
NORTH MASON REGIONAL FIRE AUTHORITY

Fire Station & Facilities

Detail Report





August 19, 2014

Board of Fire Commissioners,

Over the past 10 years the Fire District/Authority has taken steps to address the needs and concerns that arise with aging equipment and vehicles. The Authority has been diligent in its short, medium and long term planning, ensuring that equipment and vehicle replacement needs are met with adequate resources rather than by surprise. The Authority has been proactive in providing our responders with reliable equipment that meets the demands of the job. The Authority's equipment and vehicles are in excellent condition and ongoing replacement planning will maintain such status well into the future. In the area of capital facilities and Fire Stations, the Authority has not taken the same proactive measures. With attention given to Authority equipment and vehicles the Authority has not had the opportunity to develop facilities planning that strives to meet future facility needs.

The average age of the of the Authority's Fire Stations is 30 years. The average age for Fire Stations that maintain staff operations is 40 years. Most facilities are in good condition for their age and use, which is a testament to good maintenance and care programs. But most Fire Stations require a sliding degree of future resource attention and allocation.

The Authority's makeup and landscape has changed dramatically in 30 years' time. The Authority has emerged from an all-volunteer Fire District that protected the Belfair core, to a consolidation of Fire Districts that serve all of North Mason. As the community has grown and evolved so have emergency call demand, community expectation and service delivery. Many of the facilities built 40 years ago as a gathering place for all-volunteer Fire District and community activities are falling behind in meeting the needs of an Authority that requires facilities to serve as offices, work spaces, residences and bases for emergency operations.

While the Authority is well positioned with its resources, addressing all facility needs will not happen overnight. It is essential that the Fire Authority begin the planning process with community engagement to help meet ongoing facility needs in a strategic, logical and *feasible* way. We are at an optimal time to engage in facility planning as the Authority is set to get underway with a strategic planning process that will help define the future of the Authority.

The intent of the contents of this report is to help give a baseline as to the current status of Authority facilities. The contents include location and basic pertinent information on all Authority facilities that can help guide future decision making and planning processes. I am confident that proper facilities' planning is critical to the future success of the Fire Authority. I also attest that facility "needs" surpass the "wants" that are often found in facility planning. It is my intent to properly communicate these needs and work with the Board of Fire Commissioners and the community in addressing them.

I thank you for your time and consideration.

Beau Bakken, Fire Chief



STATION 21

460 NE OLD BELFAIR HWY
BELFAIR, WA 98528

Fire Station 21 serves as the headquarters fire station for the North Mason Regional Fire Authority. The Station houses the District's administration and non-emergency response personnel. The Station was originally constructed in 1971 after the Fire District determined that it would move from its headquarters at the Highway 3 and 300 intersections. This Fire Station provides emergency response throughout the Fire Authority with primary response coverage in the downtown Belfair area.

The Station sits on 2.5 acres that is perfectly situated to serve as the Authority's headquarters. In 1971 the Fire District did not maintain career firefighters. The Fire Station was built to provide a work and social gathering place for volunteer responders and the community. In 1971 the Fire Station was comprised of three large rooms (community hall, firefighter recreation area and an apparatus bay), kitchen and restrooms. Since that time the station has been continually remodeled to accommodate the District's growth. This has included the addition of offices and bedrooms for staff and volunteers who respond from the Fire Station around the clock.

Parcel Number:	1232911 -60050
Parcel Acreage/Square Feet:	2.5 Acres
County Zoned Status:	Urban Growth Area
Area Served:	Belfair
Volunteer/Staffed:	Staffed
Owned/Leased:	Owned
Ownership Agreements:	N/A
Square Footage:	7,632
Number of Stories:	1
Floor Type:	Concrete Slab
Year Built:	1971
Remodeled Y/N, Year:	Yes, 2010
Number of Bays:	4
Max Vehicle Length:	48'
Heating Type:	Gas
Age of Heating Unit:	10 Years

A/C-Y/N, Type:	Yes, Standalone Forced Air
Age of Cooling Unit:	4 Years, Offices; 11 Years, Crew Area
Insulation, Type & Condition:	Yes, R19, Poor/Missing
Number of Windows:	15

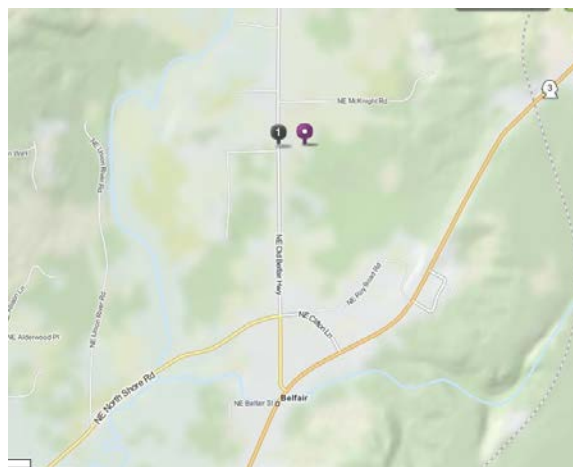


STATION 21

Type of Windows:	2 Pane Sliding
Construction Type:	Type II
Roof Type, Age, Condition:	Sheet Metal, 7 Years, Fair
Siding:	Sheet Metal, Brick Facade
Number of Rooms:	4 Bedrooms
Living Quarters Y/N:	Yes
Facilities (Kitchen, Bed, Etc.):	Kitchen, Bed, Conf. Rm, Offices, Day Rm.
Alarm System Y/N:	No
Alarm Type (Fire/Police):	N/A
Security System Y/N, Type:	Yes, Camera
Recent Improvements:	Yes
GPS Coordinates:	47.460268 -122.826675
Legal Description:	Track 5 of NE NE, Section 29, Township 23, Range 1W
WSRB Status (Recognized?):	Yes
Generator Power Y/N:	Yes
Generator Age, Condition:	1992, Good
Generator Capacity:	40 kW
PUD Energy Conversion Y/N:	Yes
Septic Type, Age, Condition:	Pump Residential, 11 Years, Poor



Septic Notes:	Upgraded 2003
Exhaust System Y/N, Age, Type:	Yes, 7 Years, Plymovent
Rain Gutters Y/N, Condition:	Yes, Good
Insured Amount (Bldg./Personal/Earthquake Flood):	\$1,677,544
County Assessed Value:	\$405,000
Recorded Easements:	No
Irrigation System Y/N, Condition:	No
Disaster Center Capability:	Yes
Parking Surface:	Concrete
Number of Parking Spaces:	30
PUD Street Lighting, Y/N, Cost:	Yes



STATION 21

UTILITIES/OPERATING COSTS:**Water:**

Belfair Water Dist. #1, Average Water Bill: \$144.97

Energy:

PUD #3, Average Energy Bill: \$515.52

Phone:

Century Link, Average Phone Bill: \$393.45

Garbage Service:

Mason County Garbage

2YD Container, 96 Commingle

Average Garbage Bill: \$88.91

Other Services (Internet, Cable, Etc.): Internet/Cable**Natural Gas:**

Cascade Natural Gas, Average Gas Bill: \$238.16

Annual Operating Cost: \$16,572



STATION 21-2

460 NE OLD BELFAIR HWY
BELFAIR, WA 98528

Station 21-2 was constructed in 2000 and it was designed with the primary intent to meet the growing space and facility needs of the Fire District. With the increase in emergency calls and the instance of multiple calls at the same time, the District had a need to provide for additional equipment and vehicle storage on site. The Fire Station is located on the same property parcel as Station 21 and it is designed to provide indoor housing for as many as four Authority vehicles, provide working shop space and storage. The station was retrofitted in 2010 to add a SCBA “clean” room.

Parcel Number:	12329-11-60050	Construction Type:	Type II
Parcel Acreage/Square Feet:	2.5 Acres	Roof Type, Age, Condition:	Sheet Metal, 7 Years, Good
County Zoned Status:	Urban Growth Area	Siding:	Sheet Metal
Area Served:	Belfair	Number of Rooms:	1
Volunteer/Staffed:	Staffed	Living Quarters Y/N:	No
Owned/Leased:	Owned	Facilities (Kitchen, Bed, Etc.):	N/A
Ownership Agreements:	N/A	Alarm System Y/N:	No
Square Footage:	2,400	Alarm Type (Fire/Police):	N/A
Number of Stories:	1	Security System Y/N, Type:	Yes, Camera
Floor Type:	Concrete Slab	Recent Improvements:	No
Year Built:	2000	GPS Coordinates:	47.460268 -122.826675
Remodeled Y/N, Year:	No	Legal Description:	Track 5 of NE NE
Number of Bays:	4	WSRB Status (Recognized?):	Yes
Maximum Vehicle Length:	36'	Generator Power Y/N:	Yes
Heating Type:	Gas	Generator Age, Condition:	Wired For Voltage
Age of Heating Unit:	1999	Generator Capacity:	5 kW
A/C-Y/N, Type:	No	PUD Energy Conversion Y/N:	Yes
Age of Cooling Unit:	N/A	Septic Type, Age, Condition:	No
Insulation, Type, Condition:	Yes, Batten, Good	Septic Notes:	N/A
Number of Windows:	2	Exhaust System Y/N, Age, Type:	No
Type of Windows:	2 Pane, Sliding	Rain Gutters Y/N, Condition:	Yes, Good

STATION 21-2

Insured Amount (Bldg./Personal/Earthquake flood):

\$374,643

County Assessed Value: \$405,000

Recorded Easements: No

Irrigation System Y/N, Condition:

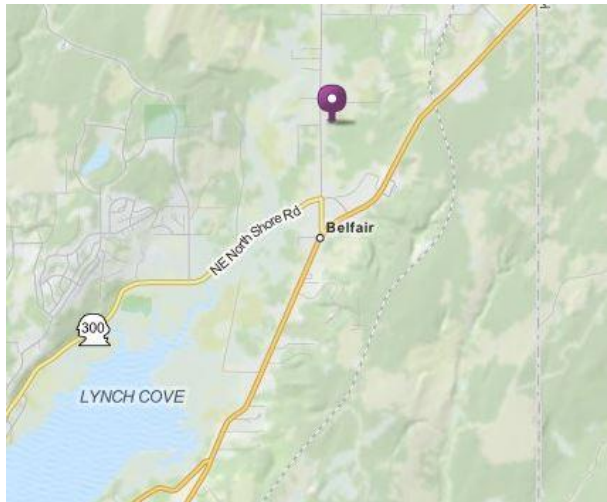
No

Disaster Center Capability: No

Parking Surface: Asphalt

Number of Parking Spaces: 30 Shared with
Sta. 21

PUD Street Lighting, Y/N, Cost: Yes



UTILITIES:

Water: N/A

Energy:

PUD #1

Average Energy Bill: \$160.31

Phone: N/A

Garbage Service, (Type): See Sta. 21

Other Services (Internet, Cable, Etc.): N/A

Natural Gas: See Sta. 21

Annual Operating Cost: \$1,923.72



STATION 22

3541 NE NORTH SHORE RD
BELFAIR, WA 98528

Fire Station 22 is a two bay Fire Station located just past Belfair State Park on the Northshore Road. It was built in 1980 on a small portion of land that is owned by Mason County. In 1980, the Fire District entered a cooperative arrangement with Mason County Public Works in which Fire District services are exchanged for a 35 year lease of the land. That lease is set to expire in 2015 and the Fire Authority is working with the County for future lease/purchase options. Fire Station 22 is an all-volunteer fire station that only provides housing for two Authority vehicles. Station 22 is the busiest of the Authority's volunteer Fire Stations providing primary response coverage to Northshore Road, View Crest, Beards/Lynch Coves, and Mission Creek.

