



CRITICAL AREA DETERMINATION REPORT

FOR

ARLINGTON AIR NORTH
ARLINGTON, WA

Wetland Resources, Inc. Project #22091

Prepared By

Wetland Resources, Inc.
9505 19th Avenue SE, Suite 106
Everett, WA 98208
(425) 337-3174

Prepared For

Smartcap CRE Value Fund 3, LLC
Attn: Morgan McGrath
8201 164th Ave NE, #105
Redmond, WA 98052

April 15, 2022

TABLE OF CONTENTS

TABLE OF CONTENTS II

1.0 INTRODUCTION 1

 1.1 SITE DESCRIPTION 2

 1.2 PROJECT DESCRIPTION..... 2

2.0 REVIEW OF EXISTING INFORMATION.....2

3.0 CRITICAL AREA DETERMINATION.....3

 3.1 DETERMINATION METHODOLOGIES 3

 3.2 CRITICAL AREA FINDINGS 4

 3.3 NON-WETLAND AREAS 5

4.0 WILDLIFE5

5.0 USE OF THIS REPORT6

6.0 REFERENCES7

LIST OF FIGURES

FIGURE 1 – AERIAL PHOTOGRAPH OF THE SUBJECT PROPERTY..... 1

LIST OF APPENDICES

- APPENDIX A: WETLAND DETERMINATION DATA FORMS
- APPENDIX B: WH PACIFIC, INC. TECHNICAL MEMORANDUM
- APPENDIX C: CRITICAL AREA DETERMINATION MAP

1.0 INTRODUCTION

Wetland Resources, Inc. (WRI) performed site investigations in April, 2022, to locate jurisdictional wetlands and streams on and near a portion of Snohomish County tax parcel (31052100400107). The project area encompasses approximately 48 acres of the 154-acre parcel located at 4700 Airport Boulevard NE, in the city limits of Arlington, Washington. The Public Land Survey System (PLSS) locator for the property is Section 21, Township 31N, Range 5E, W.M. The subject property is located within the Quilceda Creek sub-basin of the Snohomish Watershed, Water Resources Inventory Area Watershed (WRIA) 7.

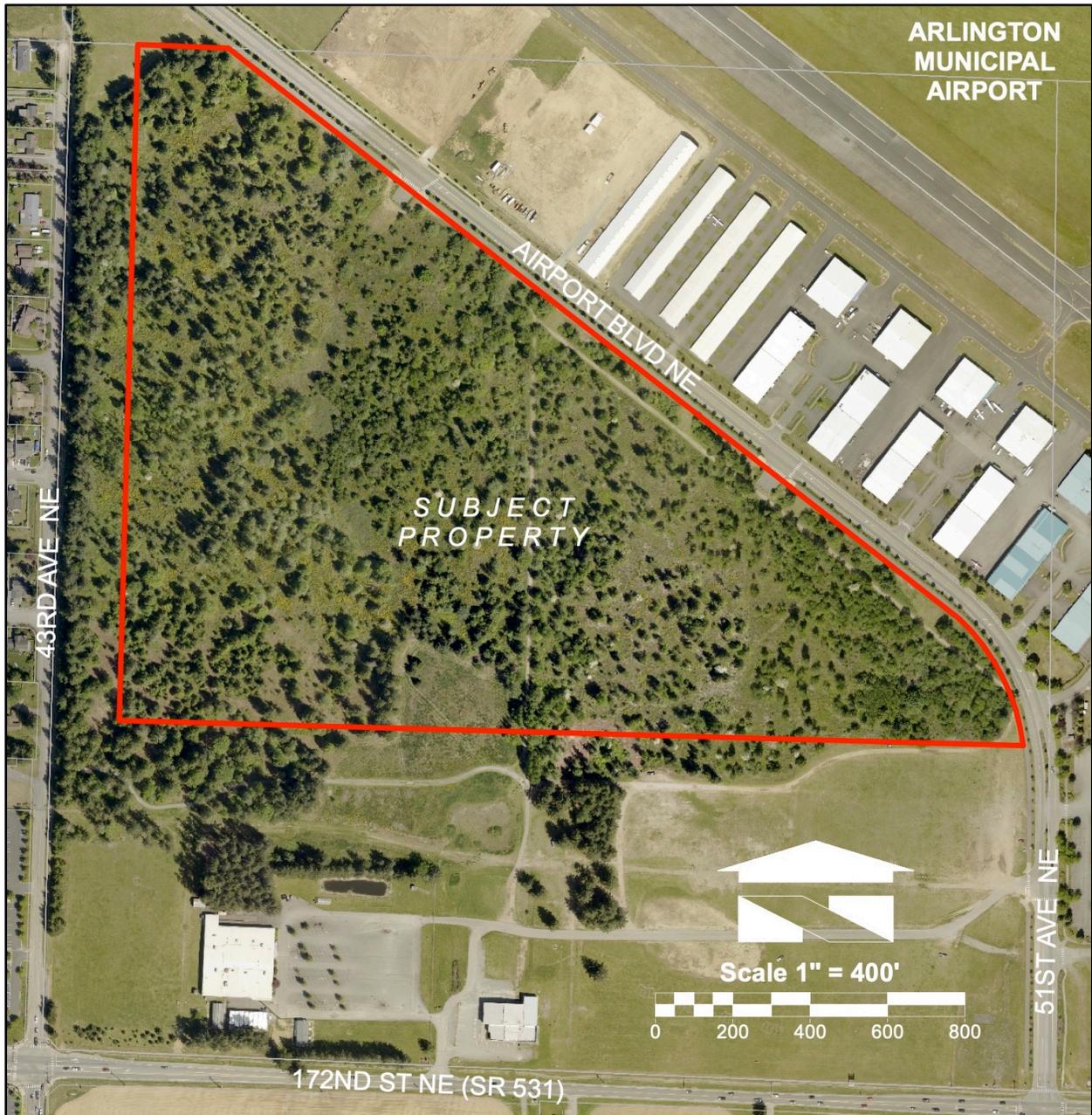


Figure 1 – Aerial photograph of the subject property.

1.1 SITE DESCRIPTION

The site is an undeveloped, forested parcel that is accessible from the north via Airport Boulevard NE. Several different vegetation communities are present throughout the site, including coniferous areas, deciduous areas, and areas with no canopy present. The coniferous areas are dominated by a dense canopy of Western red cedar (*Thuja plicata*) and Douglas fir (*Pseudotsuga menziesii*) and an understory of Oso-berry (*Oemleria cerasiformis*), red huckleberry (*Vaccinium parvifolium*), sword fern (*Polystichum munitum*), and salal (*Gaultheria shallon*). The deciduous areas have a canopy that is less dense, dominated by big leaf maple (*Acer macrophyllum*), red alder (*Alnus rubra*), and black cottonwood (*Populus balsamifera*). The understory in the deciduous areas is vegetated with Scotch broom (*Cytisus scoparius*), salal (*Gaultheria shallon*), and bracken fern (*Pteridium aquilinum*). Areas with no canopy present are primarily dominated by Scotch broom.

Topography underlying the site is relatively flat, with slight undulations. Soils are mapped as Lynnwood loamy sand, 0 to 3 percent. This upper profile of this soil type is a dark yellowish brown (10YR4/4) to strong brown (7.5YR 4/6) loamy sand. This soil type is somewhat excessively drained with slow runoff and moderate permeability. It is typically dry, contains weak medium subangular structure, and is relatively soft and very friable within the top 16 inches. Lynnwood is not listed as a hydric soil. Native vegetation that typically habitats Lynnwood loamy sand includes Douglas-fir, western red cedar, and red alder with an understory of salal, Oregon grape, red huckleberry, and western bracken fern. The soils and vegetation found on site are similar to the predicted descriptions.

No wetlands, streams, or other critical areas were found on or near the subject site. The closest known critical area is a forested scrub-shrub wetland mapped by the National Wetland Inventory (NWI) approximately 2,100 feet southwest of the subject site.

1.2 PROJECT DESCRIPTION

Several warehouse buildings with associated access and parking areas are proposed on site. Since no wetlands, streams or buffers are located on site, no impacts will occur.

2.0 REVIEW OF EXISTING INFORMATION

Prior to conducting the site investigation, public resource information was reviewed to gather background information on the subject property and the surrounding area in regard to wetlands, streams, and other critical areas. These sources include the following:

- *USDA Natural Resources Conservation Service (NRCS) Web Soil Survey*
This resource indicates that the subject property is underlain by Lynnwood loamy sand, 0 to 3 percent slopes.
- *US Fish and Wildlife Service National Wetlands Inventory (NWI)*
No wetlands or streams are mapped on or near the subject site. The closest mapped feature is a Freshwater Forested/Shrub Wetland approximately 2,100 feet off-site to the southwest.

- *WDNR Forest Practices Application Mapping Tool.*
No wetlands or streams are mapped by this source within 1,000 feet of the subject site.
- *Washington Department of Fish and Wildlife (WDFW) SalmonScape*
No fish-bearing streams are mapped by this source within 1,000 feet of the subject site.
- *StreamNet Online Mapping Application*
No streams are mapped by this source within 1,000 feet of the subject site.
- *WDFW Priority Habitats and Species*
No priority habitats or species are mapped within 1,000 feet of the subject site.
- *Snohomish County PDS Map Portal*
A remote sensing-based wetland is depicted by PDS covering most of the project site and extending offsite to the south. The information on this map layer was developed through remote sensing, without ground truthing, and is unreliable. No other features are mapped on or near the subject site.
- WHPacific, Inc. prepared a Wetland Technical Memorandum in 2016 for development of the Arlington Airport Business Park, adjacent to the south of the subject property. The findings concluded that no wetlands were located on or near that site. Appendix C of the memo includes a letter from the US Army Corps of Engineers who reviewed the entire subject parcel, including both the Arlington Airport Business Park and the proposed Arlington Air North projects. The Corps letter states that no jurisdictional wetlands are located on site. The WHPacific Inc. Technical Memorandum is provided in Appendix B of this report.

3.0 CRITICAL AREA DETERMINATION

3.1 DETERMINATION METHODOLOGIES

Ordinary High Water Mark Methodology

The ordinary high water mark (OHWM) of streams is determined using the methodology described in *Determining the Ordinary High Water Mark for Shoreline Management Act Compliance in Washington State* (Anderson, et al. 2016). Streams are classified according to the water typing system provided in the Washington Administrative Code (WAC), section 222-16-030, SCC 30.91S.640, and SCC 30.62A.230.

Wetland Determination Methodology

Wetland conditions were evaluated and delineated using routine methodology described in the *Corps of Engineers Wetlands Delineation Manual (Final Report; January 1987)*, except where superseded by the *2010 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0)*, referred to as 2010 Regional Supplement). Our findings are consistent with these manuals. The following criteria descriptions were used in the boundary

determination:

- 1.) Examination of the site for hydrophytic vegetation (species present and percent cover);
- 2.) Examination of the site for hydric soils;
- 3.) Determining the presence of wetland hydrology

Hydrophytic Vegetation Criteria

The Corps Manual and 2010 Regional Supplement define hydrophytic vegetation as “the assemblage of macrophytes that occurs in areas where inundation or soil saturation is either permanent or of sufficient frequency and duration to influence plant occurrence.” Field indicators are used to determine whether the hydrophytic vegetation criteria have been met. Examples of these indicators include, but are not limited to, the rapid test for hydrophytic vegetation, a dominance test result of greater than 50%, and/or a prevalence index score less than or equal to 3.0.

