DATE OF INSPECTION: 2-13-2014 Lease 22-A02332

AQUATIC LEASE INSPECTION REPORT

LEASE NUMBER: 22-A02332 START: 11-1-2004 END: 10-31-2034

USE: Marina LEGAL: Sect 11; Town 24-N; Rng 1-E

LAT: LONG:

LESSEE NAME: Seven J's LLP –Managed by JSH Properties Receivership for Bank

ADDRESS: 1805 Thompson Dr.; Bremerton, WA 98337

PHONE NUMBER:

Contact made with lessee for inspection: Yes – Stephanie

Use of lease area agrees with Authorized Use: Yes

AREA PERCENTAGE

% WATER DEPENDENT % NON-WATER DEPENDENT

IMPROVEMENTS ON STATE-OWNED AREA

TYPE	CONDITION	DESCRIPTION
Floats	Fair/Poor	Wood Decking; floatation material varies – predominantly floats are Dr. Pepper plastic barrels filled with foam or concrete
Piles	Fair	61 creosote piles + the piles under the piers
Gangway	Good	Grated metal gangway
Parking Lot	*	Parking lot on fill. The asphalt appears to be in good condition. (State Owned). Structural condition not assessed.
Bulkhead	*	Concrete Bulkhead – No obvious signs of deterioration (State Owned). Condition not assessed.
Rip-Rap	*	Angular rock. Condition not assessed.
Floating Home	Derelict	Two story floating home constructed on a barge. The barge deck is rotting away

INSPECTOR: Lindie Schmidt TITLE: Natural Resource Specialist II

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Marina Office	*	The building is constructed on fill and a pier. The condition of the building was not assessed.
Bathrooms	*	The building is constructed on fill and a pier. The condition of the building was not assessed.

INSPECTOR'S Remarks and Recommendations (amendment, maintenance, liability etc…)

This inspection was conducted as a follow-up on the April 10, 2013 letter to JSH Properties. There is a pending purchase. The inspection was also conducted with John Evered (stewardship biologist).

Uses beyond the Outer Harbor Line:
All moorage is within the harbor area. Vessels have been moved to the interior on Docks A & B. The moorage cleats have not been removed from Docks A & B.

Floating home:
The derelict floating home remains in the marina. The marina took possession of the floating home and is in the process of removing debris from the interior. The decking on the barge has rotted away in places.

Conformance to codes:
The new fire system has been installed and tested by the Bremerton fire department. The fire department had to do repairs on the system because they failed to drain the system after testing and there was some freezing damage.

Maintenance and Repairs:
Some of the floats have been repaired. There are some floats which are still obviously listing. The pump-out is not operational. Restrooms and showers are available in one of the marina buildings. Tenants are still being directed elsewhere to pump their vessels.

Diagram Below, the location of existing structures showing alignment and dimensions in relation to leased area.

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Figure 1 Picture of Marina from the parking area

Figure 2 Metal Gangway from access pier to float system. Wood decks on float system

Figure 3 Picture of the outside edge of the moorage floats. No vessels are tied to A or B dock.

Figure 4 Derelict floating home

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Figure 5 Example of listing floats

Figure 6 Pump out dock. Wood decking on the floats.