Parcel Number: 22201-22-60150
Parcel Acreage/Square Feet: 5,000
County Zoned Status: RR-5 Acres
Area Served: Northshore
Volunteer/Staffed: Volunteer
Owned/Leased: Leased- Mason

County

Ownership Agreements: See Appendix

Square Footage: 1,200

Number of Stories: 1

Floor Type: Concrete Slab

Year Built: 1980

Remodeled Y/N, Year: No

Number of Bays: 2

Maximum Vehicle Length: 33'

Heating Type: Forced Air

Electric

Age of Heating Unit: 1995

A/C-Y/N, Type: No

Age of Cooling Unit: N/A

Insulation, Type, Condition: Yes, Fiberglass
Batts, Good

Number of Windows: 2
Type of Windows: Double Pane Vinyl
Construction Type: Metal
Roof Type, Age, Condition: Metal, 1980,
Good
Siding: Metal

Number of Rooms: N/A

Living Quarters Y/N: No

Facilities (Kitchen, Bed, Etc.): No

Alarm System Y/N: No

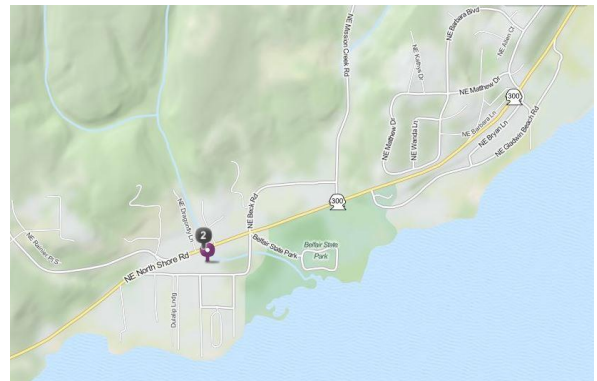
Alarm Type (Fire/Police): N/A

Security System Y/N, Type: No



STATION 22

Recent Improvements: No
GPS Coordinates: 47.429376 -122.884208
Legal Description: PCL 5 OF BLA #96-56
PTN NW NW
WSRB Status (Recognized?): Yes
Generator Power Y/N: No
Generator Age, Condition: N/A
Generator Capacity: N/A
PUD Energy Conversion Y/N: No
Septic Type, Age, Condition: N/A
Septic Notes: N/A
Exhaust System Y/N, Age, Type:
No
Rain Gutters Y/N, Condition: Yes, Good
Insured Amount (Bldg./Personal/Earthquake/Flood):
\$174,831
County Assessed Value: \$80,780
Recorded Easements: N/A
Irrigation System Y/N, Condition:
No
Disaster Center Capability: No
Parking Surface: Asphalt
Number of Parking Spaces: 1
PUD Street lighting, Y/N, Cost: No



UTILITIES:

Water: N/A
Energy:
PUD #3
Average Energy Bill: \$143.03
Phone: N/A
Garbage Service: N/A
Other Services (Internet, Cable, Etc.): N/A
Natural Gas: N/A
Annual Operating Cost: \$1,716.36



STATION 23

1801 E TRAILS END DR
BELFAIR, WA 98528

Station 23 is located on Trails End Lake and it serves as a two bay all-volunteer fire station for the Trails End Lake and Southshore Communities. The Station was initially built through a cooperative arrangement with the Trails End Lake Water District, who originally owned the building and land. The building initially served as a combined Fire Station and storage/office facility for the Water District. Since the initial cooperative arrangement took effect the Fire District has purchased the building and property in full. The Water District no longer maintains any interest or operation in the building. The Fire Station has a single restroom and a small office for Authority record storage, but no other living facilities.

Parcel Number: 22223-51-02045
Parcel Acreage/Square Feet: .75 Acres
County Zoned Status: RR-5 Acres
Area Served: Southshore
Volunteer/Staffed: Volunteer
Owned/Leased: Owned
Ownership Agreements: N/A
Square Footage: 1,000
Number of Stories: 1
Floor Type: Concrete Slab
Year Built: 1985
Remodeled Y/N, Year: Yes, 2013
Number of Bays: 2
Maximum Vehicle Length: 31'
Heating Type: Electric
Age of Heating Unit: 1-1986, 1-2005
A/C-Y/N, Type: No
Age of Cooling Unit: N/A
Insulation, Type, Condition: Yes, R11 3 ½,
Ok
Number of Windows: 1

Type of Windows: 2 Pane Sliding
Construction Type: Type V
Roof Type, Age, Condition: Metal, 1999,
Good
Siding: Sheet Metal
Number of Rooms: 1
Living Quarters Y/N: No
Facilities (Kitchen, Bed, Etc.): Restroom,
Office
Alarm System Y/N: No
Alarm Type (Fire/Police): N/A
Security System Y/N, Type: No
Recent Improvements: Restroom,
Office, Loft
GPS Coordinates: 47.382077 -122.88905
Legal Description: Trails End Div.
2, BLK:2, Lot:45,
Shoreline
WSRB Status (Recognized?): Yes
Generator Power Y/N: No

STATION 23

Generator Age, Condition: N/A
Generator Capacity: N/A
PUD Energy Conversion Y/N: No
Septic Type, Age, Condition: Privy, 1986,
Good
Septic Notes: Not suitable for 24 Hour Use
Exhaust System Y/N, Age, Type: No
Rain Gutters Y/N, Condition: Yes, Good
Insured Amount (Bldg./Personal/Earthquake Flood):
\$174,831
County Assessed Value: \$92,815
Recorded Easements: N/A
Irrigation System Y/N, Condition:
No
Disaster Center Capability: No
Parking Surface: Gravel
Number of Parking Spaces: 2
PUD Street lighting, Y/N, Cost: No

UTILITIES:

Water:

Trails End Water District
Average Water Bill: \$31.00

Energy:

PUD #3
Average Energy Bill: \$98.70

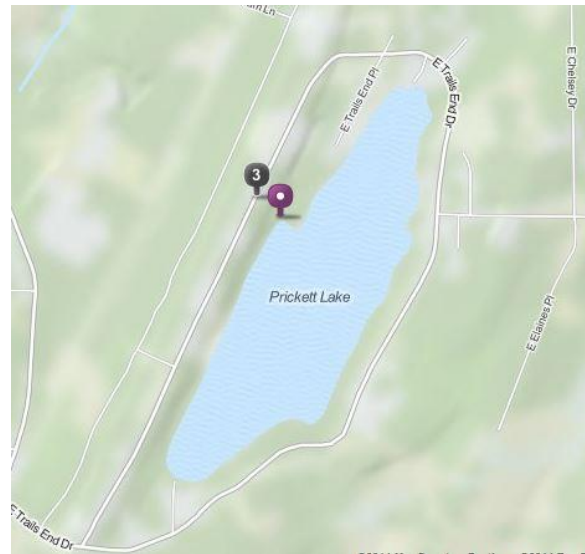
Phone: N/A

Garbage Service: N/A

Other Services (Internet, Cable, Etc.): N/A

Natural Gas: N/A

Annual Operating Cost: \$1,556.40





STATION 24

101 TIGER LAKE RD W
BELFAIR, WA 98528

Station 24 is the newest of the Fire Authority's Fire Stations having been built in 2003. The Fire Station is all-volunteer and houses two emergency response vehicles. The Station protects the Tri-Lakes area. It has a restroom and a generator for emergency power. The Station sits on two acres that was given to the Fire District by Pope Resources in the early 2000's. The Fire Station was initially intended to be a joint venture between South Kitsap Fire and Rescue (SKF&R) and the Fire District but budget cuts at SKF&R caused them to abandon the project.

Parcel Number: 12305-22-90001
Parcel Acreage/Square Feet: 2.09 Acres
County Zoned Status: RR-5 Acres
Area Served: Tri-Lakes
Volunteer/Staffed: Volunteer
Owned/Leased: Owned
Ownership Agreements: N/A
Square Footage: 2,050
Number of Stories: 1
Floor Type: Concrete Slab
Year Built: 2003
Remodeled Y/N, Year: No
Number of Bays: 2
Maximum Vehicle Length: 35'
Heating Type: Electric
Age of Heating Unit: 11 Years
A/C-Y/N, Type: No
Age of Cooling Unit: N/A
Insulation Type, Condition: Fiberglass Batts, Good
Number of Windows: 1
Type of Windows: Vinyl
Construction Type: Type II

Roof Type, Age, Condition: Metal, 2003, Good
Siding: Metal
Number of Rooms: 1
Living Quarters Y/N: No
Facilities (Kitchen, Bed, Etc.): Restroom
Alarm System Y/N: Yes
Alarm Type (Fire/Police): Fire
Security System Y/N, Type: No
Recent Improvements: No



STATION 24

GPS Coordinates: 47.518104 -122.83636
Legal Description: GOVT LOT 3, E OF R/W
LOT: 1 OF SP #2948
AF#1766949

WSRB Status (Recognized?): Yes
Generator Power Y/N: Yes
Generator Age, Condition: 1966, Poor
Cummins 4cyl.
Generator Capacity: 35 kW
PUD Energy Conversion Y/N: No
Septic Type, Age, Condition: Privy, 1986,
Fair
Septic Notes: N/A
Exhaust System Y/N, Age, Type:
No
Rain Gutters Y/N, Condition: Yes, Needs
Repair
Insured Amount (Bldg./Personal/Earthquake/Flood):
\$174,831
County Assessed Value: \$142,715
Recorded Easements: None
Irrigation System Y/N, Condition:
No
Disaster Center Capability: No
Parking Surface: Paved Ramp,
Parking Dirt
Number of Parking Spaces: 10
PUD Street Lighting, Y/N, Cost: No



