



February 1, 2019

Joyce Mercuri
Cleanup Project Manager
Southwest Region
Toxics Cleanup Program

Delivered via email to joyce.mercuri@ecy.wa.gov

RE: Notice of Intent to Sell the Oakland Bay Marina (including the former Evergreen Fuels property associated with Agreed Order No. DE 03ICPSR-5707)

Ms. Mercuri,

Please consider this letter as official notification that the Port of Shelton (Port) intends to sell the Oakland Bay Marina and all associated interests therein, to the Shelton Yacht Club (SYC). A Purchase and Sale Agreement was executed on December 18, 2018 between the Port and the SYC and the transaction is awaiting closing at Mason County Title Insurance Company, following the completion of all necessary paperwork and instruments. The actual closing date is unknown at this time but both parties are working diligently to finalize the transaction as soon as practicable.

This transaction includes all real estate owned fee simple by the Port and all Port-owned improvements thereon and all Port-owned improvements located on real estate owned by others at the facility, including the Washington State Department of Natural Resources (DNR), the City of Shelton (City), and Simpson Timber Company

(STC). This conveyance of real estate and improvements includes the former Evergreen Fuel site (C.C. Cole & Sons) that is subject to a Restrictive Covenant and ongoing groundwater monitoring, which is being performed by Farallon Consulting. The SYC is aware of the Restrictive Covenant and has access to all associated records held by the Port in this matter.

In order to expedite the transfer of marina management to the SYC in a timely manner, the Port may elect to lease the facility on an interim basis, until such time as closing occurs. If such a lease is executed, it will restrict the SYC to uses and activities consistent with the Restrictive Covenant. The Port Commission is expected to approve such a lease at its next regular business meeting to be held next Tuesday February 5th at 2:00pm.

Unless otherwise directed, please send any correspondence intended for the SYC to:

Shelton Yacht Club
701 E Pine Street
P.O. Box 2271
Shelton, WA 98584
Attn: Mr. Don Entus, Chairman of the Board
Tel: (360)426-9476
Email: SYC@sheltonyachtclub.com

Please do not hesitate to contact me with any questions or concerns you may have related to the former Evergreen Fuels Restrictive Covenant or the transfer of ownership of the Oakland Bay Marina.

I appreciate your time and consideration and look forward to working with you going forward.

Regards,



Brandon Palmer

Engineering Manager

CC Don Entus, Shelton Yacht Club - SYC@sheltonyachtclub.com &

Don.Entus@gmail.com