because the project will use the existing water system that serves the campus. There will be no discharges to groundwater.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals.; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

NONE, THE VILLAGE WILL BE CONNECTED TO THE CITY OF ORTING'S SEWER SYSTEM.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. **Stormwater from roofs and walkways will be collected in swales then conveyed and dispersed into the on-site green fields. The pollution-generating surfaces (parking areas) will be covered in a reinforced, pervious gravel, where stormwater will be collected and treated through dispersion in the field.**

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

No

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Stormwater will be dispersed to the on-site grass fields, where it will be infiltrated into the ground. During construction, the contractor is required to have a Spill Prevention Control and Countermeasure Plans and a Stormwater Pollution Prevention Plan (SWPPP) in place.

4. Plants

a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Approximately 2.4 acres of grass will be disturbed and eight (8) trees will be removed during construction.

c. List threatened and endangered species known to be on or near the site.

None

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Proposed landscaping will visually connect and integrate with the existing site landscape. Proposed landscaping will include native trees, shrubs and groundcovers. The plant palette has been selected based on their drought tolerance and attributes to reduce on-going maintenance. The rain garden adjacent to the parking area shall be planted and native wetland plants that mimic wetlands vegetation in the surrounding area.

e. List all noxious weeds and invasive species known to be on or near the site.

No noxious weeds or invasive species are known to be on or adjacent to the site.

5. **Animals**

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site.

None known

- c. Is the site part of a migration route? If so, explain.

For birds such as geese and ducks.

- d. Proposed measures to preserve or enhance wildlife, if any:

NONE

- e. List any invasive animal species known to be on or near the site.

None known

6. **Energy and Natural Resources**

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electric used for heating

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Energy conservation features include increased insulation and energy efficient windows and the overall design concept. Using small cottages conserves energy because there is less interior

space to condition as compared to typical sized apartment units. In addition, the shared facilities in the community building such as the common kitchen and communal laundry reduce cost and energy consumption.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

1) Describe any known or possible contamination at the site from present or past uses.

Sampling and analysis of soil and groundwater in the project area did not find contaminants of concern. Therefore there are no identified environmental contaminant issues associated with the project.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

There are no known hazardous chemicals/conditions that could affect the project development and design.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Minor amounts of paints, cleaners and other materials may be used during construction. However, they will not be in significant quantities and any such use will be done in accordance with applicable regulations.

4) Describe special emergency services that might be required.

The project is not expected to impact the level of types of emergency services.

5) Proposed measures to reduce or control environmental health hazards, if any:

There are no known hazardous chemicals/conditions that could affect the project development and design.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Light traffic.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Short term construction noise will be created by the project. All construction activities will take place between the hours of 7:00 am and 6:00 pm, Monday through Saturday, except on holidays. Short terms light traffic will also be create due to the construction. See Traffic Study.

3) Proposed measures to reduce or control noise impacts, if any:

All construction noise generated will comply with the City of Orting's Municipal Code, Title 5 Chapter 8, Section 6.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Adjacent property is a campus consisting of multiple buildings to house veterans.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

Not applicable. None.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No

c. Describe any structures on the site.

There is small wooden picnic pavilion that will be left untouched.

d. Will any structures be demolished? If so, what?

No

e. What is the current zoning classification of the site?

Public Facilities

f. What is the current comprehensive plan designation of the site?

Public Facilities

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No

i. Approximately how many people would reside or work in the completed project?

35 residents will live at the property full time and there will be two (2) staff people of which at least one will be on site from 8 am to 5 pm, Monday through Saturday. In addition, one (1) to three (3) volunteers at a time are expected to occasionally visit the village as needed.

j. Approximately how many people would the completed project displace?

None

k. Proposed measures to avoid or reduce displacement impacts, if any:

NOT APPLICABLE

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The project as proposed is consistent with current and future zoning and the city's comprehensive plan.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

Not applicable

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Thirty-five (35) units.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

No units will be eliminated. New units will be to provide low-income housing.

- c. Proposed measures to reduce or control housing impacts, if any:

Not applicable

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The height of the community building is 19'-5" at its roofs peak. This is the tallest structure proposed on the site.

- b. What views in the immediate vicinity would be altered or obstructed?

None

- c. Proposed measures to reduce or control aesthetic impacts, if any:

All construction will comply with the City of Orting's Architectural Design Review Guidelines, which can be found here: <https://citvoforting.org/wp-content/uploads/2013/04/Design-Guidelines-Final.pdf>

The Village will be located on the northeast corner of the designated site closet to other campus building and farthest away from 162nd Avenue East, reducing aesthetic impacts to surrounding neighbors. .

