



PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

Eagle Hill Property
Tokeland, Washington

April 17, 2026

Prepared for
Red Plains Professional, Inc.

Phase I Environmental Site Assessment Eagle Hill Property Tokeland, Washington

This document was prepared by, or under the direct supervision of, the technical professionals noted below.

Document prepared by:  Sarah Newport, GIT
Project Manager

Document reviewed by:  Kathryn Hartley
Quality Reviewer

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Project Coordinator: bkc

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EXECUTIVE SUMMARY

Landau Associates, Inc. conducted a Phase I environmental site assessment (ESA) in conformance with the scope and limitations of ASTM International E1527-21 for the Eagle Hill Property (a portion of Pacific County Parcel No. 14110317000), located north of State Route 105 (SR-105) between mile markers 19 and 20 and extending approximately 1,590 feet north of SR-105. The subject property includes the footprint of Eagle Hill Road and a strip of undeveloped land located on either side of the road and is located in the Shoalwater Bay Indian Reservation near Tokeland, Washington.

The subject property was developed with an unimproved road in the alignment of the current Eagle Hill Road by 1956. The subject property remains in use as a road and has generally remained in the same configuration and use until the present day, though the southern portion of the road (lower road) has been paved. A shed and two storage containers for storing emergency supplies are located on the subject property along the upper gravel-surfaced road.

Adjoining properties are undeveloped forest land, single-family residences, and Tribal facilities. The southern adjoining Highway 105 was developed by 1938. A single-family residence was developed on the western adjoining property by 1990. The eastern adjoining property was developed with the current Police & Emergency Management Department building by 2017. Adjoining properties have remained in the same configuration and use since 2017.

The findings of this assessment are as follows:

- No evidence of hazardous materials or other indications of sources of contamination were observed on the subject property or adjoining properties.
- A search of environmental database listings did not identify releases with potential to impact the subject property.

This assessment has revealed no recognized environmental conditions, controlled recognized environmental conditions, historical recognized environmental conditions, significant data gaps, or *de minimis* conditions in connection with the subject property.

Based on the findings of this assessment, no further investigation is warranted.

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LIST OF ABBREVIATIONS AND ACRONYMS

AAI.....	all appropriate inquiries
AST	aboveground storage tank
ASTM.....	ASTM International
ASTM E1527-21	ASTM Standard Practice for ESAs: Phase I ESA Process, E1527-21
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CFR	Code of Federal Regulations
Client.....	Red Plains Professional, Inc.
County.....	Pacific County
cREC	controlled recognized environmental condition
Ecology.....	Washington State Department of Ecology
EPA	US Environmental Protection Agency
ERTS	Environmental Response Tracking System
ESA	environmental site assessment
ft.....	feet/foot
hREC.....	historical recognized environmental condition
HUD.....	US Housing and Urban Development
Landau.....	Landau Associates, Inc.
PCB.....	polychlorinated biphenyl
REC.....	recognized environmental condition
SR	State Route
subject property.....	Eagle Hill Property
user/authorized user.....	Shoalwater Bay Indian Tribe
UST	underground storage tank
WDNR.....	Washington Department of Natural Resources

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1.0 INTRODUCTION

At the request of Red Plains Professional, Inc. (client) and the Shoalwater Bay Indian Tribe (user), Landau Associates, Inc. (Landau) conducted a Phase I environmental site assessment (ESA) of the following property (subject property; Figures 1 and 2):

Property name:	Eagle Hill Property
Property parcel number(s):	An approximately 5.5-acre portion of 136-acre Pacific County Parcel Number 14110317000
Property address:	No address for the subject property
Property owner:	Shoalwater Bay Indian Tribe
Legal description:	141103 S1/2 NE; LOT 2
Other physical property description:	The subject property consists of an approximately 5.5-acre portion of Parcel 14110317000 extending north from State Route 105 between mile markers 19 and 20. The subject property is developed with Eagle Hill Road. The subject property also includes land on either side of Eagle Hill Road, as shown on Figure 2. Addresses near the property are listed as located in Tokeland, Washington. The subject property is situated north of Willapa Bay and east of the Pacific Ocean.

The purpose of this Phase I ESA was to assess and document *recognized environmental conditions* (RECs), *historical recognized environmental conditions* (hRECs), and *controlled recognized environmental conditions* (cRECs) at the subject property. Landau understands that the Shoalwater Bay Indian Tribe has requested this Phase I ESA be completed for the subject property in support of evaluating the presence of Contamination and Toxic Substances for a National Environmental Policy Act Environmental Assessment. The Shoalwater Bay Indian Tribe has been awarded US Housing and Urban Development (HUD) funding for a planned housing project that will include roadway infrastructure improvements to Eagle Hill Road, which is located within the subject property.

An REC is defined as (1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose the material threat of a future release to the environment. The term includes hazardous substances or petroleum products, even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions.

An hREC is defined as a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meets unrestricted use criteria established by a regulatory authority or authorities without subjecting the subject property to any required controls (e.g., activity and use limitations or other property use limitations).

A cREC is defined as an REC affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

This assessment also identified other findings that do not meet the definition of an REC but warrant recognition by the user of this report. This includes *de minimis* conditions.

This Phase I ESA was conducted by the following professionals:

Assessment Component	Project Professionals	Date(s)
Data collection, review, and reporting:	Sarah Newport, Senior Staff GIT	February 20, 2026 through April 3, 2026
Interviews:	Sarah Newport, Senior Staff GIT	March 24 & 30, 2026
Site reconnaissance:	Brian Beiger, PWS, Senior Associate Ecologist	February 24, 2026
Senior professional and report reviewer:	Kathryn Hartley, Principal (Environmental Professional)	March 30, 2026
Declaration of environmental professional:	Kathryn Hartley, Principal	April 7, 2026
Report Viability ^a		August 19, 2026

Notes:

- Per ASTM International (ASTM) standard E1527-21, report viability concludes 180 days from completion of the first assessment component.

1.1 Scope of Services

The scope of services performed, as established in Landau’s scope of work dated January 16, 2026, consisted of completing a Phase I ESA, which included a review of the history of the subject property, agency records, physical-setting resources, and user-provided information, as well as interviews and a site reconnaissance to visually observe current land-use activities and environmental conditions.

Landau conducted this Phase I ESA in accordance with the guidelines of ASTM International (ASTM) as identified in its Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, E1527-21 (as applied in the State of Washington; ASTM E1527-21).

ASTM E1527-21, while subject to change (as are all ASTM standards), is recognized as meeting the due diligence provisions of the federal statute (Comprehensive Environmental Response, Compensation, and Liability Act [CERCLA]; 42 United States Code 9601[35][B]) and Washington State Model Toxics Control Act (Revised Code of Washington 70.105D.040) at the time this report was prepared. ASTM E1527-21 satisfies the elements of the US Environmental Protection Agency’s (EPA’s) all appropriate inquiries (AAI) rule, which establishes requirements that purchasers must meet to limit their environmental liability under CERCLA and qualify for liability protections, including the “Innocent Landowner,” “Bona Fide Prospective Purchaser,” and “Contiguous Property Owner” liability defenses provided by CERCLA.

