

KRRC

Public Records Requests

Email

July 2009

Search all emails where the Subject OR Body contains all of the following 'KRRC" OR "gun club" OR "revolver club" OR "4900 Seabeck" OR "safety complaint"'

In accordance with RCW 42.56.210 Personal Records Exemption (Personal addresses, phone numbers, email addresses, etc.) have been redacted from the attached record.

Don Burger

From: Robert Moyer [re_moyer@██████████]
Sent: Thursday, July 02, 2009 9:28 AM
To: Arvilla Ohlde
Cc: Dana Daniels
Subject: Newberry Hill Heritage Park

Hi Arvilla,

If possible, the Central Kitsap Community Council would like to have you, or someone that you might designate, make a short presentation (15-20 minutes) about the current status of the Newberry Hill Heritage Park at the Council's next meeting. The meeting will be on Wednesday, July 15, from 7:00 - 9:00 PM at the Fire and Water District Community Room, 5300 NW Newberry Hill Road. We are interested in how we have arrived at the Park's current boundaries - the details of the land swap with DNR, the sale to Kitsap Rifle and Revolver Club, etc., and how the County intends to go about establishing a long range plan for the park including plans for citizen input and stewardship.

Please let me know as soon as you reasonably can if you or someone else from the Parks Department can make such a presentation.

My thanks in advance,

Bob Moyer

President, CKCC

Don Burger

From: Mike Wellborn [klownprinze@██████████]
Sent: Friday, July 03, 2009 6:44 PM
To: Lori Raymaker
Subject: Surveying of KRRC boundaries?

Lori, does the County have any plans to resurvey along the KRRC boundary? I know that there has been contention over what their lease said and what they were claiming.

Just curious. I got an e-mail from a local who was concerned, and suggested we should figure out what to do with the existing trails at the south end of NHP that may encroach (e.g. block off, reroute, etc.)

Mike Wellborn

Don Burger

From: Matt Keough [MKeough@co.kitsap.wa.us]
Sent: Monday, July 06, 2009 9:37 AM
To: BRAD (DNR) PRUITT
Subject: RE: Kitsap County Coordination Request

Brad,

Thanks for keeping after the group for a conference call - if possible. I would really benefit from the discussion before crafting an involvement plan and presenting it to community groups, starting next week! I will be presenting to a group that will keep about Reconveyance schedule and about further DNR coordination in Central Kitsap. They even asked for an explanation about the KRRC... bet you would like to come on back for that!

Around this week and available by cell [REDACTED] next week.

MFK

Matthew F. Keough
Parks Planning Project Manager
Kitsap County Parks and Recreation
614 Division Street, MS-1
Port Orchard, WA 98366

(360) 337-5357
mkeough@co.kitsap.wa.us

Don Burger

From: Kim Best [kbest@paraord.com]
Sent: Monday, July 06, 2009 12:34 PM
To: andrewcasella@██████████; Topgun142@██████████; jgsedlacek@██████████;
danlarson@██████████; bsaddler@██████████; john.lloyd@██████████;
bruce.girkin@swfpac.navy.mil; jlspike25@██████████; exsnopig@██████████;
crofootlib@██████████; lovescrazylaph@██████████; nodrudy@██████████;
bret.saddler@navy.mil; damon.anthis@navy.mil; jackie.thompson@navy.mil;
david.ellis@swfpac.navy.mil; suzanne.olguin@swfpac.navy.mil; bigpimper01@██████████;
dex0658@██████████; kyle.brown53@██████████; morganljmarine@██████████; navcop1967@██████████; shadowlightmind@██████████
Subject: Para USA
Attachments: Header

Greetings Ladies and Gentleman,

This email is to inform you all that we will be attempting to charge your credit cards in preparation for assembly and shipping of your group pistols.

You should expect to see the charges within 2-3 days. If anyone expects that there is an issue with your credit card that needs to be cleared up to enable charging such as you have received a new credit card number or if there is a daily limit on your card, you need to contact us immediately.

The delivery will be 2-3 weeks after the credit card has been charged.

The group delivery will be Kitsap Rifle & Revolver, 4900 Seabeck Hwy NW, Bremerton WA, 98312 360-373-1007

Have a great day!

Sincerely,

Kim Best

Para USA, Inc.
954-202-4440
416-297-7855
Fax: 416-297-1289
kbest@paraord.com

Our secure "Service Professionals" internet forum is up and running.

Here is the link to join <http://www.para-usa.com/forum/register.php> Please be advised you must register with an official email address.

We invite you and anyone else in Service who wishes to join up to use this link.

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Don Burger

From: Angela Cox [ACox@co.kitsap.wa.us]
Sent: Tuesday, July 07, 2009 12:56 PM
To: Matt Keough
Subject: Kitsap Rifle and Revolver Club

Hi!

Hope all is well at your office and you had a great 4th.

I am reviewing the Kitsap Rifle Club value, and would like to request a copy of the appraisal. I have spoken with the representative for the property and am reviewing the valuation. An electronic version would be great if you have it. (Mr. Carter said he hadn't received his electronic copy yet)

Thank you!

Regards,
Angela

Angela Cox
Commercial Appraiser
Kitsap County Assessors Office
www.kitsapgov.com/assr

(360) 337-7160 ext 7276 Fax (360) 337-4874 Please note our new office hours for 2009 Monday
- Thursday 8:00 to 5:00 Closed Fridays

Don Burger

From: Yvonne Wolff [Ywolff@co.kitsap.wa.us]
Sent: Wednesday, July 08, 2009 7:31 AM
To: PHILIP (DNR) WOLFF
Subject: Fwd: Kitsap Rifle and Revolver Club
Attachments: Kitsap Rifle and Revolver Club

Can you email me info regarding lead contamination (and any other info pertinent to value) on this property. I think they want us to adjust the value to the \$10 they paid for it.

Yvonne

Don Burger

From: Angela Cox [ACox@co.kitsap.wa.us]
Sent: Tuesday, July 07, 2009 12:56 PM
To: Matt Keough
Subject: Kitsap Rifle and Revolver Club

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Don Burger

From: Matt Keough [MKeough@co.kitsap.wa.us]
Sent: Wednesday, July 08, 2009 10:10 AM
To: Angela Cox
Subject: Re: Kitsap Rifle and Revolver Club
Attachments: Final Kitsap Gun Club.pdf

Hello Angela,

Glad you asked and I hope this helps. I would love to learn how the property is ultimately taxed/regulated by the County. If there is anything to share, please let me know.

MFK

Matthew F. Keough
Parks Planning Project Manager
Kitsap County Parks and Recreation
614 Division Street, MS-1
Port Orchard, WA 98366

(360) 337-5357
mkeough@co.kitsap.wa.us

>>> Angela Cox 7/7/2009 12:55 PM >>>

Hi!

Hope all is well at your office and you had a great 4th.

I am reviewing the Kitsap Rifle Club value, and would like to request a copy of the appraisal. I have spoken with the representative for the property and am reviewing the valuation. An electronic version would be great if you have it. (Mr. Carter said he hadn't received his electronic copy yet)

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RE•SOLVE

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206-842-4887
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Stephen Shapiro, MAI
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Email: sshapiro@realestatesolve.com

May 5, 2009

Chip Faver, Director
Kitsap County Parks and Recreation
614 Division Street, MS-1
Port Orchard, WA 98366

RE: Kitsap County Rifle and Revolver Club Portion of Tax Parcel # 362501-2-001-1001

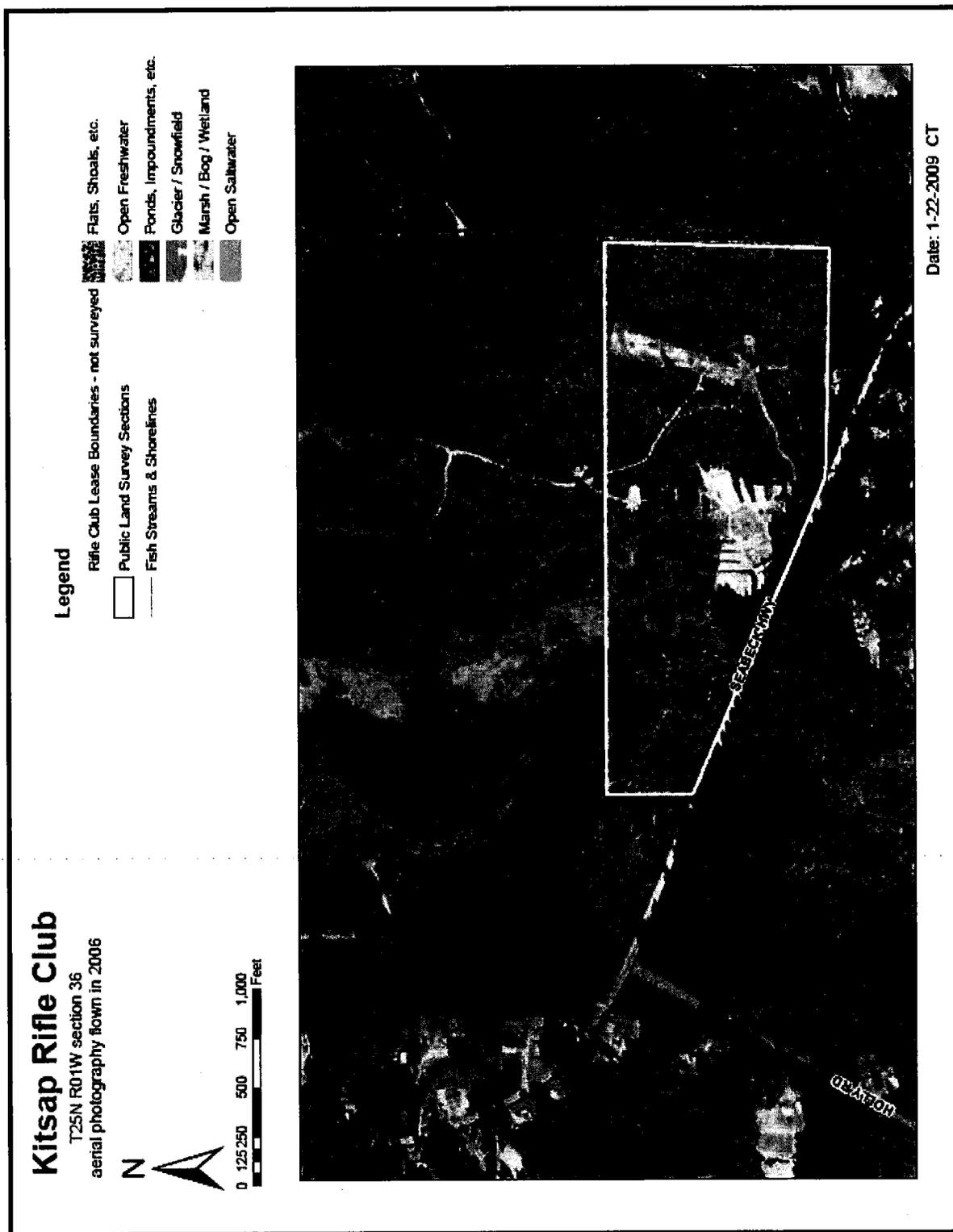
Dear Mr. Faver:

At your request, I have prepared this valuation/counseling letter with regard to the above referenced property. This letter meets the standards of a *restricted* appraisal report. The document recognizes your familiarity with the subject property and issue at hand, and thus is intended only for your use, or those you deem sufficiently knowledgeable to fully understand the contents of this evaluation. As directed, I have estimated the fee simple interest in the subject recognizing the restricted conditions of use described in the specialized appraisal instructions discussed in this report. This appraisal will be used by you for purposes of potential disposition of the property.

Identity/Location of Property

The subject is comprised of land and improvements operating as the Kitsap Rifle and Revolver Club. This includes 8 acres containing roads, parking areas, open shooting range, targets and associated infrastructure. An additional 64.41 acres of timberlands, wetlands and resource lands are passively used to provide buffer and safety zones for lessee's shooting range. The following legal description of the subject was provided by the client. The area is depicted on the photograph on the following page.

Part of the Southwest quarter of the Southeast quarter and part of the Southeast quarter of the Southwest quarter of Section 36, Township 25 North, Range 1 West, W.M., lying northerly of the North lines of an easement for right of way for road granted to Kitsap County on December 7, 1929, under Application No. 1320, said road being as shown on the regulation plat thereof on file in the office of the Commissioner of Public lands at Olympia, Washington, the above described lands having an area of 72.41 acres, more or less.



KITSAP RIFLE GUN CLUB

Purpose of Valuation and Counseling Letter

The Washington State Department of Natural Resources presently owns approximately 522 acres that includes the subject area, which is leased to the Kitsap Rifle and Revolver Club. The Kitsap County Department of Parks and Recreation has an interest in acquiring the DNR property and disposing of the 72.41 acres encompassed by the gun club. The purpose of this counseling letter is to provide a market based valuation analysis of the subject gun club area in its "as is" condition and recognizing the stipulated Specialized Appraisal Instructions discussed below.

The term "market value" is defined as:

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

- a. the buyer and seller are typically motivated;*
- b. both parties are well informed or well advised, and acting in what they consider their own best interests;*
- c. a reasonable time is allowed for exposure in the open market;*
- d. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and*
- e. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."*

Source: Office of the Comptroller of the Currency under 12 CFR, Part 34, Subpart C-Appraisals, 34.42 Definitions [f].

Specialized Appraisal Instructions

The client has provided specific instructions to provide a fee simple market value for the subject recognizing any existing reservations as well as the following instructions. These instructions constitute limiting conditions that have a direct impact upon the value conclusions derived.

1. Appraise the property in an "As Is" condition.
2. Assess and state environmental liabilities associated with this land, and its historic use as a shooting range, without any indemnification provided by the seller.
3. The subject property will continue to be utilized exclusively as a short arm shooting range consistent with its historic use. Enlargement, material improvement of the activities will require land use compliance and permitting through Kitsap County Department of Community Development.

4. Require purchaser to be a non-profit organization, enabled to: maintain existing public (state) funds and (2) apply for public funds to support the historic use of the property for outdoor recreation.
5. Require purchaser and future owners to provide public access to the property for recreational use on a non-profit basis.
6. Assume liability associated with operating existing recreation facilities, specifically a shooting range.
7. The subject property is associated with an adjacent, listed Superfund site with the EPA. The Washington State Department of Ecology ranks the adjacent property a "2" on its scale of hazardous materials contamination. Site clean up work was performed in the late 1970's but more recent analysis indicates that further hazardous clean up work is needed to address lead, chromium and other contamination.

Intended Use/User

This report will be used as an aid in the potential disposition of the subject property after it is acquired by Kitsap County. The client is Chip Faver, director of the Kitsap County Department of Parks and Recreation, as well as his authorized agents, associates and employees.

Scope of Assignment

The scope of work of this assignment is to provide consultation pertaining to the potential disposition of the subject. The Uniform Standards of Professional Appraisal Practice defines "Appraisal Consulting" as follows:

The act or process of developing an analysis, recommendation, or opinion to solve a problem, where an opinion of value is a component of the analysis leading to the assignment results.

An appraisal consulting assignment involves an opinion of value but does not have an appraisal or an appraisal review as its primary purpose.