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The completed project will produce light from porch lights and on-site pedestrian scale lighting. There may be additional parking lot lighting to increase visibility and safety at night.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

The lighting is not anticipated to interfere with views or pose a safety hazard or be a nuisance.

- c. What existing off-site sources of light or glare may affect your proposal?

There are no off-site sources of light or glare that will affect the property.

- d. Proposed measures to reduce or control light and glare impacts, if any:

Lighting of pedestrian walkway and the parking lot will be cast downward. Porch lights are expected to provide minimal light impacts as they will only illuminate small porch areas on the units.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

Fishing, walking, jogging, bicycling, gardening.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

No impacts.

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

Yes, the Washington Soldiers Home & Colony was constructed on 181 acres and the first building was built (Washington Barracks) and dedicated in 1891. This building was demolished in 1952-1954. The campus houses numerous structures that were built dating back to 1917. Three of the recent structures were constructed in 1937, 1947 and 1955, respectively. These structures are all being utilized. The following structures on the campus are over 45 years old. Garfield Barracks, Roosevelt Hall, Betsy Ross, Chilson Hall, Kitchen/Dining Hall, Power Plant, Administration Building, and the Chapel.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

According to the letter from Robert G. Whitlam, State Archaeologist at the Department of Archaeology & Historic Preservation, the department concurs with a Determination of no cultural resource impacts.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Letters were sent to the Muckleshoot, Nisqually and Puyallup Tribes describing the project and requesting to be notified if the project could have cultural resource impacts on them. We did not receive responses from these letters.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

We do not expect our project to impact any cultural or historic resources.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Existing 162nd Avenue

- c. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

There is no public transportation in the City of Orting or the area.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

The project will add twenty (20) new parking spaces adjacent to the site and we do not anticipate the need for additional parking beyond what is proposed.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

NONE

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

None

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Traffic Study will be provided

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

h. Proposed measures to reduce or control transportation impacts, if any:

Not applicable

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

There is not public transportation service area, but there may be a slight increase in the use of on-demand transportation services for village residents. Most transportation, however, is expected to be provided by volunteers and therefore without an impact to area-wide transportation services. Some local medical services may be utilized if needed, but most medical will be handled by American Lake Veterans Hospital. Schools will not be impacted, because only adults will reside at the site. The Orting Police Department has offered to provide a liaison to the project, but we do not expect a significant impact on the department. The latest estimate is that the village will result in the equivalent of less than eleven (11) single family homes, however because the cooking facilities are centrally located in the community building, the risk of fire is greatly reduced, so we likewise do not expect any significant impact on the Fire Department either.

b. Proposed measures to reduce or control direct impacts on public services, if any.

Provide services on site.

16. Utilities

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Water is existing on site. Electrical - Puget Sound Energy. Sanitary Sewer - City of Orting. Natural Gas - Not available. Refuse - DM Disposal Savings.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee: Mike Kashner

Position and Agency/Organization: CEO, DEPARTMENT OF VETERANS

Date Submitted: 6/26/18

AFFAIRS

D. Supplemental sheet for nonproject actions

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

EXHIBIT "A"

WASHINGTON STATE DEPARTMENT OF VETERAN'S AFFAIRS

LEGAL DESCRIPTION - LEASE AREA FOR PUGETSOUND VETERANS HOPE CENTER

PERCE COUNTY TAX PARCEL # 0511061000

THAT PORTION OF GOVERNMENT LOT 1 AND OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND SECTION 6, TOWNSHIP 8 NORTH, RANGE 5 EAST, W.M., CITY OF ORTING, PERCE COUNTY, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID GOVERNMENT LOT 1 WITH THE EAST LINE OF THE RIGHT OF WAY FOR 162ND AVENUE EAST (QUARRY ROAD), SAID POINT BEARING SOUTH 87°24'00" EAST, 1384.77 FEET FROM A 6" X 8" CONCRETE MONUMENT MARKING THE NORTH QUARTER CORNER OF SAID SECTION 6;

THENCE SOUTH 02°44'07" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 924.38 FEET TO THE SOUTH LINE OF AN EXISTING ASPHALT ENTRANCE DRIVE, ACCESSING THE WASHINGTON STATE SOLDIER'S HOME; SAID INTERSECTION POINT BEING THE POINT OF BEGINNING OF THE DESCRIBED LEASE AREA;

THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, SOUTH 02°44'07" WEST, 569.97 FEET;

THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH 89°34'36" EAST, 428.33 FEET TO THE WEST EDGE OF AN EXISTING ASPHALT DRIVE;

THENCE NORTHERLY ALONG SAID WEST EDGE, 501 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE SOUTH EDGE OF THE AFORESAID ASPHALT ENTRANCE DRIVE;

THENCE WESTERLY ALONG SAID SOUTH EDGE OF DRIVE, 414 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 5.24 ACRES, MORE OR LESS



5/26/2017

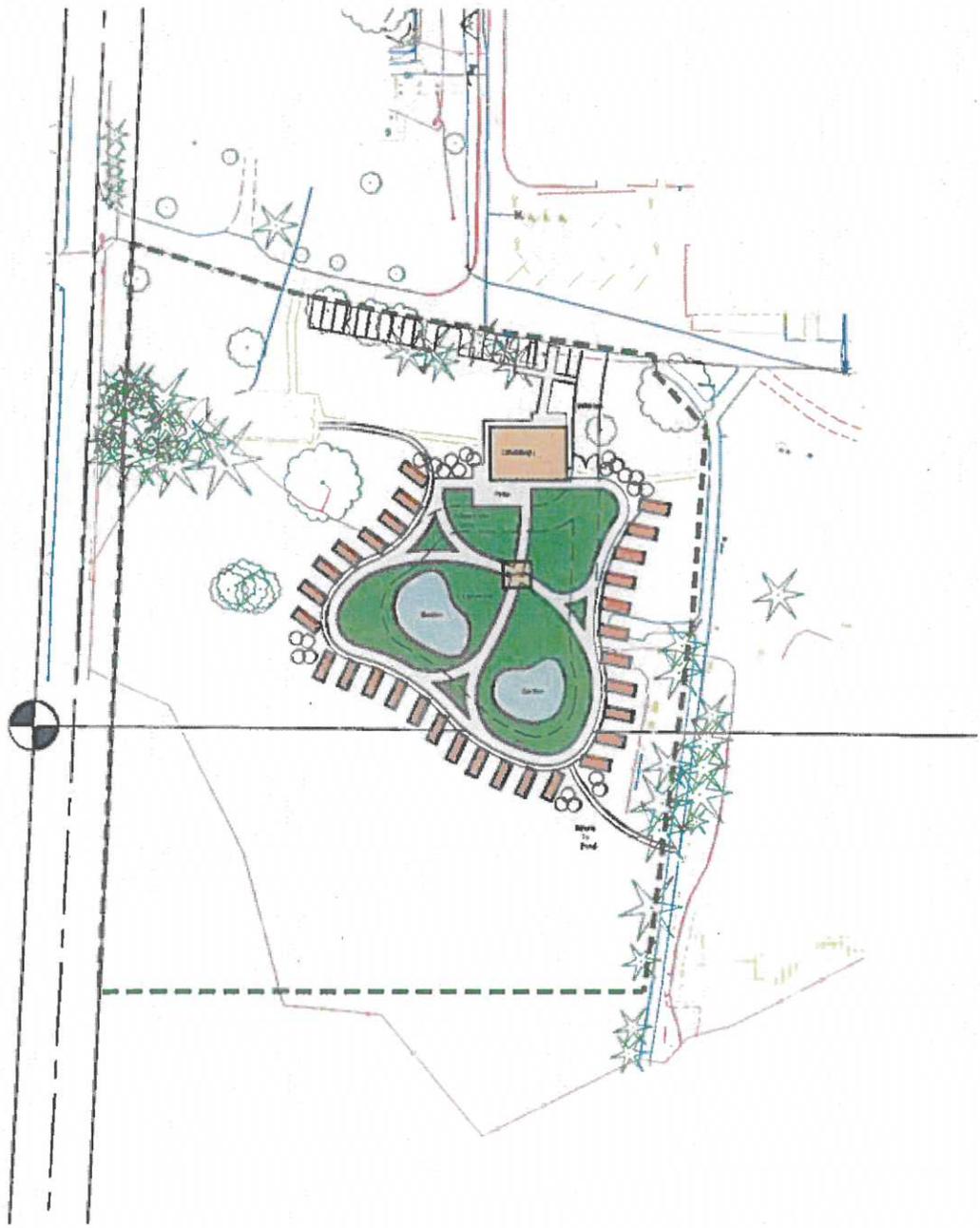