Soils Criteria and Mapped Description

The 2010 Regional Supplement (per the National Technical Committee for Hydric Soils) defines hydric soils as soils “that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part.” Field indicators are used to determine whether a given soil meets the definition for hydric soils. Indicators are numerous and include, but are not limited to, presence of a histosol or histic epipedon, a sandy gleyed matrix, depleted matrix, and redoximorphic depressions.

The soils underlying the site are mapped in the Soil Survey of Snohomish County Area Washington as Lynnwood Loamy Sand, 0 to 3 percent slopes.

Lynnwood loamy sand, 0-3 percent slopes is described as very deep, somewhat excessively drained on terraces and outwash plains. Typically, the surface is covered with a mat of leaves, needles and twigs about 3 inches thick. The surface layer is grayish brown loamy sand about 1 inch thick. The upper part of the subsoil is dark brown loamy sand about 14 inches thick. The lower part is dark yellowish brown loamy sand about 14 inches thick. Included in this unit are small areas of Everett, Indianola, Pastik and Ragnar soils. Also included are Custer soils in basins and soils that have slopes of greater than 3 percent. Included areas make up about 25 percent of the total acreage.

Hydrology Criteria

The 2010 Regional Supplement defines wetland hydrology as “areas that are inundated (flooded or ponded) or the water table is less than or equal to 12 inches below the soil surface for 14 or more consecutive days during the growing season at a minimum frequency of 5 years in 10.” During the early growing season, wetland hydrology determinations are made based on physical observation of surface water, a high water table, or saturation in the upper 12 inches. Outside of the early growing season, wetland hydrology determinations are made based on physical evidence of recent inundation or saturation (i.e. water marks, surface soil cracks, water-stained leaves).

3.2 CRITICAL AREA FINDINGS

No wetlands, streams, or buffers are located on the subject property.

3.3 NON-WETLAND AREAS

Dominant vegetation on site includes Western red cedar (*Thuja plicata*; FAC), Douglas-fir (*Pseudotsuga menziesii*; FACU), big leaf maple (*Acer macrophyllum*; FACU), red alder (*Alnus rubra*), and black cottonwood (*Populus balsamifera*), Scotch broom (*Cytisus scoparius*; NR), Oso-berry (*Oemleria cerasiformis*; FACU), red huckleberry (*Vaccinium parvifolium*; FACU), salal (*Gaultheria shallon*; FACU), bracken fern (*Pteridium aquilinum*; FACU), and swordfern (*Populus balsamifera*; FACU).

Soils underlying the site are generally a dark brown (10YR 3/3) loamy sand within the top six inches below the surface. Between 6 and 16 inches beneath the surface, soils are a dark yellowish brown (10YR 4/4) loamy sand. No hydric soil or wetland hydrology indicators were present during our site investigations.

4.0 WILDLIFE

Avian species expected to use the subject site and surrounding areas include: American crow (*Corvus brachyrhynchos*), American robin (*Turdus migratorius*), House finch (*Carpodacus mexicanus*), Black-capped chickadee (*Parus atricapillus*), Dark-eyed junco (*Junco hyemalis*), Bushtit (*Psaltiriparus minimus*), Northern flicker (*Colaptes auratus*), Hairy woodpecker (*Picoides villosus*), Downy woodpecker (*Dendrocopos villosus*), Red-breasted nuthatch (*Sitta canadensis*), Brown creeper (*Certhia americana*), Varied thrush (*Ixoreus naevius*), Rufous hummingbird (*Selasphorus rufus*), Western tanager (*Piranga ludoviciana*), Glaucous-winged gull (*Larus glaucescens*), Rock pigeon (*Columba livia*), Belted king fisher (*Megaceryle alcyon*), Bald eagle (*Haliaeetus leucocephalus*), and Red-tailed hawk (*Buteo jamaicensis*).

Mammals expected to use this area include: Virginia opossum (*Didelphis virginiana*), shrews (*Sorex spp.*), eastern gray squirrel (*Sciurus carolinensis*), raccoon (*Procyon lotor*), Columbian black-tailed deer (*Odocoileus hemionus columbianus*), and eastern cottontail rabbit (*Sylvilagus floridanus*). Other wildlife expected to use this site include: pacific tree frog (*Hyla regilla*), northwestern salamander (*Ambystoma gracile*), and rough-skinned newt (*Taricha granulosa*).

These lists are not meant to be all-inclusive and may omit species that currently utilize or could utilize the site.

No threatened or endangered species are mapped or otherwise known to be associated with this site.

5.0 USE OF THIS REPORT

This Critical Area Determination Report is supplied to Smartcap CRE Value Fund 3, LLC, as a means of determining on-site critical area conditions. This report is based largely on readily observable conditions and, to a lesser extent, on readily ascertainable conditions. No attempt has been made to determine hidden or concealed conditions. The laws applicable to wetlands are subject to varying interpretations and may be changed at any time by the courts or legislative bodies. This report is intended to provide information deemed relevant in the applicant's attempt to comply with the laws now in effect.

The work for this report has conformed to the standard of care employed by wetland ecologists. No other representation or warranty is made concerning the work or this report, and any implied representation or warranty is disclaimed.

Wetland Resources, Inc.



John Laufenberg, PWS
Principal Ecologist



Alexander Heck
Associate Ecologist

6.0 REFERENCES

- Brinson, M.M. 1993. *A Hydrogeomorphic Classification for Wetlands*. Technical Report WRPDE-4. US Army Engineers Waterways Experiment Station, Vicksburg, MS.
- Cowardin, et al., 1979. *Classification of Wetlands and Deepwater Habitats of the United States*. U.S. Department of the Interior. FWS/OBS-79/31. December 1979.
- Hruby, T. 2014. *Washington State Wetland Rating System for Western Washington: 2014 Update*. Washington State Department of Ecology. Publication #14-06-029. October 2014.
- Lichvar, R.W., D.L. Banks, W.N. Kirchner, and N.C. Melvin. 2016. *Western Mountains, Valleys & Coast 2016 Regional Wetland Plant List*. Phytoneuron 2016-30: 1-17.
- Munsell Color. 2012. *Munsell Soil Color Book*. Munsell Color, Grand Rapids, MI.
- Natural Resources Conservation Service (NRCS). 2015. *Web Soil Survey*. United States Department of Agriculture. <http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>.
- Snohomish, County of. 2019. 30.62A Wetlands and Fish & Wildlife Habitat Conservation Areas. Title 30 Environmentally Critical Areas. Title 30 Unified Development Code.
- Snohomish, County of. 2019. *Snohomish County PDS Map Portal*. <http://gis.snoco.org/maps/snoscape/>
- U.S. Army Corps of Engineers. 2010. *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0)*. Environmental Laboratory, Vicksburg, MS. Publication # ERDC/EL TR-10-3.
- U.S. Army Corps of Engineers. 1987. *Corps of Engineers Wetland Delineation Manual*. Technical Report Y-87-1. Environmental Laboratory, Vicksburg, MS.
- U.S. Fish & Wildlife Service. 2019. *National Wetlands Inventory (NWI) Online Mapper*. <http://www.fws.gov/wetlands/Data/Mapper.html>.
- WA Department of Fish & Wildlife. 2019a. *Washington State Fish Passage*. <https://geodataservices.wdfw.wa.gov/hp/fishpassage/index.html>
- WA Department of Fish & Wildlife. 2019b. *Priority Habitat and Species (PHS) Interactive Map*. <http://apps.wdfw.wa.gov/phsontheweb/>
- WA Department of Fish & Wildlife. 2019c. *SalmonScope Online Mapping Application*. <http://apps.wdfw.wa.gov/salmonscape/map.html>.

Appendix A
Wetland Determination Data Forms

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: 22091 Arlington Air North City/County: Arlington Sampling Date: 4/7/22
 Applicant/Owner: SMARTCAP CRE Value Fund 3, LLC, Attn: Morgan McGrath State: WA Sampling Point: S1
 Investigator(s): NP, AH Section, Township, Range: S21, T31N, R5E W.M.
 Landform (hillslope, terrace, etc.): Alluvial Valley Local relief (concave, convex, none): None Slope (%): 0
 Subregion (LRR): LRR-A Lat: 48° 9'23.37"N Long: 122°10'7.53"W Datum: WGS84
 Soil Map Unit Name: Lynnwood Loamy Sand, 0 to 3 Percent Slopes NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: Climatic conditions preceding the site visit were drier than normal based on comparison with AgACIS WETS Tables for the nearest station (Everett). Driest conditions were observed in the two months prior to the site visit.	

VEGETATION – Use scientific names of plants.

	Absolute % Cover	Dominant Species?	Indicator Status		
Tree Stratum (Plot size: 5m radius)					
1. <u>Pseudotsuga menziesii</u>	30	Y	FACU	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>6</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>16</u> (A/B)	
2. <u>Thuja plicata</u>	15	Y	FAC		
3. _____					
4. _____					
	45	= Total Cover		Prevalence Index worksheet: Total % Cover of: _____ Multiply by: OBL species _____ x 1 = <u>0</u> FACW species _____ x 2 = <u>0</u> FAC species _____ x 3 = <u>0</u> FACU species _____ x 4 = <u>0</u> UPL species _____ x 5 = <u>0</u> Column Totals: <u>0</u> (A) <u>0</u> (B) Prevalence Index = B/A = _____	
Sapling/Shrub Stratum (Plot size: 3m radius)					
1. <u>Oemleria cerasiformis</u>	20	Y	FACU		
2. <u>Cytisus scoparius</u>	20	Y	NOL		
3. <u>Vaccinium parvifolium</u>	10	Y	FACU		
4. _____					
5. _____					
	50	= Total Cover			
Herb Stratum (Plot size: 1m radius)					
1. <u>Gaultheria shallon</u>	50	Y	FACU	Hydrophytic Vegetation Indicators: <input type="checkbox"/> Rapid Test for Hydrophytic Vegetation <input type="checkbox"/> Dominance Test is >50% <input type="checkbox"/> Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Wetland Non-Vascular Plants ¹ <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
2. <u>Polystichum munitum</u>	20	Y	FACU		
3. _____					
4. _____					
5. _____					
6. _____					
7. _____					
8. _____					
9. _____					
10. _____					
11. _____					
	70	= Total Cover			
Woody Vine Stratum (Plot size: 1m radius)					
1. <u>None</u>	0				
2. _____					
	0	= Total Cover			
% Bare Ground in Herb Stratum <u>30</u>					