The scope of work in this assignment is associated with consultation rather than an appraisal owing to the unusual circumstance of the subject being a special use property that is heavily contaminated, which does not readily lend itself to the typical valuation methodologies. This issue is discussed in greater depth in the highest and best use section of this report.

This analysis is presented in a reporting format that meets the requirements for a restricted report under USPAP guidelines. Discussions and analysis are abbreviated in this document, with supporting data retained in my files for reference.

Subject Sales History

The subject property has been under the ownership of the Washington State Department of Natural Resources for many years and there is a lease over the entire property between the State of Washington as lessor and the Kitsap Rifle and Revolver Club as lessee. This includes 8 acres containing the lessee's improvements, roads, parking areas, open shooting range, targets and associated infrastructure. An additional 64.41 acres of timberlands, wetlands and resource lands are passively used by the lessee to provide buffer and safety zones for lessee's shooting range.

The lease commenced in March of 2003 and has a termination date of February 27, 2018. This is a net lease with a current rate of \$7,200 per year, although there is a scheduled increase that has not been applied. It should be noted that section 4.03 of the lease stipulates the following caveat:

State reserves the right to terminate this agreement upon sixty (60) days written notice in the event the State includes the premises in a plan for higher and better use, land exchange or sale.

This clause would allow Kitsap County to acquire the subject from Washington State unencumbered by the lease. Additionally, section 8.02(a) of the lease requires the lessee to remove all "deleterious material" at the termination of the lease or the State will do so at the lessee's expense. This effectively requires the lessee to clean the site of any material impacts that would undermine the highest and best use of the property resulting from its use as a firing range. However, it is the mutual intention of DNR and Kitsap County to transfer ownership of the subject to the latter party with the existing gun club use intact. Further, there is no requirement to clean the site of hazardous materials upon a change in ownership.

Title Report/Easements/Conditions/Restrictions

Although I have not been provided a title report for the specific subject I have been given a title report for the larger area of which the subject is a part. I am not aware of any easements, conditions, covenants or restrictions that would constrain the highest and best use of the subject, and this is an underlying assumption of this report.

Date of Appraisal

The date of this appraisal is March 19th, 2009, the most date of the subject property inspection. This report was prepared in April and May of 2009.

Property Characteristics

Location and Access

The subject property is located in central Kitsap County on the Seabeck Highway near its intersection with Holly Road. While the area immediately surrounding the subject is rural, the property is located only about 10 miles west of Bremerton, the most populous city in Kitsap County and about a dozen miles

from Port Orchard, which is the county seat. About seven miles to the northeast is Silverdale, which has the greatest concentration of retail shops and malls in the county.

Zoning

The subject's 522 acres are comprised of 2 parcels plus a portion of a third parcel adjoining to the north. These are all designated Rural Wooded (RW) in the Kitsap County zoning code. General specifications associated with this zone are as follows:

Rural Wooded Zone (RW)

Minimum Lot Size	20 Acres
Setbacks	50' Front, 20' Side/Rear
Building Height	35'
Primary Permitted Uses	Preservation of forest use while allowing for some rural residential use

The Kitsap County Zoning Ordinance describes the purpose of this zone as follows:

This zone is intended encourage the preservation of forest uses, retain an area's rural character and conserve the natural resources while providing for some rural residential use. This zone is further intended to discourage activities and facilities that can be considered detrimental to the maintenance of timber production.

The primary permitted uses in the RW zone include forestland management, agriculture, parks and open space, wholesale nurseries, kennels, and residential use at a very low density. Conditional uses are limited but do include certain recreational uses. While a shooting range is not explicitly noted as an allowable use, it is assumed that the current use of the subject is a permitted conditional legal use of the property.

Land Description

The subject is an irregularly shaped 72.41 acre land area that is a portion of Kitsap County tax parcel number 362501-2-001-1001. The property has generally rolling topography with no steep areas. The property is cleared in the 8 acre shooting range area and has timber cover in the 72 acre buffer area. I am unaware of any critical areas on the subject. I have been provided a timber valuation of the entire DNR property by the firm of S. A. Newman , Forest Engineers, indicating that are is \$1,258,00 of merchantable timber value over the entire 522 acre tax parcel. This amounts to about \$2,410/acre. I have not been provided any timber valuation for the subject portion of the total property. However, applying the average timber value per acre suggests there is approximately \$175,000 of merchantable timber value on the subject.

Utilities

All utilities are presently available to the subject including electricity and phone. Water is provided by an on-site well and waste is handled by a septic system.

Subject Improvements

The subject is improved as a shooting range that has been operated as the Kitsap Rifle and Revolver Club since 1926. It is minimally improved with infrastructure associated with the shooting range. This includes several portable buildings and covered shooting platforms.

Hazardous Materials

It is well known that the approximately 8 acres of the subject that has been used as a shooting range for the past 83 years is contaminated with lead from spent ammunition lodged in the soil. To my knowledge there has never been any hazardous conditions assessment of the subject property or any estimate of the cost to clean it up. Clearly, the potential cost and risk of liability associated with the cleanup of the subject would be a significant value consideration in the mind of any prospective buyer of the property. In support of this I have provided the following documentation pertaining to evidence of hazardous material associated with shooting ranges as well as clean up costs.

Metallic lead shot is the most common ammunition used in shooting ranges owing to its low cost, ease of reloading and good firing characteristics. Lead is a known pollutant that has been closely monitored by the Environmental Protection Agency for many years as a hazardous trace material in paint, gasoline, plumbing pipes and other consumer products including food. In its solid form as lead shot at a firing range it can enter the environment as dust particles and dissolved in ground water. Thus, it is associated with grasses and plants ingested by animals as well as surface drinking water used by animals and groundwater that may be used by people. In its dissolved state lead pollution can infiltrate areas well outside the local firing range through surface run off and ground water percolation.

Research indicates that lead is the most prevalent contaminant found at federal Superfund sites across the country. Recognition of its significant environmental and health threats have resulted in enacting federal and state laws requiring clean up under most circumstances. Interestingly, private firing ranges remain exempt from federal law owing to an interpretation by the EPA that the act of firing bullets does not qualify as "discarding" them. However, state law pertaining to the clean of lead material from firing ranges may apply.

According to Donna Musa of the Washington State Department of Ecology Toxic Cleanup Program, suspected contamination on a particular site does not constitute a requirement to investigate hazardous conditions or clean up any such materials. Typically, investigation into hazardous conditions is triggered by someone concerned about being subjected to such contamination or when contamination has been found to migrate from its source to neighboring property. In these instances Washington State requires an assessment to rank a potentially hazardous site, but only requires clean up of those designated as falling in the top tier of potential environmental threats.

Since firing ranges tend to be in relatively remote areas and are often frequented by local inhabitants, they are not usually the subject of such complaints. Ms. Musa noted that a change of ownership would not trigger a clean up requirement. Further, Washington State law does not stipulate that a change of use would necessarily trigger a clean up requirement. However, if the use of a property was changed in such a manner that the hazardous material posed an obvious threat under, it almost certainly would require consideration of cleanup. This would likely pertain to most, if not all, alternate uses of the subject firing range allowable under the existing zone such as residential, agricultural, plant nursery and kennels.

The fact that the subject is not presently a candidate for an assessment of toxic materials does not mean that this may not occur some time in the future. Although I am not a legal expert and cannot opine as to who might bear responsibility for clean up of the subject, I have been provided a specific instruction by the client that no indemnification of such responsibility would be provided by the seller to any potential buyer. Thus, there is clearly some element of risk associated with acquisition of this contaminated site.

The cost of cleanup for shooting ranges can be significant. A local example is Camp Wesley Harris, which lies adjacent to the subject's eastern boundary. This 387 acre Naval shooting range has operated rifle and hand gun ranges since around 1930. Around 1980 the U.S. Navy initiated an assessment of the toxic materials and the Washington State Department of Ecology performed a hazardous waste examination of this site that resulted in approximately \$3 million of clean up during 1987 and 1988. The primary contaminants were lead and chromium lodged in the soils and diluted in shallow groundwater. According to John Kiess with the Kitsap County Health District, who participated in this assessment, the cleanup area on Camp Wesley Harris was fairly similar in size and use as the Kitsap Rifle and Revolver Club.

Two other examples of the cost to clean up shooting ranges pertain to the Sharp Park Rifle Range that was owned and operated by the City of San Francisco and the gun range at Huntington Central Park in Huntington Beach, CA. The former was a 6 acre site that operated as a firing range from 1952-1988. In 2007 the City of San Francisco commissioned a study to determine clean up costs. The report determined that it would cost between \$2.5-\$4.5 million to excavate and remove all toxic materials. The Huntington Beach site covered about 5 acres and the estimated cost of cleanup is currently \$1.5-\$3 million according to city officials.

With respect valuation of the Kitsap Rifle and Revolver Club I have not been provided any cost estimate regarding the potential cleanup of the property. However, given the likely extent of contamination and the need for an "as is, where is" appraisal, it is necessary to estimate the potential liability that would result from a clean up requirement. Based upon the information discussed above, I have concluded that cleanup of the subject site would very likely have a present day cost of at least \$2 million and a high probability that the cost would be on the order of \$3 million.

Highest and Best Use

“Highest & Best Use” is defined by The Appraisal Institute as:

“The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible and that results in the highest

value. The four criteria the highest and best use must meet are: legal permissibility, physical possibility, financial feasibility and maximum profitability.”

Source: The Dictionary of Real Estate Appraisal, Third Edition, Copyright 1993, published by the Appraisal Institute.

The highest and best use analysis provides the foundation for a value conclusion by identifying the specific market position of a subject and thereby specifying appropriate market comparisons for it, as well as the relevant approaches to value. It is governed by consideration of the property's legal, physical and economic potential. If the property is improved, the process requires separate analysis of the land as though vacant and the land as improved. This provides the basis for a conclusion as to whether the improvements adequately contribute to overall value as to continue to be the preferred use, or whether an alternate use would better support the land value. In this instance, the subject property is improved as a small arms firing range and the instructions to the appraiser specify that it is to be valued in its "as is" condition. Thus, a highest and best use analysis of the subject as if vacant is not appropriate and has not been provided.

Highest & Best Use "As Is"

The highest and best use of the subject is governed first by what is legally feasible. As previously discussed the subject's RW zone would allow for single family residential development at a density of one dwelling unit per 20 acres. This would nominally allow for three development rights. However, the Specialized Appraisal Instructions provided by the client effectively limit the use of the property to a short arms shooting range that must be open to the public and operated on a non-profit basis by an owner who is qualified to accept public funds.

With respect to physical possibility the subject has historically been used as a firing range for more than 80 years. It has ample room to support a firing range with a large buffer safety area from surrounding uses. The property is located in a rural area of Kitsap County with very low residential development potential but is also situated on a paved highway within a short distance of Bremerton, Port Orchard and Silverdale. These factors suggest that the property would provide good access to a large number of people in its current use while at the same time creating a relatively small noise nuisance impact.

Based upon the foregoing factors the highest and best use of the subject is concluded to be continued operation of the property as improved for use as a firing range that is open to the public and operated on a non-profit basis.

Meanwhile, circumstances resulting from the presence of hazardous waste and the special instruction stipulating that a buyer of the property would not be indemnified from any responsibility of cleaning up toxic contamination make it necessary to look beyond the presumed highest and best use as if in a benign condition to an examination in its "as is" condition. Such consideration specifically revolves around the possibility that at some future time it would be necessary to pay for clean up of toxic material on the property.

In light of the discussion above, it appears that the salient question regarding highest and best use is whether a gun club operating on a non-profit basis would contribute sufficient economic value to supersede the risk associated with the possible cost to cure the contamination at some time in the future? Obviously, the meaning of “risk” assumes that there is no conclusive answer. However, there are some indications in this regard that are pertinent to a valuation based on risk assessment. These include a probable current cost to cure the subject’s contamination from \$2- \$3 million. While it is not possible to predict the exact duration required for cleanup, given that the nature of the contamination pervades into the soil and aquifer it may take years to remediate and it is possible that the costs may escalate beyond present day projections. Finally, there is no certainty that any previous owners of the property would share responsibility for cleanup.

Assessing the impact of contamination on the site is obviously complicated by the fact that it is unknown when and if such cleanup will be required. Further, the cost of hazardous waste cleanup as well as the extent of liability among parties who may have held title to the property at one time or another is notorious for its lack of predictability. For that reason, projecting how these may impact the subject’s ultimate value becomes a matter of risk analysis. Where good sales comparison data exists, the appraiser can make direct market comparisons to derive the value of a given property in its existing condition. Not surprisingly, however, I did not find sales of contaminated firing ranges in the subject’s market area. The difficulty of finding suitable sales comparisons has resulted in reliance upon the income capitalization approach as the primary means to valuation in this instance. This approach implicitly recognizes the risk associated with achieving a market return on investment in a given property through application of an appropriate capitalization rate. In this instance the rate of return should reflect the following issues:

- The possibility that the ultimate cost of cleanup may be higher than the present day estimate.
- The difficulty in placing a specific time period upon remediation of contamination.
- The level of confidence that cleanup technology and procedures exist that can result in a complete cleanup that will require no further action.
- The possibility that market stigma will be attached to the property even if cleanup does not impair present day operations and liability does not extend beyond the present owner.

The analysis that follows first considers the value of the subject through the income capitalization approach under use as a non-profit firing range that utilizes state funding. The second step in the analysis considers an appropriate discount to that value based upon the risk that a prospective buyer would be required to clean up the contamination on the property at some time in the future.

Land Valuation Analysis

Land valuation analyses are typically based upon the precepts of “market value” as this implicitly considers what the most likely potential buyer of a property would pay in order to generate the highest economic return. However, in this instance the Specialized Appraisal Instructions limit the use of the property to a firing range, and even that utilization of the property is further constrained by requirements that it be operated on a non-profit basis by a party accepting state funds. *The Appraisal of Real Estate*

(12th Edition), which is a comprehensive text published by the Appraisal Institute, provides the following guidance pertaining to valuing such properties:

When appraising a type of property that is not commonly exchanged or rent, it may be difficult to determine whether an opinion of market value can be reasonably supported. Such limited-market properties can cause special problems for appraisers. A limited-market property is a property that has relatively few potential buyers at a particular time. Many limited-market properties include structures with unique designs, special construction material, or layouts that restrict their utility to the use for which they were originally built. These properties have limited conversion potential and, consequently, are often called special-purpose or special-design properties. Examples of such properties include houses of worship, museums, schools, public buildings and clubhouses.

Limited-market properties may be appraised based on their current use or the mostly likely alternative use. Due to the relatively small markets and lengthy market exposure needed to sell such properties, there may be little evidence to support an opinion of market value based on their current use. The distinction between market properties and limited-market properties is subject to the availability of relevant market data. If a market exists for a limited-market property, the appraiser must search diligently for whatever evidence of market value is available.

If a property's current use is so specialized that there is no demonstrable market for it but the use is viable and likely to continue, the appraiser may render an opinion of use value if the assignment reasonably permits a type of value other than market value. If no market can be demonstrated or if the data is not available, the appraiser cannot develop an opinion of market value and should state so in the appraisal report. It is sometimes necessary to render an opinion of market value in these situations for legal purposes, however. In these cases, the appraiser must comply with the legal requirement, relying on personal judgment and whatever direct market evidence is available. Note that the type of value developed is not dictated by the property type, the size or viability of the market, or the ease with which that value can be developed; rather, the intended use of the appraisal determines the type of value to be developed. If the client needs a market value opinion, the appraiser must develop an opinion of market value, not use value.