Elements identified as non-scope considerations in ASTM E1527-21 (asbestos-containing building materials and lead-based paint unrelated to releases to the environment, polychlorinated biphenyl [PCB]-containing building materials, naturally occurring radon, lead in drinking water, wetlands, regulatory compliance, cultural and historic resources, indoor air quality unrelated to releases of hazardous substances or petroleum products into the environment, mold or microbial growth conditions, biological agents, industrial hygiene, health and safety, ecological resources, endangered

species, and substances not defined as a CERCLA hazardous substance) were not included in Landau’s scope of services.

The EPA released its final rule designating perfluorooctanoic acid and perfluorooctanesulfonic acid, including their salts and structural isomers, as “hazardous substances” under Section 102(a) of CERCLA on April 19, 2024. This designation took effect on July 8, 2024. Therefore, the Phase I ESA included a review for potential past uses or activities on the subject and adjacent and nearby properties that may have resulted in the release of such constituents to the subject property.

The Phase I ESA process is not a means of “finding everything there is to know about a property.” Rather, it is an effort to evaluate the environmental liabilities associated with a property based on reasonably available documentation (both oral and written) within the budget, schedule, and project-specific limitations, all in accordance with the EPA’s AAI rule.

1.2 Limitations and Exceptions

The following summarizes exceptions, limitations, and restrictions to the scope of services:

Exceptions to, or deletions from, the above-referenced scope of services:	None.
Weather-related property restrictions:	None.
Property/facility access restrictions:	None.

Data gaps identified during this Phase I ESA are discussed in Section 9.1.

2.0 SITE DESCRIPTION AND SETTING

The subject property is located in the Shoalwater Bay Indian Reservation north of State Route (SR) 105 between mile markers 19 and 20. The subject property is located approximately 0.26 miles north from Willapa Bay and approximately 3 miles east of the Pacific Ocean. The surrounding area generally consists of undeveloped forest land, single-family residences, and Shoalwater Bay Indian Tribe facilities.

2.1 Subject Property Description

The subject property is characterized by the following features:

Property description (acreage, structures, roads, and other improvements):	The subject property consists of an approximately 5.5-acre portion of Pacific County Parcel 14110317000 and is developed with Eagle Hill Road. Eagle Hill Road is paved in the southern portion of the subject property, is unimproved in the northern portion of the subject property, and extends approximately 1,590 feet north of State Route 105. The subject property also includes undeveloped land on either side of Eagle Hill Road. There are no permanent structures on the subject property.
Zoning:	The subject property is zoned as Shoalwater Tribe (Pacific County 2017).
Property operations:	The subject property is currently used as a private road.

The subject property and properties in the vicinity of the subject property are shown on Figure 2.

2.2 Site Geology and Hydrogeology

The subject property's topography, geology, hydrogeology, and surface water are described below.

Topography:	The subject property slopes steeply downward to the southwest. The elevation difference from the highest point in the north to the lowest point near the highway is approximately 270 feet (ft). The average elevation of the subject property is 160 ft above mean sea level based on the elevation profile in Google Earth.
Geology:	Based on the information in the ERIS report (Appendix A), the soil on the subject property is classified as Newskah loam, a well-drained, Class B soil consisting of sandy marine deposits. According to geologic maps published by the Washington Department of Natural Resources (WDNR), the subject property is mapped Quaternary alluvium, which consists of Quaternary-Age unconsolidated or semi-consolidated alluvial clay, silt, sand, gravel, and/or cobble deposits and locally includes peat, muck, and diatomite (WDNR; accessed February 21, 2026).
Hydrogeology:	Based on surface topography and location relative to surface water features, groundwater in the vicinity of the subject property is inferred to generally flow to the southwest. Groundwater gradients have not been measured on or adjacent to the subject property. Static groundwater was recorded at 67-68 ft below ground surface at a well to the east of the subject property (Ecology 2013).
Surface water features:	There are no surface water features located on the subject property.
Floodplain:	Based on information provided in the ERIS report (Appendix A), the subject property is not depicted within a 100- or 500-year flood zone.

3.0 USER-PROVIDED INFORMATION

Landau requested that Risa Thomas, Community Development Coordinator with Shoalwater Bay Indian Tribe (user) Community Development & Planning, provide any information based on actual or specialized knowledge or experience regarding the subject property that is or could be relevant to RECs. Risa Thomas provided the following information on April 17, 2026:

User-Provided Information		
	User Response	User Comments
Is the <i>user</i> aware of any environmental cleanup liens against the subject property that are filed or recorded under federal, tribal, state, or local law?	Yes ☐ No ☒	
Is the <i>user</i> aware of any activity use limitations, such as engineering controls, land-use restrictions, or institutional controls, that are in place at the subject property and/or have been filed or recorded in a registry under federal, tribal, state, or local law?	Yes ☐ No ☒	
Does the <i>user</i> have any specialized knowledge or experience related to the subject property or nearby properties?	Yes ☐ No ☒	
Does the purchase price being paid for the subject property reasonably reflect the fair market value of the subject property?	Yes ☐ No ☐	Not applicable
If you conclude that there is a difference, have you considered whether the lower price is because contamination is known or believed to be present at the subject property?	Yes ☐ No ☐	Not applicable
Does the <i>user</i> know the past uses of the subject property?	Yes ☒ No ☐	Hunting and gathering.
Does the <i>user</i> know of specific chemicals that are present or once were present at the subject property?	Yes ☐ No ☒	
Does the <i>user</i> know of spills or other chemical releases that have taken place at the subject property?	Yes ☐ No ☒	
Does the <i>user</i> know of any environmental cleanups that have taken place at the subject property?	Yes ☐ No ☒	

User-Provided Information		
Based on the <i>user's</i> knowledge and experience related to the subject property, are there any obvious indicators that point to the presence or likely presence of contamination at the subject property?	Yes ☐ No ☒	
Does the user have any knowledge of pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, at, or from the subject property?	Yes ☐ No ☒	
Does the user have any knowledge of pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, at, or from the subject property?	Yes ☐ No ☒	
Does the user have any knowledge of notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?	Yes ☐ No ☒	

On April 2, 2026, the client provided geotechnical reports for the subject property from 2010, 2014, and 2022. The 2010 report was prepared to support improvements to Eagle Hill Road and landslide mitigation. The 2014 report was prepared for the construction of the current Tribal Police & Emergency Management Department building. The 2022 report was prepared following a slide or washout that occurred sometime during the winter or spring of 2022 to support road repair.

Relevant records provided by the user are included in Appendix B.