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: 22091 Arlington Air North City/County: Arlington Sampling Date: 4/7/22
 Applicant/Owner: SMARTCAP CRE Value Fund 3, LLC, Attn: Morgan McGrath State: WA Sampling Point: S2
 Investigator(s): NP, AH Section, Township, Range: S21, T31N, R5E W.M.
 Landform (hillslope, terrace, etc.): Alluvial Valley Local relief (concave, convex, none): None Slope (%): 0
 Subregion (LRR): LRR-A Lat: 48° 9'23.37"N Long: 122°10'7.53"W Datum: WGS84
 Soil Map Unit Name: Lynnwood Loamy Sand, 0 to 3 Percent Slopes NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: Climatic conditions preceding the site visit were drier than normal based on comparison with AgACIS WETS Tables for the nearest station (Everett). Driest conditions were observed in the two months prior to the site visit.	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 5m radius)	Absolute % Cover	Dominant Species?	Indicator Status	
1. <u>Acer macrophyllum</u>	<u>20</u>	<u>Y</u>	<u>FACU</u>	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>4</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>50</u> (A/B)
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
<u>20</u> = Total Cover				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: OBL species _____ x 1 = <u>0</u> FACW species _____ x 2 = <u>0</u> FAC species _____ x 3 = <u>0</u> FACU species <u>35</u> x 4 = <u>140</u> UPL species <u>25</u> x 5 = <u>125</u> Column Totals: <u>60</u> (A) <u>265</u> (B) Prevalence Index = B/A = <u>4.41</u>
Sapling/Shrub Stratum (Plot size: 3m radius)	Absolute % Cover	Dominant Species?	Indicator Status	
1. <u>Cytisus scoparius</u>	<u>75</u>	<u>Y</u>	<u>NOL</u>	
2. <u>Rubus armeniacus</u>	<u>15</u>	<u>N</u>	<u>FAC</u>	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
<u>90</u> = Total Cover				
Herb Stratum (Plot size: 1m radius)	Absolute % Cover	Dominant Species?	Indicator Status	
1. <u>Pteridium aquilinum</u>	<u>15</u>	<u>Y</u>	<u>FACU</u>	
2. <u>*Agrostis sp.</u>	<u>10</u>	<u>Y</u>	<u>FAC</u>	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
<u>25</u> = Total Cover				
Woody Vine Stratum (Plot size: 1m radius)	Absolute % Cover	Dominant Species?	Indicator Status	
1. <u>None</u>	<u>0</u>	_____	_____	
2. _____	_____	_____	_____	
<u>0</u> = Total Cover				
% Bare Ground in Herb Stratum <u>100</u>				

Remarks:
 *Agrostis could not be observed to species due to absence of flowering bodies. For the purpose of this vegetation assessment, it is conservatively rated as "Facultative."

SOIL

Sampling Point: S2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features			Loc ²	Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹			
0-2	10YR 2/2	100					Loamy Sand	Dry
2-10	10YR 3/4	100					Loamy Sand	Dry
10-16	10YR 4/4	100					Loamy Sand	Dry

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)	Indicators for Problematic Hydric Soils ³ :
<input type="checkbox"/> Histosol (A1) <input type="checkbox"/> Histic Epipedon (A2) <input type="checkbox"/> Black Histic (A3) <input type="checkbox"/> Hydrogen Sulfide (A4) <input type="checkbox"/> Depleted Below Dark Surface (A11) <input type="checkbox"/> Thick Dark Surface (A12) <input type="checkbox"/> Sandy Mucky Mineral (S1) <input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Sandy Redox (S5) <input type="checkbox"/> Stripped Matrix (S6) <input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1) <input type="checkbox"/> Loamy Gleyed Matrix (F2) <input type="checkbox"/> Depleted Matrix (F3) <input type="checkbox"/> Redox Dark Surface (F6) <input type="checkbox"/> Depleted Dark Surface (F7) <input type="checkbox"/> Redox Depressions (F8)
	<input type="checkbox"/> 2 cm Muck (A10) <input type="checkbox"/> Red Parent Material (TF2) <input type="checkbox"/> Very Shallow Dark Surface (TF12) <input type="checkbox"/> Other (Explain in Remarks)
	³ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks:	

HYDROLOGY

Wetland Hydrology Indicators:	
Primary Indicators (minimum of one required; check all that apply)	Secondary Indicators (2 or more required)
<input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) <input type="checkbox"/> Salt Crust (B11) <input type="checkbox"/> Aquatic Invertebrates (B13) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A) <input type="checkbox"/> Other (Explain in Remarks)
	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> FAC-Neutral Test (D5) <input type="checkbox"/> Raised Ant Mounds (D6) (LRR A) <input type="checkbox"/> Frost-Heave Hummocks (D7)
Field Observations: Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:	
Remarks:	

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: 22091 Arlington Air North City/County: Arlington Sampling Date: 4/7/22
 Applicant/Owner: SMARTCAP CRE Value Fund 3, LLC, Attn: Morgan McGrath State: WA Sampling Point: S3
 Investigator(s): NP, AH Section, Township, Range: S21, T31N, R5E W.M.
 Landform (hillslope, terrace, etc.): Alluvial Valley Local relief (concave, convex, none): None Slope (%): 0
 Subregion (LRR): LRR-A Lat: 48° 9'23.37"N Long: 122°10'7.53"W Datum: WGS84
 Soil Map Unit Name: Lynnwood Loamy Sand, 0 to 3 Percent Slopes NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: Climatic conditions preceding the site visit were drier than normal based on comparison with AgACIS WETS Tables for the nearest station (Everett). Driest conditions were observed in the two months prior to the site visit.	

VEGETATION – Use scientific names of plants.

Stratum	Plot size	Absolute % Cover	Dominant Species?	Indicator Status	
Tree Stratum (Plot size: 5m radius)					
1. <u>Populus balsamifera</u>		15	Y	FAC	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)
2. <u>Alnus rubra</u>		10	Y	FAC	
3. _____					
4. _____					
		25	= Total Cover		
Sapling/Shrub Stratum (Plot size: 3m radius)					
1. <u>None</u>		0			Prevalence Index worksheet: Total % Cover of: _____ Multiply by: OBL species _____ x 1 = <u>0</u> FACW species _____ x 2 = <u>0</u> FAC species _____ x 3 = <u>0</u> FACU species _____ x 4 = <u>0</u> UPL species _____ x 5 = <u>0</u> Column Totals: <u>0</u> (A) <u>0</u> (B) Prevalence Index = B/A = _____
2. _____					
3. _____					
4. _____					
5. _____					
Herb Stratum (Plot size: 1m radius)					
1. <u>Phalaris arundinacea</u>		100	Y	FACW	Hydrophytic Vegetation Indicators: <input type="checkbox"/> Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> Dominance Test is >50% <input type="checkbox"/> Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Wetland Non-Vascular Plants ¹ <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
2. _____					
3. _____					
4. _____					
5. _____					
6. _____					
7. _____					
8. _____					
9. _____					
10. _____					
11. _____					
		100	= Total Cover		
Woody Vine Stratum (Plot size: 1m radius)					
1. <u>None</u>		0			Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
2. _____					
		0	= Total Cover		
% Bare Ground in Herb Stratum <u>0</u>					

Remarks:

SOIL

Sampling Point: S3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features			Loc ²	Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹			
0-7	10YR 2/2	100					Sandy Loam	Dry
7-16	10YR 4/4	100					Loamy Sand	Dry

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)	Indicators for Problematic Hydric Soils ³ :
<input type="checkbox"/> Histosol (A1) <input type="checkbox"/> Histic Epipedon (A2) <input type="checkbox"/> Black Histic (A3) <input type="checkbox"/> Hydrogen Sulfide (A4) <input type="checkbox"/> Depleted Below Dark Surface (A11) <input type="checkbox"/> Thick Dark Surface (A12) <input type="checkbox"/> Sandy Mucky Mineral (S1) <input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Sandy Redox (S5) <input type="checkbox"/> Stripped Matrix (S6) <input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1) <input type="checkbox"/> Loamy Gleyed Matrix (F2) <input type="checkbox"/> Depleted Matrix (F3) <input type="checkbox"/> Redox Dark Surface (F6) <input type="checkbox"/> Depleted Dark Surface (F7) <input type="checkbox"/> Redox Depressions (F8)
	<input type="checkbox"/> 2 cm Muck (A10) <input type="checkbox"/> Red Parent Material (TF2) <input type="checkbox"/> Very Shallow Dark Surface (TF12) <input type="checkbox"/> Other (Explain in Remarks)
	³ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks:	

HYDROLOGY

Wetland Hydrology Indicators:		
Primary Indicators (minimum of one required; check all that apply)	Secondary Indicators (2 or more required)	
<input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) <input type="checkbox"/> Salt Crust (B11) <input type="checkbox"/> Aquatic Invertebrates (B13) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A) <input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> FAC-Neutral Test (D5) <input type="checkbox"/> Raised Ant Mounds (D6) (LRR A) <input type="checkbox"/> Frost-Heave Hummocks (D7)
Field Observations: Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ (includes capillary fringe)		Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:		
Remarks:		

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: 22091 Arlington Air North City/County: Arlington Sampling Date: 4/7/22
 Applicant/Owner: SMARTCAP CRE Value Fund 3, LLC, Attn: Morgan McGrath State: WA Sampling Point: S4
 Investigator(s): NP, AH Section, Township, Range: S21, T31N, R5E W.M.
 Landform (hillslope, terrace, etc.): Alluvial Valley Local relief (concave, convex, none): None Slope (%): 0
 Subregion (LRR): LRR-A Lat: 48° 9'23.37"N Long: 122°10'7.53"W Datum: WGS84
 Soil Map Unit Name: Lynnwood Loamy Sand, 0 to 3 Percent Slopes NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: Climatic conditions preceding the site visit were drier than normal based on comparison with AgACIS WETS Tables for the nearest station (Everett). Driest conditions were observed in the two months prior to the site visit.	

VEGETATION – Use scientific names of plants.