In this instance the client has provided very specific instructions limiting the use to a single application but has also directed the appraiser to provide an opinion of market value. Thus, in keeping with the direction provided above, I had relied upon personal judgment as well as whatever market evidence is available in deriving a value conclusion for the subject.

The direct income capitalization methodology is an approach that equates the net operating income of a property over one year of operation to total property value through the application of a market based capitalization rate that implicitly accounts for the risk associated with continuing to generate stabilized income over the life of the investment. In this instance, the subject is appraised as a non-profit operation. Discussion with Kevin Howell of the Kitsap County Prosecutor's Office and Matthew Keough of the

Kitsap County Department of Parks and Recreation suggest that the non-profit status eliminates the ability to generate any net operating income because fees can only be charged that are commensurate with the costs of maintenance and operation. This would effectively reduce the net operating income to zero for a passive investor in the property who does not intend to have a management role.

However, a non-profit organization can pay salaries to its employees. Thus, if the property was purchased by a prospective owner who intended to operate the firing range himself, the salary generated could be construed as income. This latter scenario suggests that even given the strict limitations on the use of the property, there may be prospective buyers willing to pay a lump sum purchase price for the opportunity to generate a salary over their term of ownership.

The amount that such a prospective buyer might pay is a function of the risk associated with the security of the income stream. For purposes of this analysis I have relied upon personal conjecture as well as market evidence to first derive an estimate of the subject's market value without any consideration of contamination impact. The impact of toxic waste upon value is then considered in a separate step of the analysis.

The analysis begins with an assumption of a reasonable salary that a potential buyer of the subject could anticipate generating through operation of a firing range. I have put this at \$100,000 annually. Since all other funds generating would necessarily go to the operation and maintenance of the firing range (including any other salaries that might be paid) the owner's salary effectively represents the annual net operating income. According to the Korpacz Real Estate Investor Survey (a division of Price Waterhouse Coopers), capitalization rates for investment grade real estate in the Pacific Northwest ranged from 6.5%-11% in the first quarter of 2009. Assuming that the security of this investment entails more or less average risk I have applied a 9% rate of return to the income noted above which results in a total value indication for the subject of around \$1,100,000.

While a prospective buyer of the subject might be willing to pay on the order of \$1,100,000 to generate an annual income stream of \$100,000 assuming typical market risk, consideration of the subject's contamination adds significant uncertainty to the security of that income stream. As discussed above, the current cost to cure all of the contamination on the subject is expected to be around \$2-\$3 million. Since it is a specific instruction of this appraisal that no indemnity would be granted to a buyer of the property, that person would be expected to absorb most, if not all, of the remediation costs. The next questions are if and when such a liability would be exacted.

As previously discussed the subject is not presently on the Washington State Department of Ecology's list of contaminated sites slated for cleanup, and to my knowledge there has never been any assessment of toxic materials on the subject. However, given its use as a firing range for nearly a century it is common knowledge that the site is heavily contaminated. Further, the adjoining Camp Wesley Harris site, which has a very similar history of use as the subject, has been placed upon the State's list of toxic sites and has already undergone some cleanup at considerable expense. It would be very logical to conclude that at some point the subject would also become a viable candidate for cleanup, and thus it would seem that the issue is much more a matter of "when" than "if."

With regard to the timing impact of any potential requirement to clean up the subject the following analysis is germane. At a price of \$1,100,000 and an annual income of \$100,000 it would nominally require 11 years to recoup the capital investment. However, adding the cost of cleanup at \$2 million (which is the low end of the estimate) would add additional 20 years. Obviously, this is a highly simplistic analysis that ignores additional inputs such as inflation, a potential increase in annual income and a potential increase in the cost of cleanup over time. However, it very clearly illustrates that the looming liability of curing the subject's contamination would undermine much, if not all, of the economic benefit to be derived from the subject. While it is difficult to project when the DOE might require cleanup of the subject, it is not unreasonable to presume that changes in land use in this area over the next 20 years will very likely include increased residential development density with a reliance upon ground sources of drinking water that would promulgate such action. Ultimately, this raises a very strong question as to why a prospective buyer would pay \$1,000,000 to secure such a risky income stream when that money could be put to other far less risky income producing real estate ventures.

Based upon the foregoing analysis it is my conclusion that the market value of the subject is effectively zero. This does not necessarily suggest that there is not a prospective buyer willing to pay some amount of cash for the subject. However, that buyer would not be acting to obtain the maximal return on investment that is essential to the concept of market value. Rather, such a purchase would be predicated upon "use value" that considers the value of a particular property in a particular use irrespective of any value that might be derived from alternate uses of that property or an investment in another property that would reap a positive economic return.

Subject Market Value As Is & Recognizing Specialized Appraisal Instructions

\$0

Effective Date of Value

March 19, 2009.

Closing

If you have any further questions or concerns, please do not hesitate to call.

Sincerely,



Stephen Shapiro, MAI

Ref: 9111

APPRAISER'S CERTIFICATION

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

- ◆ The statements of fact contained in this appraisal are true and correct;
- ◆ The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conclusions, and are my personal, unbiased professional analyses, opinions, and conclusions;
- ◆ I have no present or prospective interest in the property that is the subject of this appraisal, and I have no personal interest or bias with respect to the parties involved;
- ◆ My engagement in this assignment was not contingent upon developing or reporting predetermined results. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the obtaining of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- ◆ The appraisal was made and the appraisal report prepared in conformity with the Appraisal Foundation's Uniform Standards for Professional Appraisal Practice.
- ◆ The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- ◆ I have made a personal inspection of the property that is the subject of this report.
- ◆ I have afforded the owner or a designated representative of the property that is the subject of this appraisal the opportunity to accompany me on the inspection of the property.
- ◆ This appraisal has been made in conformity with the appropriate State and Federal laws and requirements, and complies with the contract between the agency and the appraiser;
- ◆ I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by authorized representatives.
- ◆ As of the date of this report, I have completed the requirements under the continuing education program of the Appraisal Institute.

RESTRICTION UPON DISCLOSURE & USE:

Disclosure of the contents of this appraisal report is governed by the By-Laws & Regulations of the Appraisal Institute.

Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser or the firm with which (s)he is connected, or any reference to the Appraisal Institute or to the MAI designation) shall be disseminated to the public through advertising media, public relations media, news media, sales media or any other public means of communication without the prior written consent and approval of the undersigned. No part of this report or any of the conclusions may be included in any offering statement, memorandum, prospectus or registration without the prior written consent of the appraiser.

The property has been appraised for its fair market value as though owned in fee simple and encumbered by the Specialized Appraisal Instructions described in this report. The opinion of value expressed in this report is the result of, and is subject to the data and conditions described in this report.

I made a personal inspection of the property that is the subject of this report on March 19, 2009.



Name: Stephen Shapiro, MAI
WS Cert # 1101561

Signature: _____

Date Signed: May 5, 2009

RE•SOLVE

Real Estate Appraisal, Counseling & Mediation

STEPHEN L. SHAPIRO, MAI

Stephen Shapiro graduated in June 1986 from the University of Washington in Seattle, Washington. He was awarded an Honors Degree as Bachelor of the Arts in Communications with a major in Journalism and a minor in Economics. Since that time he has worked as a writer, editor and research consultant specializing in land and marine resource issues. Mr. Shapiro was asked to join the firm of **Wronsky, Gibbons & Riely** in March of 1999 by Anthony Gibbons. In July of 1999 Mr. Gibbons formed Anthony Philip Gibbons PLLC, doing business under the new company name of **RE•SOLVE** – a company providing Real Estate Appraisal, Counseling and Mediation services. Mr. Shapiro joined Mr. Gibbons in his company at that time.

In his capacity as an appraiser for **Wronsky, Gibbons & Riely** and **RE•SOLVE**, Mr. Shapiro has developed a broad range of experience over a wide variety of property types. Appraisals have been performed on office and industrial buildings; commercial and industrial land; residential subdivision property; natural resource and habitat land, including timberland and wetland property; and high-end estate homes. In addition, he has provided mediation and expert witness services for legal purposes.

Mr. Shapiro is licensed as a certified general real estate appraiser by the State of Washington (license no. 1101561) and is listed on the Washington State Department of Transportation's Approved List of Appraisers and Reviewers. He was awarded the highly regarded MAI designation of the Appraisal Institute in June 2006 (member no. 12394). He has successfully completed the following Appraisal Institute courses, as well as numerous additional professional seminars:

- Appraisal Principles
- Appraisal Procedures
- Standards of Professional Appraisal Practice, Parts A and B
- Highest and Best Use and Market Analysis
- Basic Income Capitalization
- General Applications
- Advanced Sales Comparison and Cost Approaches
- Report Writing and Valuation Analysis
- Advanced Applications
- Advanced Income Capitalization
- Uniform Appraisal Standards for Federal Land Acquisitions
- Condemnation Appraising: Advanced Topics and Applications

Mr. Shapiro has performed appraisal services for a wide variety of clients, and a brief client list follows.

- City of Bainbridge Island
- WA State Dept. of Natural Resources
- Bainbridge Island Parks and Recreation
- Group Health Cooperative of Puget Sound
- Port of Seattle
- Cascade Land Conservancy
- U.S. Forest Service
- NC Power Systems Co.
- City University
- Trust For Public Land
- Bainbridge Island Land Trust
- The Mark A. Robinson Trusts
- Commerce Bank
- First American Title Insurance Co.
- Tulalip Tribes
- Tousley Brain Stephens PLLC
- Ryan, Swanson and Cleveland, PLLC
- Pope Resources, Inc.
- Hockett & Olsen Brothers, Inc.
- Great Peninsula Conservancy
- Central Kitsap School District
- Riddell Williams P.S.
- Whidbey Camano Land Trust
- Michael A. Goldfarb Law Office
- Lawler Burroughs & Baker, P.C.
- Harnish Group, Inc
- Development Services of America
- Preston Gates & Ellis LLP
- Pacific Investment Co.
- Column Financial
- GVA Kidder Mathews
- American Marine Bank
- Batavia Holdings LLC
- Kinzer Real Estate Services
- Knowles/Turner Real Estate Group
- Warren G. Harding Temple Board Assoc.
- GEM1 LLC
- Kitsap County Dept. of Public Works
- Washington State Parks Commission
- Livengood, Fitzgerald & Alskog PLLC
- American Eagle Communities
- McGavick Graves Attorneys at Law
- Wal-Mart
- Black Equities Group LTD
- Transnation Title Insurance Co.
- The Ketcham Family
- City of Burien
- Open Space Resources
- Kitsap Conservation District
- Lawyers Title Insurance Corp.
- Kitsap County Dept. Parks and Recreation
- McCormick Land Company
- Trammell Crow Co.
- Pike Place Market PDA
- City of Edmonds Parks and Recreation
- WA State Department of Transportation
- MacMillan-Piper, Inc.
- Port of Allyn
- Pacific Medical Center and Clinics
- Commonwealth Land Title Insurance
- Port Gamble S'Klallam Tribe
- Madison Ave Real Estate, LLC
- Kitsap County Dept. of Admin. Services
- Olympic Property Group
- Prosperity Treatment Center
- Old Republic Title Co.
- Cullen Law Office LLP
- Port of Olympia
- Washington First International Bank
- Rogers Deutsch & Turner
- Frontier Bank
- Credit Suisse First Boston
- The Mountaineers
- Bainbridge Public Library
- GMAC Commercial Mortgage
- Farm Bureau Life Insurance Co.
- Starbucks
- Seattle Automotive Dist., Inc.
- Pacific Northwest Title Insurance Co.
- WA State Office of the Attorney General
- Aoki Sakamoto and Grant LLP
- AnMarCo
- King Count Dept. Natural Resources & Parks
- Montgomery Purdue Blankinship & Austin PLLC
- Ogden Murphy Wallace PLLC
- Puget Sound Energy
- Kenyon P. Kellogg, Attorney at Law
- Mundt MacGregor PLLC

Don Burger

From: Marcus Carter [marcus@gunschool.com]
Sent: Wednesday, July 08, 2009 10:19 AM
To: Matt Keough
Subject: Appraisal
Attachments: SoftBlue.jpg

Matt,

Could you please send me an electronic copy of the appraisal you spoke about for the land KRRC acquired?

I hope you are doing well.

Thank you,

--

Marcus Carter - Executive Officer
Kitsap Rifle & Revolver Club
4900 Seabeck Hwy. N.W.
Bremerton, Washington 98312
USA
For Sport and National Defense
<http://www.GunSafety.org>
Range Phone - 360.373.1007

Don Burger

From: Angela Cox [ACox@co.kitsap.wa.us]
Sent: Wednesday, July 08, 2009 10:25 AM
To: Matt Keough
Subject: Re: Kitsap Rifle and Revolver Club

Thanks! I'd be happy to share the outcome.

Warmly,
Angela

>>> Matt Keough 7/8/2009 10:09 AM >>>
Hello Angela,

Glad you asked and I hope this helps. I would love to learn how the property is ultimately taxed/regulated by the County. If there is anything to share, please let me know.

MFK

Matthew F. Keough
Parks Planning Project Manager
Kitsap County Parks and Recreation
614 Division Street, MS-1
Port Orchard, WA 98366

(360) 337-5357
mkeough@co.kitsap.wa.us

>>> Angela Cox 7/7/2009 12:55 PM >>>
Hi!
Hope all is well at your office and you had a great 4th.

I am reviewing the Kitsap Rifle Club value, and would like to request a copy of the appraisal. I have spoken with the representative for the property and am reviewing the valuation. An electronic version would be great if you have it. (Mr. Carter said he hadn't received his electronic copy yet)

Thank you!
Regards,
Angela

Angela Cox
Commercial Appraiser
Kitsap County Assessors Office
www.kitsapgov.com/assr

(360) 337-7160 ext 7276 Fax (360) 337-4874 Please note our new office hours for 2009 Monday - Thursday 8:00 to 5:00 Closed Fridays

Don Burger

From: Yvonne Wolff [Ywolff@co.kitsap.wa.us]
Sent: Wednesday, July 08, 2009 1:27 PM
To: PHILIP (DNR) WOLFF
Subject: RE: Kitsap Rifle and Revolver Club

Thanks

>>> "WOLFF, PHILIP (DNR)" < PHILIP.WOLFF@dnr.wa.gov > 7/8/2009 1:24 PM
>>> >>>

I would suggest searching the kitsap sun on this topic. I remember reading that the property was "devalued" because of the possible lead contamination

Apparently in the past the rifle club has indicated to DNR that there is no lead contamination. They have large berms to contain the lead then they filter it out once in a while - though I wonder.

You might want to research how they value industrial brown fields that are contaminated. You might also talk to Matt (with kitsap county recreation) and see how they valued the property

Phil

-----Original Message-----

From: Yvonne Wolff [mailto:Ywolff@co.kitsap.wa.us]
Sent: Wednesday, July 08, 2009 7:31 AM
To: WOLFF, PHILIP (DNR)
Subject: Fwd: Kitsap Rifle and Revolver Club

Can you email me info regarding lead contamination (and any other info pertinent to value) on this property. I think they want us to adjust the value to the \$10 they paid for it.