4.0 SITE RECONNAISSANCE

Brian Beiger, PWS of Landau conducted a site reconnaissance of the subject and adjacent properties on February 24, 2026 to visually assess current land-use activities and environmental conditions. A representative of the subject property owner was not present during site reconnaissance. Observations made during the site reconnaissance are discussed below, and selected site photographs are provided as Appendix C. The focus of the reconnaissance was to visually identify conditions with the potential to cause adverse environmental impacts to the subject property that could pose an environmental liability to an owner or operator.

4.1 Subject Property

Landau used the following methodology to observe the subject property:

- Walked through accessible areas of the subject property
- Walked and visually observed the perimeter/boundaries of the subject property
- Visually observed the adjacent properties from public rights-of-way.

At the time of site reconnaissance, the subject property consisted of mostly undeveloped forest land except for a paved lower section of Eagle Hill Road that accesses the Police & Emergency Management Department building. This building is not included in the subject property. The upper road, beginning approximately 1,250 feet north of SR-105, is behind a locked gate, surfaced with gravel, and not regularly used. A shed and two storage containers for storing emergency supplies are located on the subject property along the upper road. The subject and adjoining properties are shown in Figure 2.

Landau made the following observations during the site reconnaissance:

Features/Conditions	Comments
Property access:	The subject property is accessible by foot or vehicle from WA-105 to the south and Eagle Hill Road.
Estimated percentage of property covered by buildings and / or pavement:	Approximately 5 percent of the subject property is covered by pavement. There is a shed as well as two storage containers for storing emergency supplies on the subject property.
Potable water supply / source:	Aboveground water tank.
Sewage disposal system (including septic systems or cesspools):	Not applicable.
Heating / cooling system:	Not applicable.
Electric utility:	Electrical service provided by Grays Harbor Public Utility District.
Natural gas utility:	None observed.
Pits, ponds, or lagoons:	None observed.
Underground storage tanks (USTs):	None observed.
Aboveground storage tanks (ASTs):	An aboveground water tank is present east-adjacent to the property.

Features/Conditions	Comments
Hazardous substance and petroleum product containers in connection with identified uses (including drums, totes, and intermediate bulk containers):	None observed.
Unidentified substance containers:	None observed.
Hazardous waste:	None observed.
Solid waste and / or evidence of dumping or fill materials:	Small amounts of general municipal waste were observed in several areas near the perimeter of the subject property that appear to be associated with littering.
PCB-containing items:	None observed.
Wells:	None observed.
Wastewater:	Not applicable.
Hydraulic equipment (ex. compactors, lift systems, elevators):	None observed.
Drains, sumps, and drywells:	None observed.
Stormwater:	A stormwater drainage pipe was observed in the northern portion of the subject property that drains to an offsite stream. Stormwater at the subject property is generally conveyed through overland flow to low areas. No indications of improper use were observed.
Strong, pungent, or noxious odors:	None observed.
Stains and / or corrosion on floors, walls, and ceilings:	Not applicable.
Stained soil or pavement:	None observed.
Stressed vegetation:	None observed.
Standing surface water and pools of liquid containing liquids likely to be hazardous substances or petroleum products:	None observed.
General housekeeping / yard-keeping:	The subject property is well maintained.
Indications of past use (as observed during site reconnaissance)	None observed.

4.2 Surrounding Area

Landau observed adjacent properties from the subject property or from public rights-of-way. The following was observed adjacent to the subject property:

North:	The subject property is bordered to the north by undeveloped forested land.
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Shoalwater Bay Indian Tribe, Eagle Hill Property–Pacific County, Washington

East:	The subject property is bordered to the east by undeveloped forested land and the Tribal Police & Emergency Management Department station in the southern portion of the subject property.
South:	The subject property is bordered to the south by State Route 105 followed by Willapa Bay tidal flats.
West:	The subject property is bordered to the west by undeveloped forested land, a single-family residence, and a carport. At the time of the site reconnaissance, a tractor was parked in the carport, and a transformer was observed. No evidence of leaks or spills was observed in the vicinity of the tractor or transformer.

5.0 INTERVIEWS

Landau completed interviews with a representative of the subject property owner and with representatives of local governmental officials for this assessment, as described in the following sections.

5.1 Property Owner Representatives

On March 24, 2026, Risa Thomas, Community Development Coordinator with Shoalwater Bay Indian Tribe Community Development & Planning, completed a questionnaire regarding the subject property. Landau conducted a follow-up interview on March 30, 2026. The findings of the questionnaire and interview are as follows:

- The adjoining Police & Emergency Management Department building was built in 2017.
- The subject property has never been in industrial use.
- Risa Thomas stated that she has no knowledge of any use, storage, or generation of hazardous substances or petroleum products on the subject property.
- Risa Thomas stated that there are no known leaks, spills, or releases of hazardous materials or petroleum products on the subject property.
- Risa Thomas stated that the historical use of the northern adjoining property includes logging.

5.2 Government Officials

Local government interviews were conducted via written records requests, as documented in Section 7.0. The property owner representative interviewed in Section 5.1 is an official of the Shoalwater Bay Indian Tribe government.

6.0 HISTORICAL INFORMATION

The following sources were reviewed to develop the history of the subject and adjacent properties and to assess the potential for site contamination:

- Aerial photographs: ERIS 1965, 1974, 1981, 1990, 1992, 2004, 2005, 2006, 2009, 2011, 2013, 2015, 2017, 2019, 2021, 2023
- Topographic maps: 1938, 1956, 1973, 1984, 1995, 2013, 2017, 2020, 2023
- City directories: ERIS 1998, 2000, 2003, 2008, 2011, 2016, 2020, 2024 (WA-105)
- Sanborn Fire Insurance Maps: unmapped.

Copies of the ERIS historical aerial photographs, topographic maps, and city directory listings, as well as the Sanborn map report, are provided in Appendices D, E, F, and G, respectively.