UTILITIES:

Water:

PUD #1
Average Water Bill: \$40.11

Energy:

PUD #1
Average Energy Bill: \$158.40

Phone:

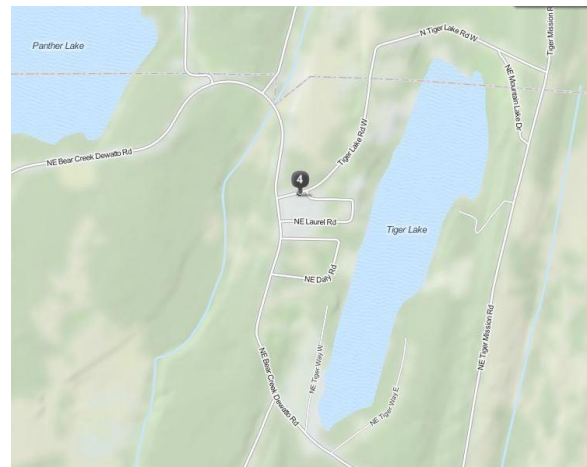
Century Link
Average Phone Bill: \$110.69

Garbage Service, (Type): N/A

Other Services (Internet, Cable, Etc.): N/A

Natural Gas: N/A

Annual Operating Cost: \$3,710.40





STATION 25

121 E CHRISTMAS TREE PL
BELFAIR, WA 98528

Station 25 is located in the Twanoh Falls neighborhood and it is a single bay Fire Station that houses a single Fire Engine. The Fire Station is all-volunteer and protects the Twanoh Falls, Twanoh Heights and Southshore communities. The Fire Stations property was given to the Fire District by the Twanoh Falls community through a special arrangement in which, should the Fire District ever stop using the Fire Station the property's ownership reverts back to the community. The Fire Station has generator power but no other facilities.

Parcel Number: 22221-53-00025
Parcel Acreage/Square Feet: .5 Acres
County Zoned Status: RR-5 Acres
Area Served: Twanoh
Volunteer/Staffed: Volunteer
Owned/Leased: Owned
Ownership Agreements: See Appendix
Square Footage: 550
Number of Stories: 1
Floor Type: Concrete Slab
Year Built: 1985
Remodeled Y/N Year: No
Number of Bays: 1
Maximum Vehicle Length: 29'
Heating Type: Electric
Age of Heating Unit: 1985, Needs Replacement
A/C-Y/N, Type: No
Age of Cooling Unit: N/A
Insulation, Type, Condition: Yes, R11 3 ½, Poor
Number of Windows: 0
Type of Windows: N/A

Construction Type: Type V
Roof Type, Age, Condition: Wood, 15 Years, Ok
Siding: Sheet Metal
Number of Rooms: 0
Living Quarters Y/N: No
Facilities (Kitchen, Bed, Etc.): N/A
Alarm System Y/N: No
Alarm Type (Fire/Police): N/A
Security System Y/N, Type: No
Recent Improvements: N/A
GPS Coordinates: 47.375484 -122.941272
Legal Description: TWANOHO FALLS
 ADD #1 LOT: 25
WSRB Status (Recognized?): Yes



STATION 25

Generator Power Y/N: Yes
Generator Age, Condition: 1986, Good
Generator Capacity: 30 kW
PUD Energy Conversion Y/N: No
Septic Type, Age, Condition: Gravity, 2003, Good
Septic Notes: N/A
Exhaust System Y/N, Age, Type: No
Rain Gutters Y/N, Condition: Yes, Good
Insured Amount (Bldg./Personal/Earthquake/Flood): \$174,831
County Assessed Value: \$55,360
Recorded Easements: N/A
Irrigation System Y/N, Condition: No
Disaster Center Capability: Yes
Parking Surface: Concrete
Number of Parking Spaces: 2
PUD Street Lighting, Y/N, Cost: No

UTILITIES:

Water:

Twanoh Falls Water
 Average Water Bill: \$0.00

Energy:

PUD #3
 Average Energy Bill: \$82.42

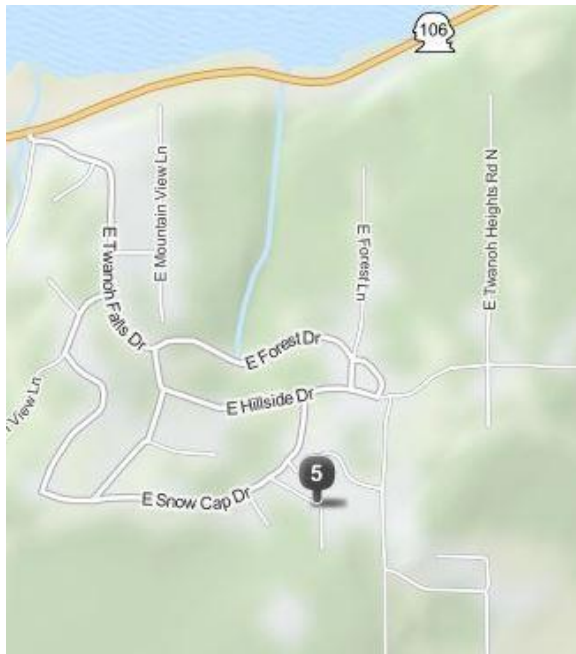
Phone: N/A

Garbage Service: N/A

Other Services (Internet, Cable, Etc.): N/A

Natural Gas: N/A

Annual Operating Cost: \$989.04





STATION 27

60 NE COLLINS LAKE DR
TAHUYA, WA 98588

Fire Station 27 is located at Collins Lake and it serves as a 24 hour staffed Fire Station within the Authority. It serves the Collins Lake and much of the Tahuya Peninsula community. The Fire Station was originally built in 1984 as a four bay fire station that was designed for all-volunteer capacity. It was built and owned by Mason County Fire District 15, who consolidated with Mason County Fire District 2 in 1991. In 1996 the facility was remodeled to provide overnight living facilities for a newly implemented student resident volunteer firefighter program. In 2009 it was upgraded and remodeled again to accommodate full time staffing of the station.

Parcel Number: 22331-53-00033
Parcel Acreage/Square Feet: 1 Acre
County Zoned Status: Inholding Lands
Area Served: Collins Lake
Volunteer/Staffed: Staffed
Owned/Leased: Owned
Ownership Agreements: N/A
Square Footage: 1,600 (Living)
 1,700 (Bay)
Number of Stories: 1
Floor Type: Concrete
Year Built: 1984
Remodeled, Year: 1996 - Garage
 Addition, 2008-
 Interior
Number of Bays: 2
Maximum Vehicle Length: 40'
Heating Type: Heat Pump
Age of Heating Unit: 1998
A/C-Y/N, Type: Yes, Heat Pump
 AC
Age of Cooling Unit: 1998

Insulation, Type, Condition: Yes, Fiberglass
 Batts, Good
Number of Windows: 7
Type of Windows: Vinyl, Double
 Pane
Construction Type: Wood
Roof Type, Age, Condition: Metal, 2008,
 Good
Siding: Cement Board
 Lap
Number of Rooms: 3
Living Quarters Y/N: Yes



STATION 27

Facilities (Kitchen, Bed, Etc.): Kit, 3 Bed, 2 Bath, 1 Shower, Laundry

Alarm System Y/N: No

Alarm Type (Fire/Police): N/A

Security System Y/N, Type: Yes, Cameras

Recent Improvements: Remodel 2008

GPS Coordinates: 47.436505 -122.984201

Legal Description: COLLINS LAKE #4 TR 33

WSRB Status (Recognized?): Yes



Generator Power Y/N: Yes

Generator Age, Condition: 7/30/2013, Excellent

Generator Capacity: 18 kW

PUD Energy Conversion Y/N: Yes

Septic Type, Age, Condition: Gravity, 1984, Good

Septic Notes: N/A

Exhaust System, Age, Type: Yes, 2008, Plymovent

Rain Gutters Y/N, Condition: Yes, Good

Insured Amount (Bldg./Personal/Earthquake/Flood): \$457,896

County Assessed Value: \$241,990

Recorded Easements: None

Irrigation System Y/N, Condition: No



Disaster Center Capability: Yes

Parking Surface: Asphalt

Number of Parking Spaces: 3

Note: Room for Additional

PUD Street Lighting, Y/N, Cost: No

UTILITIES/OPERATING COSTS:

Water:

Collins Lake Water
Average Water Bill: \$73.23

Energy:

PUD #3
Average Energy Bill: \$346.96

Phone:

Century Link,
Average Phone Bill: \$126.44

Garbage Service:

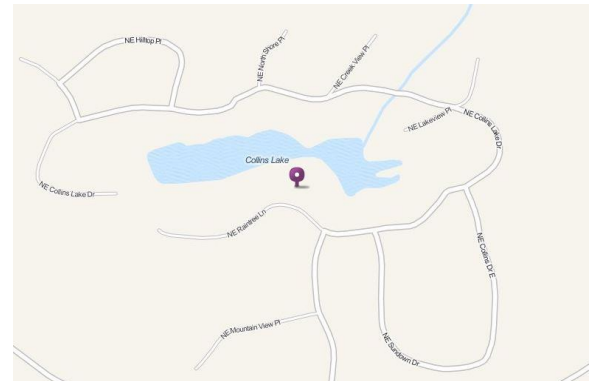
Mason County Garbage
1.5 YD. Container
Average Garbage Bill: \$49.77

Other Services (Internet, Cable, Etc.):

Internet/Cable

Natural Gas: N/A

Annual Operating Cost: \$7,156.80



STATION 27

Additional Station Photos:





STATION 28

2625 NE DEWATTO HOLLY RD
BELFAIR, WA 98528

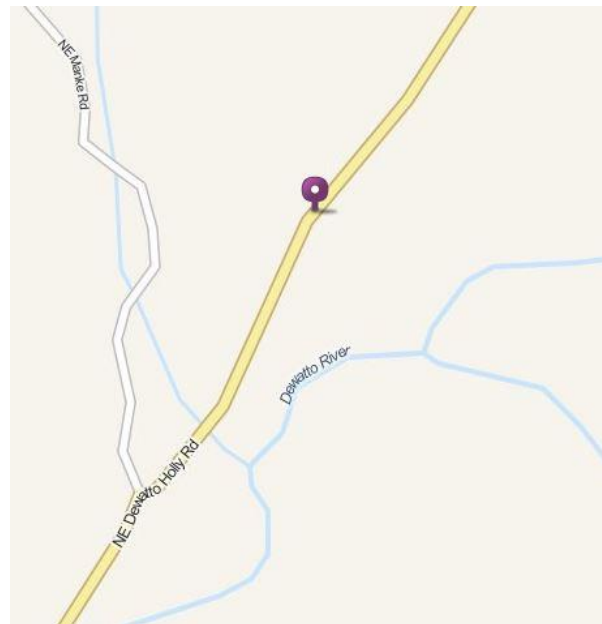
Fire Station 28 is located in Dewatto at the intersection of Dewatto-Holly Road and Manke Road. It serves the community of Dewatto as an all-volunteer two bay fire station. Fire Station 28 is the only station (other than the land at Station 22) that is not owned by the Fire District. The station and land is leased from the Huson family for \$200 per month. It does not have generator power or any rooms.