Yvonne

Don Burger

From: Matt Keough [MKeough@co.kitsap.wa.us]
Sent: Wednesday, July 08, 2009 4:56 PM
To: Marcus Carter
Subject: Re: Appraisal
Attachments: Final Kitsap Gun Club.pdf

Marcus,

I will attach here for your information. Please keep in the loop on pertinent discussions. I did just forward it to Angela Cox of the Assessor's office.

I am working on an outline for public participation for the future Heritage Park. I would appreciate your input - especially if you know of unique populations or important steps to include in getting all interests involved. Let's be in touch.

Hope to work with you on it!
MFK

Matthew F. Keough
Parks Planning Project Manager
Kitsap County Parks and Recreation
614 Division Street, MS-1
Port Orchard, WA 98366

(360) 337-5357
mkeough@co.kitsap.wa.us

>>> "Marcus Carter" <marcus@gunschool.com> 7/8/2009 10:18 AM >>>

Matt,

Could you please send me an electronic copy of the appraisal you spoke about for the land KRRC acquired?

I hope you are doing well.

Thank you,

--

Marcus Carter - Executive Officer

Kitsap Rifle & Revolver Club

4900 Seabeck Hwy. N.W.

Bremerton, Washington 98312

USA

For Sport and National Defense

<http://www.GunSafety.org> < <http://www.gunsafety.org/> > Range Phone - 360.373.1007

RE•SOLVE

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206-842-4887
TeleFax: 206-842-5082

Stephen Shapiro, MAI
Direct Dial 206 855-1090
Email: sshapiro@realestatesolve.com

May 5, 2009

Chip Faver, Director
Kitsap County Parks and Recreation
614 Division Street, MS-1
Port Orchard, WA 98366

RE: Kitsap County Rifle and Revolver Club Portion of Tax Parcel # 362501-2-001-1001

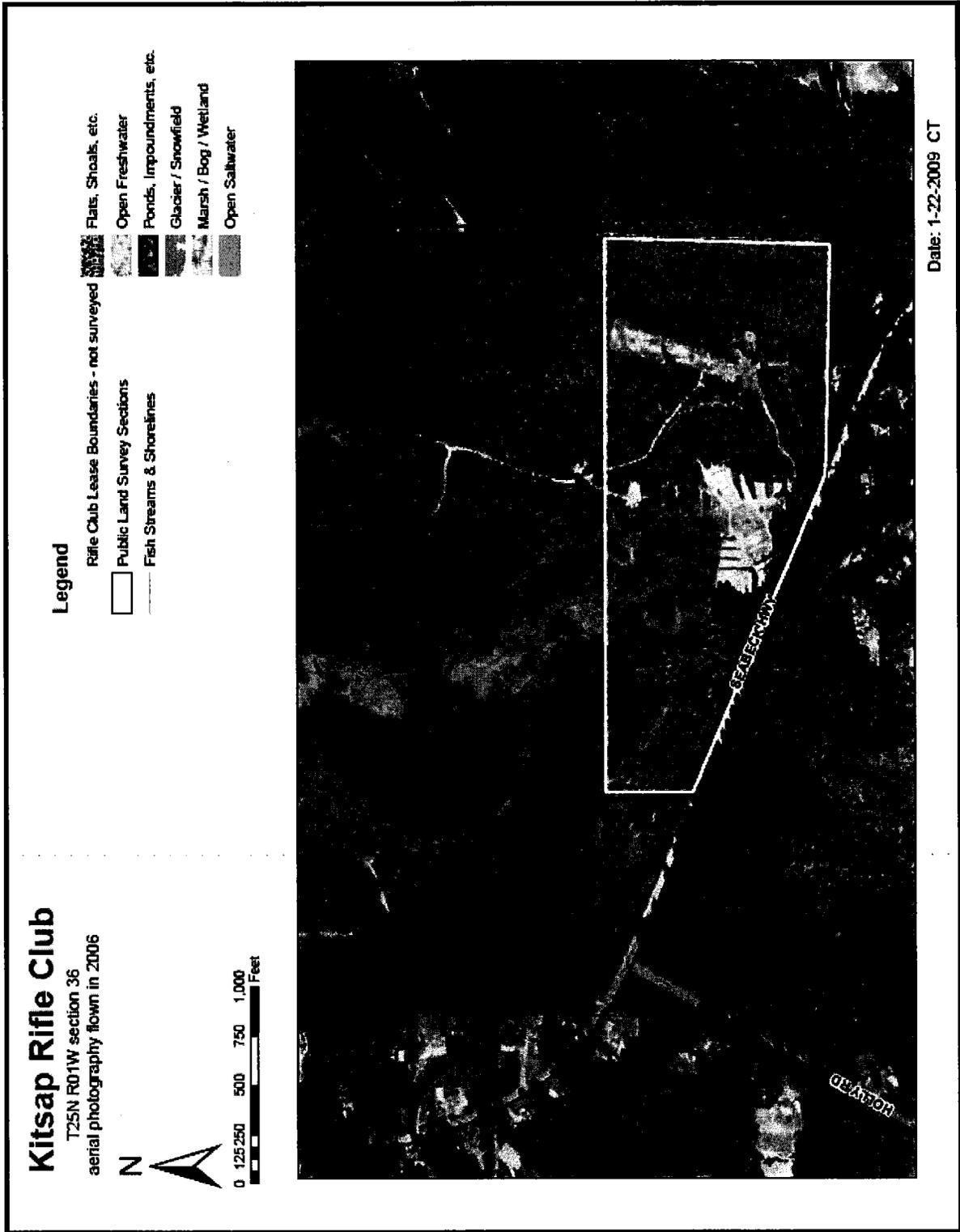
Dear Mr. Faver:

At your request, I have prepared this valuation/counseling letter with regard to the above referenced property. This letter meets the standards of a *restricted* appraisal report. The document recognizes your familiarity with the subject property and issue at hand, and thus is intended only for your use, or those you deem sufficiently knowledgeable to fully understand the contents of this evaluation. As directed, I have estimated the fee simple interest in the subject recognizing the restricted conditions of use described in the specialized appraisal instructions discussed in this report. This appraisal will be used by you for purposes of potential disposition of the property.

Identity/Location of Property

The subject is comprised of land and improvements operating as the Kitsap Rifle and Revolver Club. This includes 8 acres containing roads, parking areas, open shooting range, targets and associated infrastructure. An additional 64.41 acres of timberlands, wetlands and resource lands are passively used to provide buffer and safety zones for lessee's shooting range. The following legal description of the subject was provided by the client. The area is depicted on the photograph on the following page.

Part of the Southwest quarter of the Southeast quarter and part of the Southeast quarter of the Southwest quarter of Section 36, Township 25 North, Range 1 West, W.M., lying northerly of the North lines of an easement for right of way for road granted to Kitsap County on December 7, 1929, under Application No. 1320, said road being as shown on the regulation plat thereof on file in the office of the Commissioner of Public lands at Olympia, Washington, the above described lands having an area of 72.41 acres, more or less.



KITSAP RIFLE GUN CLUB

Purpose of Valuation and Counseling Letter

The Washington State Department of Natural Resources presently owns approximately 522 acres that includes the subject area, which is leased to the Kitsap Rifle and Revolver Club. The Kitsap County Department of Parks and Recreation has an interest in acquiring the DNR property and disposing of the 72.41 acres encompassed by the gun club. The purpose of this counseling letter is to provide a market based valuation analysis of the subject gun club area in its "as is" condition and recognizing the stipulated Specialized Appraisal Instructions discussed below.

The term "market value" is defined as:

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

- a. the buyer and seller are typically motivated;*
- b. both parties are well informed or well advised, and acting in what they consider their own best interests;*
- c. a reasonable time is allowed for exposure in the open market;*
- d. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and*
- e. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."*

Source: Office of the Comptroller of the Currency under 12 CFR, Part 34, Subpart C-Appraisals, 34.42 Definitions [f].

Specialized Appraisal Instructions

The client has provided specific instructions to provide a fee simple market value for the subject recognizing any existing reservations as well as the following instructions. These instructions constitute limiting conditions that have a direct impact upon the value conclusions derived.

1. Appraise the property in an "As Is" condition.
2. Assess and state environmental liabilities associated with this land, and its historic use as a shooting range, without any indemnification provided by the seller.
3. The subject property will continue to be utilized exclusively as a short arm shooting range consistent with its historic use. Enlargement, material improvement of the activities will require land use compliance and permitting through Kitsap County Department of Community Development.

4. Require purchaser to be a non-profit organization, enabled to: maintain existing public (state) funds and (2) apply for public funds to support the historic use of the property for outdoor recreation.
5. Require purchaser and future owners to provide public access to the property for recreational use on a non-profit basis.
6. Assume liability associated with operating existing recreation facilities, specifically a shooting range.
7. The subject property is associated with an adjacent, listed Superfund site with the EPA. The Washington State Department of Ecology ranks the adjacent property a "2" on its scale of hazardous materials contamination. Site clean up work was performed in the late 1970's but more recent analysis indicates that further hazardous clean up work is needed to address lead, chromium and other contamination.

Intended Use/User

This report will be used as an aid in the potential disposition of the subject property after it is acquired by Kitsap County. The client is Chip Faver, director of the Kitsap County Department of Parks and Recreation, as well as his authorized agents, associates and employees.

Scope of Assignment

The scope of work of this assignment is to provide consultation pertaining to the potential disposition of the subject. The Uniform Standards of Professional Appraisal Practice defines "Appraisal Consulting" as follows:

The act or process of developing an analysis, recommendation, or opinion to solve a problem, where an opinion of value is a component of the analysis leading to the assignment results.

An appraisal consulting assignment involves an opinion of value but does not have an appraisal or an appraisal review as its primary purpose.

The scope of work in this assignment is associated with consultation rather than an appraisal owing to the unusual circumstance of the subject being a special use property that is heavily contaminated, which does not readily lend itself to the typical valuation methodologies. This issue is discussed in greater depth in the highest and best use section of this report.

This analysis is presented in a reporting format that meets the requirements for a restricted report under USPAP guidelines. Discussions and analysis are abbreviated in this document, with supporting data retained in my files for reference.

Subject Sales History

The subject property has been under the ownership of the Washington State Department of Natural Resources for many years and there is a lease over the entire property between the State of Washington as lessor and the Kitsap Rifle and Revolver Club as lessee. This includes 8 acres containing the lessee's improvements, roads, parking areas, open shooting range, targets and associated infrastructure. An additional 64.41 acres of timberlands, wetlands and resource lands are passively used by the lessee to provide buffer and safety zones for lessee's shooting range.

The lease commenced in March of 2003 and has a termination date of February 27, 2018. This is a net lease with a current rate of \$7,200 per year, although there is a scheduled increase that has not been applied. It should be noted that section 4.03 of the lease stipulates the following caveat:

State reserves the right to terminate this agreement upon sixty (60) days written notice in the event the State includes the premises in a plan for higher and better use, land exchange or sale.

This clause would allow Kitsap County to acquire the subject from Washington State unencumbered by the lease. Additionally, section 8.02(a) of the lease requires the lessee to remove all "deleterious material" at the termination of the lease or the State will do so at the lessee's expense. This effectively requires the lessee to clean the site of any material impacts that would undermine the highest and best use of the property resulting from its use as a firing range. However, it is the mutual intention of DNR and Kitsap County to transfer ownership of the subject to the latter party with the existing gun club use intact. Further, there is no requirement to clean the site of hazardous materials upon a change in ownership.

Title Report/Easements/Conditions/Restrictions

Although I have not been provided a title report for the specific subject I have been given a title report for the larger area of which the subject is a part. I am not aware of any easements, conditions, covenants or restrictions that would constrain the highest and best use of the subject, and this is an underlying assumption of this report.

Date of Appraisal

The date of this appraisal is March 19th, 2009, the most date of the subject property inspection. This report was prepared in April and May of 2009.

Property Characteristics

Location and Access

The subject property is located in central Kitsap County on the Seabeck Highway near its intersection with Holly Road. While the area immediately surrounding the subject is rural, the property is located only about 10 miles west of Bremerton, the most populous city in Kitsap County and about a dozen miles

from Port Orchard, which is the county seat. About seven miles to the northeast is Silverdale, which has the greatest concentration of retail shops and malls in the county.

Zoning

The subject's 522 acres are comprised of 2 parcels plus a portion of a third parcel adjoining to the north. These are all designated Rural Wooded (RW) in the Kitsap County zoning code. General specifications associated with this zone are as follows:

Rural Wooded Zone (RW)

Minimum Lot Size	20 Acres
Setbacks	50' Front, 20' Side/Rear
Building Height	35'
Primary Permitted Uses	Preservation of forest use while allowing for some rural residential use

The Kitsap County Zoning Ordinance describes the purpose of this zone as follows:

This zone is intended encourage the preservation of forest uses, retain an area's rural character and conserve the natural resources while providing for some rural residential use. This zone is further intended to discourage activities and facilities that can be considered detrimental to the maintenance of timber production.

The primary permitted uses in the RW zone include forestland management, agriculture, parks and open space, wholesale nurseries, kennels, and residential use at a very low density. Conditional uses are limited but do include certain recreational uses. While a shooting range is not explicitly noted as an allowable use, it is assumed that the current use of the subject is a permitted conditional legal use of the property.

Land Description

The subject is an irregularly shaped 72.41 acre land area that is a portion of Kitsap County tax parcel number 362501-2-001-1001. The property has generally rolling topography with no steep areas. The property is cleared in the 8 acre shooting range area and has timber cover in the 72 acre buffer area. I am unaware of any critical areas on the subject. I have been provided a timber valuation of the entire DNR property by the firm of S. A. Newman , Forest Engineers, indicating that are is \$1,258,00 of merchantable timber value over the entire 522 acre tax parcel. This amounts to about \$2,410/acre. I have not been provided any timber valuation for the subject portion of the total property. However, applying the average timber value per acre suggests there is approximately \$175,000 of merchantable timber value on the subject.

Utilities

All utilities are presently available to the subject including electricity and phone. Water is provided by an on-site well and waste is handled by a septic system.

Subject Improvements

The subject is improved as a shooting range that has been operated as the Kitsap Rifle and Revolver Club since 1926. It is minimally improved with infrastructure associated with the shooting range. This includes several portable buildings and covered shooting platforms.

Hazardous Materials

It is well known that the approximately 8 acres of the subject that has been used as a shooting range for the past 83 years is contaminated with lead from spent ammunition lodged in the soil. To my knowledge there has never been any hazardous conditions assessment of the subject property or any estimate of the cost to clean it up. Clearly, the potential cost and risk of liability associated with the cleanup of the subject would be a significant value consideration in the mind of any prospective buyer of the property. In support of this I have provided the following documentation pertaining to evidence of hazardous material associated with shooting ranges as well as clean up costs.

Metallic lead shot is the most common ammunition used in shooting ranges owing to its low cost, ease of reloading and good firing characteristics. Lead is a known pollutant that has been closely monitored by the Environmental Protection Agency for many years as a hazardous trace material in paint, gasoline, plumbing pipes and other consumer products including food. In its solid form as lead shot at a firing range it can enter the environment as dust particles and dissolved in ground water. Thus, it is associated with grasses and plants ingested by animals as well as surface drinking water used by animals and groundwater that may be used by people. In its dissolved state lead pollution can infiltrate areas well outside the local firing range through surface run off and ground water percolation.