Stratum	Plot size	Absolute % Cover	Dominant Species?	Indicator Status	
Tree Stratum (Plot size: 5m radius)					
1. <u>Pseudotsuga menziesii</u>		40	Y	FACU	
2. <u>Thuja plicata</u>		30	Y	FAC	
3. _____					
4. _____					
		70	= Total Cover		
Sapling/Shrub Stratum (Plot size: 3m radius)					
1. <u>Cytisus scoparius</u>		20	Y	NOL	
2. <u>Oemleria cerasiformis</u>		15	Y	FACU	
3. <u>Ilex aquifolium</u>		10	Y	FACU	
4. _____					
5. _____					
		45	= Total Cover		
Herb Stratum (Plot size: 1m radius)					
1. <u>Gaultheria shallon</u>		80	Y	FACU	
2. _____					
3. _____					
4. _____					
5. _____					
6. _____					
7. _____					
8. _____					
9. _____					
10. _____					
11. _____					
		80	= Total Cover		
Woody Vine Stratum (Plot size: 1m radius)					
1. <u>None</u>		0			
2. _____					
		0	= Total Cover		
% Bare Ground in Herb Stratum <u>20</u>					

Dominance Test worksheet:
 Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)
 Total Number of Dominant Species Across All Strata: 5 (B)
 Percent of Dominant Species That Are OBL, FACW, or FAC: 20 (A/B)

Prevalence Index worksheet:
 Total % Cover of: _____ Multiply by:
 OBL species _____ x 1 = 0
 FACW species _____ x 2 = 0
 FAC species _____ x 3 = 0
 FACU species _____ x 4 = 0
 UPL species _____ x 5 = 0
 Column Totals: 0 (A) 0 (B)
 Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:
 Rapid Test for Hydrophytic Vegetation
 Dominance Test is >50%
 Prevalence Index is ≤3.0¹
 Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)
 Wetland Non-Vascular Plants¹
 Problematic Hydrophytic Vegetation¹ (Explain)
¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes No

Remarks:

SOIL

Sampling Point: S4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features			Loc ²	Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹			
0-4	10YR 3/2	100					Loamy Sand	Dry
4-10	10YR 3/3	100					Loamy Sand	Dry
10-16	10YR 4/4	100					Loamy Sand	Dry

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	Indicators for Problematic Hydric Soils³:
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1)	
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Redox Depressions (F8)	

2 cm Muck (A10)
 Red Parent Material (TF2)
 Very Shallow Dark Surface (TF12)
 Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):
 Type: _____
 Depth (inches): _____

Hydric Soil Present? Yes No

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)	Secondary Indicators (2 or more required)
<input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) <input type="checkbox"/> Salt Crust (B11) <input type="checkbox"/> Aquatic Invertebrates (B13) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A) <input type="checkbox"/> Other (Explain in Remarks)
	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> FAC-Neutral Test (D5) <input type="checkbox"/> Raised Ant Mounds (D6) (LRR A) <input type="checkbox"/> Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): _____	Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Water Table Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): _____	
Saturation Present? (includes capillary fringe)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): _____	

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: 22091 Arlington Air North City/County: Arlington Sampling Date: 4/7/22
 Applicant/Owner: SMARTCAP CRE Value Fund 3, LLC, Attn: Morgan McGrath State: WA Sampling Point: S5
 Investigator(s): NP, AH Section, Township, Range: S21, T31N, R5E W.M.
 Landform (hillslope, terrace, etc.): Alluvial Valley Local relief (concave, convex, none): None Slope (%): 0
 Subregion (LRR): LRR-A Lat: 48° 9'23.37"N Long: 122°10'7.53"W Datum: WGS84
 Soil Map Unit Name: Lynnwood Loamy Sand, 0 to 3 Percent Slopes NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: Climatic conditions preceding the site visit were drier than normal based on comparison with AgACIS WETS Tables for the nearest station (Everett). Driest conditions were observed in the two months prior to the site visit.	

VEGETATION – Use scientific names of plants.

Stratum	Absolute % Cover	Dominant Species?	Indicator Status	Notes
Tree Stratum (Plot size: 5m radius)				
1. None	0			
2.				
3.				
4.				
	0	= Total Cover		
Sapling/Shrub Stratum (Plot size: 3m radius)				
1. None	0			
2.				
3.				
4.				
5.				
	0	= Total Cover		
Herb Stratum (Plot size: 1m radius)				
1. *Agrostis spp.	100	Y	FAC	
2. Taraxacum officinale	2	N	FACU	
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				
11.				
	102	= Total Cover		
Woody Vine Stratum (Plot size: 1m radius)				
1. None	0			
2.				
	0	= Total Cover		
% Bare Ground in Herb Stratum <u>0</u>				

Dominance Test worksheet:
 Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)
 Total Number of Dominant Species Across All Strata: 1 (B)
 Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:
 Total % Cover of: _____ Multiply by:
 OBL species _____ x 1 = 0
 FACW species _____ x 2 = 0
 FAC species _____ x 3 = 0
 FACU species _____ x 4 = 0
 UPL species _____ x 5 = 0
 Column Totals: 0 (A) 0 (B)
 Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:
 Rapid Test for Hydrophytic Vegetation
 Dominance Test is >50%
 Prevalence Index is ≤3.0¹
 Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)
 Wetland Non-Vascular Plants¹
 Problematic Hydrophytic Vegetation¹ (Explain)
¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes No

Remarks:
 *Agrostis could not be observed to species due to absence of flowering bodies. For the purpose of this vegetation assessment, it is conservatively rated as "Facultative."

SOIL

Sampling Point: S5

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features			Loc ²	Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹			
0-2	10YR 2/2	100					Loamy Sand	Dry
5-9	10YR 3/2	100					Loamy Sand	Dry
9-16	10YR 4/4	100					Loamy Sand	Dry

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)	Indicators for Problematic Hydric Soils ³ :
<input type="checkbox"/> Histosol (A1) <input type="checkbox"/> Histic Epipedon (A2) <input type="checkbox"/> Black Histic (A3) <input type="checkbox"/> Hydrogen Sulfide (A4) <input type="checkbox"/> Depleted Below Dark Surface (A11) <input type="checkbox"/> Thick Dark Surface (A12) <input type="checkbox"/> Sandy Mucky Mineral (S1) <input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Sandy Redox (S5) <input type="checkbox"/> Stripped Matrix (S6) <input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1) <input type="checkbox"/> Loamy Gleyed Matrix (F2) <input type="checkbox"/> Depleted Matrix (F3) <input type="checkbox"/> Redox Dark Surface (F6) <input type="checkbox"/> Depleted Dark Surface (F7) <input type="checkbox"/> Redox Depressions (F8)
	<input type="checkbox"/> 2 cm Muck (A10) <input type="checkbox"/> Red Parent Material (TF2) <input type="checkbox"/> Very Shallow Dark Surface (TF12) <input type="checkbox"/> Other (Explain in Remarks)
	³ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks:	

HYDROLOGY

Wetland Hydrology Indicators:	
Primary Indicators (minimum of one required; check all that apply)	Secondary Indicators (2 or more required)
<input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) <input type="checkbox"/> Salt Crust (B11) <input type="checkbox"/> Aquatic Invertebrates (B13) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A) <input type="checkbox"/> Other (Explain in Remarks)
	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> FAC-Neutral Test (D5) <input type="checkbox"/> Raised Ant Mounds (D6) (LRR A) <input type="checkbox"/> Frost-Heave Hummocks (D7)
Field Observations: Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:	
Remarks:	

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: 22091 Arlington Air North City/County: Arlington Sampling Date: 4/8/22
 Applicant/Owner: SMARTCAP CRE Value Fund 3, LLC, Attn: Morgan McGrath State: WA Sampling Point: S6
 Investigator(s): NP, AH Section, Township, Range: S21, T31N, R5E W.M.
 Landform (hillslope, terrace, etc.): Alluvial Valley Local relief (concave, convex, none): None Slope (%): 0
 Subregion (LRR): LRR-A Lat: 48° 9'23.37"N Long: 122°10'7.53"W Datum: WGS84
 Soil Map Unit Name: Lynnwood Loamy Sand, 0 to 3 Percent Slopes NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: Climatic conditions preceding the site visit were drier than normal based on comparison with AgACIS WETS Tables for the nearest station (Everett). Driest conditions were observed in the two months prior to the site visit.	

VEGETATION – Use scientific names of plants.

Stratum	Plot size	Absolute % Cover	Dominant Species?	Indicator Status	
Tree Stratum (Plot size: 5m radius)					
1. <u>Thuja plicata</u>		25	Y	FAC	
2. <u>Alnus rubra</u>		20	Y	FAC	
3. _____					
4. _____					
		45	= Total Cover		
Sapling/Shrub Stratum (Plot size: 3m radius)					
1. <u>Cytisus scoparius</u>		40	Y	NOL	
2. <u>Oemleria cerasiformis</u>		15	Y	FACU	
3. <u>Vaccinium parvifolium</u>		10	N	FACU	
4. _____					
5. _____					
		65	= Total Cover		
Herb Stratum (Plot size: 1m radius)					
1. <u>Gaultheria shallon</u>		40	Y	FACU	
2. <u>Polystichum munitum</u>		20	Y	FACU	
3. <u>Pteridium aquilinum</u>		10	N	FACU	
4. _____					
5. _____					
6. _____					
7. _____					
8. _____					
9. _____					
10. _____					
11. _____					
		70	= Total Cover		
Woody Vine Stratum (Plot size: 1m radius)					
1. <u>None</u>		0			
2. _____					
		0	= Total Cover		
% Bare Ground in Herb Stratum <u>30</u>					

Dominance Test worksheet:
 Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)
 Total Number of Dominant Species Across All Strata: 5 (B)
 Percent of Dominant Species That Are OBL, FACW, or FAC: 40 (A/B)

Prevalence Index worksheet:
 Total % Cover of: _____ Multiply by:
 OBL species _____ x 1 = 0
 FACW species _____ x 2 = 0
 FAC species _____ x 3 = 0
 FACU species _____ x 4 = 0
 UPL species _____ x 5 = 0
 Column Totals: 0 (A) 0 (B)
 Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:
 Rapid Test for Hydrophytic Vegetation
 Dominance Test is >50%
 Prevalence Index is ≤3.0¹
 Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)
 Wetland Non-Vascular Plants¹
 Problematic Hydrophytic Vegetation¹ (Explain)
¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes No

Remarks:

SOIL

Sampling Point: S6

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features			Loc ²	Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹			
0-2	10YR 2/2	100					Loamy Sand	Dry
2-16	10YR 4/4	100					Loamy Sand	Dry

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)	Indicators for Problematic Hydric Soils ³ :
<input type="checkbox"/> Histosol (A1) <input type="checkbox"/> Histic Epipedon (A2) <input type="checkbox"/> Black Histic (A3) <input type="checkbox"/> Hydrogen Sulfide (A4) <input type="checkbox"/> Depleted Below Dark Surface (A11) <input type="checkbox"/> Thick Dark Surface (A12) <input type="checkbox"/> Sandy Mucky Mineral (S1) <input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Sandy Redox (S5) <input type="checkbox"/> Stripped Matrix (S6) <input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1) <input type="checkbox"/> Loamy Gleyed Matrix (F2) <input type="checkbox"/> Depleted Matrix (F3) <input type="checkbox"/> Redox Dark Surface (F6) <input type="checkbox"/> Depleted Dark Surface (F7) <input type="checkbox"/> Redox Depressions (F8)
	<input type="checkbox"/> 2 cm Muck (A10) <input type="checkbox"/> Red Parent Material (TF2) <input type="checkbox"/> Very Shallow Dark Surface (TF12) <input type="checkbox"/> Other (Explain in Remarks)
	³ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks:	

HYDROLOGY

Wetland Hydrology Indicators:	
Primary Indicators (minimum of one required; check all that apply)	Secondary Indicators (2 or more required)
<input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) <input type="checkbox"/> Salt Crust (B11) <input type="checkbox"/> Aquatic Invertebrates (B13) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A) <input type="checkbox"/> Other (Explain in Remarks)
	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> FAC-Neutral Test (D5) <input type="checkbox"/> Raised Ant Mounds (D6) (LRR A) <input type="checkbox"/> Frost-Heave Hummocks (D7)
Field Observations: Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:	
Remarks:	

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: 22091 Arlington Air North City/County: Arlington Sampling Date: 4/8/22
 Applicant/Owner: SMARTCAP CRE Value Fund 3, LLC, Attn: Morgan McGrath State: WA Sampling Point: S7
 Investigator(s): NP, AH Section, Township, Range: S21, T31N, R5E W.M.
 Landform (hillslope, terrace, etc.): Alluvial Valley Local relief (concave, convex, none): None Slope (%): 0
 Subregion (LRR): LRR-A Lat: 48° 9'23.37"N Long: 122°10'7.53"W Datum: WGS84
 Soil Map Unit Name: Lynnwood Loamy Sand, 0 to 3 Percent Slopes NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: Climatic conditions preceding the site visit were drier than normal based on comparison with AgACIS WETS Tables for the nearest station (Everett). Driest conditions were observed in the two months prior to the site visit.	