Parcel Number:	32323-24-00000	Construction Type:	Type II
Parcel Acreage/Square Feet:	10 Acres	Roof Type, Age, Condition:	Metal, 1988, Poor
County Zoned Status:	RR20	Siding:	Metal
Area Served:	Dewatto	Number of Rooms:	N/A
Volunteer/Staffed:	Volunteer	Living Quarters Y/N:	No
Owned/Leased:	Leased, Mike Huson	Facilities (Kitchen, Bed, Etc.):	N/A
Ownership Agreements:	See Appendix	Alarm System Y/N:	No
Square Footage:	690	Alarm Type (Fire/Police):	N/A
Number of Stories:	1	Security System Y/N, Type:	No
Floor Type:	Concrete Slab	Recent Improvements:	N/A
Year Built:	1988	GPS Coordinates:	47.470815 -123.026688
Remodeled Y/N Year:	No	Legal Description:	SE SE NW EX
Number of Bays:	2		
Maximum Vehicle Length:	25'		
Heating Type:	Electric, Wall Units		
Age of Heating Unit:	1995		
A/C-Y/N, Type:	No		
Age of Cooling Unit:	N/A		
Insulation Type, Condition	Y, Fiberglass Batts, Poor Condition		
Number of Windows:	0		
Type of Windows:	N/A		



STATION 28

WSRB Status (Recognized?):	Yes
Generator Power Y/N:	No
Generator Age, Condition:	N/A
Generator Capacity:	N/A
PUD Energy Conversion Y/N:	No
Septic Type, Age, Condition:	N/A
Septic Notes:	N/A
Exhaust System, Age, Type:	No
Rain Gutters, Condition:	Yes, Fair
Insured Amount (Bldg./Personal/Earthquake /Flood):	\$174,831
County Assessed Value:	\$159,780
Recorded Easements:	None
Irrigation System Y/N, Condition:	No
Disaster Center Capability:	No
Parking Surface:	Dirt
Number of Parking Spaces:	2
PUD Street Lighting, Y/N, Cost:	Yes



UTILITIES/OPERATING COSTS:

Water:	N/A
Energy:	
PUD #3	
Average Energy Bill:	\$46.90
Phone:	N/A
Garbage Service:	N/A
Other Services (Internet, Cable, Etc.):	N/A
Natural Gas:	
Annual Operating Cost:	\$562.80



STATION 81

14880 NE NORTHSORE RD
TAHUYA, WA 98588

Station 81 is located in Tahuya and it formally served as the headquarters fire station for Mason County Fire District 8. The Fire Station has undergone several retrofits to add a community meeting room, restroom facilities and 4 emergency vehicle bays. The Fire Station maintains day time staffing but has several features that provide safety concerns. This includes station electrical wiring, rot and office location (in apparatus bays). The Fire Station shares many of its amenities with the Tahuya Community Club and it hosts numerous community events and activities. While being staffed during the day the Fire Station lacks overnight accommodations that would allow for overnight staffing of the Fire Station.

Parcel Number: 32227-54-00069

Parcel Acreage/Square Feet: 2 Acres

County Zoned Status: RR-5 Acres

Area Served: Tahuya
Peninsula

Volunteer/Staffed: Staffed

Owned/Leased: Owned

Ownership Agreements: N/A

Square Footage: 4,628

Number of Stories: 1

Floor Type: Concrete

Year Built: 1967

Remodeled Y/N Year: 1980

Number of Bays: 4

Maximum Vehicle Length: 31' / 39'

Heating Type: Electric, Ductless

Age of Heating Unit: 2014

A/C-Y/N, Type: Yes, Ductless

Age of Cooling Unit: 2014

Insulation, Type, Condition: Yes, R19, Poor

Number of Windows: 19

Type of Windows: Single Pane, App Bay; Double
Pane, All Others

Construction Type: 5

Roof Type, Age, Condition: Flat-pitched,
2002, Good

Siding: T1-11

Number of Rooms: 7

Living Quarters Y/N: No

Facilities (Kitchen, Bed, Etc.): Kitchen, Restroom,
Storage, Office, App Bay, Conf.

Alarm System Y/N: No

Alarm Type (Fire/Police): N/A

Security System Y/N, Type: Yes, Cameras



STATION 81

Recent Improvements: Ductless Heating
Electric, Wiring,
Airlines

GPS Coordinates: 47.4119711 -123.101107

Legal Description: SHOREBROOK TR 69

WSRB Status (Recognized?): Yes

Generator Power Y/N: Yes

Generator Age, Condition 2008, Good

Generator Capacity: 30 kW

PUD Energy Conversion Y/N: No

Septic Type, Age, Condition: Gravity, 1980,
Ok

Septic Notes: N/A

Exhaust System, Age, Type: No

Rain Gutters Y/N, Condition: Yes, Good

Insured Amount (Bldg./Personal/Earthquake/ Flood):

\$532,261

County Assessed Value: \$155,950

Recorded Easements: None

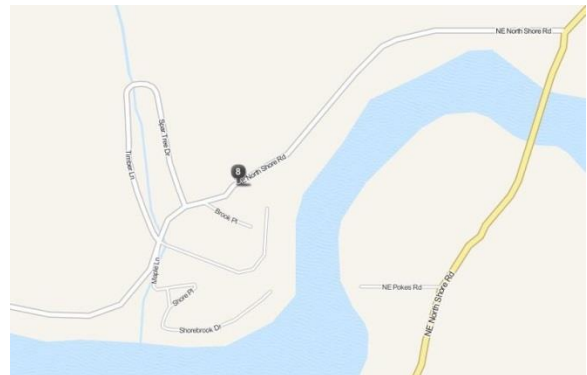
Irrigation System, Condition: Yes, Fair

Disaster Center Capability: Yes

Parking Surface: Asphalt, Dirt

Number of Parking Spaces: 5

PUD Street lighting, Y/N, Cost: Yes



STATION 81

UTILITIES/OPERATING COSTS:

Water:

Shorebrook

Average Water Bill: \$0.00*

**Agreement for Hall Rental in exchange for Water*

-See Appendix

Energy:

PUD #3

Average Energy Bill: \$281.06

Phone:

Century Link

Average Phone Bill: \$72.08

Garbage Service:

Mason County Garbage

32oz Can Pick Up & 2 Yd. 96 Commingle

Average Garbage Bill: \$26.66, \$61.39

Other Services (Internet, Cable, Etc.): Internet/Cable

Natural Gas: N/A

Annual Operating Cost: \$4,974.36



STATION 82

9550 NE BELFAIR TAHUYA
TAHUYA, WA 98588

Station 82 consists of two independent single bay fire stations that serve the Maggie Lake Community. The stations house an engine and an ambulance. They are located on property that is owned by the Cady family, which is leased by the Fire Authority for a dollar per year. The stations are all-volunteer and do not provide any amenities.

Parcel Number: 32214-75-00500
Parcel Acreage/Square Feet: 5.25 Acres
County Zoned Status: RR20
Area Served: Tahuya Peninsula
Volunteer/Staffed: Volunteer
Owned/Leased: Leased- Don Cady
Ownership Agreements: See Appendix
Square Footage: 600 (Bay), 720 (Dbl. Bay)
Number of Stories: 1
Floor Type: Concrete
Year Built: 1978
Remodeled Y/N Year: No
Number of Bays: 3
Maximum Vehicle Length: 29'
Heating Type: Electric Wall Board
Age of Heating Unit: 1998
A/C-Y/N, Type: No
Age of Cooling Unit: N/A
Insulation, Type, Condition: Yes, R19, Ok
Number of Windows: None
Type of Windows: N/A

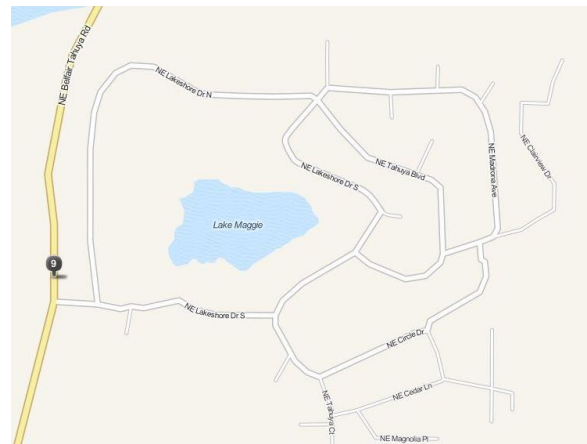
Construction Type: 5
Roof Type, Age, Condition: Pitched, 1998, Poor
Siding: T1-11
Number of Rooms: 1
Living Quarters Y/N: No
Facilities (Kitchen, Bed, Etc.): App Bay
Alarm System Y/N: No
Alarm Type (Fire/Police): N/A
Security System Y/N, Type: No
Recent Improvements: N/A
GPS Coordinates: 47.401505 -123.034849
Legal Description: TR 5 OF SURVEY 26/82-83
WSRB Status (Recognized?): Yes



Generator Power Y/N:	No
Generator Age/Condition:	N/A
Generator Capacity:	N/A
PUD Energy Conversion Y/N:	No
Septic Type, Age, Condition:	N/A
Septic Notes:	N/A
Exhaust System, Age, Type:	No
Rain Gutters Y/N, Condition:	Yes, Poor
Insured Amount (Bldg./Personal/Earthquake flood):	\$54,447
County Assessed Value:	\$22,440
Recorded Easements:	None
Irrigation System, Condition:	No
Disaster Center Capability:	No
Parking Surface:	Asphalt, Dirt
Number of Parking Spaces:	8
PUD Street Lighting, Y/N, Cost:	No



Water:	
Maggie Lake Water	
Average Water Bill:	\$30.00
Energy:	
PUD #3	
Average Energy Bill:	\$55.66
Phone:	N/A
Garbage Service:	N/A
Other Services (Internet, Cable, Etc.):	N/A
Natural Gas:	N/A
Annual Operating Cost:	\$1,027.92





STATION 83

620 NE HURD RD
BELFAIR, WA 98528-7729

Station 83 is located in the Belfair View Estates Community and it is a three bay fire station that houses an engine and an ambulance. The fire station is all-volunteer and does not have living amenities. Station 83 does not have generator power.