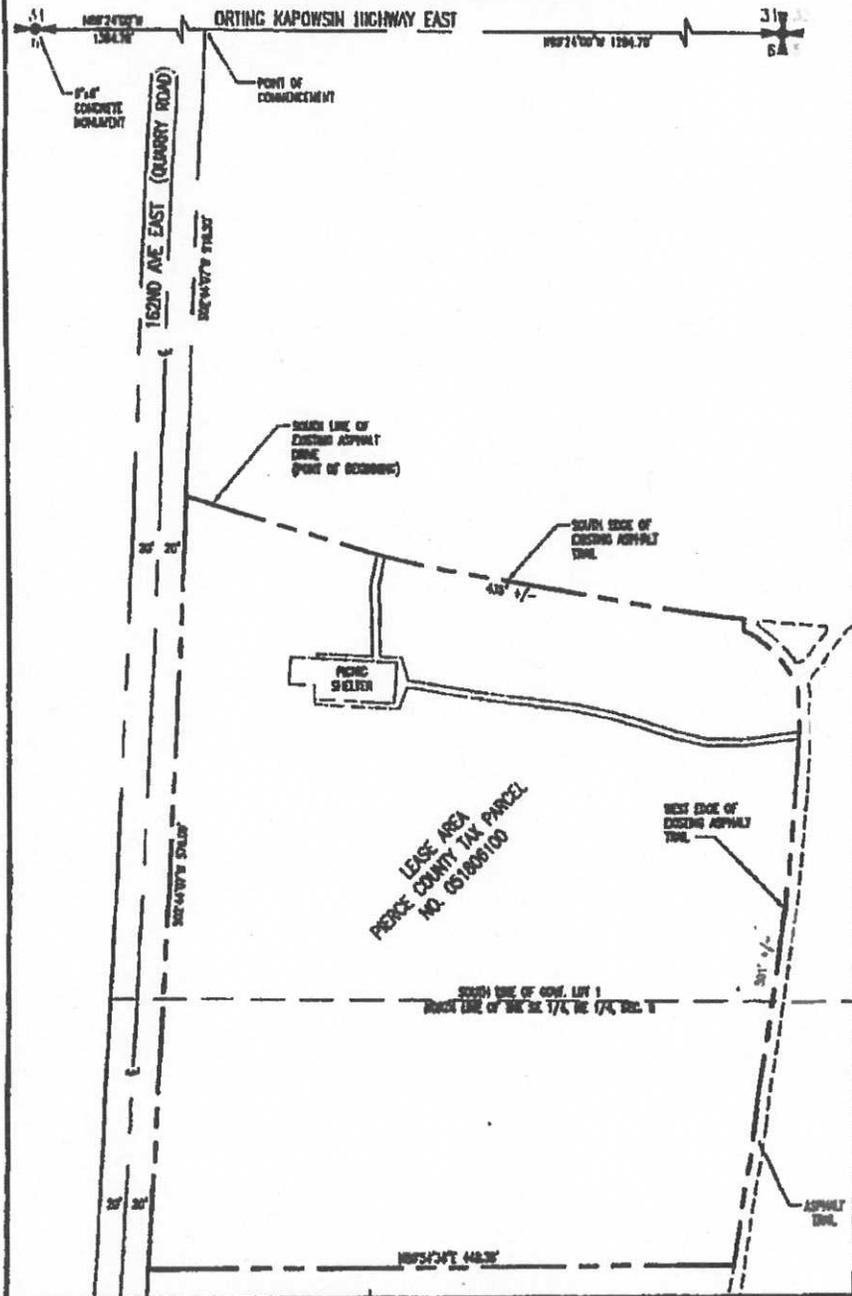


EXHIBIT "B"

WASHINGTON STATE DEPT. OF VETERAN'S AFFAIRS
 LEASE AREA EXHIBIT FOR PUGET SOUND VETERANS
 HOPE CENTER
 PORTION OF GOVT. LOT 1, AND THE SE 1/4 OF THE NE
 1/4, SEC. 6, TWP. 18N, RGE. 5E, W.M.



LEASE AREA
 PUDGE COUNTY TAX PARCEL
 NO. 051806100

<p>Parametric</p>  <p>SCALE IN FEET</p> <p>0 50 100</p>	 <p>08-05-17</p>	<p>LEASE AREA 239,670 S.F. ≈ 5.50 ACRES</p>	<p>LEASE AREA EXHIBIT PARCEL NO. 0518061000</p>
<p>DATE: Jun 05, 2017 FILE: PU 217-7839-001_SV_EXB</p>			