VEGETATION – Use scientific names of plants.

	Absolute % Cover	Dominant Species?	Indicator Status		
Tree Stratum (Plot size: 5m radius)					
1. <u>Acer macrophyllum</u>	40	Y	FACU	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>6</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>16</u> (A/B)	
2. <u>Pinus monticola</u>	20	Y	FACU		
3. <u>Pseudotsuga menziesii</u>	20	Y	FACU		
4. _____					
	80	= Total Cover		Prevalence Index worksheet: Total % Cover of: _____ Multiply by: OBL species _____ x 1 = <u>0</u> FACW species _____ x 2 = <u>0</u> FAC species _____ x 3 = <u>0</u> FACU species _____ x 4 = <u>0</u> UPL species _____ x 5 = <u>0</u> Column Totals: <u>0</u> (A) <u>0</u> (B) Prevalence Index = B/A = _____	
Sapling/Shrub Stratum (Plot size: 3m radius)					
1. <u>Rubus armeniacus</u>	25	Y	FAC		
2. <u>Oemleria cerasiformis</u>	10	Y	FACU		
3. _____					
4. _____					
5. _____					
	35	= Total Cover			
Herb Stratum (Plot size: 1m radius)					
1. <u>Gaultheria shallon</u>	35	Y	FACU	Hydrophytic Vegetation Indicators: <input type="checkbox"/> Rapid Test for Hydrophytic Vegetation <input type="checkbox"/> Dominance Test is >50% <input type="checkbox"/> Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Wetland Non-Vascular Plants ¹ <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
2. _____					
3. _____					
4. _____					
5. _____					
6. _____					
7. _____					
8. _____					
9. _____					
10. _____					
11. _____					
	35	= Total Cover			
Woody Vine Stratum (Plot size: 1m radius)					
1. <u>None</u>	0			Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
2. _____					
	0	= Total Cover			
% Bare Ground in Herb Stratum <u>65</u>					

Remarks:

SOIL

Sampling Point: S7

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features			Loc ²	Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹			
0-5	10YR 3/3	100					Loamy Sand	Dry
5-18	10YR 4/4	100					Loamy Sand	Dry

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

<p>Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)</p> <table style="width:100%;"> <tr> <td><input type="checkbox"/> Histosol (A1)</td> <td><input type="checkbox"/> Sandy Redox (S5)</td> </tr> <tr> <td><input type="checkbox"/> Histic Epipedon (A2)</td> <td><input type="checkbox"/> Stripped Matrix (S6)</td> </tr> <tr> <td><input type="checkbox"/> Black Histic (A3)</td> <td><input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1)</td> </tr> <tr> <td><input type="checkbox"/> Hydrogen Sulfide (A4)</td> <td><input type="checkbox"/> Loamy Gleyed Matrix (F2)</td> </tr> <tr> <td><input type="checkbox"/> Depleted Below Dark Surface (A11)</td> <td><input type="checkbox"/> Depleted Matrix (F3)</td> </tr> <tr> <td><input type="checkbox"/> Thick Dark Surface (A12)</td> <td><input type="checkbox"/> Redox Dark Surface (F6)</td> </tr> <tr> <td><input type="checkbox"/> Sandy Mucky Mineral (S1)</td> <td><input type="checkbox"/> Depleted Dark Surface (F7)</td> </tr> <tr> <td><input type="checkbox"/> Sandy Gleyed Matrix (S4)</td> <td><input type="checkbox"/> Redox Depressions (F8)</td> </tr> </table>	<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1)	<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Matrix (F3)	<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)	<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)	<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Redox Depressions (F8)	<p>Indicators for Problematic Hydric Soils³:</p> <table style="width:100%;"> <tr> <td><input type="checkbox"/> 2 cm Muck (A10)</td> </tr> <tr> <td><input type="checkbox"/> Red Parent Material (TF2)</td> </tr> <tr> <td><input type="checkbox"/> Very Shallow Dark Surface (TF12)</td> </tr> <tr> <td><input type="checkbox"/> Other (Explain in Remarks)</td> </tr> </table> <p>³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.</p>	<input type="checkbox"/> 2 cm Muck (A10)	<input type="checkbox"/> Red Parent Material (TF2)	<input type="checkbox"/> Very Shallow Dark Surface (TF12)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)																				
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)																				
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1)																				
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)																				
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Matrix (F3)																				
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)																				
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)																				
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Redox Depressions (F8)																				
<input type="checkbox"/> 2 cm Muck (A10)																					
<input type="checkbox"/> Red Parent Material (TF2)																					
<input type="checkbox"/> Very Shallow Dark Surface (TF12)																					
<input type="checkbox"/> Other (Explain in Remarks)																					

<p>Restrictive Layer (if present):</p> <p>Type: _____</p> <p>Depth (inches): _____</p>	<p>Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>Remarks:</p>	

HYDROLOGY

Wetland Hydrology Indicators:																																
<p>Primary Indicators (minimum of one required; check all that apply)</p> <table style="width:100%;"> <tr> <td><input type="checkbox"/> Surface Water (A1)</td> <td><input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)</td> </tr> <tr> <td><input type="checkbox"/> High Water Table (A2)</td> <td><input type="checkbox"/> Salt Crust (B11)</td> </tr> <tr> <td><input type="checkbox"/> Saturation (A3)</td> <td><input type="checkbox"/> Aquatic Invertebrates (B13)</td> </tr> <tr> <td><input type="checkbox"/> Water Marks (B1)</td> <td><input type="checkbox"/> Hydrogen Sulfide Odor (C1)</td> </tr> <tr> <td><input type="checkbox"/> Sediment Deposits (B2)</td> <td><input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)</td> </tr> <tr> <td><input type="checkbox"/> Drift Deposits (B3)</td> <td><input type="checkbox"/> Presence of Reduced Iron (C4)</td> </tr> <tr> <td><input type="checkbox"/> Algal Mat or Crust (B4)</td> <td><input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)</td> </tr> <tr> <td><input type="checkbox"/> Iron Deposits (B5)</td> <td><input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A)</td> </tr> <tr> <td><input type="checkbox"/> Surface Soil Cracks (B6)</td> <td><input type="checkbox"/> Other (Explain in Remarks)</td> </tr> <tr> <td><input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)</td> <td></td> </tr> </table>	<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Salt Crust (B11)	<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Invertebrates (B13)	<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)	<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A)	<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)		<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		<p>Secondary Indicators (2 or more required)</p> <table style="width:100%;"> <tr> <td><input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)</td> </tr> <tr> <td><input type="checkbox"/> Drainage Patterns (B10)</td> </tr> <tr> <td><input type="checkbox"/> Dry-Season Water Table (C2)</td> </tr> <tr> <td><input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)</td> </tr> <tr> <td><input type="checkbox"/> Geomorphic Position (D2)</td> </tr> <tr> <td><input type="checkbox"/> Shallow Aquitard (D3)</td> </tr> <tr> <td><input type="checkbox"/> FAC-Neutral Test (D5)</td> </tr> <tr> <td><input type="checkbox"/> Raised Ant Mounds (D6) (LRR A)</td> </tr> <tr> <td><input type="checkbox"/> Frost-Heave Hummocks (D7)</td> </tr> </table>	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)	<input type="checkbox"/> Drainage Patterns (B10)	<input type="checkbox"/> Dry-Season Water Table (C2)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)	<input type="checkbox"/> Geomorphic Position (D2)	<input type="checkbox"/> Shallow Aquitard (D3)	<input type="checkbox"/> FAC-Neutral Test (D5)	<input type="checkbox"/> Raised Ant Mounds (D6) (LRR A)	<input type="checkbox"/> Frost-Heave Hummocks (D7)
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)																															
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Salt Crust (B11)																															
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Invertebrates (B13)																															
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)																															
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)																															
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)																															
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)																															
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A)																															
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Other (Explain in Remarks)																															
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)																																
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)																																
<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)																																
<input type="checkbox"/> Drainage Patterns (B10)																																
<input type="checkbox"/> Dry-Season Water Table (C2)																																
<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)																																
<input type="checkbox"/> Geomorphic Position (D2)																																
<input type="checkbox"/> Shallow Aquitard (D3)																																
<input type="checkbox"/> FAC-Neutral Test (D5)																																
<input type="checkbox"/> Raised Ant Mounds (D6) (LRR A)																																
<input type="checkbox"/> Frost-Heave Hummocks (D7)																																
<p>Field Observations:</p> <p>Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____</p> <p>Water Table Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____</p> <p>Saturation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ (includes capillary fringe)</p>	<p>Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>																															
<p>Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:</p>																																
<p>Remarks:</p>																																

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: 22091 Arlington Air North City/County: Arlington Sampling Date: 4/8/22
 Applicant/Owner: SMARTCAP CRE Value Fund 3, LLC, Attn: Morgan McGrath State: WA Sampling Point: S8
 Investigator(s): NP, AH Section, Township, Range: S21, T31N, R5E W.M.
 Landform (hillslope, terrace, etc.): Alluvial Valley Local relief (concave, convex, none): None Slope (%): 0
 Subregion (LRR): LRR-A Lat: 48° 9'23.37"N Long: 122°10'7.53"W Datum: WGS84
 Soil Map Unit Name: Lynnwood Loamy Sand, 0 to 3 Percent Slopes NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: Climatic conditions preceding the site visit were drier than normal based on comparison with AgACIS WETS Tables for the nearest station (Everett). Driest conditions were observed in the two months prior to the site visit.	

VEGETATION – Use scientific names of plants.