Research indicates that lead is the most prevalent contaminant found at federal Superfund sites across the country. Recognition of its significant environmental and health threats have resulted in enacting federal and state laws requiring clean up under most circumstances. Interestingly, private firing ranges remain exempt from federal law owing to an interpretation by the EPA that the act of firing bullets does not qualify as "discarding" them. However, state law pertaining to the clean of lead material from firing ranges may apply.

According to Donna Musa of the Washington State Department of Ecology Toxic Cleanup Program, suspected contamination on a particular site does not constitute a requirement to investigate hazardous conditions or clean up any such materials. Typically, investigation into hazardous conditions is triggered by someone concerned about being subjected to such contamination or when contamination has been found to migrate from its source to neighboring property. In these instances Washington State requires an assessment to rank a potentially hazardous site, but only requires clean up of those designated as falling in the top tier of potential environmental threats.

Since firing ranges tend to be in relatively remote areas and are often frequented by local inhabitants, they are not usually the subject of such complaints. Ms. Musa noted that a change of ownership would not trigger a clean up requirement. Further, Washington State law does not stipulate that a change of use would necessarily trigger a clean up requirement. However, if the use of a property was changed in such a manner that the hazardous material posed an obvious threat under, it almost certainly would require consideration of cleanup. This would likely pertain to most, if not all, alternate uses of the subject firing range allowable under the existing zone such as residential, agricultural, plant nursery and kennels.

The fact that the subject is not presently a candidate for an assessment of toxic materials does not mean that this may not occur some time in the future. Although I am not a legal expert and cannot opine as to who might bear responsibility for clean up of the subject, I have been provided a specific instruction by the client that no indemnification of such responsibility would be provided by the seller to any potential buyer. Thus, there is clearly some element of risk associated with acquisition of this contaminated site.

The cost of cleanup for shooting ranges can be significant. A local example is Camp Wesley Harris, which lies adjacent to the subject's eastern boundary. This 387 acre Naval shooting range has operated rifle and hand gun ranges since around 1930. Around 1980 the U.S. Navy initiated an assessment of the toxic materials and the Washington State Department of Ecology performed a hazardous waste examination of this site that resulted in approximately \$3 million of clean up during 1987 and 1988. The primary contaminants were lead and chromium lodged in the soils and diluted in shallow groundwater. According to John Kiess with the Kitsap County Health District, who participated in this assessment, the cleanup area on Camp Wesley Harris was fairly similar in size and use as the Kitsap Rifle and Revolver Club.

Two other examples of the cost to clean up shooting ranges pertain to the Sharp Park Rifle Range that was owned and operated by the City of San Francisco and the gun range at Huntington Central Park in Huntington Beach, CA. The former was a 6 acre site that operated as a firing range from 1952-1988. In 2007 the City of San Francisco commissioned a study to determine clean up costs. The report determined that it would cost between \$2.5-\$4.5 million to excavate and remove all toxic materials. The Huntington Beach site covered about 5 acres and the estimated cost of cleanup is currently \$1.5-\$3 million according to city officials.

With respect valuation of the Kitsap Rifle and Revolver Club I have not been provided any cost estimate regarding the potential cleanup of the property. However, given the likely extent of contamination and the need for an "as is, where is" appraisal, it is necessary to estimate the potential liability that would result from a clean up requirement. Based upon the information discussed above, I have concluded that cleanup of the subject site would very likely have a present day cost of at least \$2 million and a high probability that the cost would be on the order of \$3 million.

Highest and Best Use

"Highest & Best Use" is defined by The Appraisal Institute as:

"The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible and that results in the highest

value. The four criteria the highest and best use must meet are: legal permissibility, physical possibility, financial feasibility and maximum profitability.”

Source: The Dictionary of Real Estate Appraisal, Third Edition, Copyright 1993, published by the Appraisal Institute.

The highest and best use analysis provides the foundation for a value conclusion by identifying the specific market position of a subject and thereby specifying appropriate market comparisons for it, as well as the relevant approaches to value. It is governed by consideration of the property's legal, physical and economic potential. If the property is improved, the process requires separate analysis of the land as though vacant and the land as improved. This provides the basis for a conclusion as to whether the improvements adequately contribute to overall value as to continue to be the preferred use, or whether an alternate use would better support the land value. In this instance, the subject property is improved as a small arms firing range and the instructions to the appraiser specify that it is to be valued in its "as is" condition. Thus, a highest and best use analysis of the subject as if vacant is not appropriate and has not been provided.

Highest & Best Use "As Is"

The highest and best use of the subject is governed first by what is legally feasible. As previously discussed the subject's RW zone would allow for single family residential development at a density of one dwelling unit per 20 acres. This would nominally allow for three development rights. However, the Specialized Appraisal Instructions provided by the client effectively limit the use of the property to a short arms shooting range that must be open to the public and operated on a non-profit basis by an owner who is qualified to accept public funds.

With respect to physical possibility the subject has historically been used as a firing range for more than 80 years. It has ample room to support a firing range with a large buffer safety area from surrounding uses. The property is located in a rural area of Kitsap County with very low residential development potential but is also situated on a paved highway within a short distance of Bremerton, Port Orchard and Silverdale. These factors suggest that the property would provide good access to a large number of people in its current use while at the same time creating a relatively small noise nuisance impact.

Based upon the foregoing factors the highest and best use of the subject is concluded to be continued operation of the property as improved for use as a firing range that is open to the public and operated on a non-profit basis.

Meanwhile, circumstances resulting from the presence of hazardous waste and the special instruction stipulating that a buyer of the property would not be indemnified from any responsibility of cleaning up toxic contamination make it necessary to look beyond the presumed highest and best use as if in a benign condition to an examination in its "as is" condition. Such consideration specifically revolves around the possibility that at some future time it would be necessary to pay for clean up of toxic material on the property.

In light of the discussion above, it appears that the salient question regarding highest and best use is whether a gun club operating on a non-profit basis would contribute sufficient economic value to supersede the risk associated with the possible cost to cure the contamination at some time in the future? Obviously, the meaning of “risk” assumes that there is no conclusive answer. However, there are some indications in this regard that are pertinent to a valuation based on risk assessment. These include a probable current cost to cure the subject’s contamination from \$2- \$3 million. While it is not possible to predict the exact duration required for cleanup, given that the nature of the contamination pervades into the soil and aquifer it may take years to remediate and it is possible that the costs may escalate beyond present day projections. Finally, there is no certainty that any previous owners of the property would share responsibility for cleanup.

Assessing the impact of contamination on the site is obviously complicated by the fact that it is unknown when and if such cleanup will be required. Further, the cost of hazardous waste cleanup as well as the extent of liability among parties who may have held title to the property at one time or another is notorious for its lack of predictability. For that reason, projecting how these may impact the subject’s ultimate value becomes a matter of risk analysis. Where good sales comparison data exists, the appraiser can make direct market comparisons to derive the value of a given property in its existing condition. Not surprisingly, however, I did not find sales of contaminated firing ranges in the subject’s market area. The difficulty of finding suitable sales comparisons has resulted in reliance upon the income capitalization approach as the primary means to valuation in this instance. This approach implicitly recognizes the risk associated with achieving a market return on investment in a given property through application of an appropriate capitalization rate. In this instance the rate of return should reflect the following issues:

- The possibility that the ultimate cost of cleanup may be higher than the present day estimate.
- The difficulty in placing a specific time period upon remediation of contamination.
- The level of confidence that cleanup technology and procedures exist that can result in a complete cleanup that will require no further action.
- The possibility that market stigma will be attached to the property even if cleanup does not impair present day operations and liability does not extend beyond the present owner.

The analysis that follows first considers the value of the subject through the income capitalization approach under use as a non-profit firing range that utilizes state funding. The second step in the analysis considers an appropriate discount to that value based upon the risk that a prospective buyer would be required to clean up the contamination on the property at some time in the future.

Land Valuation Analysis

Land valuation analyses are typically based upon the precepts of “market value” as this implicitly considers what the most likely potential buyer of a property would pay in order to generate the highest economic return. However, in this instance the Specialized Appraisal Instructions limit the use of the property to a firing range, and even that utilization of the property is further constrained by requirements that it be operated on a non-profit basis by a party accepting state funds. *The Appraisal of Real Estate*

(12th Edition), which is a comprehensive text published by the Appraisal Institute, provides the following guidance pertaining to valuing such properties:

When appraising a type of property that is not commonly exchanged or rent, it may be difficult to determine whether an opinion of market value can be reasonably supported. Such limited-market properties can cause special problems for appraisers. A limited-market property is a property that has relatively few potential buyers at a particular time. Many limited-market properties include structures with unique designs, special construction material, or layouts that restrict their utility to the use for which they were originally built. These properties have limited conversion potential and, consequently, are often called special-purpose or special-design properties. Examples of such properties include houses of worship, museums, schools, public buildings and clubhouses.

Limited-market properties may be appraised based on their current use or the mostly likely alternative use. Due to the relatively small markets and lengthy market exposure needed to sell such properties, there may be little evidence to support an opinion of market value based on their current use. The distinction between market properties and limited-market properties is subject to the availability of relevant market data. If a market exists for a limited-market property, the appraiser must search diligently for whatever evidence of market value is available.

If a property's current use is so specialized that there is no demonstrable market for it but the use is viable and likely to continue, the appraiser may render an opinion of use value if the assignment reasonably permits a type of value other than market value. If no market can be demonstrated or if the data is not available, the appraiser cannot develop an opinion of market value and should state so in the appraisal report. It is sometimes necessary to render an opinion of market value in these situations for legal purposes, however. In these cases, the appraiser must comply with the legal requirement, relying on personal judgment and whatever direct market evidence is available. Note that the type of value developed is not dictated by the property type, the size or viability of the market, or the ease with which that value can be developed; rather, the intended use of the appraisal determines the type of value to be developed. If the client needs a market value opinion, the appraiser must develop an opinion of market value, not use value.

In this instance the client has provided very specific instructions limiting the use to a single application but has also directed the appraiser to provide an opinion of market value. Thus, in keeping with the direction provided above, I had relied upon personal judgment as well as whatever market evidence is available in deriving a value conclusion for the subject.

The direct income capitalization methodology is an approach that equates the net operating income of a property over one year of operation to total property value through the application of a market based capitalization rate that implicitly accounts for the risk associated with continuing to generate stabilized income over the life of the investment. In this instance, the subject is appraised as a non-profit operation. Discussion with Kevin Howell of the Kitsap County Prosecutor's Office and Matthew Keough of the

Kitsap County Department of Parks and Recreation suggest that the non-profit status eliminates the ability to generate any net operating income because fees can only be charged that are commensurate with the costs of maintenance and operation. This would effectively reduce the net operating income to zero for a passive investor in the property who does not intend to have a management role.

However, a non-profit organization can pay salaries to its employees. Thus, if the property was purchased by a prospective owner who intended to operate the firing range himself, the salary generated could be construed as income. This latter scenario suggests that even given the strict limitations on the use of the property, there may be prospective buyers willing to pay a lump sum purchase price for the opportunity to generate a salary over their term of ownership.

The amount that such a prospective buyer might pay is a function of the risk associated with the security of the income stream. For purposes of this analysis I have relied upon personal conjecture as well as market evidence to first derive an estimate of the subject's market value *without any consideration of contamination impact*. The impact of toxic waste upon value is then considered in a separate step of the analysis.

The analysis begins with an assumption of a reasonable salary that a potential buyer of the subject could anticipate generating through operation of a firing range. I have put this at \$100,000 annually. Since all other funds generating would necessarily go to the operation and maintenance of the firing range (including any other salaries that might be paid) the owner's salary effectively represents the annual net operating income. According to the Korpacz Real Estate Investor Survey (a division of Price Waterhouse Coopers), capitalization rates for investment grade real estate in the Pacific Northwest ranged from 6.5%-11% in the first quarter of 2009. Assuming that the security of this investment entails more or less average risk I have applied a 9% rate of return to the income noted above which results in a total value indication for the subject of around \$1,100,000.

While a prospective buyer of the subject might be willing to pay on the order of \$1,100,000 to generate an annual income stream of \$100,000 assuming typical market risk, consideration of the subject's contamination adds significant uncertainty to the security of that income stream. As discussed above, the current cost to cure all of the contamination on the subject is expected to be around \$2-\$3 million. Since it is a specific instruction of this appraisal that no indemnity would be granted to a buyer of the property, that person would be expected to absorb most, if not all, of the remediation costs. The next questions are if and when such a liability would be exacted.

As previously discussed the subject is not presently on the Washington State Department of Ecology's list of contaminated sites slated for cleanup, and to my knowledge there has never been any assessment of toxic materials on the subject. However, given its use as a firing range for nearly a century it is common knowledge that the site is heavily contaminated. Further, the adjoining Camp Wesley Harris site, which has a very similar history of use as the subject, has been placed upon the State's list of toxic sites and has already undergone some cleanup at considerable expense. It would be very logical to conclude that at some point the subject would also become a viable candidate for cleanup, and thus it would seem that the issue is much more a matter of "when" than "if."

With regard to the timing impact of any potential requirement to clean up the subject the following analysis is germane. At a price of \$1,100,000 and an annual income of \$100,000 it would nominally require 11 years to recoup the capital investment. However, adding the cost of cleanup at \$2 million (which is the low end of the estimate) would add additional 20 years. Obviously, this is a highly simplistic analysis that ignores additional inputs such as inflation, a potential increase in annual income and a potential increase in the cost of cleanup over time. However, it very clearly illustrates that the looming liability of curing the subject's contamination would undermine much, if not all, of the economic benefit to be derived from the subject. While it is difficult to project when the DOE might require cleanup of the subject, it is not unreasonable to presume that changes in land use in this area over the next 20 years will very likely include increased residential development density with a reliance upon ground sources of drinking water that would promulgate such action. Ultimately, this raises a very strong question as to why a prospective buyer would pay \$1,000,000 to secure such a risky income stream when that money could be put to other far less risky income producing real estate ventures.

Based upon the foregoing analysis it is my conclusion that the market value of the subject is effectively zero. This does not necessarily suggest that there is not a prospective buyer willing to pay some amount of cash for the subject. However, that buyer would not be acting to obtain the maximal return on investment that is essential to the concept of market value. Rather, such a purchase would be predicated upon "use value" that considers the value of a particular property in a particular use irrespective of any value that might be derived from alternate uses of that property or an investment in another property that would reap a positive economic return.

Subject Market Value As Is & Recognizing Specialized Appraisal Instructions **\$0**

Effective Date of Value

March 19, 2009.

Closing

If you have any further questions or concerns, please do not hesitate to call.