Landau reviewed the historical sources listed above. Historically and/or environmentally significant findings from the historical review are summarized below:

Year: 1938–1995							
Aerial Photograph	X	Topographic Map	X	Sanborn Map		City Directory / Tax Records	
Subject Property: The subject property appears to be undeveloped in the 1938 topographic map. The subject property is depicted within the Georgetown Indian Reservation. An unnamed, unimproved road is depicted on the subject property in the approximate alignment of Eagle Hill Road on the topographic maps from 1956 to 1995, which depict the subject property within the Shoalwater Indian Reservation. The subject property appears to be undeveloped forestland in the 1965 aerial photograph. The location of Eagle Hill Road is apparent by a narrow opening in the tree canopy in the 1974 aerial photograph. By the 1981 aerial photograph, the subject property appears to have been partially cleared of trees, and Eagle Hill Road is clearly visible. The surrounding tree cover appears less dense than in the 1974 aerial photograph. No significant changes are observable in the 1990 and 1992 aerial photographs. The subject property is not listed in the city directories.							
Adjacent Properties: A highway is depicted to the south of the subject property in the current alignment of State Route (SR) 105, and two unlabeled small buildings are depicted along the highway to the west of the subject property in the 1938 topographic map. On the 1956 topographic map, two additional small buildings are shown to the west of the subject property along the highway. The highway to the south of the subject property is visible in the 1956 aerial photograph. Adjacent properties appear to be undeveloped forest land in the 1965 aerial photograph. The small buildings in the topographic map are not discernable (low resolution). A cluster of buildings are visible to the west of the subject property along the highway in the 1974 aerial photograph. By the 1981 aerial photograph, additional development to the west of the subject property is visible along the highway. The 1984 topographic map depicts four additional buildings to the west of the subject property. The western adjoining property has been partially cleared of trees, and at least one building has been developed in the 1990 aerial photograph. By the 1992 aerial photograph, at least three residential structures are visible on the western adjoining property, and two small buildings are depicted on the western adjoining property on the 1995 topographic map. Adjacent properties are not listed in the City Directories.							
Year: 1998–2024							
Aerial Photograph	X	Topographic Map	X	Sanborn Map		City Directory / Tax Records	X
Subject Property: By the 2004 aerial photograph, the tree cover has regrown, Eagle Hill Road is only visible by partial opening of the tree canopy, and the developments to the west are obscured by tree cover. No significant changes are							

observable in the 2005 through 2011 aerial photographs. By the 2013 aerial photograph, the tree cover over Eagle Hill Road appears to have been cleared, and the road is clearly visible. A portion of the subject property has been cleared of trees near SR-105 for the development of the current Police & Emergency Management Department station east of Eagle Hill Road. The 2013 topographic map depicts Eagle Hill Road and SR-105, and no other details are shown. No significant changes are observable in the 2015 or 2017 aerial photographs. On the 2017 topographic map, Eagle Hill Road is labeled, and the southern portion of the subject property is mapped as a marsh. No significant changes are observable in the 2019 through 2023 aerial photographs. Branched intermittent streams are depicted in the vicinity of the subject property and on the southern portion of the subject property on the 2020 topographic map.

The subject property is not listed in the city directories.

Adjacent Properties: City directories list the development to the west of the subject property along the highway as “Chief Charley’s Cigarettes” beginning in 2000. In the 2004 aerial photograph, the northwestern adjoining property appears to have been cleared of trees. An east- to west-running unimproved road has been cleared on the eastern adjoining property in the 2005 aerial photograph. Additional tree-clearing is noted on the northern and northeastern adjoining properties in the 2006 aerial photograph. By 2009, the cleared areas appear to be regrowing. No significant changes are observable in the 2011 aerial photograph. Individual buildings are no longer depicted on the 2013 topographic map. In the 2013 aerial photograph, the eastern adjoining property in the southern portion of the subject property has been cleared of trees for the development of the current Police & Emergency Management Department station. The station building appears to be under construction in the 2015 aerial photograph. By the 2017 aerial photograph, the Police & Emergency Management Department station has been developed with an associated paved parking lot. No significant changes are observable in the 2019 through 2023 aerial photographs or are depicted on the 2020 or 2023 topographic maps.

City directory listings for the surrounding property addresses are as follows:

4020 WA 105 (west of subject property):

- 2000 – 2024: Chief Charley’s Cigarettes

4028, 4082, 4088, 4016 WA 105 (west of subject property):

- 2000 – 2024: Residential

Topographic maps indicate that the subject property was undeveloped in 1938. The subject property is developed with an unimproved road in the approximate alignment of Eagle Hill Road by 1956. The subject property remains in use as a road and has generally remained in the same configuration and use until the present day.

The southern adjoining Highway 105 was developed by 1938, and the remaining adjoining properties were depicted as undeveloped forest land. A single-family residence was developed on the western adjoining property by 1990. The northern adjoining property was cleared of trees for logging by 2004. By 2017, the eastern adjoining property was developed with the current Police & Emergency Management Department building. Adjoining properties have remained in the same configuration and use since 2017.

7.0 AGENCY RECORDS REVIEW

Landau reviewed information from publicly available environmental databases. Landau also contacted state and local agencies regarding potential environmental concerns at the subject property. Information collected during the review of agency records is summarized below.

7.1 Environmental Database Report

ERIS was subcontracted to conduct a search of publicly available federal, state, and local agency environmental databases, as prescribed by ASTM. A regulatory agency database report was obtained from ERIS, a complete copy of which is provided in Appendix A.

The search focused on sites with environmental conditions that may present a threat to human health and the environment. ERIS conducted its search of listed information by using the location of the subject property and searching databases for listed sites located within up to a 1-mile radius of the subject property's boundaries. Reported releases of hazardous substances or petroleum products at upgradient sites located within ¼ mile, cross-gradient sites within ⅙ mile, and downgradient adjacent sites are considered to have the potential to have impacted soil and/or groundwater at the subject property. Reported releases of volatile organic compounds at sites located within ⅓ mile and reported releases of petroleum hydrocarbons at sites located within ⅒ mile are considered to have a potential to represent a vapor encroachment condition at the subject property. Such conditions, as identified in the database search, are summarized in the text that follows within this section of the report. Additional details regarding criteria used by Landau to identify sites with the potential to impact the subject property are provided in Appendix A. As stated in Section 2.2, the direction of groundwater flow is inferred to be to the southwest.

7.1.1 Subject Property Listings

The subject property was not identified in the environmental database search.

7.1.2 Adjacent and Nearby Property Listings

Listings for properties adjacent to and near the subject property did not indicate releases with potential to impact the subject property, as defined in Section 7.1. The sites listed below are described in additional detail based on their proximity to the subject property. These sites were listed in the following databases:

- **ERTS:** The Washington State Department of Ecology's (Ecology's) database of reported spills
- **INDIAN UST:** The EPA's list of underground storage tanks (USTs) on Tribal/Indian Lands.

Regulatory Database	Facility Name and Address	Direction and Distance from the Subject Property, Gradient
ERTS	4020 State Route 105	Approximately 1,040 feet southwest and downgradient of the subject property
The ERTS listing refers to a hydraulic oil spill that occurred in September 2023 and was reported to the Washington State Department of Ecology. Approximately 2 gallons of hydraulic oil were spilled into a drainage ditch along State Route 105 from malfunctioning Grays Harbor Public Utilities District (PUD) equipment. Grays Harbor PUD removed affected vegetation and placed absorbents in the area of the spill. No soil remediation was completed by Grays Harbor PUD due to the spill occurring on Tribal land.		
INDIAN UST	Georgetown Station 4115 State Route 105	Approximately 2,030 feet southeast and cross-gradient of the subject property
The INDIAN UST listing indicates that two underground storage tanks, installed in 2010, are currently in use at a nearby gas station and contain gasoline and diesel fuel. There are no records of reported releases.		