	Absolute % Cover	Dominant Species?	Indicator Status		
Tree Stratum (Plot size: 5m radius)					
1. <u>None</u>	<u>0</u>			Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A/B)	
2. _____					
3. _____					
4. _____					
5. _____					
<u>0</u> = Total Cover					
Sapling/Shrub Stratum (Plot size: 3m radius)					
1. <u>*Cytisus scoparius</u>	<u>100</u>	<u>Y</u>	<u>NOL</u>	Prevalence Index worksheet: Total % Cover of: _____ Multiply by: OBL species _____ x 1 = <u>0</u> FACW species _____ x 2 = <u>0</u> FAC species _____ x 3 = <u>0</u> FACU species _____ x 4 = <u>0</u> UPL species _____ x 5 = <u>0</u> Column Totals: <u>0</u> (A) <u>0</u> (B) Prevalence Index = B/A = _____	
2. _____					
3. _____					
4. _____					
5. _____					
<u>100</u> = Total Cover					
Herb Stratum (Plot size: 1m radius)					
1. <u>None</u>	<u>0</u>				
2. _____					
3. _____					
4. _____					
5. _____					
6. _____					
7. _____					
8. _____					
9. _____					
10. _____					
11. _____					
<u>0</u> = Total Cover					
Woody Vine Stratum (Plot size: 1m radius)					
1. <u>None</u>	<u>0</u>				
2. _____					
<u>0</u> = Total Cover					
% Bare Ground in Herb Stratum <u>100</u>					

Remarks:
 *Cytisus is conservatively presumed FACU because it is the only species present within data point S8. This determination is based on best professional judgment.

SOIL

Sampling Point: S8

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features			Loc ²	Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹			
0-4	10YR 3/3	100					Loamy Sand	Dry
4-18	10YR 4/3	100					Loamy Sand	Dry

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

<p>Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)</p> <input type="checkbox"/> Histosol (A1) <input type="checkbox"/> Histic Epipedon (A2) <input type="checkbox"/> Black Histic (A3) <input type="checkbox"/> Hydrogen Sulfide (A4) <input type="checkbox"/> Depleted Below Dark Surface (A11) <input type="checkbox"/> Thick Dark Surface (A12) <input type="checkbox"/> Sandy Mucky Mineral (S1) <input type="checkbox"/> Sandy Gleyed Matrix (S4) <input type="checkbox"/> Sandy Redox (S5) <input type="checkbox"/> Stripped Matrix (S6) <input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1) <input type="checkbox"/> Loamy Gleyed Matrix (F2) <input type="checkbox"/> Depleted Matrix (F3) <input type="checkbox"/> Redox Dark Surface (F6) <input type="checkbox"/> Depleted Dark Surface (F7) <input type="checkbox"/> Redox Depressions (F8)	<p>Indicators for Problematic Hydric Soils³:</p> <input type="checkbox"/> 2 cm Muck (A10) <input type="checkbox"/> Red Parent Material (TF2) <input type="checkbox"/> Very Shallow Dark Surface (TF12) <input type="checkbox"/> Other (Explain in Remarks) <p>³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.</p>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>Restrictive Layer (if present): Type: _____ Depth (inches): _____</p>	<p>Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
Remarks:	

HYDROLOGY

Wetland Hydrology Indicators:	
<p>Primary Indicators (minimum of one required; check all that apply)</p> <input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<p>Secondary Indicators (2 or more required)</p> <input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) <input type="checkbox"/> Salt Crust (B11) <input type="checkbox"/> Aquatic Invertebrates (B13) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A) <input type="checkbox"/> Other (Explain in Remarks)
<p>Field Observations:</p> Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ (includes capillary fringe)	<p>Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:	
Remarks:	

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: 22091 Arlington Air North City/County: Arlington Sampling Date: 4/8/22
 Applicant/Owner: SMARTCAP CRE Value Fund 3, LLC, Attn: Morgan McGrath State: WA Sampling Point: S9
 Investigator(s): NP, AH Section, Township, Range: S21, T31N, R5E W.M.
 Landform (hillslope, terrace, etc.): Alluvial Valley Local relief (concave, convex, none): None Slope (%): 0
 Subregion (LRR): LRR-A Lat: 48° 9'23.37"N Long: 122°10'7.53"W Datum: WGS84
 Soil Map Unit Name: Lynnwood Loamy Sand, 0 to 3 Percent Slopes NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: Climatic conditions preceding the site visit were drier than normal based on comparison with AgACIS WETS Tables for the nearest station (Everett). Driest conditions were observed in the two months prior to the site visit.	

VEGETATION – Use scientific names of plants.

Stratum	Absolute % Cover	Dominant Species?	Indicator Status	
Tree Stratum (Plot size: 5m radius)				
1. <u>Acer macrophyllum</u>	<u>30</u>	<u>Y</u>	<u>FACU</u>	
2. <u>Thuja plicata</u>	<u>20</u>	<u>Y</u>	<u>FAC</u>	
3. <u>Alnus rubra</u>	<u>20</u>	<u>Y</u>	<u>FAC</u>	
4. _____				
	<u>70</u>	= Total Cover		
Sapling/Shrub Stratum (Plot size: 3m radius)				
1. <u>Cytisus scoparius</u>	<u>35</u>	<u>Y</u>	<u>NOL</u>	
2. <u>Oemleria cerasiformis</u>	<u>20</u>	<u>Y</u>	<u>FACU</u>	
3. <u>Vaccinium parvifolium</u>	<u>10</u>	<u>N</u>	<u>FACU</u>	
4. _____				
5. _____				
	<u>65</u>	= Total Cover		
Herb Stratum (Plot size: 1m radius)				
1. <u>Polystichum munitum</u>	<u>25</u>	<u>Y</u>	<u>FACU</u>	
2. <u>Pteridium aquilinum</u>	<u>10</u>	<u>Y</u>	<u>FACU</u>	
3. _____				
4. _____				
5. _____				
6. _____				
7. _____				
8. _____				
9. _____				
10. _____				
11. _____				
	<u>35</u>	= Total Cover		
Woody Vine Stratum (Plot size: 1m radius)				
1. <u>None</u>	<u>0</u>			
2. _____				
	<u>0</u>	= Total Cover		
% Bare Ground in Herb Stratum <u>65</u>				

Dominance Test worksheet:
 Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)
 Total Number of Dominant Species Across All Strata: 6 (B)
 Percent of Dominant Species That Are OBL, FACW, or FAC: 33 (A/B)

Prevalence Index worksheet:
 Total % Cover of: _____ Multiply by:
 OBL species _____ x 1 = 0
 FACW species _____ x 2 = 0
 FAC species _____ x 3 = 0
 FACU species _____ x 4 = 0
 UPL species _____ x 5 = 0
 Column Totals: 0 (A) 0 (B)
 Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:
 Rapid Test for Hydrophytic Vegetation
 Dominance Test is >50%
 Prevalence Index is ≤3.0¹
 Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)
 Wetland Non-Vascular Plants¹
 Problematic Hydrophytic Vegetation¹ (Explain)
¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes No

Remarks:

SOIL

Sampling Point: S9

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features			Loc ²	Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹			
0-4	10YR 3/3	100					Loamy Sand	Dry
4-16	10YR 4/4	100					Loamy Sand	Dry

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.) <input type="checkbox"/> Histosol (A1) <input type="checkbox"/> Histic Epipedon (A2) <input type="checkbox"/> Black Histic (A3) <input type="checkbox"/> Hydrogen Sulfide (A4) <input type="checkbox"/> Depleted Below Dark Surface (A11) <input type="checkbox"/> Thick Dark Surface (A12) <input type="checkbox"/> Sandy Mucky Mineral (S1) <input type="checkbox"/> Sandy Gleyed Matrix (S4)	Indicators for Problematic Hydric Soils³: <input type="checkbox"/> 2 cm Muck (A10) <input type="checkbox"/> Red Parent Material (TF2) <input type="checkbox"/> Very Shallow Dark Surface (TF12) <input type="checkbox"/> Other (Explain in Remarks)
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
--------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:	
Primary Indicators (minimum of one required; check all that apply)	Secondary Indicators (2 or more required)
<input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) <input type="checkbox"/> Salt Crust (B11) <input type="checkbox"/> Aquatic Invertebrates (B13) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A) <input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> FAC-Neutral Test (D5) <input type="checkbox"/> Raised Ant Mounds (D6) (LRR A) <input type="checkbox"/> Frost-Heave Hummocks (D7)	
Field Observations: Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:	
Remarks:	

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: 22091 Arlington Air North City/County: Arlington Sampling Date: 4/8/22
 Applicant/Owner: SMARTCAP CRE Value Fund 3, LLC, Attn: Morgan McGrath State: WA Sampling Point: S10
 Investigator(s): NP, AH Section, Township, Range: S21, T31N, R5E W.M.
 Landform (hillslope, terrace, etc.): Alluvial Valley Local relief (concave, convex, none): None Slope (%): 0
 Subregion (LRR): LRR-A Lat: 48° 9'23.37"N Long: 122°10'7.53"W Datum: WGS84
 Soil Map Unit Name: Lynnwood Loamy Sand, 0 to 3 Percent Slopes NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: Climatic conditions preceding the site visit were drier than normal based on comparison with AgACIS WETS Tables for the nearest station (Everett). Driest conditions were observed in the two months prior to the site visit.	

VEGETATION – Use scientific names of plants.

Stratum	Plot size	Absolute % Cover	Dominant Species?	Indicator Status		
Tree Stratum (Plot size: 5m radius)						
1. <u>Acer macrophyllum</u>		25	Y	FACU	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>5</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>20</u> (A/B)	
2. <u>Alnus rubra</u>		15	Y	FAC		
3. _____						
4. _____						
		40	= Total Cover			
Sapling/Shrub Stratum (Plot size: 3m radius)						
1. <u>Cytisus scoparius</u>		80	Y	NOL	Prevalence Index worksheet: Total % Cover of: _____ Multiply by: OBL species _____ x 1 = <u>0</u> FACW species _____ x 2 = <u>0</u> FAC species _____ x 3 = <u>0</u> FACU species _____ x 4 = <u>0</u> UPL species _____ x 5 = <u>0</u> Column Totals: <u>0</u> (A) <u>0</u> (B) Prevalence Index = B/A = _____	
2. <u>Oemleria cerasiformis</u>		10	N	FACU		
3. _____						
4. _____						
5. _____						
		90	= Total Cover			
Herb Stratum (Plot size: 1m radius)						
1. <u>Pteridium aquilinum</u>		30	Y	FACU		
2. <u>Polystichum munitum</u>		20	Y	FACU		
3. <u>Gaultheria shallon</u>		10	Y	FACU		
4. _____						
5. _____						
6. _____						
7. _____						
8. _____						
9. _____						
10. _____						
11. _____						
		60	= Total Cover			
Woody Vine Stratum (Plot size: 1m radius)						
1. <u>None</u>		0				
2. _____						
		0	= Total Cover			
% Bare Ground in Herb Stratum <u>40</u>						

Remarks:

Appendix B
WHPacific, Inc. Technical Memorandum

Appendix C – Wetlands Technical Memorandum

Technical Memorandum

November 21, 2016

To: Cayla Morgan, Environmental Manager
Federal Aviation Administration

From: Philip J. Quarterman, PWS
Sr. Wetland Scientist
WHPacific, Inc.

Re: Wetlands Technical Memorandum: Arlington Airport Business Park

Project Overview: The City of Arlington WA is requesting assistance to complete environmental documentation necessary to develop the Arlington Airport Business Park (43 acres). The project will require completion of a National Environmental Policy Act (NEPA) Categorical Exclusion (CATEX), Cultural Resources Study, Biological Evaluation, and Wetland Study.