Sincerely,



Stephen Shapiro, MAI

Ref: 9111

APPRAISER'S CERTIFICATION

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

- ◆ The statements of fact contained in this appraisal are true and correct;
- ◆ The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conclusions, and are my personal, unbiased professional analyses, opinions, and conclusions;
- ◆ I have no present or prospective interest in the property that is the subject of this appraisal, and I have no personal interest or bias with respect to the parties involved;
- ◆ My engagement in this assignment was not contingent upon developing or reporting predetermined results. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the obtaining of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- ◆ The appraisal was made and the appraisal report prepared in conformity with the Appraisal Foundation's Uniform Standards for Professional Appraisal Practice.
- ◆ The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- ◆ I have made a personal inspection of the property that is the subject of this report.
- ◆ I have afforded the owner or a designated representative of the property that is the subject of this appraisal the opportunity to accompany me on the inspection of the property.
- ◆ This appraisal has been made in conformity with the appropriate State and Federal laws and requirements, and complies with the contract between the agency and the appraiser;
- ◆ I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by authorized representatives.
- ◆ As of the date of this report, I have completed the requirements under the continuing education program of the Appraisal Institute.

RESTRICTION UPON DISCLOSURE & USE:

Disclosure of the contents of this appraisal report is governed by the By-Laws & Regulations of the Appraisal Institute.

Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser or the firm with which (s)he is connected, or any reference to the Appraisal Institute or to the MAI designation) shall be disseminated to the public through advertising media, public relations media, news media, sales media or any other public means of communication without the prior written consent and approval of the undersigned. No part of this report or any of the conclusions may be included in any offering statement, memorandum, prospectus or registration without the prior written consent of the appraiser.

The property has been appraised for its fair market value as though owned in fee simple and encumbered by the Specialized Appraisal Instructions described in this report. The opinion of value expressed in this report is the result of, and is subject to the data and conditions described in this report.

I made a personal inspection of the property that is the subject of this report on March 19, 2009.



Name: Stephen Shapiro, MAI
WS Cert # 1101561

Signature: _____

Date Signed: May 5, 2009

RE•SOLVE

Real Estate Appraisal, Counseling & Mediation

STEPHEN L. SHAPIRO, MAI

Stephen Shapiro graduated in June 1986 from the University of Washington in Seattle, Washington. He was awarded an Honors Degree as Bachelor of the Arts in Communications with a major in Journalism and a minor in Economics. Since that time he has worked as a writer, editor and research consultant specializing in land and marine resource issues. Mr. Shapiro was asked to join the firm of **Wronsky, Gibbons & Riely** in March of 1999 by Anthony Gibbons. In July of 1999 Mr. Gibbons formed Anthony Philip Gibbons PLLC, doing business under the new company name of **RE•SOLVE** – a company providing Real Estate Appraisal, Counseling and Mediation services. Mr. Shapiro joined Mr. Gibbons in his company at that time.

In his capacity as an appraiser for **Wronsky, Gibbons & Riely** and **RE•SOLVE**, Mr. Shapiro has developed a broad range of experience over a wide variety of property types. Appraisals have been performed on office and industrial buildings; commercial and industrial land; residential subdivision property; natural resource and habitat land, including timberland and wetland property; and high-end estate homes. In addition, he has provided mediation and expert witness services for legal purposes.

Mr. Shapiro is licensed as a certified general real estate appraiser by the State of Washington (license no. 1101561) and is listed on the Washington State Department of Transportation's Approved List of Appraisers and Reviewers. He was awarded the highly regarded MAI designation of the Appraisal Institute in June 2006 (member no. 12394). He has successfully completed the following Appraisal Institute courses, as well as numerous additional professional seminars:

- Appraisal Principles
- Appraisal Procedures
- Standards of Professional Appraisal Practice, Parts A and B
- Highest and Best Use and Market Analysis
- Basic Income Capitalization
- General Applications
- Advanced Sales Comparison and Cost Approaches
- Report Writing and Valuation Analysis
- Advanced Applications
- Advanced Income Capitalization
- Uniform Appraisal Standards for Federal Land Acquisitions
- Condemnation Appraising: Advanced Topics and Applications

Mr. Shapiro has performed appraisal services for a wide variety of clients, and a brief client list follows.

- City of Bainbridge Island
- WA State Dept. of Natural Resources
- Bainbridge Island Parks and Recreation
- Group Health Cooperative of Puget Sound
- Port of Seattle
- Cascade Land Conservancy
- U.S. Forest Service
- NC Power Systems Co.
- City University
- Trust For Public Land
- Bainbridge Island Land Trust
- The Mark A. Robinson Trusts
- Commerce Bank
- First American Title Insurance Co.
- Tulalip Tribes
- Tousley Brain Stephens PLLC
- Ryan, Swanson and Cleveland, PLLC
- Pope Resources, Inc.
- Hockett & Olsen Brothers, Inc.
- Great Peninsula Conservancy
- Central Kitsap School District
- Riddell Williams P.S.
- Whidbey Camano Land Trust
- Michael A. Goldfarb Law Office
- Lawler Burroughs & Baker, P.C.
- Harnish Group, Inc
- Development Services of America
- Preston Gates & Ellis LLP
- Pacific Investment Co.
- Column Financial
- GVA Kidder Mathews
- American Marine Bank
- Batavia Holdings LLC
- Kinzer Real Estate Services
- Knowles/Turner Real Estate Group
- Warren G. Harding Temple Board Assoc.
- GEM1 LLC
- Kitsap County Dept. of Public Works
- Washington State Parks Commission
- Livengood, Fitzgerald & Alskog PLLC
- American Eagle Communities
- McGavick Graves Attorneys at Law
- Wal-Mart
- Black Equities Group LTD
- Transnation Title Insurance Co.
- The Ketcham Family
- City of Burien
- Open Space Resources
- Kitsap Conservation District
- Lawyers Title Insurance Corp.
- Kitsap County Dept. Parks and Recreation
- McCormick Land Company
- Trammell Crow Co.
- Pike Place Market PDA
- City of Edmonds Parks and Recreation
- WA State Department of Transportation
- MacMillan-Piper, Inc.
- Port of Allyn
- Pacific Medical Center and Clinics
- Commonwealth Land Title Insurance
- Port Gamble S'Klallam Tribe
- Madison Ave Real Estate, LLC
- Kitsap County Dept. of Admin. Services
- Olympic Property Group
- Prosperity Treatment Center
- Old Republic Title Co.
- Cullen Law Office LLP
- Port of Olympia
- Washington First International Bank
- Rogers Deutsch & Turner
- Frontier Bank
- Credit Suisse First Boston
- The Mountaineers
- Bainbridge Public Library
- GMAC Commercial Mortgage
- Farm Bureau Life Insurance Co.
- Starbucks
- Seattle Automotive Dist., Inc.
- Pacific Northwest Title Insurance Co.
- WA State Office of the Attorney General
- Aoki Sakamoto and Grant LLP
- AnMarCo
- King Count Dept. Natural Resources & Parks
- Montgomery Purdue Blankinship & Austin PLLC
- Ogden Murphy Wallace PLLC
- Puget Sound Energy
- Kenyon P. Kellogg, Attorney at Law
- Mundt MacGregor PLLC

Don Burger

From: Marcus Carter [marcus@gunschool.com]
Sent: Wednesday, July 08, 2009 6:20 PM
To: Matt Keough
Subject: RE: Appraisal

Thanks Matt.

I will certainly help in any way I can. Please don't hesitate to ask.
Let me know anytime.
I am looking forward to a bright future for recreation in the county.
Best regards,

--

Marcus Carter - Executive Officer
Kitsap Rifle & Revolver Club
4900 Seabeck Hwy. N.W.
Bremerton, Washington 98312
USA

For Sport and National Defense

<http://www.GunSafety.org>

Range Phone - 360.373.1007

-----Original Message-----

From: Matt Keough [mailto:MKeough@co.kitsap.wa.us]
Sent: Wednesday, July 08, 2009 4:56 PM
To: Marcus Carter
Subject: Re: Appraisal

Marcus,

I will attach here for your information. Please keep in the loop on pertinent discussions.
I did just forward it to Angela Cox of the Assessor's office.

I am working on an outline for public participation for the future Heritage Park. I would appreciate your input - especially if you know of unique populations or important steps to include in getting all interests involved.
Let's be in touch.

Hope to work with you on it!
MFK

Matthew F. Keough
Parks Planning Project Manager
Kitsap County Parks and Recreation
614 Division Street, MS-1
Port Orchard, WA 98366

(360) 337-5357
mkeough@co.kitsap.wa.us

>>> "Marcus Carter" <marcus@gunschool.com> 7/8/2009 10:18 AM >>>

Matt,

Could you please send me an electronic copy of the appraisal you spoke about for the land
KRRC acquired?

I hope you are doing well.
Thank you,

--

Marcus Carter - Executive Officer
Kitsap Rifle & Revolver Club
4900 Seabeck Hwy. N.W.
Bremerton, Washington 98312
USA

For Sport and National Defense

<http://www.GunSafety.org> <<http://www.gunsafety.org/>> Range Phone -
360.373.1007

Checked by AVG - www.avg.com

Version: 8.5.375 / Virus Database: 270.13.5/2220 - Release Date: 07/08/09 05:53:00

Don Burger

From: Matt Keough [MKeough@co.kitsap.wa.us]
Sent: Friday, July 10, 2009 1:48 PM
To: Martha Droge
Subject: Would be good to list these groups and dates - possibly as an attachment for internal review

STAKEHOLDERS

Kitsap County Commissioners Office

Kitsap County Department of Community Development: SEPA Official, Natural Resources Kitsap County Health District Kitsap County Conservation District Suquamish Tribe State Department of Natural Resources State Department of Fish and Wildlife State Recreation and Conservation Office Port of Silverdale Port of Bremerton Great Peninsula Conservancy The Mountaineers Backcountry Horsemen, Olymic Chapter Craig Ueland Tree Farm/Mining CKCoordinating Council Central Kitsap School District Klahowya Administration and Teacher Klahowya students Clear Creek Task Force Kitsap Rifle and Revolver Club Silverdale Water Company Neighbors The Chevron Station at Newberry Hill/Seabeck Highway Kitsap Regional Coordinating Council

Bicyclists

Trail Runners

Email expressed interest about park, meeting notices, reminders Websites

ON-GOING OPPORTUNITIES/PUBLIC EVENTS

Site Walks - 1 per month

Newspaper coverage expected in August

Technical Review Committee - public can attend - to meet 5 times (Soliciting participation now, will introduce concept to stakeholders)

Stewardship Group Meets:

3rd Tuesday at Klawyooa 7P

Trail Planning Seminar on site: September 12-15, sponsored by International Mountain Biking Association

Matthew F. Keough

Parks Planning Project Manager

Kitsap County Parks and Recreation

614 Division Street, MS-1

Port Orchard, WA 98366

(360) 337-5357

mkeough@co.kitsap.wa.us

Don Burger

From: Martha Droge [MDroge@co.kitsap.wa.us]
Sent: Friday, July 10, 2009 6:40 PM
To: Matt Keough
Subject: Re: Would be good to list these groups and dates - possibly as an attachment for internal review
Attachments: 07.10.09 Newberry Hill Process DRAFT.pdf

Here is it, or rather, here it is! Ok, time to go home...have a great weekend. :)

Martha J. Droge, AICP, ASLA, LEED AP
Park Projects Coordinator
Kitsap County Dept. of Parks & Recreation
614 Division Street MS-1
Port Orchard, WA 98366
360.337.5361 (o)
MDroge@co.kitsap.wa.us

>>> Matt Keough 7/10/2009 1:47 PM >>>

STAKEHOLDERS

Kitsap County Commissioners Office
Kitsap County Department of Community Development: SEPA Official, Natural Resources Kitsap
County Health District Kitsap County Conservation District Suquamish Tribe State Department
of Natural Resources State Department of Fish and Wildlife State Recreation and Conservation
Office Port of Silverdale Port of Bremerton Great Peninsula Conservancy The Mountaineers
Backcountry Horsemen, Olymic Chapter Craig Ueland Tree Farm/Mining CKCoordinating Council
Central Kitsap School District Klahowya Administration and Teacher Klahowya students Clear
Creek Task Force Kitsap Rifle and Revolver Club Silverdale Water Company Neighbors The
Chevron Station at Newberry Hill/Seabeck Highway Kitsap Regional Coordinating Council

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Matthew F. Keough
Parks Planning Project Manager
Kitsap County Parks and Recreation
614 Division Street, MS-1
Port Orchard, WA 98366

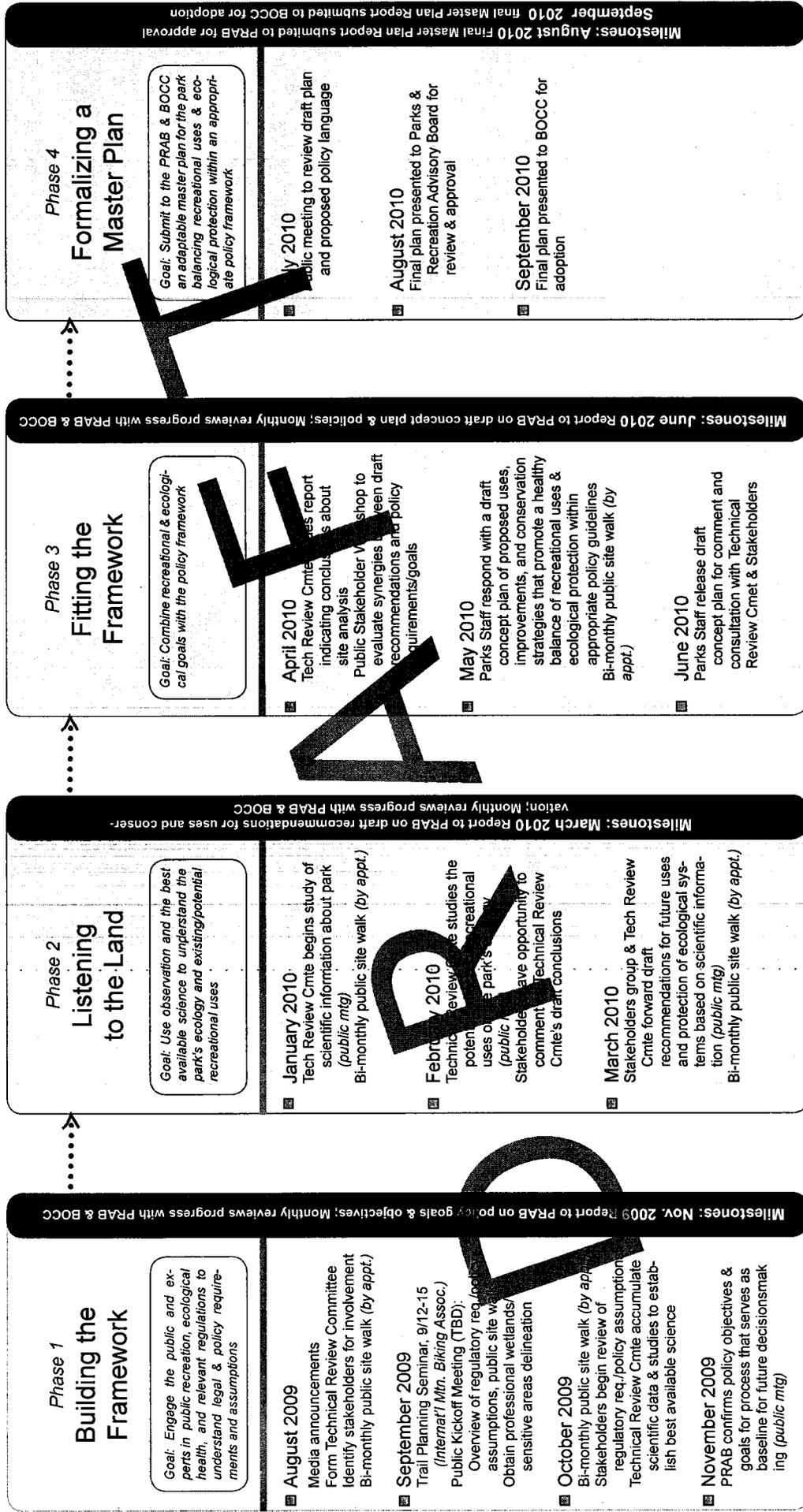
(360) 337-5357
mkeough@co.kitsap.wa.us



Kitsap County Parks and Recreation
 360.337.5350 ph, 360.337.5385 fax
<http://www.kitsapgov.com/parks/>
 614 Division Street, MS-1
 Port Orchard, WA 98366

