



WASHINGTON STATE DEPARTMENT OF
Natural Resources
Peter Goldmark - Commissioner of Public Lands

Application for Use of State-owned Aquatic Lands

Applicant Name: Gig Harbor Marina, Inc.
County: Pierce County
Water Body: Gig Harbor Bay
Type of Authorization - Use: Amendment – Marina
Authorization Number: 22-002701, 22-002782
Term: 22-002701 expires January 1, 2018
22-002782 in holdover

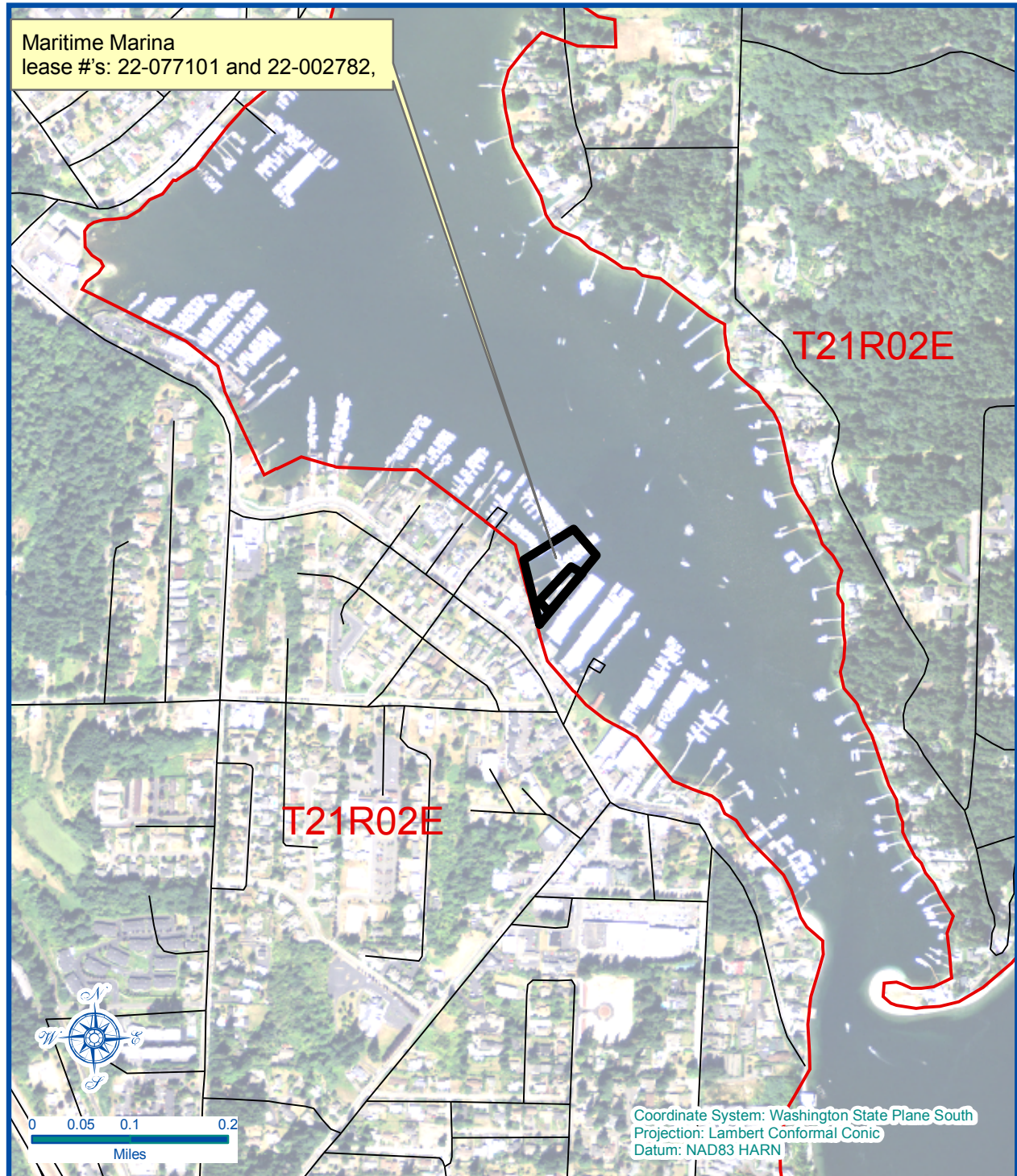
Description: This agreement will allow the use of State Owned Aquatic Lands for the sole purpose of a Marina (moorage only, no fuel dock). The old lease hold, 22-002782, is going to be expanded to the outer harbor line and rolled into the new lease, 22-002701. It is located in Gig Harbor in Pierce County, Washington.

The expired lease, 22-002782 will be terminated once it is rolled into 22-002701.