7.2 Washington State Department of Ecology

A request for public records was submitted to Ecology on February 24, 2026 for records pertaining to the reported spills identified in the database search. On March 25, 2026, Ecology returned documents pertaining to the hydraulic oil spill east of 4020 SR-105 discussed in Section 7.1.2.

7.3 Pacific County

A request for public records was submitted to Pacific County (County) on March 18, 2026 for records pertaining to USTs, aboveground storage tanks, hazardous material/petroleum product use/storage/disposal, potable water wells, and septic systems on the subject property and adjoining properties. On April 8, 2026, the County responded with an inspection record associated with the nearby Georgetown Station property. There was no pertinent information in the record beyond what was included in the database report.

7.4 South Beach Regional Fire Authority

A request for public records was submitted to South Beach Regional Fire Authority on March 2, 2026 for records pertaining to hazardous materials and petroleum products use, storage, and disposal and emergency responses on the subject property and adjoining properties. On March 2, 2026, Mr. Daryl Brown, South Beach Regional Fire Authority Fire Chief, responded that no responsive records were identified.

8.0 PREVIOUS INVESTIGATIONS AND OTHER ENVIRONMENTAL RECORDS

On April 2, 2026, the client provided geotechnical reports for the subject property. The reports are described in Section 3.0.

9.0 FINDINGS AND OPINION

Landau conducted a Phase I ESA in conformance with the scope and limitations of ASTM E1527-21 for the Eagle Hill Property (a portion of Pacific County Parcel No. 14110317000), located in the Shoalwater Bay Indian Reservation north of SR-105 between mile markers 19 and 20 near Tokeland, Washington.

The subject property was developed with an unimproved road in the alignment of the current Eagle Hill Road by 1956. The subject property remains in use as a road and has generally remained in the same configuration and use until the present day, though the southern portion of the road (lower road) has been paved. A shed and two storage containers for storing emergency supplies are located on the subject property along the upper gravel-surfaced road.

Adjoining properties are undeveloped forest land, single-family residences, and Tribal facilities. The southern adjoining Highway 105 was developed by 1938. A single-family residence was developed on the western adjoining property by 1990. The eastern adjoining property was developed with the current Police & Emergency Management Department building by 2017. Adjoining properties have remained in the same configuration and use since 2017.

The findings of this assessment are as follows:

- No evidence of hazardous materials or other indications of sources of contamination were observed on the subject property or adjoining properties.
- A search of environmental database listings did not identify releases with potential to impact the subject property.

9.1 Data Gaps

No data gaps were identified during this Phase I ESA.

10.0 CONCLUSIONS

Landau has performed a Phase I ESA in conformance with the scope and limitations of ASTM E1527-21 for the Eagle Hill Property (a portion of Pacific County Parcel No. 14110317000), located in the Shoalwater Bay Indian Reservation north of SR-105 between mile markers 19 and 20 near Tokeland, Washington.

This assessment has revealed no RECs, cRECs, hRECs, significant data gaps, or *de minimis* conditions in connection with the subject property.

Based on the findings of this assessment, no further investigation is warranted.

11.0 USE OF THIS REPORT

This Phase I ESA was undertaken and this report prepared for the exclusive use of the client, the Shoalwater Bay Indian Tribe, and HUD (authorized users) for specific application to the subject property. It is intended to provide the authorized users with an understanding of the potential environmental liabilities associated with the property evaluated in this report. Reliance on this report by third parties or others who do not have a contractual relationship with Landau on this project is at the sole risk of the third parties or others.

This report is based on observations and information obtained during one visit to the subject property and is based solely on the condition of the property on that day, supplemented with information obtained by Landau and described herein. No subsurface investigations or sampling were conducted. In evaluating the site, Landau has relied in good faith on representations and information abstracted from sources noted in this report to the extent that they have not been contradicted by observations during the property reconnaissance or data obtained from other sources. Accordingly, Landau accepts no responsibility for any deficiency, misstatements, omissions, or misrepresentations in the information provided to us.

Determining whether environmental conditions defined in this report indicate the presence of contamination at levels of concern is a matter of judgment. Liabilities associated with contaminated sites are defined in part by CERCLA. The findings and conclusions of this report are based on our evaluation of information obtained and reviewed for this project and reflect our professional judgment with respect to that information.

Landau has performed the services and made the findings in accordance with generally accepted practices for Phase I ESAs in effect in Washington State at the time the services were performed. The scope of services for this Phase I ESA was defined in our proposal and unless specifically included in our scope of services and in this report, this Phase I ESA did not include services related to asbestos, radon, lead paint, lead in drinking water, wetlands, or indoor air quality issues (including the potential presence of mold or other biological contaminants).

This warranty stands in lieu of all other warranties, express or implied. While this report can be used as a guide, it is neither a rejection nor an endorsement of the subject property. It must also be understood that changing circumstances in the environment and use of the subject property can alter the conclusions and findings contained in this report.

11.1 Environmental Professional Statement

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 Code of Federal Regulations (CFR) 312, and we have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed AAI in conformance with the standards and practices set forth in 40 CFR 312.

Qualifications of the environmental professionals responsible for the site reconnaissance, interview, and generation of this report are provided as Appendix H.m