Methodology: To determine if wetlands were present in the project area, an aerial photo review and desktop data search of soils mapping, National Wetlands Inventory Data, City of Arlington GIS Data, and other available documentation, was conducted. This information was supplemented with data on soil profiles and hydrology developed from soil pits dug during the cultural resources investigation conducted on October 19 and 20, 2016. Site photographs from that investigation were examined for any evidence of wetlands. The Airport Manager was contacted to get information on site history.

Seventeen aerial photographs are available on Google Earth in a historical sequence from July 1990 to March 2016. All except the earliest photograph are in color. Three of the images are from the wet season: November 2011, February 2015 and March 2016. The images were examined in sequence to determine land use or vegetative changes, and any disturbance or construction. The examination looked for color or texture signatures that suggest the presence of wetlands or waters.

Data and associated photographs from the cultural resources soil probes were also reviewed to look for evidence of hydric soil indicators and saturation or water tables in the pits.

Previous Documentation: In a letter dated September 18, 2000, the Corps of Engineers responded to a wetland evaluation of the Arlington Airport Business Park property by Terra Associates (see attached). The study area excluded about 15 acres of the existing school and athletic club portions of the current project area, but otherwise covers the entire Business Park site. The Corps concluded that no jurisdictional wetlands existed on the site. The letter does mention an excavated stormwater pond managed for stormwater, which the Corps did not consider a jurisdictional wetland. The jurisdictional determination was valid for five years.

Description of Project Area: The project area occupies a generally level terrace located to the southwest of the Arlington Municipal Airport and east of Interstate 5, bounded by 172nd Street NE (SR 531) to the south, 43rd Avenue to the west, and 51st Avenue (Airport Boulevard) to the east (Figure 1). Undeveloped land in airport ownership lies to the north. There are two buildings on the site, Weston High School and Stillaguamish Athletic Club, plus associated driveways and parking. The remainder of the site is undeveloped. Much of the undeveloped portion of the site is open field vegetated with non-native grasses and areas of Scots broom (*Cytisus scoparius*). There are areas of trees, mostly Douglas fir (*Pseudotsuga menziesii*), along the northwestern and northeastern edges of the site.

The mapped soil series on most of the site is Lynnwood loamy sand (Figure 2). This soil series occurs on glacial outwash terraces. The soil series description classifies this soil as “somewhat excessively drained” with moderate permeability. The soils series is a non-hydric soil. A small isolated portion of the site is mapped as Custer fine sandy loam, which is a hydric soil. It formed in basins on glacial outwash plains. It is described as “poorly drained” with “moderately slow” permeability. Almost all of the area mapped as Custer soils is occupied by the school and its parking area.

Soil probe observations from the cultural resources investigation confirm the presence of silty sandy loam, sand and coarse sand in the project area. These soil characteristics match the description of the Lynnwood loamy sand soil series (Photos 7-10) The soil probe observations recorded no saturation or water table in the pits, despite heavy rainfall during the investigation and prior to the site visit in October.

The National Wetlands Inventory and City of Arlington GIS data show no wetlands in the project area (see Figure 2).

The investigation of aerial photographs identified two water features in the project area.

1. A stormwater facility to the north of the school buildings, and
2. A stormwater retention pond to the northeast of the school that abuts the northern boundary of the project area.

The stormwater facility was constructed to treat runoff from the school and its parking area sometime between 1990 and 2005. The stormwater retention pond was covered in trees and shrubs in aerials photographs between July 2005 and November 2011, but is more visible in the aerial photograph from July 2014 after trees were removed. Water is visible in aerial photographs from February 2015 and March 2016, but not from July 2015. Piles of sidecast excavated material are visible around the perimeter of the pond. According to the Airport Manager, it was originally constructed to drain the parking area of the school and the Stillaguamish Athletic Club (David Ryan, e-mails dated November 2, 2016). Judging from the maps attached to the Corps letter, it appears that this pond is the same one referred to in the letter as a non-jurisdictional stormwater pond.

Aerial photography show no other evidence of wetland or water features.

Conclusion: The only water features present on the site are stormwater facilities constructed in upland locations, which are therefore not subject to Corps jurisdiction. Washington Administrative Code also excludes from its definition of “wetlands” those artificial wetlands intentionally created in non-wetland sites, including detention facilities (WAC 1730-201A-020). No wetlands or other waters are present on the site.



9755 SW Barnes Road, Suite 300
Portland, OR 97225
503-626-0455 Phone / 503-526-0775 Fax

APPENDIX A: SITE PHOTOGRAPHS



Photo1: Field on east side of site (Photo Point 1)



Photo 2: Looking along access road toward school and athletic club (Photo Point 2)



Photo 3: Looking west along 172nd Street NE (Photo Point 3)



Photo 4: West of high school looking north (Photo Point 4)



Photo5: Field west of high school looking toward buildings (Photo Point 5)



Photo 6: North side of project area looking toward stormwater detention pond (Photo Point 6)



Photo 7: Silty sand loam soil profile (Point SP1)



Photo 8: Silty sand loam soil profile (Point SP4)

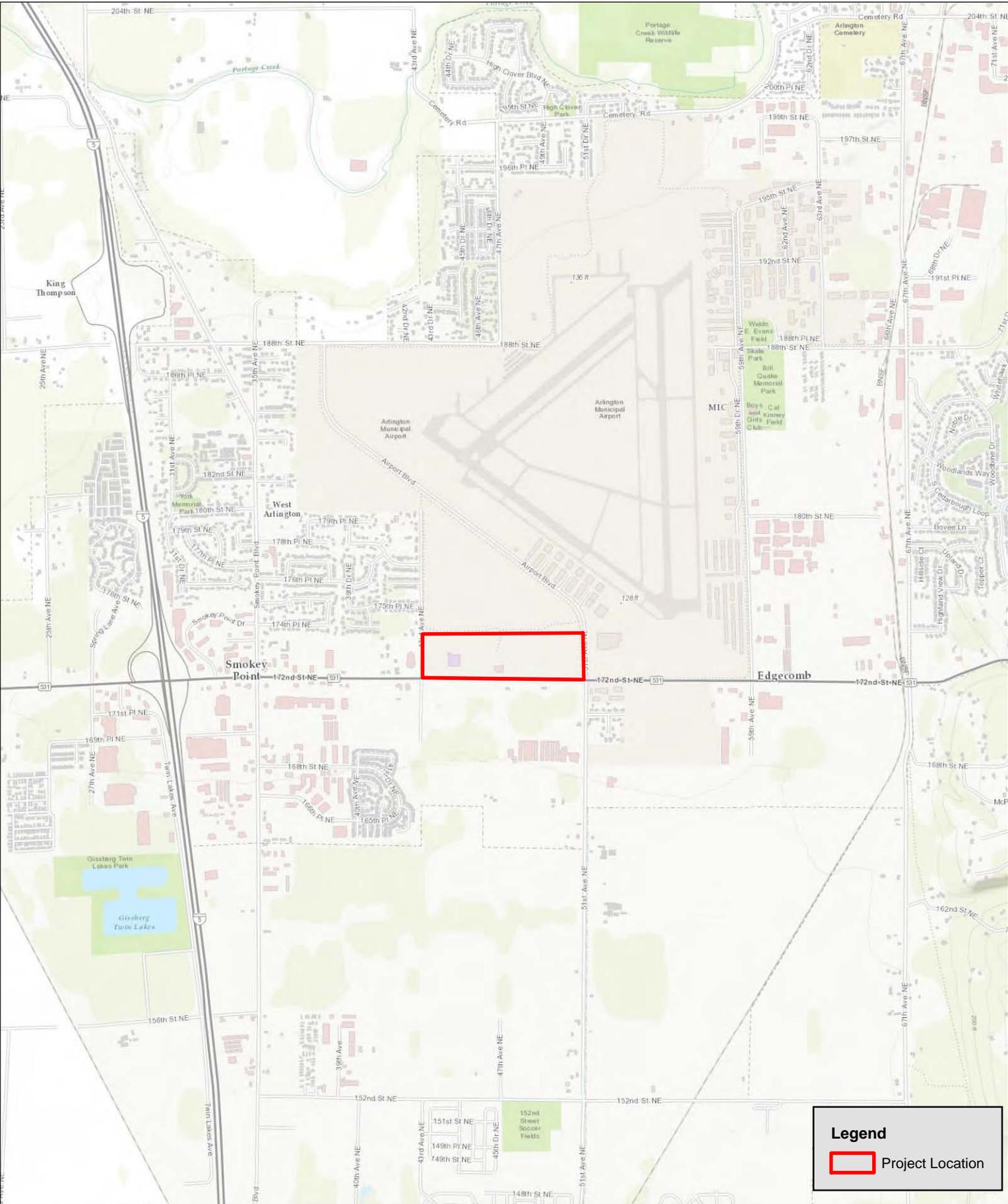


Photo 9: Silty sand loam and sand soil profile (Point SP6)



Photo 10: Silty sand loam and coarse sand soil profile (SP9)

APPENDIX B: FIGURES



Legend

 Project Location

0 205 410 820
Meters



DRAWING INFO
Job # : 16128
Author: B Moreira
Scale: 1:24,000

PROJECT LOCATION
ARLINGTON AIRPORT BUSINESS PARK

CITY OF ARLINGTON, WASHINGTON
ARLINGTON MUNICIPAL AIRPORT

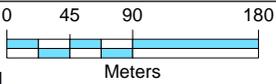
Date: November, 2016

FIGURE 1



Legend

- Project Location
- SSURGO Soils (Hydric Rating)**
- Hydric
- Non-Hydric



DRAWING INFO
Job # : 16128
Author: B Moreira
Scale: 1:5,386

SOILS AND NWI MAPPING
ARLINGTON AIRPORT BUSINESS PARK

CITY OF ARLINGTON, WASHINGTON
 ARLINGTON MUNICIPAL AIRPORT

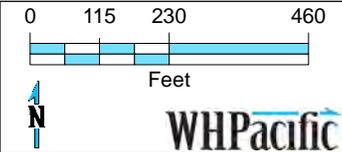
Date: November, 2016

FIGURE 2



Legend

- ↑ Photo Point
- Shovel Probe Location
- ▭ Project Location
- ▭ Mapped Features



DRAWING INFO
Job # : 000000
Author: Bruce Moreira
Scale: 1:3,784

STORMWATER FEATURES
ARLINGTON AIRPORT BUSINESS PARK
CITY OF ARLINGTON, WASHINGTON
ARLINGTON MUNICIPAL AIRPORT

Date: November, 2016

FIGURE 3



9755 SW Barnes Road, Suite 300
Portland, OR 97225
503-626-0455 Phone / 503-526-0775 Fax

APPENDIX C: CORPS CORRESPONDENCE

received
9-20-00 NK



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
SEATTLE DISTRICT, CORPS OF ENGINEERS
P.O. BOX 3755
SEATTLE, WASHINGTON 98124-3755

SEP 18 2000

Regulatory Branch

Mr. Mark Personius
Earth Tech
10800 N.E. 8th Street, Seventh Floor
Bellevue, Washington 98004

Reference: 2000-4-00694
Arlington Municipal Airport

Dear Mr. Personius

This is in response to your request for a review of the wetland evaluation performed by Terra Associates, Inc., dated March 17, 2000, for Arlington Airport Business Park's property located on the west side of the Arlington Airport near Arlington, Snohomish County, Washington, as shown on the enclosed drawings.