Parcel Number:	32224-75-90141	Roof Type, Age, Condition:	Pitched, 1998, Fair
Parcel Acreage/Square Feet:	0.35	Siding:	Plywood
County Zoned Status:	RR-5 Acres	Number of Rooms:	1
Area Served:	Tahuya Peninsula	Living Quarters Y/N:	No
Volunteer/Staffed:	Volunteer	Facilities (Kitchen, Bed, Etc.):	App Bay
Owned/Leased:	Owned	Alarm System Y/N:	No
Ownership Agreements:	N/A	Alarm Type (Fire/Police):	N/A
Square Footage:	2,120	Security System Y/N, Type:	No
Number of Stories:	1	Recent Improvements:	N/A
Floor Type:	Concrete	GPS Coordinates:	47.4134458 -122.9704094
Year Built:	1998		
Remodeled Y/N, Year:	No		
Number of Bays:	3		
Maximum Vehicle Length:	39'		
Heating Type:	Electric		
Age of Heating Unit:	1998		
A/C-Y/N, Type:	No		
Age of Cooling Unit:	N/A		
Insulation, Type, Condition:	Yes, R19 Fiberglass, Good		
Number of Windows:	3		
Type of Windows:	Double Pane		
Construction Type:	5		



STATION 83

Legal Description: TR 14-A OF
SURVEY 4/136
PCL 1 OF BLA
98-80 S 4/136

WSRB Status (Recognized?): Yes
Generator Power Y/N: No
Generator Age/Condition: N/A
Generator Capacity: N/A
PUD Energy Conversion Y/N: No
Septic Type, Age, Condition: None
Septic Notes: N/A
Exhaust System Y/N, Age, Type: No
Rain Gutters Y/N, Condition: Yes,
Good

Insured Amount (Bldg./Personal/Earthquake /Flood):
\$171,506

County Assessed Value: \$50,220

Recorded Easements: None

Irrigation System Y/N, Condition: No

Disaster Center Capability: No

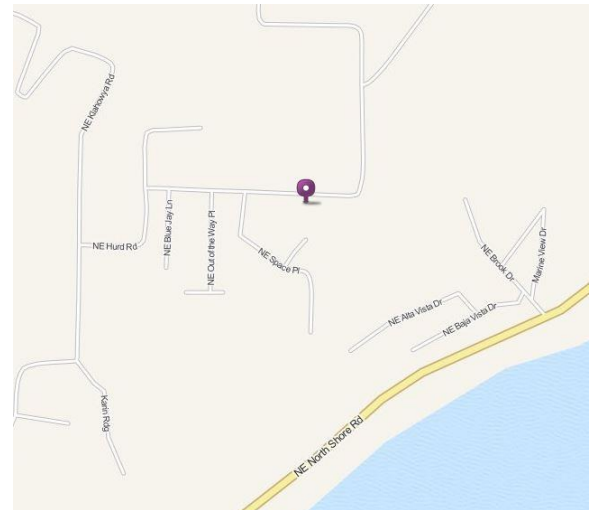
Parking Surface: Asphalt, Dirt

Number of Parking Spaces: 3

PUD Street lighting, Y/N, Cost: Yes

UTILITIES/OPERATING COSTS:

Water: N/A
Energy: PUD #3
Average Energy Bill: \$68.85
Phone: N/A
Garbage Service: N/A
Other Services (Internet, Cable, Etc.): N/A
Natural Gas: N/A
Annual Operating Cost: \$826.20





STORE

14860 NE NORTSHORE RD
TAHUYA, WA 98588

The former Tahuya Store is located in Tahuya and currently serves as a storage location for the North Mason Fire Authority. The former store has several items that are in need of repair or upgrade to include electrical work, roofing, heating and septic. The store is set to undergo a clearing of unneeded contents and a planning process to determine its future use.

Parcel Number:	32227-22-00080	Roof Type, Age, Condition:	Flat-Pitched, 1994, Fair
Parcel Acreage/Square Feet:	0.55	Siding:	Lap-Siding, Concrete Block
County Zoned Status:	RI-2 Acres	Number of Rooms:	5
Area Served:	Tahuya Peninsula	Living Quarters Y/N:	No
Volunteer/Staffed:	Storage	Facilities (Kitchen, Bed, Etc.):	Kitchen, Restroom, Storage, Freezer, Conf.
Owned/Leased:	Owned	Alarm System Y/N:	No
Ownership Agreements:	N/A	Alarm Type (Fire/Police):	N/A
Square Footage:	3,440	Security System Y/N, Type:	No
Number of Stories:	1		
Floor Type:	Concrete		
Year Built:	1969		
Remodeled Y/N Year:	N		
Number of Bays:	0		
Maximum Vehicle Length:	N/A		
Heating Type:	Heat Pump, Add On		
Age of Heating Unit:	2005		
A/C-Y/N, Type:	Heat Pump, Add On		
Age of Cooling Unit:	2005		
Insulation, Type, Condition:	Yes, R-11, Poor		
Number of Windows:	15		
Type of Windows:	Double Pane		
Construction Type:	5		



STORE

Recent Improvements: Roof, Heat Pump

GPS Coordinates: 47.372824 -123.053673

Legal Description: TR 8 OF G.L. 6

WSRB Status (Recognized?): No

Generator Power Y/N: No

Generator Age, Condition: N/A

Generator Capacity: N/A

PUD Energy Conversion Y/N: No

Septic Type, Age, Condition: Gravity, 1960, Out of Service

Septic Notes: Crushed Laterals

Exhaust System, Age, Type: No

Rain Gutters Y/N, Condition: Yes, Good

Insured Amount (Bldg./Personal/Earthquake/Flood):
\$463,487

County Assessed Value: \$181,300

Recorded Easements: None

Irrigation System, Condition: No

Disaster Center Capability No

Parking Surface: Asphalt, Dirt

Number of Parking Spaces: 10+

PUD Street Lighting, Y/N, Cost: Yes

UTILITIES/OPERATING COSTS:

Water:

Shorebrook

Average Water Bill: \$0.00*

**Agreement for Hall Rental- See Appendix*

Energy:

PUD #3

Average Energy Bill: \$63.34

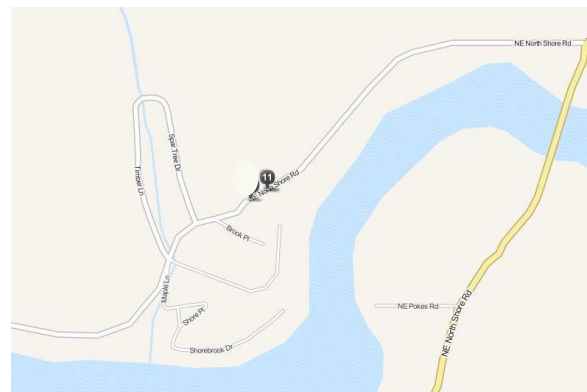
Phone: N/A

Garbage Service: N/A

Other Services (Internet, Cable, Etc.): N/A

Natural Gas: N/A

Annual Operating Cost: \$760.08



APPENDIX

1) AGREEMENTS BY STATION

a) STATION 22

Mason County Lease Agreement

b) STATION 25

Quit Claim Deed – Twanoh Falls Beach Club, Inc.

c) STATION 28

Don Huson Lease Agreement

d) STATION 81 & STORE

Shorebrook Water System Agreement

e) STATION 82

R.W. Cady and Florence Cady Lease Agreement

2) STATION MAP

L E A S E

Between Mason County & FPD #2

This indenture, made as of the day of , 1980, by and between the county of Mason, a municipal corporation, hereinafter called "lessor," and Mason County Fire Protection District #2 hereinafter called "lessee," witnesseth:

That lessor, for and in consideration of the services hereinafter specified to be rendered by lessee, and the covenants and agreements hereinafter contained, by the lessee to be kept and performed, has demised, leased, and let unto said lessee those certain premises in the county of Mason, state of Washington, described on exhibit A, and shown outlined in red on the print marked exhibit B, both of which exhibits are attached hereto and by this reference incorporated herein for all purposes as if here set forth at length.

To have and to hold unto said lessee on the following terms and conditions:

1. Term: The term of this lease shall be 35 years, beginning on the 1st day of June, 1980, and ending on the 31st day of May, 2015, except as otherwise hereinafter provided.

2. Rental: Lessee covenants and agrees to perform the following services in lieu of rent; lessee shall provide emergency services including fire protection for all county owned property situated within the confines of lessee's area of service including, but not limited to, Mason County Road Department facility or facilities, Mason County Sheriff's substation or substations, and the Mason County solid waste transfer station or stations.

3. Purposes: Said premises shall be used for a fire substation to house emergency vehicles and for no other purpose whatsoever without written consent of lessor being first had and obtained.

4. Buildings and Improvements: Lessee may, at lessee's sole cost and expense, make such changes, alterations or improvements (including the construction of buildings) as may be necessary to fit said premises for such use, and all buildings, fixtures and improvements of every kind and nature whatever installed by lessee shall remain the property of lessee, who may remove the same upon the termination of this lease, provided, that such removal shall be done in such a manner as not to injure or damage the demised premises; and provided, further that should lessee fail to remove said buildings, fixtures or improvements as above provided, lessor at its option, may require lessee to remove the same. In the event that said lessee shall fail to remove said buildings, fixtures and improvement after receipt of notice from lessor, lessor may remove the same and dispose of the same as it sees fit, and lessee agrees

to sell, assign, transfer and set over to lessor all of lessee's right, title and interest in and to said buildings, fixtures, improvements and any personal property not removed by lessee, for the sum of one dollar (\$1). Lessee further agrees that should lessor remove said buildings, fixtures and improvements as above provided, that lessee will pay lessor upon demand the cost of such removal, plus the cost of transportation and disposition thereof.