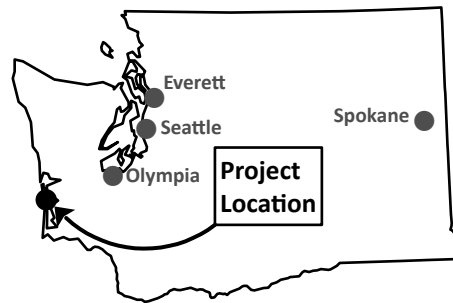
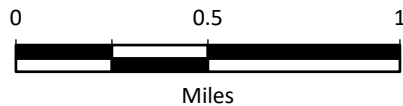
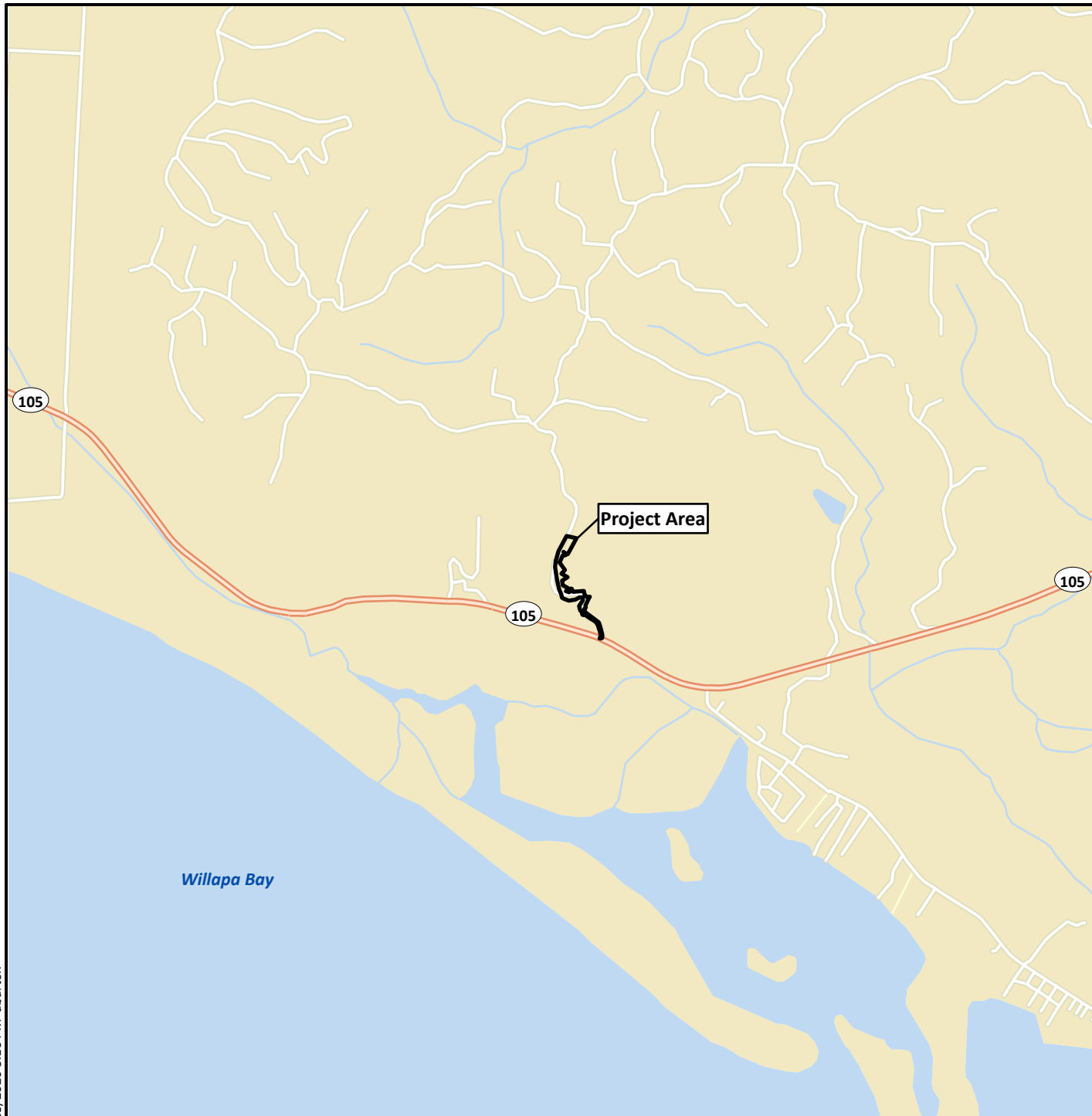
12.0 REFERENCES

Ecology. 2013. Water Well Report: Eagle Hill Road, Pacific County, Washington. State of Washington Department of Ecology. September 30.

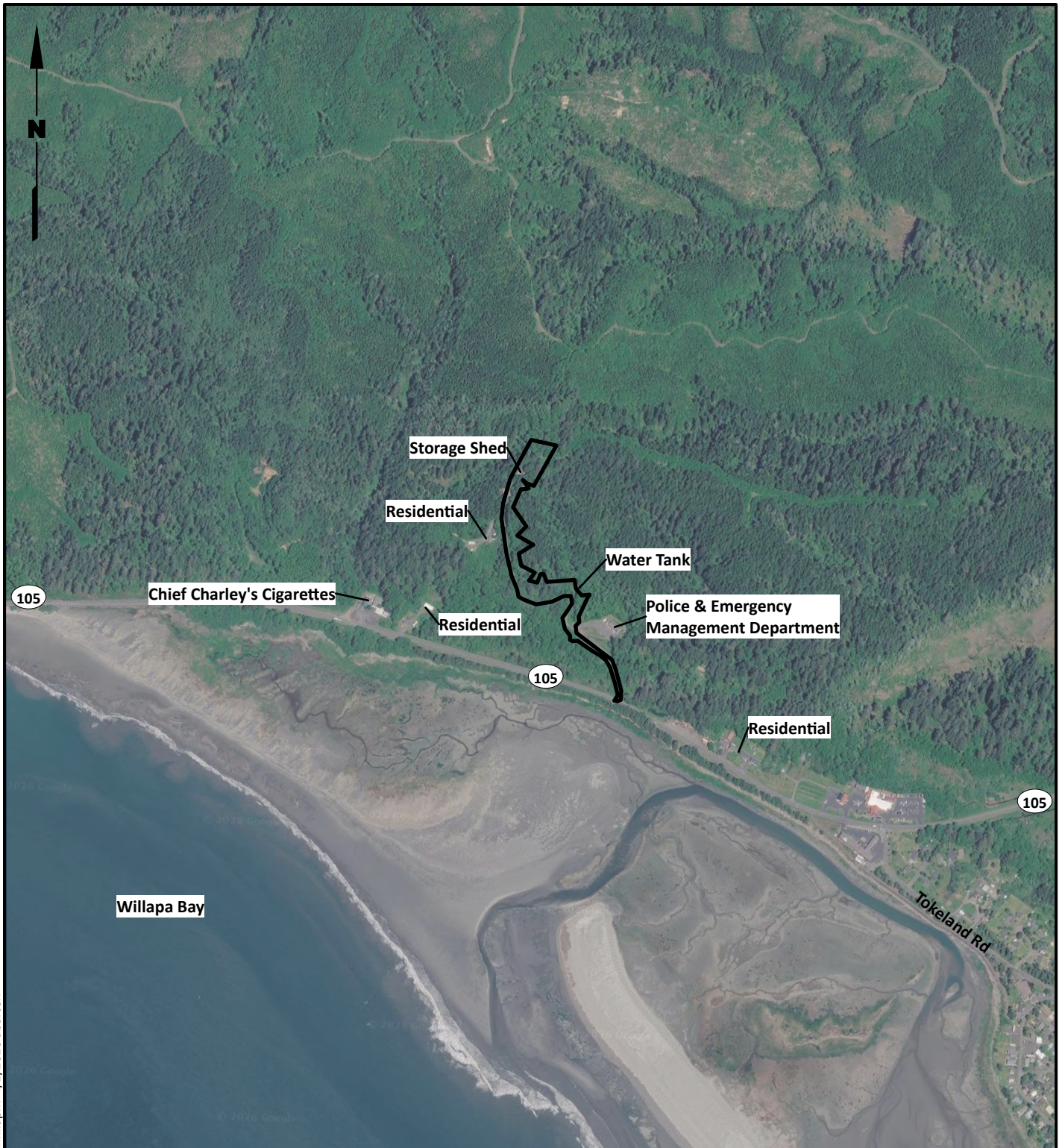
Pacific County. 2017. Zoning Map 2017. Pacific County Department of Public Works, Geographic Information System. <https://www.co.pacific.wa.us/gis/DesktopGIS/zoning/hot/1511.pdf>.