Based on the information presented in this evaluation, no jurisdictional wetlands exist on this site. The area mapped as Custer fine sandy loam does not appear to be wetland due to the absence of water in the upper 24 inches of soil. The evaluation describes an excavated stormwater pond managed for stormwater; as such we would not regulate it. Unless conditions change or this evaluation is erroneous, this determination of no jurisdictional waters on this site will be valid for 5 years from the date of this letter unless new information warrants revision of the determination. . Enclosed is the March 9, 1999, administrative appeal rule package.

This does not exclude you from compliance with or confirmation from other Federal, State, and local statutes, ordinances, or regulations, which may affect this work. If you have any questions, please contact Ms. Susan Glenn, telephone (206) 764-6904.

Sincerely,

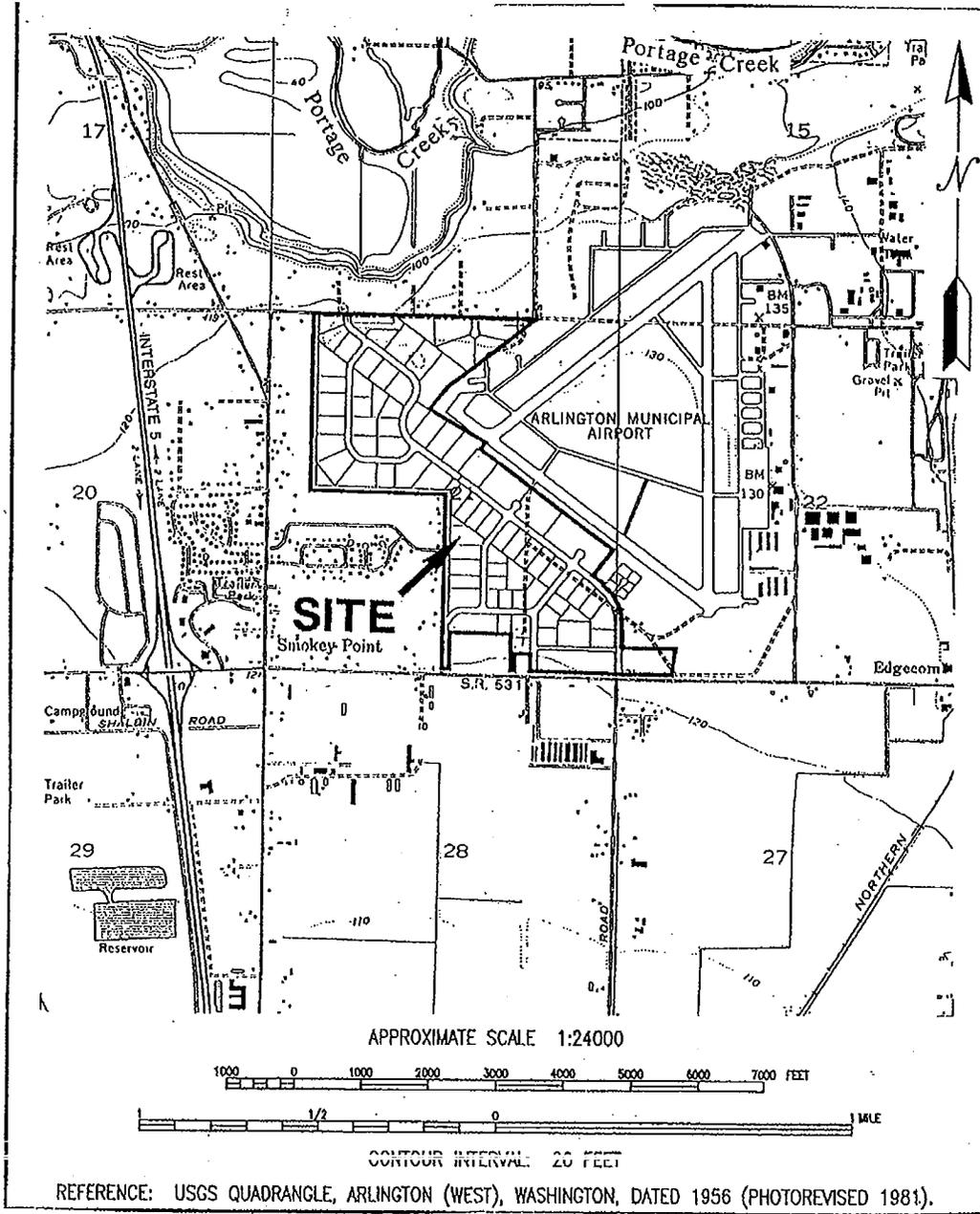
A handwritten signature in black ink that reads "T. J. Stetz".

T. J. Stetz
Environmental Analyst
Application Review Section

Enclosures

Copy Furnished with Enclosures:

Arlington Municipal Airport
ATTN: Mr. Robert Putnam

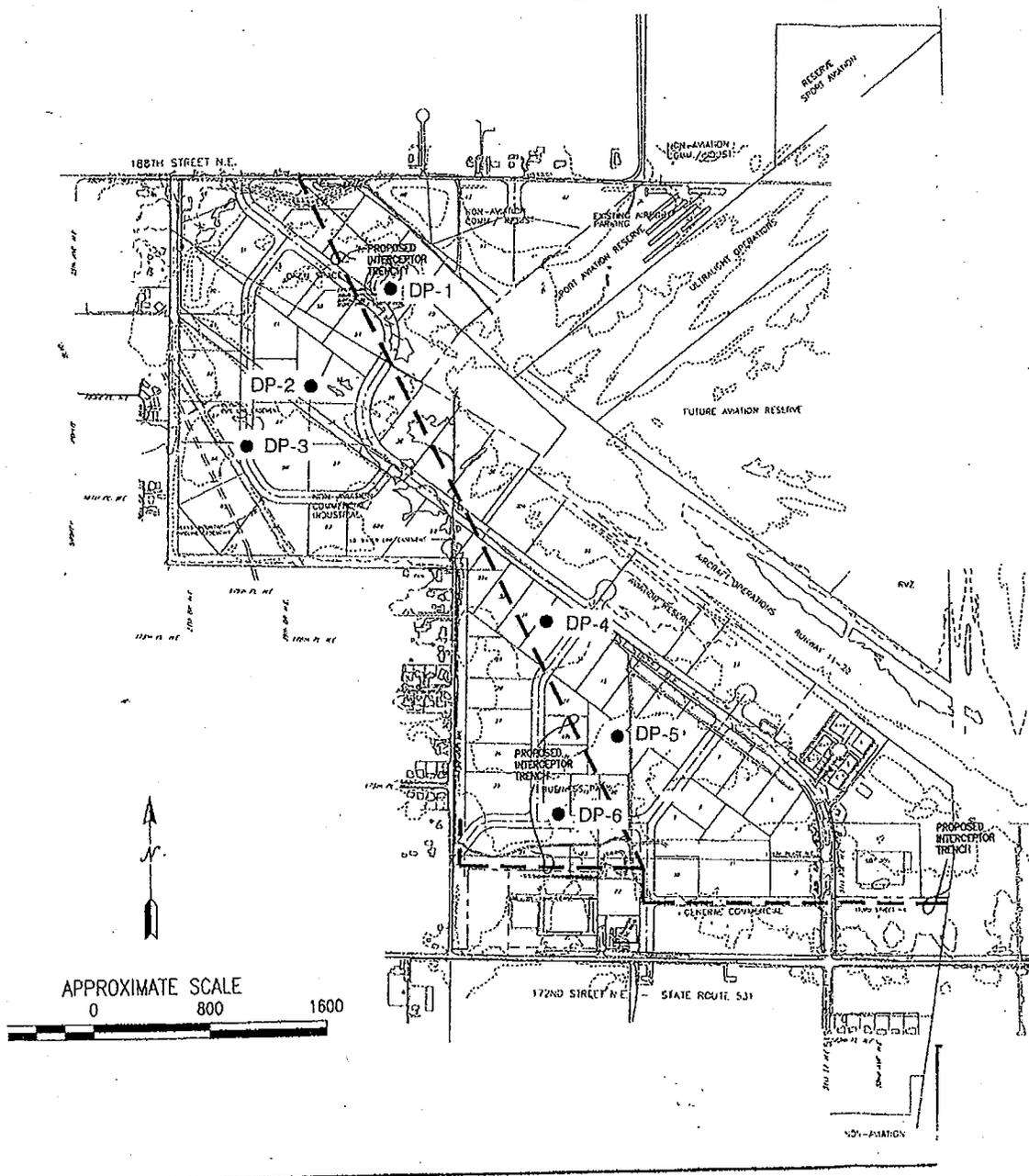


Sec 21, T13N, R5E
 Latitude: 48° 1' 33"
 Longitude: 122° 10' 6.2"
 Proposed: JD
 IN _____

PURPOSE: Jurisdictional Determination
 DATUM
 ADJACENT PROPERTY OWNERS:

- ①
- ②

AT Arlington
 COUNTY OF Spotsylvania STATE VA
 APPLICATION BY Arlington Municipal Apt
 SHEET 1 OF 2 DATE 5/4/2000
 File: 2000-400694



DP-2 ● Approximate Data Point Location

PURPOSE: *Jurisdictional Determination*

DATUM

ADJACENT PROPERTY OWNERS:

- ①
- ②

Proposed: JD

IN
 AT *Arlington*
 COUNTY OF *Dorchester* STATE *MA*
 APPLICATION BY *Arlington Municipal*
 SHEET *2* OF *2* DATE *5/4/2000*

File 2000-4-00694

Appendix C
Critical Area Determination Map

CRITICAL AREA DETERMINATION MAP ARLINGTON AIR NORTH

PORTION OF SECTION 21, TOWNSHIP 31N, RANGE 5E, W.M.

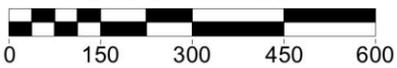


LEGEND

- S1 DATA SITE
- STUDY AREA
- ASSESSOR PARCELS



Scale 1" = 300'



Wetland Resources, Inc.
Delineation / Mitigation / Restoration / Habitat Creation / Permit Assistance
 9505 19th Avenue S.E. Suite 106 Everett, Washington 98208
 Phone: (425) 337-3174
 Fax: (425) 337-3045
 Email: mailbox@wetlandresources.com

CRITICAL AREA DETERMINATION MAP
ARLINGTON AIR NORTH
 ARLINGTON, WA

SMARTCAP CRE Value Fund 3, LLC Sheet 1/1
 Attn: Morgan McGrath WRI #: 22091
 8201 164th Ave NE, #105 Drawn by: AH
 Redmond, WA 98052 Date: 04.15.2022