5. Taxes: Lessee shall pay any and all taxes levied and assessed upon any personal property, buildings, fixtures and improvements belonging to lessee and located upon said demised premises, and all leasehold and possessory interest taxes levied or assessed by any proper taxing authority.

6. Repairs and Maintenance: Lessee represents that lessee has inspected and examined the demised premises and accepts them in their present condition, and agrees that lessor shall not be required to make any improvements or repairs whatsoever in or upon the premises hereby demised or any part thereof; lessee agrees to make any improvements and repairs at lessee's sole cost and expense, and agrees to keep said premises safe and in good order and condition at all times during the term hereof, and upon expiration of this lease, or at any sooner termination thereof, the lessee will quit and surrender possession of said premises quietly and peaceably and in as good order and condition as the same were at the commencement hereof, reasonable wear, tear and damage by the elements excepted; lessee further agrees to leave said premises free from all nuisance and dangerous and defective conditions.

7. Assignment and Mortgage: Neither the demised premises nor any portion thereof shall be sublet, nor shall this lease, or any interest therein be assigned, hypothecated or mortgaged by lessee, and any attempted assignment, subletting, hypothecation or mortgaging of this lease shall be of no force or effect, and shall confer no rights upon any assignee, sublessee, mortgagee or pledgee.

In the event that lessee shall become incompetent, bankrupt, or insolvent, or should a guardian, trustee, or receiver be appointed to administer lessee's business or affairs, neither this lease nor any interest herein shall become an asset of such guardian, trustee or receiver, and in the event of the appointment of any such guardian, trustee, or receiver, this lease shall immediately terminate and end.

8. Liability: Lessee shall save lessor harmless from any loss, cost or damage that may arise out of or in connection with this lease or the use of demised premises by lessee, or his agents, or employees, or any other person using said premises; and lessee agrees to deliver to lessor upon the execution of this lease two executed copies of a continuing public liability and property damage insurance policy satisfactory to lessor, indemnifying and holding lessor harmless against any and all

claims, for injury to any one person, and for property damage, and shall keep the same in force during the term of this lease.

9. Mechanic's Liens: Lessee agrees that at least five (5) days before any construction work, labor or materials are done, used or expended by lessee or on lessee's behalf by any person, firm or corporation or by any contractor, that lessee will post and record, or cause to be posted and recorded, as provided by law, a notice of nonresponsibility on behalf of lessor, giving notice that said lessor is not responsible for any work, labor or materials used or expended or to be used or expended on the demised premises.

10. Termination by Lessor: Lessor may terminate this lease at any time it should be determined by its Commissioners that public necessity and convenience require it to do so, by serving upon lessee in the manner hereinafter provided, a written notice of its election so to terminate, which said notice shall be served at least 90 days prior to the date in said notice named for such termination.

11. Default: In the event that lessee shall be in default of any payment of any rent or in the performance of any of the terms or conditions herein agreed to be kept and performed by lessee, then in that event, lessor may terminate and end this lease, forthwith, and lessor may enter upon said premises and remove all persons and property therefrom, and lessee shall not be entitled to any money paid hereunder or any part thereof; in the event lessor shall bring a legal action to enforce any of the terms hereof, or to obtain possession of said premises by reason of any default of lessee, or otherwise, lessee agrees to pay lessor all costs of such legal action.

12. Holding Over: In the event that lessee shall hold over and remain in possession of the demised premises with the consent of lessor, such holding over shall be deemed to be from month to month only, and upon all of the same rents, terms, covenants and conditions as contained herein.

13. Notices: Any notices which are required hereunder, or which either lessor or lessee may desire to serve upon the other, shall be in writing and shall be deemed served when delivered personally, or when deposited in the United States mail, postage prepaid, return receipt requested, addressed to lessee at Belfair Fire Protection District #2, Belfair, Washington or addressed to lessor at Mason County Courthouse, Shelton, Washington, attention Board of Commissioners.

14. Waiver: Waiver by lessor of any default in performance by lessee of any of the terms, covenants, or conditions contained herein, shall not be deemed a continuing waiver of the same or any subsequent default herein.

15. Compliance with Laws: Lessee agrees to comply with all laws, ordinances, rules and regulations which may pertain or apply to the demised premises and the use thereof.

16. Lessor May Enter: Lessee agrees that lessor, its agents or employees, may enter upon said premises at any time during the term or any extension hereof for the purpose of inspection, digging test holes, making surveys, taking measurements, and doing similar work necessary for the preparation of plans for construction of buldings or improvements on said premises, with the understanding that said work will be performed in such a manner as to cause a minimum of interference with the use of the property by lessee.

17. Successors in Interest: All of the terms, covenants and conditions contained herein shall continue, and bind all successors in interest of lessee herein.

In witness whereof, the parties hereto have executed this agreement on this _____ day of May, 1980.

FIRE PROTECTION DISTRICT #2

BOARD OF COUNTY COMMISSIONERS
MASON COUNTY, WASHINGTON

Ray C. Cole
Tom Taylor
Annette L. McLean

Approved as to form:

John H. Buchwalter DPA
Prosecuting Attorney
Mason County, Washington
5/16/80

EXHIBIT
RECEIVED
AND FILED
APR 14 1980
CLARENCE PROVINCE
CLERK OF THE SUPERIOR COURT
MASON COUNTY, WASH.

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR MASON COUNTY

IN THE MATTER OF THE LAND LEASE) NO. 14624
BETWEEN MASON COUNTY AND FIRE)
PROTECTION DISTRICT NO. 2 OF)
MASON COUNTY) PETITION FOR LEASE OF
COUNTY REAL PROPERTY

MASON COUNTY by and through the Board of County Commissioners respectfully petitions the Court as follows:

I

The Petitioner has determined that the county real property described hereafter is not necessary to the future foreseeable needs of such county:


The Northwest portion of Mason County property described below, starting at the Northwest corner of said property, thence south along the west line 80' more or less, thence east 60' more or less, thence north 88' more or less to the boundary of said property, then southwesterly 62' more or less to the point of beginning; said Mason County property being described as that real estate:

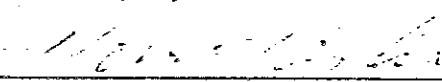
Located in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$, (South of the North Shore Highway), Section 1, Township 22 N., Range 2 W., W.M. Beginning at the NW corner of Assessor's Tract No. 24, as recorded in Records of Deeds, Book 159D, Page 452. Thence south along west line said Assessor's Tract No. 24, 189' more or less, to the north line of Assessor's Tract No. 8, thence west 141.73', to the east line of Assessor's Tract No. 6, as recorded in Records of Deeds, Book No. 159D, Page 31; thence northerly along east line of said Assessor's Tract No. 6, 140' more or less, to the south right of way of North Shore Highway; thence northeasterly along North Shore Highway 150.20' to the point of beginning.

WHEREFORE, Petitioner prays:

1. That the Court, by decree, declare the above described property is not necessary to the future foreseeable needs of Mason County.
2. That the Court, set a date for hearing upon this petition and direct the method and manner of publication of notice thereof.

MASON COUNTY BOARD OF COMMISSIONERS


Chairman



Commr.



Commr.

STATE OF WASHINGTON)

COUNTY OF MASON)^{ss}


TOM TAYLOR, FLOYD COLE and ANNETTE McGEE, being first duly sworn, on oath depose and say: That they are the Commissioners of Mason County; that they have read the above petition; know the contents thereof and believe the same to be true and correct.

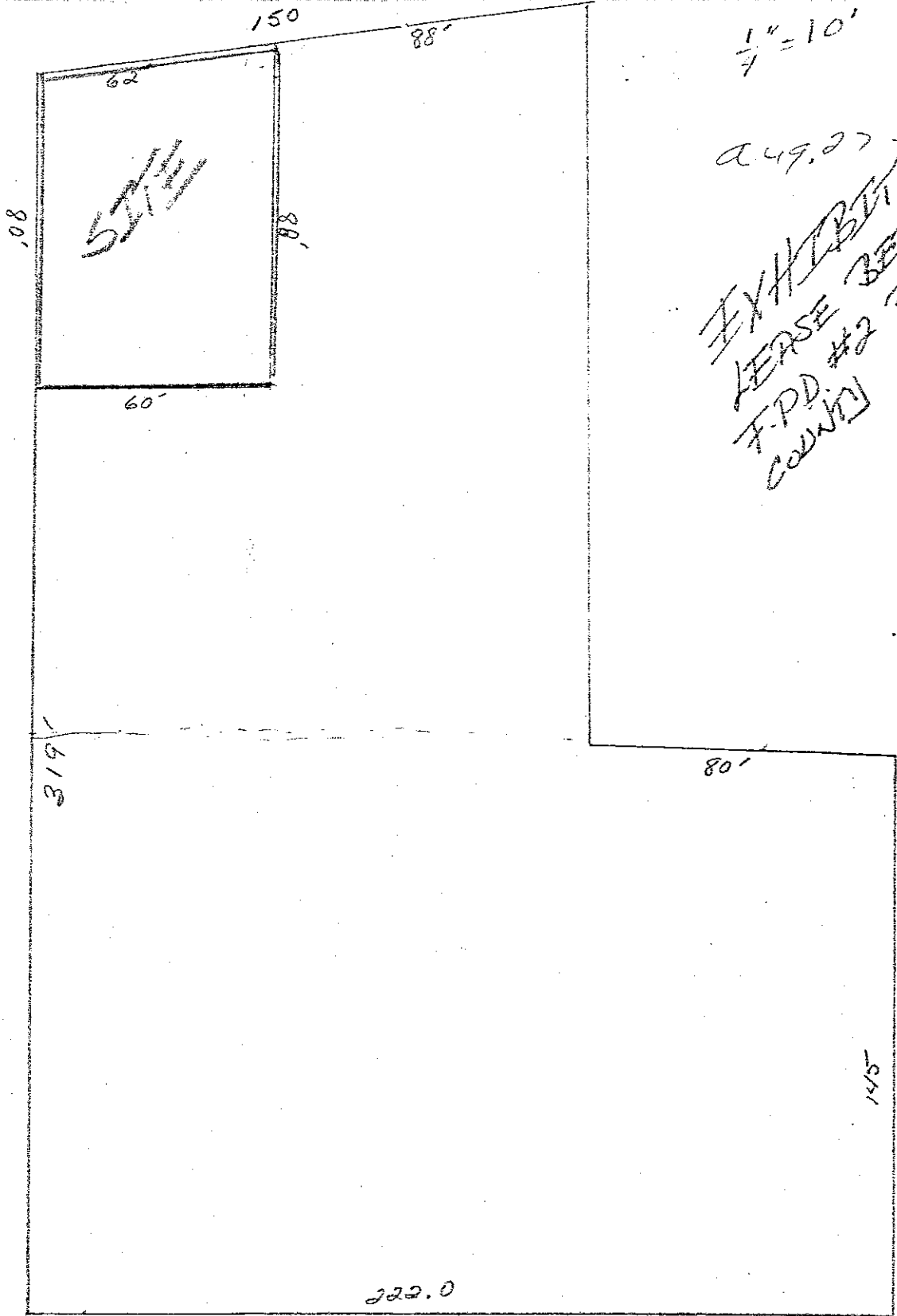

TOM TAYLOR


FLOYD COLE


ANNETTE McGEE

SUBSCRIBED AND SWORN to before me this 14 day of April, 1980.