WDNR. 2026. Washington Geologic Information Portal. https://geologyportal.dnr.wa.gov/2d-view#wigm?-13889084,-13772288,5870767,5924120?Surface_Geology,500k_Surface_Geology,Map_Units,Subsurface_Geology. Accessed February 21.

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Data Source: Esri.



Legend

 Subject Property

Note

1. Black and white reproduction of this color original may reduce its effectiveness and lead to incorrect interpretation.

0 1,000 2,000



Scale in Feet

Data Source: Google Earth Pro.

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User-Provided Information



PHASE I ENVIRONMENTAL SITE ASSESSMENT USER-PROVIDED INFORMATION REQUEST FORM

Date: 4/17/26	Landau Project No.	Click here to enter text.
Site Name: Eagle Hill Road	Site Address:	Click here to enter text.
Name: Eagle Hill Road	Title:	Click here to enter text.
Company Name: Shoalwater Bay Indian Tribe	Phone:	Click here to enter text.
Relationship to user: Owner	Relationship to subject property:	Click here to enter text.

1. Was a search of land title records (or judicial records, where appropriate) conducted?
No ☐ Yes ☒ (if yes, please provide details in the space below).
[Click here to enter text.](#)
2. Did a search of land title records (or judicial records, where appropriate) identify any environmental liens against the subject property that are filed or recorded under federal, tribal, state, or local law?
No ☒ Yes ☐ (if yes, please provide details in the space below).
[Click here to enter text.](#)
3. Did a search of land title records identify any Activity and Use Limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the subject property and/or have been filed or recorded in a registry under federal, tribal, state, or local law?
No ☒ Yes ☐ (if yes, please provide details in the space below).
[Click here to enter text.](#)
4. As the user of this Environmental Site Assessment (ESA), do you have any specialized knowledge or experience related to the subject property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the subject property or adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?
No ☒ Yes ☐ (if yes, please provide details in the space below).
[Click here to enter text.](#)
5. Does the purchase price being paid for the subject property reasonably reflect the fair market value of the subject property? No ☐ Yes ☐. If you conclude that there is a difference, have you considered whether the lower price is because contamination is known or believed to be present at the subject property?
No ☐ Yes ☐ (please provide details in the space below).
[Click here to enter text.](#)

6. Are you aware of commonly known or reasonably ascertainable information about the subject property that would help Landau Associates to identify conditions indicative of releases or threatened releases? For example, as user,
- a) Do you know the past uses of the subject property?
No ☐ Yes ☒ If yes, please provide details: Hunting, Gathering,
 - b) Do you know of specific chemicals that are present or once were present at the subject property?
No ☒ Yes ☐ If yes, please provide details: Click here to enter text.
 - c) Do you know of spills or other chemical releases that have taken place at the subject property?
No ☒ Yes ☐ If yes, please provide details: Click here to enter text.
 - d) Do you know of any environmental cleanups that have taken place at the subject property?
No ☒ Yes ☐ If yes, please provide details: Click here to enter text.
7. As the user of this ESA, based on your knowledge and experience related to the subject property, are there any obvious indicators that point to the presence or likely presence of releases at the subject property?
- No ☒ Yes ☐ (please provide details in the space below).
- Click here to enter text.
8. As the user of this ESA, do you have knowledge of any of the following:
- a) Pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, at, or from the subject property? No ☒ Yes ☐ If yes, please provide details: Click here to enter text.
 - b) Pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, at, or from the subject property? No ☒ Yes ☐ If yes, please provide details: Click here to enter text.
 - c) Notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products. No ☒ Yes ☐ If yes, please provide details: Click here to enter text.

Please review the attached list of environmental documents and indicate those that are available for the subject property. Landau Associates may request copies of available documents as needed to support the assessment.

Environmental Reports

- ☐ Environmental site assessment reports
- ☐ Environmental site investigation reports
- ☐ Environmental compliance audit reports
- ☐ Reports regarding hydrogeologic conditions at the subject property or surrounding area
- ☐ Reports regarding any self-directed or other cleanup activities conducted at the subject property
- ☐ Geotechnical studies
- ☐ Risk assessments

Environmental Permits

- ☐ Solid waste disposal permits
- ☐ Hazardous waste disposal permits
- ☐ Wastewater permits
- ☐ NPDES (stormwater) permits
- ☐ Underground injection permits
- ☐ Air permits

Registrations

- ☐ Registrations for underground storage tanks and aboveground storage tanks
- ☐ Registrations for underground injection systems
- ☐ Other environmental registrations

Environmental Plans and Records

- ☐ Safety data sheets or an inventory of chemicals used at the subject property
- ☐ Community right-to-know plans related to hazardous materials or petroleum products
- ☐ Safety plans, preparedness plans and prevention plans related to the used of hazardous materials or petroleum products
- ☐ Spill prevention, countermeasure, and control (SPCC) plans
- ☐ Facility Response Plans (FRP)
- ☐ Hazardous waste generator notices or reports;

Legal

- ☐ Notices or other correspondence from any government agency relating to past or current violations of environmental laws with respect to the subject property
-

Phase I Environmental Site Assessment Personnel Interview Form

Project Number: _____ Project Name: Eagle Hill _____

Site Location Address: _____

Interviewer: _____ Date: _____

Name of Person Interviewed: Risa Thomas _____ Phone No.: _____

Title: Community Development & Planning _____ How Long Affiliated with Property: 3 _____

1. Describe operations at the site? Outbuildings and Structures on hill _____

2. Current owner/operator and how long have they owned/operated the property? SBIT _____

3. From whom did they acquire the property or business? Original reservation _____

4. Age of buildings at the site, or other improvements? Describe changes in site improvements over time?

Unsure of age, but 3 buildings- a shed containing emergency supplies, a container containing a giant tent, a tough shed containing emergency supplies, a water tank and 2 carports,

5. Any known or suspected asbestos-containing materials or lead-based paint? none _____

6. Do you know what the property was used for in the past? Hunting and gathering _____

7. Has the property ever been used for an industrial use, such as a: gas station, motor repair facility, commercial printing facility, dry cleaner, photo developing laboratory, junkyard, landfill, or waste treatment, storage, disposal, processing, or recycling facility? no _____

8. Any use, storage, or generation of hazardous substances or petroleum products on site? Location? no

9. Any sumps or oil/water separators on site? no _____ Currently in use? _____ Location? _____

10. Any chemical storage drums at the site? none _____ Age? _____
Contents? _____

Location? _____

11. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs? no _____ Location? _____