Future Newberry Hill Heritage Park

Summary of Public Participation for Master Plan





Newberry Hill Master Plan Public Process Outline

Potential Stakeholders

- Kitsap County Commissioners Office
- Kitsap County Department of Community Development: SEPA Official
- Kitsap County Health District
- Kitsap County Conservation District
- Squamish Tribe
- State Department of Natural Resources
- State Department of Fish and Wildlife
- State Recreation and Conservation Office
- Port of Silverdale
- Port of Everett
- Great Peninsula Conservancy
- The Mountaineers
- Backcountry Hunters and Hunters
- Craig Ueland Tree Farm
- CK Coordinating Council
- Central Kitsap School District
- Klahowya Administration and Teacher
- Klahowya students
- Clear Creek Task Force
- Kitsap Rifle and Revolver Club
- Silverdale Water Company
- Neighbors
- The Chevron Station at Newberry Hill/Seabeck Highway
- Kitsap Regional Coordinating Council
- Newberry Hill community residents
- Park users, including walkers, runners, bicyclists, horse riders, school classrooms

Don Burger

From: Matt Keough [MKeough@co.kitsap.wa.us]
Sent: Friday, July 10, 2009 7:41 PM
To: keoughmf@[REDACTED]
Subject: Fwd: Re: Would be good to list these groups and dates - possibly as an attachment for internal review
Attachments: 07.10.09 Newberry Hill Process DRAFT.pdf

Matthew F. Keough
Parks Planning Project Manager
Kitsap County Parks and Recreation
614 Division Street, MS-1
Port Orchard, WA 98366

(360) 337-5357
mkeough@co.kitsap.wa.us

>>> Martha Droge 7/10/2009 6:40 PM >>>
Here is it, or rather, here it is! Ok, time to go home...have a great weekend. :)

Martha J. Droge, AICP, ASLA, LEED AP
Park Projects Coordinator
Kitsap County Dept. of Parks & Recreation
614 Division Street MS-1
Port Orchard, WA 98366
360.337.5361 (o)
MDroge@co.kitsap.wa.us

>>> Matt Keough 7/10/2009 1:47 PM >>>

STAKEHOLDERS

Kitsap County Commissioners Office
Kitsap County Department of Community Development: SEPA Official, Natural Resources Kitsap
County Health District Kitsap County Conservation District Suquamish Tribe State Department
of Natural Resources State Department of Fish and Wildlife State Recreation and Conservation
Office Port of Silverdale Port of Bremerton Great Peninsula Conservancy The Mountaineers
Backcountry Horsemen, Olymic Chapter Craig Ueland Tree Farm/Mining CKCoordinating Council
Central Kitsap School District Klahowya Administration and Teacher Klahowya students Clear
Creek Task Force Kitsap Rifle and Revolver Club Silverdale Water Company Neighbors The
Chevron Station at Newberry Hill/Seabeck Highway Kitsap Regional Coordinating Council

Bicyclists

Trail Runners

Email expressed interest about park, meeting notices, reminders Websites

ON-GOING OPPORTUNITIES/PUBLIC EVENTS

Site Walks - 1 per month

Newspaper coverage expected in August

Technical Review Committee - public can attend - to meet 5 times (Soliciting participation
now, will introduce concept to stakeholders)

Stewardship Group Meets:

3rd Tuesday at Klawyoa 7P

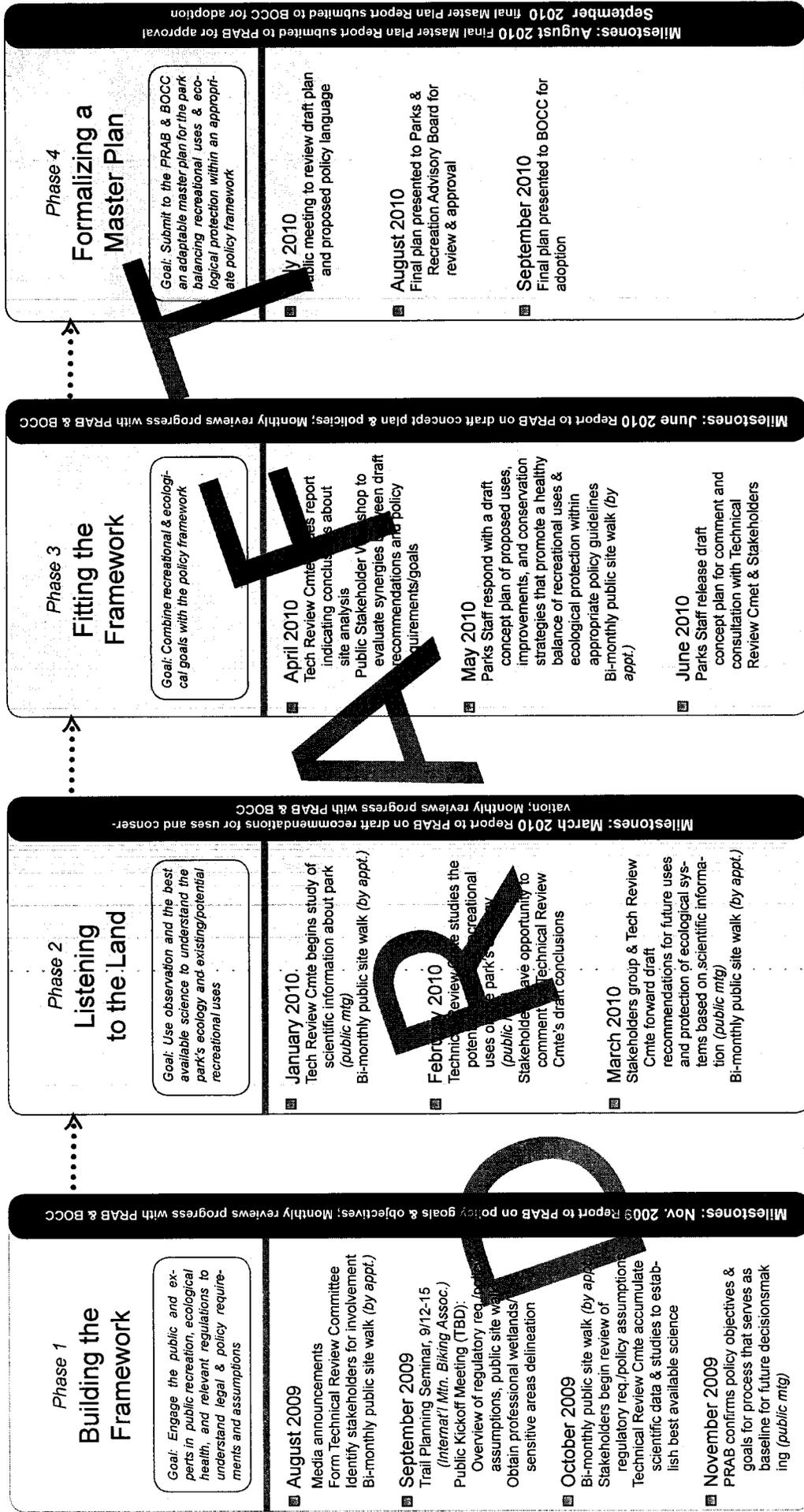
Trail Planning Seminar on site: September 12-15, sponsored by International Mountain Biking Association

Matthew F. Keough
Parks Planning Project Manager
Kitsap County Parks and Recreation
614 Division Street, MS-1
Port Orchard, WA 98366

(360) 337-5357
mkeough@co.kitsap.wa.us



Future Newberry Hill Heritage Park Summary of Public Participation for Master Plan





Newberry Hill Master Plan Public Process Outline

Potential Stakeholders

- Kitsap County Commissioners Office
- Kitsap County Department of Community Development: SEPA Official
- Kitsap County Health District
- Kitsap County Conservation District
- Suquamish Tribe
- State Department of Natural Resources
- State Department of Fish and Wildlife
- State Recreation and Conservation Office
- Port of Silverdale
- Port of Everett
- Great Recreational Peninsula Conservancy
- The Mountaineers
- Backcountry Hunters and Hunters Council
- Craig Uelander Tree Farm
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- Neighbors
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- Kitsap Regional Coordinating Council
- Newberry Hill community residents
- Park users, including walkers, runners, bicyclists, horse riders, school classrooms

Don Burger

From: Yvonne Wolff [Ywolff@co.kitsap.wa.us]
Sent: Monday, July 13, 2009 12:36 PM
To: Angela Cox
Subject: Re: Kitsap Rifle and Revolver Club

Angela, currently you are assigned twice as many rechecks than Denise or Tammera and have the highest new construction count. Given our deadlines I'd prefer to have Denise do it. However, if you have a strong desire to do this recheck I'll assign it to you and reassign 272502-1-014-2006, 4110-000-009-0000, and 232601-1-038-2002 to Denise.

Yvonne

>>> Angela Cox 7/7/2009 12:55 PM >>>

Hi!

Hope all is well at your office and you had a great 4th.

I am reviewing the Kitsap Rifle Club value, and would like to request a copy of the appraisal. I have spoken with the representative for the property and am reviewing the valuation. An electronic version would be great if you have it. (Mr. Carter said he hadn't received his electronic copy yet)

Thank you!

Regards,
Angela

Angela Cox
Commercial Appraiser
Kitsap County Assessors Office
www.kitsapgov.com/assr

(360) 337-7160 ext 7276 Fax (360) 337-4874 Please note our new office hours for 2009 Monday
- Thursday 8:00 to 5:00 Closed Fridays

Don Burger

From: Lori Raymaker [LRaymake@co.kitsap.wa.us]
Sent: Monday, July 13, 2009 4:51 PM
To: Matt Keough
Cc: klowprinze@yahoo.com
Subject: Fwd: Surveying of KRRC boundaries?

Matt,
Do you have any information on this?
Lori

>>> Mike Wellborn <klowprinze@██████████> 7/3/2009 6:44 PM >>>

Lori, does the County have any plans to resurvey along the KRRC boundary? I know that there has been contention over what their lease said and what they were claiming.

Just curious. I got an e-mail from a local who was concerned, and suggested we should figure out what to do with the existing trails at the south end of NHP that may encroach (e.g. block off, reroute, etc.)

Mike Wellborn

Don Burger

From: Yvonne Wolff [Ywolff@co.kitsap.wa.us]
Sent: Tuesday, July 14, 2009 11:08 AM
To: Angela Cox
Cc: Jim Avery; Mike Eastman
Subject: RE: Kitsap Rifle and Revolver Club

Angela -

You can add this to your assigned rechecks as long as it doesn't require a field inspection, otherwise it needs to go to Denise. Below are recommendations from Phil. Let's not give away the farm before we see something conclusive on the contamination. The club has indicated "no contamination" in the past and have some sort of a containment system.

Yvonne

Email from Phil -

I would suggest searching the kitsap sun on this topic. I remember reading that the property was "devalued" because of the possible lead contamination

Apparently in the past the rifle club has indicated to DNR that there is no lead contamination. They have large berms to contain the lead then they filter it out once in a while - though I wonder.

You might want to research how they value industrial brown fields that are contaminated. You might also talk to Matt (with kitsap county recreation) and see how they valued the property

Phil

-----Original Message-----

From: Yvonne Wolff [mailto:Ywolff@co.kitsap.wa.us]
Sent: Wednesday, July 08, 2009 7:31 AM
To: WOLFF, PHILIP (DNR)
Subject: Fwd: Kitsap Rifle and Revolver Club

Can you email me info regarding lead contamination (and any other info pertinent to value) on this property. I think they want us to adjust the value to the \$10 they paid for it.

Yvonne

Don Burger

From: Jim McDonough [JMcDonou@co.kitsap.wa.us]
Sent: Friday, July 24, 2009 11:11 AM
To: John Gese; Karen Demerick; Mark Rufener
Subject: Re: Olympic Arms Customer Appreciation Day at the Range

First two are free. Recommend taking people that are part of the firearms program and can be a benefit to the department. I think if anyone from the agency wins the raffle and its of significant value, it should go to the dept, but we may want to run that by the legal dept.

Jim

>>> Mark Rufener 7/23/2009 13:18 >>>

I think we should go.....by this I mean I should go with someone! :) Thoughts?!

>>> Jim McDonough 7/23/2009 12:49 PM >>>

Sounds like a fun time.

>>> "Darrell Holloway" < darrell@olyarms.com > 7/23/2009 12:46 >>>

Greetings,

My name is Darrell Holloway, I am the LE rep for Olympic Arms Inc. We would like to extend an invitation to you and a guest to come to our Customer Appreciation Day at the Range on September 12, 2009. We will be having a tour of our factory starting between 8 and 9 am, and then will head to the Evergreen Gun Club where we will have a catered BBQ lunch. We will have various models available to shoot and will be raffling off 1 K3B M4 A3 TC, 1 Whitney Wolverine, and one of our 1911 pistols.

If you would like to send two people from your department, that's fine too. Your department can also have up to 6 guests at a discounted rate of \$15.00 each. If your interested in coming, please give me a call or shoot me an email so I can get you registered.

Look forward to seeing you there,

Darrell Holloway
Olympic Arms Inc.
Law Enforcement/Military Sales Rep
Darrell@olyarms.com
1-800-228-3471 EXT. 107
1-360-491-3447 FAX

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Don Burger

From: Karen Demerick [KDemeric@co.kitsap.wa.us]
Sent: Monday, July 27, 2009 9:48 AM
To: John Gese
Subject: Fwd: Olympic Arms Customer Appreciation Day at the Range

John

I'm not interested. Want me to pass this along to our firearms Instructors?

Karen

>>> Jim McDonough 7/23/2009 12:49 PM >>>
Sounds like a fun time.

>>> "Darrell Holloway" < darrell@olyarms.com > 7/23/2009 12:46 >>>
Greetings,

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Don Burger

From: Karen Demerick [KDemeric@co.kitsap.wa.us]
Sent: Monday, July 27, 2009 9:50 AM
To: Mark Rufener
Subject: Re: Olympic Arms Customer Appreciation Day at the Range

Mark

I just sent an email to Gese that I'm not going. Talk to him if he wants to go with you. With his ok, I was going to send this to our Firearms Instructors (as the 6 guests you can bring along)/

Karen

>>> Mark Rufener 7/23/2009 1:18 PM >>>
I think we should go.....by this I mean I should go with someone! :) Thoughts?!