Notary Public in and for the State
of Washington, residing at Shelton.



1" = 10'

249.27
EXHIBIT B
LEASE BETWEEN
F.P.D. #2 AND MASON
COUNTY 5/16/80

Filed for Record at Request of:

Mason County Fire District No. 2

P.O. Box 126

Belfair, WA 98528

571547

mcFD #2
mail PO BOX 277
Belfair WA
98528

Nikki Madsen
REQUEST OF:

93 AUG 31 AM 9:29

RECORDED 7⁰⁰
REEL 583 FRAME 003
AUDITOR: MASON COUNTY
ALLAN T. BROTCHE

QUIT CLAIM DEED

The Grantor, TWANOH FALLS BEACH CLUB, INC., for and in consideration of One Dollar (\$1.00) and the agreement of the Grantee to use the hereinafter described real estate continuously as a fire station and for no other purpose, conveys and quit claims to MASON COUNTY FIRE DISTRICT NO. 2 OF BELFAIR, WASHINGTON, the following described real estate, situated in the County of Mason, State of Washington, including any after acquired title:

A portion of Lot 25, First Addition to Twanoh Falls, as recorded in Volume 6 of Plats at Page 22, records of Mason County, Washington, more particularly described as follows:

Commencing at the southeast corner of said Lot 25; thence along the east line of said Lot 25 North 11°00'00" East, 60.24 feet to the Point of Beginning; thence North 51°13'37" West, 57.93 feet; thence North 38°46'23" East, 60.00 feet to the right-of-way line of Christmas Tree Place, said plat, at the intersection of an arc of a curve the radius point which bears North 38°46'23" East, 50.00 feet; thence easterly along the arc of said curve 24.24 feet to the northeast corner of said Lot 25; thence South 11°00'00" West along the east line of said Lot 25 a distance of 74.32 feet to the Point of Beginning.

on condition that the property be used continuously for the active operation, construction, repair, or maintenance of a fire station, and for no other use or purpose. If, for any period of thirty (30) consecutive calendar days, the property is not used for the active operation of a fire station, or the construction, repair or maintenance of a fire station, the Grantor, its successors or assigns, shall have the right to re-enter and take back possession of the real estate, at any time commencing on the date the condition has been breached and continuing until three years after the date Grantor, its successors or assigns, receives written notice from Grantee, its successors or assigns, stating that the property was not used for a period of thirty (30) consecutive calendar days for the active operation, construction, repair or maintenance of a fire station.

DATED December 7, 1983.

AFFIDAVIT TWANOH FALLS BEACH CLUB, INC.
No. 24022
WN. REAL ESTATE BY
EXCISE TAX
EXEMPT

President

AUG 31 1993

By

Secretary

STATE OF WASHINGTON)

: ss

COUNTY OF MASON)

DORENE RAE
Treas., Mason County

On this 7th day of December, 1983, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared WILLIAM MUNSON and JAMES WELTZIN, to me known to be the President and Secretary, respectively, of TWANOH FALLS BEACH CLUB, INC. the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of
Washington, residing at Belfair

RESIDENTIAL RENTAL AGREEMENT AND SECURITY DEPOSIT RECEIPT

THIS AGREEMENT is made this 13 day of April, 2000, between Don Huson Mike Huson, hereinafter designated the Landlord, and Mason County Fire District #2, hereinafter designated the Tenant(s). The said Landlord does hereby rent unto the said Tenant(s) the residence situated at Dewar Ho, Road 2652 NE in the City of Bellevue, County, State of WA, of which the real estate is described as follows (legal description of property):

upon the following terms and conditions:

1. Term: The premises are rented for a term of 12 month(s), commencing the 1 day of May, 2000, and terminating ☐ the _____ day of _____, ☒ indefinitely thereafter.
2. Rent: The Tenant shall pay rent in the amount of \$ 200.00 per month for the above premises on the 1 day of each month in advance to Landlord. There shall be a late charge of \$ N/A for any rent payment received after the _____ day of the month.
3. Utilities: Tenant shall pay for service and utilities supplied to the premises, except N/A which will be furnished by Landlord.
4. Sublet: The Tenant agrees not to sublet said premises nor assign this agreement nor any part thereof without the prior written consent of Landlord.
5. Tenant's Obligations: Tenant shall:
 - (a) Keep said premises in a clean and sanitary condition;
 - (b) Properly dispose of rubbish, garbage and waste in a clean and sanitary manner at reasonable and regular intervals and to assume all costs of extermination and fumigation for infestation caused by Tenant;
 - (c) Properly use and operate all electrical, gas, heating, plumbing facilities, fixtures and appliances;
 - (d) Not intentionally or negligently destroy, deface, damage, impair or remove any part of the premises, their appurtenances, facilities, equipment, furniture, furnishings, and appliances, nor to permit any member of his family, invitee, licensee or other person acting under his control to do so;
 - (e) Not to permit a nuisance or common waste.
6. Maintenance of Premises: Tenant agrees to mow and water the grass and lawn, and keep the grass, lawn, flowers and shrubbery thereon in good order and condition, and to keep the sidewalk surrounding said premises free and clear of all obstructions; to replace in a neat and workmanlike manner all glass and doors broken during occupancy thereof; to use due precaution against freezing of water or waste pipes and stoppage of same in and about said premises and that in case water or waste pipes are frozen or become clogged by reason of neglect of Tenant, the Tenant shall repair the same at his own expense as well as all damage caused thereby.
7. Alterations: Tenant agrees not to make alterations or do or cause to be done any painting or wallpapering to said premises without the prior written consent of Landlord.
8. Use of Premises: Tenant shall not use said premises for any purpose other than that of a residence and shall not use said premises or any part thereof for any illegal purpose. Tenant agrees to conform to municipal, county and state codes, statutes, ordinances and regulations concerning the use and occupation of said premises. Landlord shall maintain the premises in substantial conformance with all applicable provisions of municipal, county and state codes, statutes, ordinances and regulations governing maintenance or operation of such premises.
9. Landlord's Obligations: Landlord shall:
 - (a) Immediately notify tenant, by certified mail or updated posting, of any changes as to the person or address of the Landlord;
 - (b) Maintain all structural components in good repair;
 - (c) Keep common areas reasonably clean and safe from defects increasing the hazards of fire or accident;
 - (d) Provide a reasonable program for the control of infestation by insects, rodents, and other pests at the initiation of the tenancy, provided however, that Landlord shall not be held responsible where infestation is caused by the Tenant.
 - (e) Maintain all electrical, plumbing, heating and other facilities and appliances supplied by him in reasonably good working order.
10. Access: Landlord shall have the right to place and maintain "for rent" signs in a conspicuous place on said premises for thirty (30) days prior to the vacation of said premises. Landlord reserves the right of access to the premises for the purpose of:
 - (a) Inspection;
 - (b) Repairs, alterations or improvements;
 - (c) To supply services; or
 - (d) To exhibit or display the premises to prospective or actual purchasers, mortgagees, tenants, workmen, or contractors.Access shall be at reasonable times except in case of emergency or abandonment.
11. Surrender of Premises: In the event of default in payment of any installment of rent or at the expiration of said term of this agreement, Tenant will quit and surrender the said premises to Landlord. If this agreement is for an indefinite time, termination shall be by written notice of at least twenty (20) days, preceding the end of any such monthly rental period, given by either party to the other.
12. Costs and Attorney's Fees: If, by reason of any default or breach on the part of either party in the performance of any of the provisions of this agreement, a legal action is instituted, the losing party agrees to pay all reasonable costs and attorney's fees in connection therewith. It is agreed that the venue of any legal action brought under the terms of this agreement may be in the county in which premises are situated.
13. Security and Damage Deposit: The Tenant has deposited the sums of \$ N/A as security deposit and \$ _____ as damage deposit, receipt of which is hereby acknowledged, which sum shall be deposited by Landlord in a trust account with N/A bank, savings and loan association or licensed escrow, _____ branch, whose address is _____ Interest on the deposit shall belong to ☐ Landlord ☐ Tenant(s). All or a portion of such deposit may be retained by Landlord and a refund of any portion of such deposit is conditioned as follows:
 - (a) Tenant shall fully perform obligations hereunder and those pursuant to Chapter 59.18 Revised Code of Washington, or as such may be subsequently amended;
 - (b) Tenant shall occupy said premises for term agreed to above;
 - (c) Tenant shall clean, repair and restore said residence and return the same to Landlord in its initial condition, except for reasonable wear and tear, upon the termination of this tenancy and vacation of residence. A specific statement describing the condition of the premises at commencement of the tenancy is on the reverse side hereof;
 - (d) Tenant shall surrender to Landlord the keys to premises;Any refund from deposit, as by itemized statement shown to be due to Tenant, shall be returned to Tenant within fourteen (14) days after termination of this tenancy and vacation of the premises.
14. Non-Refundable Fees: The sum of \$ N/A is to be retained by the Landlord as a non-returnable fee for N/A and is in addition to the security and damage deposit but not a part thereof.
15. Additional Terms: If any, attached hereto or on the reverse side hereof, are made a part of this agreement by reference and are described as follows:

All improvement remain with the building except: emergency generator building tools

(If this agreement is for over one (1) year, an acknowledgement by the Landlord/Tenant must be attached.)

IN WITNESS WHEREOF, the Tenant(s) and Landlord, or this agent, each hereunto sets his hand.