Phase I Environmental Site Assessment Personnel Interview Form

12. Is the site serviced by sewer, storm, septic systems, or ponds? Wells _____

13. What is the water source for the property? Have contaminants ever been found in the water system?

Water tank, no contaminants

14. Are there any wells on the property? 4 _____ Depth? _____ Well log? _____

15. Describe current and/or former underground storage tanks at the site:

Tank ID	Age	Status	Construction	Contents

16. Describe current and/or former aboveground storage tanks at the site (including diesel backup generators):

Tank ID	Age	Status	Construction	Contents
	Built 1978	Possibly replaced by different tank		57k gallons possibly replaced by 25k gallon

17. Any known leaks, spills, or releases of hazardous materials or petroleum products? none _____

Where (surface, into soil, air, groundwater)? _____

Volume and type of product released: _____

Cleanup? How? _____

Phase I Environmental Site Assessment Personnel Interview Form

18. Has fill material been brought to the site? Gravel _____ Source of fill? Hawk Rock _____
19. Volume and date of fill? _____
20. Any waste disposal or burn areas (past or current) on or near the property? none _____

21. Are there any environmental permits, licenses, or registrations for the site? [See attached list]: _____

22. Are there any geotechnical, environmental site assessment, hydrogeological, or asbestos/lead paint reports available for the site? [See attached list]. _____
23. Is the property in a residential, commercial, industrial, or other area? other _____
What are the current uses of adjoining properties? Residential, other _____
Do you know the past uses of any adjoining properties? Hunting and gathering _____

24. Has there ever been a concern regarding contamination of the site from offsite sources? no _____

25. Any knowledge of environmental liens or Recorded Activity and Use Limitations (AULs) for the subject property (e.g. environmental covenants, engineering controls or institutional controls) no _____

26. Knowledge of governmental notification relating to past or recurrent violations of environmental laws or possible liability relating to hazardous substances or petroleum products at the subject property? no _____

27. Knowledge of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, at, or from the subject property? no _____
28. Knowledge of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, at, or from the subject property? no _____
29. Describe EHS Compliance and management systems. _____
30. Indicate if any of the documents below are available for the subject property. Landau Associates may request copies of the available documents, as needed to support the assessment.

Phase I Environmental Site Assessment Personnel Interview Form

Environmental Reports	
☐	Environmental site assessment reports
☐	Environmental site investigation reports
☐	EHS compliance audit reports
☐	Reports regarding hydrogeologic conditions at the subject property or surrounding area
☐	Reports regarding self-directed or other cleanup activities conducted at the subject property
☐	Geotechnical studies
☐	Risk assessments
	Copies of all environmental permits and registrations including conditional use permits
	Copies of lease agreement
	Site plans, property maps, floor plans
	Description of processed and operations on site, flow charts showing process
	Records of spills and releases of hazardous materials
	Hazardous Building Material Surveys and removal abatement (Asbestos, PCBs, metal bearing paints)
	Utility maps
Environmental permits	
☐	Solid waste disposal permits
☐	Hazardous waste disposal permits and manifests, summary of hazardous waste generator status over time
☐	Wastewater permits and sources of process and non process wastewater
☐	NPDES (stormwater) permit or evidence of coverage/no coverage
☐	Underground injection permits
☐	Air permits, emissions control equipment and sources of emissions
☐	Tier I/II Inventory or Hazardous Material Business Plans or other local agency hazardous material reporting required for the past two years
☐	Form A or Form R Annual Release Reporting
☐	Risk Management Plan (RMP)
	Raw material inventories for manufacturing, including chemicals and metals. Provides SDS sheets and annual amounts purchased and used
	Inventory of ozone depleting substances including halons foams, refrigerants and other coolants and maintenance logs
	Chemical use changes during operating history
	Intentional use of PFAS and inadvertent use of PFAS
Registrations	
☐	Registrations for underground storage tanks and aboveground storage tanks
☐	Registrations for underground injection control (UIC) systems
☐	Other environmental registrations
	Fire department registrations and inspections
	water supply wells and monitoring wells registrations, if available
Environmental Plans and Records	

Phase I Environmental Site Assessment Personnel Interview Form

☐	Safety data sheets or an inventory of chemicals used at the subject property
☐	Community right-to-know plans related to hazardous materials or petroleum products
☐	Safety plans, preparedness plans and prevention plans related to the used of hazardous materials or petroleum products
☐	Spill prevention, countermeasures, and control (SPCC) plans and other chemical or oil spill or emergency response plans
☐	Facility Response Plans (FRP)
☐	Stormwater Pollution Prevention Plan (SWPP)
☐	Hazardous waste generator notices and annual reports
☐	Dangerous Waste Pollution Prevention Plan
Health and Safety Plans and Records	
☐	Industrial Hygiene Surveys
☐	Asbestos Surveys and Abatement Information
☐	Injury and Illness Prevention Program (IIPP)
	Health and Safety and Environmental Policies and risk assessments
☐	OSHA 300 Logs for past 3 years

Selected Site Photographs



1. Representative view of subject property



2. Representative view of subject property paved lower road



3. Representative view of subject property upper road



4. View of storage shed area in northern portion of subject property



5. Representative view of north-adjoining property



6. View of east-adjoining Tribal facility and subject property lower road



7. View of water tank and eastern adjoining undeveloped forest land



8. View of southern adjoining SR 105 facing east

Environmental Risk Information Services Certified Fire Insurance Maps

Qualifications

Sarah Newport

Senior Staff GIT

Role: Contributing Author

Education

BS, Earth and Space
Sciences, University of
Washington, 2018

MS, Earth and Planetary
Sciences, Rutgers
University, 2022

Certifications

Geologist-in-Training

OSHA HAZWOPER 40+8

Sarah is a Senior Staff GIT with 4 years of professional experience in the environmental consulting industry. Prior to joining Landau in 2024, Sarah was a Staff Geologist for a consulting firm in Seattle, Washington that provided Phase I and Phase II environmental site assessments to a variety of private and public clients in the Puget Sound region.

Sarah has experience with Phase I and Phase II due diligence projects for a wide range of properties, including commercial and industrial properties. Her work focuses on identification of potential environmental concerns through review of historical information, interviews, observation of current site operations, and investigation of identified concerns through soil, groundwater, and soil gas sampling.

Kathryn F. Hartley

Principal

Role: Senior Technical Reviewer

Education

BS, Biology/
Environmental Science,
University of Wisconsin,
2001

Certification

OSHA HAZWOPER 40+8

Kathryn has 23 years of environmental consulting experience with a focus on environmental site assessments and environmental risk management. She has managed Phase I and Phase II due diligence projects for a wide range of properties, including commercial properties and large industrial complexes. Her work focuses on identification of potential environmental concerns through review of historical information, interviews, observation of current site operations, and investigation of identified concerns through soil, groundwater, and soil gas sampling. Kathryn has experience developing and managing project tasks and schedules and communicating with property owners, potential purchasers, and various government agencies.