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Don Burger

From: Mark Rufener [MRufener@co.kitsap.wa.us]
Sent: Monday, July 27, 2009 9:53 AM
To: Karen Demerick
Cc: John Gese
Subject: Re: Olympic Arms Customer Appreciation Day at the Range

I don't really care if I get to go or not, but do think someone should go and I agree with McDonough that the more educated rifle guys would be a better choice than me, I just thought is sounded fun.

Mark

>>> Karen Demerick 7/27/2009 9:49 AM >>>
Mark

I just sent an email to Gese that I'm not going. Talk to him if he wants to go with you. With his ok, I was going to send this to our Firearms Instructors (as the 6 guests you can bring along)/

Karen

>>> Mark Rufener 7/23/2009 1:18 PM >>>
I think we should go.....by this I mean I should go with someone! :) Thoughts?!

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Sounds like a fun time.

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Don Burger

From: Chad Birkenfeld [CBirkenf@co.kitsap.wa.us]
Sent: Monday, July 27, 2009 1:54 PM
To: Marcus Carter
Subject: Re: KRRC Work Party This Weekend! August 1st and 2nd.

away from deks until 8-17-09

Don Burger

From: John Gese [JGese@co.kitsap.wa.us]
Sent: Tuesday, July 28, 2009 12:45 PM
To: Karen Demerick
Subject: Re: Fwd: Olympic Arms Customer Appreciation Day at the Range

I'm not terribly interested either. I don't know if it is important enough to really put it out to the armorer or instructors. I would skip it.

John

Lieutenant John Gese
Kitsap County Sheriff's Office
(360)337-4915
jgese@co.kitsap.wa.us

>>> Karen Demerick 7/27/2009 9:47 AM >>>
John

I'm not interested. Want me to pass this along to our firearms Instructors?

Karen

>>> Jim McDonough 7/23/2009 12:49 PM >>>
Sounds like a fun time.

>>> "Darrell Holloway" < darrell@olyarms.com > 7/23/2009 12:46 >>>
Greetings,

My name is Darrell Holloway, I am the LE rep for Olympic Arms Inc. We would like to extend an invitation to you and a guest to come to our Customer Appreciation Day at the Range on September 12, 2009. We will be having a tour of our factory starting between 8 and 9 am, and then will head to the Evergreen Gun Club where we will have a catered BBQ lunch. We will have various models available to shoot and will be raffling off 1 K3B M4 A3 TC, 1 Whitney Wolverine, and one of our 1911 pistols.

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Don Burger

From: mark fisher [fisher_mark@██████████]
Sent: Wednesday, July 29, 2009 8:12 AM
To: Matt Keough
Subject: Newberry

Getting people calling me on the ongoing gun club signs on county lands. Where they always were, not at their lease boundary. I have not been in there since the time I saw you in there with that group. Overall anyone involved with working out there feels the county buckled under to the tribe and gun club on the place. It is very clear, the bikers can do more than any other group on maintaining a place. I have moved on and may not ever go back in there. I feel the county administration did a criminal thing with the price they sold off the land to the gun club for.

That aside. We need a resolution to the sign issue. They are claiming public lands are theirs. They were planned to get the survey you claimed. Their signs should be on that line. Reply.

Don Burger

From: Matt Keough [MKeough@co.kitsap.wa.us]
Sent: Wednesday, July 29, 2009 11:42 AM
To: Arvilla Ohlde
Subject: Fwd: Newberry

FYI - I have not replied - Mark Fisher always requires some strategizing over...

Will get the meeting scheduled with Josh Brown to talk out Newberry Hill plans/possible resolution supporting immediate reconveyance - and see about making that meeting also a touch-base on Capital Budget/CIP.

THANK YOU!
MFK

Matthew F. Keough
Parks Planning Project Manager
Kitsap County Parks and Recreation
614 Division Street, MS-1
Port Orchard, WA 98366

(360) 337-5357
mkeough@co.kitsap.wa.us

>>> "mark fisher" < fisher mark@ > 7/29/2009 8:11 AM >>>

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Don Burger

From: Lori Raymaker [LRaymake@co.kitsap.wa.us]
Sent: Wednesday, July 29, 2009 3:04 PM
To: Matt Keough
Cc: Arvilla Ohlde; Dorothy Leckner
Subject: Newberry Hill map
Attachments: www.kitsapmtb.com.htm

Matt,

I was on the local Mountain Biking website <http://www.kitsapmtb.com/> and discovered that they are advertising that the Newberry Hill Land exchange property is open to the public. (See Thursday, July 2, 2009 Newberry Heritage Park Map).

They have included a pdf file of the map that Mark gave us with all of the trails on it. I know that Mark has given them permission to use this map. Do we want these trails advertised as being open for public use? The website also has a disclaimer saying "that some of the trails in the south are right up against or stray into the Kitsap Rifle and Revolver Club land. Please stay out of that area! ... Some of the trails on the map are marked, some are not. Use at your own risk. Kitsapmtb assumes no responsibility or liability."

The editor of this website is a volunteer for the stewardship group. I can talk to him, but need to know if/how we want to handle this.

Lori

Don Burger

From: Lori Raymaker [LRaymake@co.kitsap.wa.us]
Sent: Wednesday, July 29, 2009 3:04 PM
To: Matt Keough
Cc: Arvilla Ohlde; Dori Leckner
Subject: Newberry Hill map
Attachments: www.kitsapmtb.com.htm

Matt,

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The editor of this website is a volunteer for the stewardship group. I can talk to him, but need to know if/how we want to handle this.

Lori

Don Burger

From: Matt Sroka [matsroka@██████████]
Sent: Wednesday, July 29, 2009 4:04 PM
To: Charlotte Garrido; Josh W. Brown; Steve Bauer
Subject: Thank you - Newberry Hill Land Acquisition

██████████
Bremerton, WA 98311
July 29, 2009

Kitsap County
Commissioners' Office, MS-4
614 Division Street
Port Orchard, WA 98366

Dear Commissioners:

I am sure that each of you receive many pleas for one cause or another but may not necessarily get a "thank you" when those pleas are positively answered. I want to thank you for your efforts regarding the successful land acquisition involving The Kitsap Rifle & Revolver Club, the Department of Natural Resources and Kitsap County Parks Department (Newberry Hill Land Exchange).

It is fantastically refreshing to see citizens, elected officials and public servants work collectively toward an outcome that serves many, displeases few and preserves varying resources for future Kitsap residents.

Once again, thanks to each of you for your individual and collective work.

Sincerely,
Matt Sroka

Don Burger

From: Matt Sroka [matsroka@[REDACTED]]
Sent: Wednesday, July 29, 2009 4:12 PM
To: Matt Keough
Subject: Thank you - Newberry Hill Land Exchange

[REDACTED]
Bremerton, WA 98311
July 29, 2009

Kitsap County Parks Dept.
614 Division St
MS #1
Port Orchard, WA 98366

Dear Matt:

I want to formally thank you for your efforts with the successful land acquisition involving The Kitsap Rifle & Revolver Club, the Department of Natural Resources and Kitsap County Parks Department (Newberry Hill Land Exchange).

It was refreshing to see citizens, elected officials and public servants work collectively toward an outcome that preserves varying resources for future Kitsap residents.

Once again, thank you. Chip Favor deserves some thanks as well.
Please pass along a "thank you" to Mr. Favor if you have the opportunity.

Sincerely,
Matt Sroka

Don Burger

From: Russell D. Hauge [RHauge@co.kitsap.wa.us]
Sent: Thursday, July 30, 2009 9:22 AM
To: Jacquelyn M. Aufderheide; Kevin M. Howell; Rebecca J. Jolliff
Cc: Carol I. Maves
Subject: Re: Fwd: Thank you - Newberry Hill Land Exchange

Great work. Carol, please put this in Kevin's file as a commendation.
Thanks,
Russell

>>> Rebecca Jolliff 7/30/2009 8:03 AM >>>

>>> Matt Sroka < matsroka@ [REDACTED] > 7/29/2009 5:17 PM >>>
7464 Wembly Ave NE
Bremerton, WA 98311
July 29, 2009

Kitsap County
Prosecutor's Office, MS-35
614 Division Street
Port Orchard, WA 98366

Dear Deputy Prosecutor Kevin Howe:

I am sure that you receive many pleas for one cause or another but may not necessarily get a "thank you" when those pleas are positively answered. I want to thank you for your efforts regarding the successful land acquisition involving The Kitsap Rifle & Revolver Club, the Department of Natural Resources and Kitsap County Parks Department (Newberry Hill Land Exchange).

It is fantastically refreshing to see citizens, elected officials and public servants work collectively toward an outcome that serves many, displeases few and preserves varying resources for future Kitsap residents.

Once again, thanks to you and the entire Prosecutor's Office for your individual and collective work.

Sincerely,
Matt Sroka

Don Burger

From: Matt Keough [MKeough@co.kitsap.wa.us]
Sent: Thursday, July 30, 2009 11:14 AM
To: Mary McClure
Subject: RE: Conference Call Interest

Yes, Mary, it would be very good for me to be involved with a local effort - don't know Greg and Andre from Poulsbo - but would like to meet with them.

Emailing right back in the hope of getting connected before you are away (assuming KRRC out for August) and because Greg Cioc is out through mid-August.

THANKS for ever-"coordinating"!
MFK

Matthew F. Keough
Parks Planning Project Manager
Kitsap County Parks and Recreation
614 Division Street, MS-1
Port Orchard, WA 98366

(360) 337-5357
mkeough@co.kitsap.wa.us

>>> "Mary McClure" < McClure@KitsapRegionalCouncil.org > 7/30/2009 10:42
>>> AM >>>
Matt ~

Thanks for your e-mail ~ we did have the conference call and determined that Clallam and Jefferson have other irons in the fire and don't feel like they need this trail planning effort, although they are certainly willing to be shown as interfacing partners. Greg and Andre from Poulsbo are going to meet very soon to determine if there's anything that can be put together for local efforts, especially in light of the County's non-motorized plan update in 2010 and the Ad Hoc Trails Group that KRCC is sponsoring. (Should you be part of that? Greg thoughts? I'll attach the notes and structure of that work to date...) So, hook in with Greg for next steps during August! Regards ~

Mary McClure
Executive Management
by McClure Consulting LLC

Kitsap Regional Coordinating Council
360-377-4900 (voice)
360-297-7762 (fax)
P.O. Box 1934
Kingston, WA 98346
www.KitsapRegionalCouncil.org

-----Original Message-----
From: Matt Keough [mailto:MKeough@co.kitsap.wa.us]
Sent: Tuesday, July 28, 2009 8:18 AM
To: Greg Cioc; McClure@KitsapRegionalCouncil.org
Subject: Conference Call Interest

Mary,

Greg Cioc notified me of the conference call this afternoon, knowing County Parks role to jointly plan non-motorized trails with County Public Works, taking the lead on non-ROW trail connectors.

I would like to participate today but will have to see if my already budget session is finished by 3PM. Having recently put together a NOVA grant application linking several jurisdiction and agencies - including the Navy!

- I would like to assist and share lessons learned. I'm pleased to hear of this effort and grant source and want to encourage it!

Hope to stay in loop even if I miss the call today.

MFK

Matthew F. Keough
Parks Planning Project Manager
Kitsap County Parks and Recreation
614 Division Street, MS-1
Port Orchard, WA 98366

(360) 337-5357
mkeough@co.kitsap.wa.us

Don Burger

From: Mary McClure [mcclure@kitsapregionalcouncil.org]
Sent: Thursday, July 30, 2009 11:24 AM
To: Matt Keough
Cc: Andre Kasiniak
Subject: RE: Conference Call Interest

The folks are Greg Cioc and Andre Kasiniak ~ Feel free to contact Andre right away ~ I am not sure when he and Greg are/have meeting/met...
779-3901 ~ or e-mail above ~

I will indeed be gone for all of August ~ trying to tie up all loose ends today...

Mary McClure
Executive Management
by McClure Consulting LLC

Kitsap Regional Coordinating Council
360-377-4900 (voice)
360-297-7762 (fax)
P.O. Box 1934
Kingston, WA 98346
www.KitsapRegionalCouncil.org

-----Original Message-----

From: Matt Keough [mailto:MKeough@co.kitsap.wa.us]
Sent: Thursday, July 30, 2009 11:14 AM
To: Mary McClure
Subject: RE: Conference Call Interest

Yes, Mary, it would be very good for me to be involved with a local effort - don't know Greg and Andre from Poulsbo - but would like to meet with them.

Emailing right back in the hope of getting connected before you are away (assuming KRRC out for August) and because Greg Cioc is out through mid-August.

THANKS for ever-"coordinating"!
MFK

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>>> "Mary McClure" <McClure@KitsapRegionalCouncil.org> 7/30/2009 10:42
>>> AM >>>
Matt ~

Thanks for your e-mail ~ we did have the conference call and determined that Clallam and Jefferson have other irons in the fire and don't feel like they need this trail planning effort, although they are certainly willing to be shown as interfacing partners. Greg and

Andre from Poulsbo are going to meet very soon to determine if there's anything that can be put together for local efforts, especially in light of the County's non-motorized plan update in 2010 and the Ad Hoc Trails Group that KRCC is sponsoring. (Should you be part of that? Greg thoughts? I'll attach the notes and structure of that work to date...) So, hook in with Greg for next steps during August! Regards ~

Mary McClure
Executive Management
by McClure Consulting LLC

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-----Original Message-----
From: Matt Keough [mailto:MKeough@co.kitsap.wa.us]
Sent: Tuesday, July 28, 2009 8:18 AM
To: Greg Cioc; McClure@KitsapRegionalCouncil.org
Subject: Conference Call Interest

Mary,

Greg Cioc notified me of the conference call this afternoon, knowing County Parks role to jointly plan non-motorized trails with County Public Works, taking the lead on non-ROW trail connectors.

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mkeough@co.kitsap.wa.us

Don Burger

From: Matt Keough [MKeough@co.kitsap.wa.us]
Sent: Thursday, July 30, 2009 1:07 PM
To: mark fisher
Cc: Arvilla Ohlde
Subject: Re: Newberry

Hi Mark,

The property boundary between County and the KRRC does need attention. It is an important item for which I am responsible for seeing more action.

Came upon the IMBA website and saw the GIS map that you provided me with the statement that it was not for public information. Thought you should know that it is there. Unfortunately, it defacto encourages people to ride the trails on our property though we clearly have not planned or approved recreational uses on the property, especially in the vicinity of KRRC boundary concerns. As you know, we will be doing that through a master planning process. I have a draft outline moving forward; would be happy to involve yourself or others in its design, per interest. Let me know!

MFK

Matthew F. Keough
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>>> "mark fisher" <[fisher mark@](mailto:fisher_mark@)> 7/29/2009 8:11 AM >>>

Getting people calling me on the ongoing gun club signs on county lands. Where they always were, not at their lease boundary. I have not been in there since the time I saw you in there with that group. Overall anyone involved with working out there feels the county buckled under to the tribe and gun club on the place. It is very clear, the bikers can do more than any other group on maintaining a place. I have moved on and may not ever go back in there. I feel the county administration did a criminal thing with the price they sold off the land to the gun club for.

That aside. We need a resolution to the sign issue. They are claiming public lands are theirs. They were planned to get the survey you claimed. Their signs should be on that line. Reply.