Landlord <u>Donal R. Huson - Michael R. Huson</u>	Tenant(s) <u>Mike Huson</u>
By <u>Donal R. Huson</u>	<u>Mike Huson</u> <u>Fire Chief</u>
Address <u>P.O. Box 24, Tahuya, WA 98588</u>	



November 14, 2013

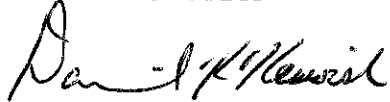
AGREEMENT

Shorebrook water system & MCFD # 8

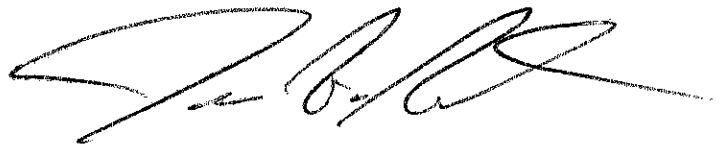
It is agreed between Shorebrook water system, Tahuya Wa. And MCFD # 8, Tahuya, Wa. that in exchange for the use of the fire hall meeting room for the monthly and quarterly meeting the charge for water at both of the outlets on fire district property would be waived.

MCFD # 8

Daniel Kewish



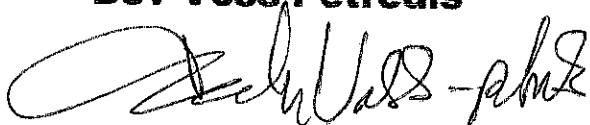
Shorebrook board



President

(360) 620-7085

Bev Voss-Petredis



12-12-2013



Thomas Wampold

GROUND LEASE

THIS LEASE entered into this 17th day of June, 1978, by and between R. W. CADY and FLORENCE E. CADY, husband and wife, (hereinafter "Lessors"), and MASON COUNTY FIRE PROTECTION DISTRICT NUMBER 8, a Municipal Corporation (hereinafter "Lessees").

W I T N E S S E T H:

1. Lessors, in consideration of the mutual covenants and agreements herein and the rent hereinafter specified, do hereby lease to Lessees, and Lessees do hereby rent from Lessors, all that certain real estate situate in Mason County, Washington, more particularly described on Exhibit "A" attached hereto.

2. Term: The basic term of this Lease shall be ten years commencing on June 1, 1978 and expiring at midnight on the 31st day of May, 1988. In addition to the basic term of this Lease, the Lessees shall have the option to renew the Lease for two (2) additional five (5) year periods at the expiration of the basic term and at the expiration of the first five (5) year renewal. The Lease shall be upon the same terms and conditions as this Lease, but at a Lease rental to be agreed upon at that time between the Lessors, their heirs, successors or assigns. The rental for the leased premises shall consist of the Lessors paying any taxes that are levied against the property.

3. The property herein leased shall be used by the Lessees for a fire station and for no other purpose, nor shall the fire station be used as a community hall or meeting place.

4. It is contemplated that the Lessees herein will place certain buildings on the property herein leased, and the buildings at all times shall remain the property of the Lessees and the Lessees, at the expiration of this Lease, or any renewal thereof may remove said buildings, PROVIDED that the property when returned to the Lessors shall be in good condition and level.

5. Lessees shall have the right to connect to utilities as presently provided and ^{me FPD #80} shall pay all charges for utilities used in or consumed on the premises during the Lease term.

6. This Lease shall forthwith terminate for all purposes if the whole of the premises shall be taken for a public or quasi-public use and under any statute or by right of eminent domain, or a private purchase in lieu thereof. In the event of condemnation or a purchase in lieu thereof, Lessees shall receive the fair market value of the improvements placed upon the property, and Lessors shall receive the fair market value of the property. Lessees may not assign this Lease nor the subject matter thereof without first having secured the written consent of the Lessors and any attempt to so assign this Lease shall be grounds for termination of this Lease.

7. Lessees shall be entirely responsible for the use of the property during the term of this Lease and for all improvements placed upon the property and Lessees agree to hold Lessors harmless as to any injury to persons or property taking place upon the property herein leased. Said hold harmless agreement to include not only any actual

EXHIBIT "A"

A portion of Section 14, Township 22 North,
Range 3 West, W.M., described as follows:

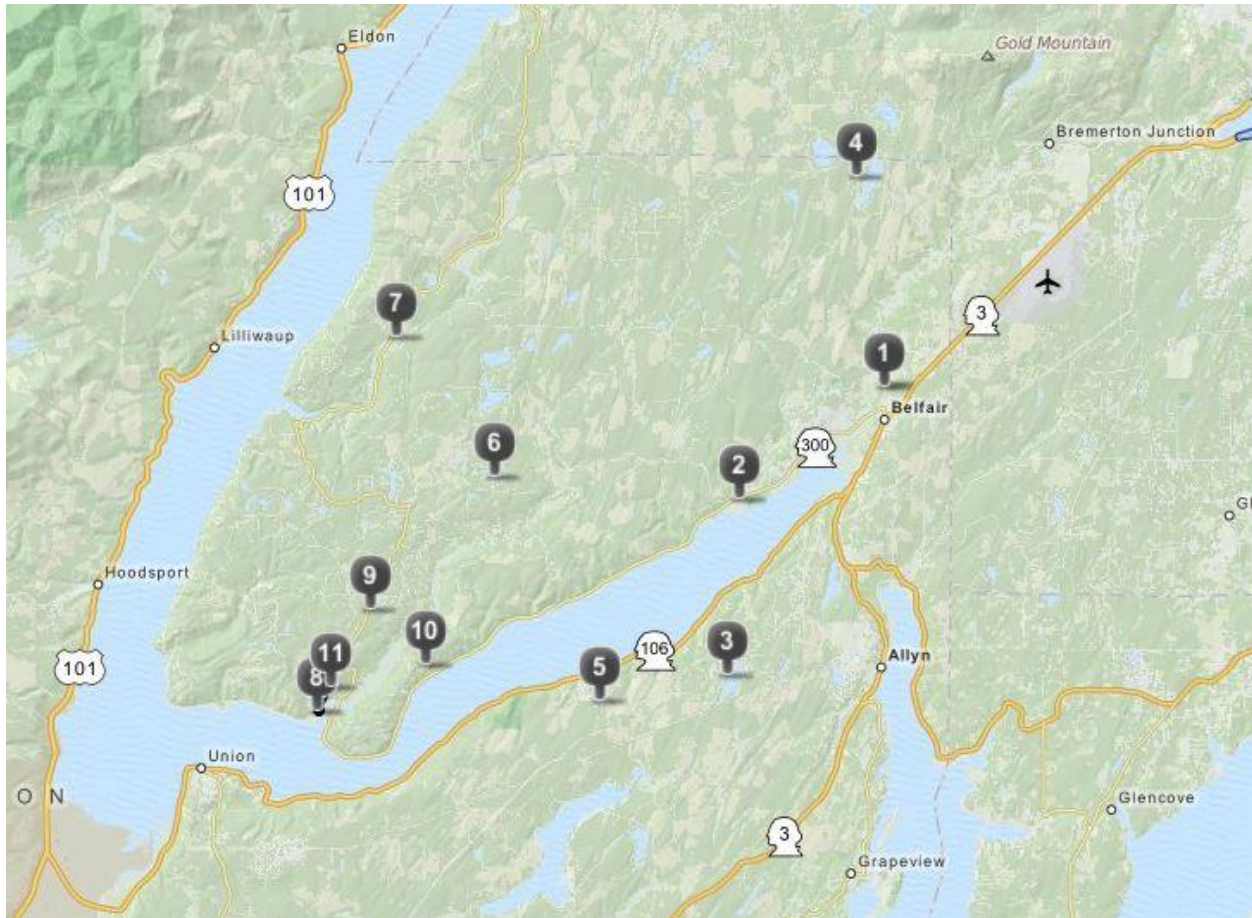
Commencing at the Northwest corner of Tract
Number 4, Block 3, Maggie Lake Addition Number
2; thence West 60' to the Westerly margin of
County Road; thence Southerly along right of
way of said County Road 12'4" which is the true
point of beginning; thence West 55'; thence
North 65'; thence East to the Westerly margin
of County Road; thence Southerly along right of
way to point of beginning.

Situate in Mason County, Washington.

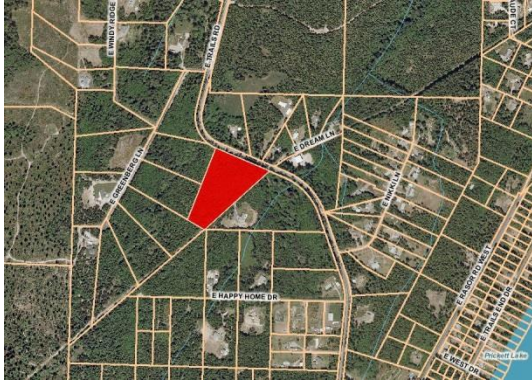
EXHIBIT "A"

NORTH MASON REGIONAL FIRE AUTHORITY

STATION MAP



1. Station's 21 and 21 - 2
2. Station 22
3. Station 23
4. Station 24
5. Station 25
6. Station 27
7. Station 28
8. Station 81
9. Station 82
10. Station 83
11. Store



TRAILS END PROPERTY

This 6.85 acre, currently undeveloped property was purchased in August, 2012 by the Fire District to be used as a future site location for a Fire Station to serve the Southshore Community of the Hood Canal.

Parcel Number: 22223-76-00180
Parcel Acreage/Square Feet: 6.85 acres
County Zoned Status: RR-5
Area Served: Southshore, Trails End
Owned/Leased: Owned
Ownership Agreements: N/A
Legal Description: TR 18 OF
 SURV 14/137
County Assessed Value: \$53,300
Recorded Easements: Yes



Subject NW PORTION



VIEW ALONG TRAILS ROAD



Subject SOUTH END ARE

XXXX TRAILS ROAD
 Sales Price NA
 Date of Sale NA
 Location BELFAIR
 Site View 6.85 ACRES
 ACCESS ASPHALT
 UTILITY/TOPOGRA? GD UTIL/TOPO
 UTILITIES POWER/PH/GAS?
 VIEW WDS/LIM MTN.



Subject EAST EDGE

XXXX TRAILS ROAD
 Sales Price NA
 Date of Sale NA
 Location BELFAIR
 Site View 6.85 ACRES
 ACCESS ASPHALT
 UTILITY/TOPOGRA? GD UTIL/TOPO
 UTILITIES POWER/PH/GAS?
 VIEW WDS/LIM MTN.