Gig Harbor Marina Inc.
Authorization No. 22-077101 and 20-002782
Authorized Use: Marina
Location: Pierce County



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Vicinity Map

Every attempt was made to use the most accurate and current geographic data available. However, due to multiple sources, scales, and the currency of the data used to develop this map Washington Department of Natural Resources cannot accept responsibility for errors and omissions in the data. Furthermore, this data is not survey grade information and cannot be substituted for an official survey. Therefore, there are no warranties that accompany this material

Legal Description
See Survey

Address:
8217 Dorotich ST
Gig Harbor, WA 98335

Prepared By: Eric Forner Date: 2 DEC 2011

22-002782 lease area expanding to outer harbor line & rolled into #22-002701

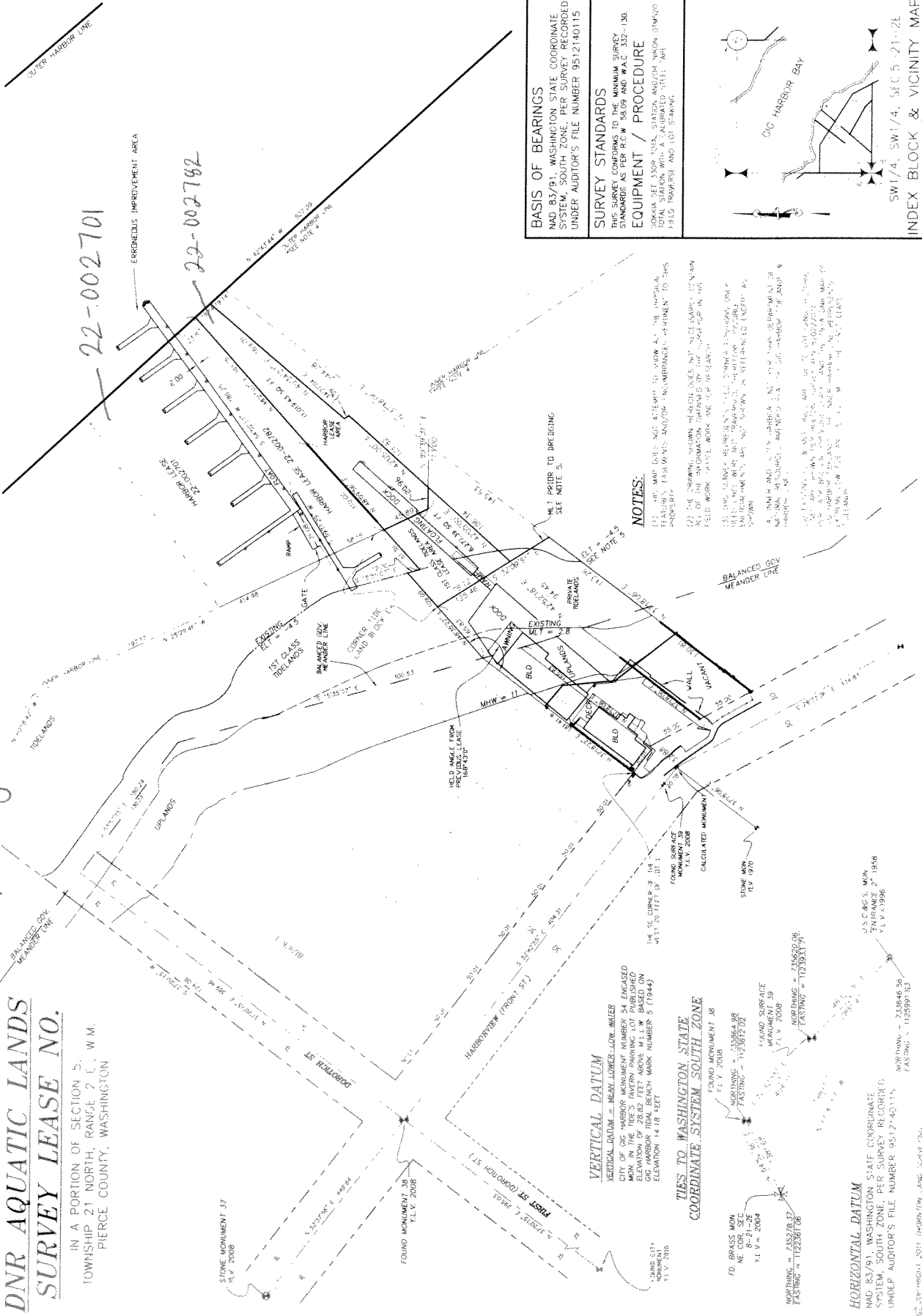
DNR AQUATIC LANDS SURVEY LEASE NO.

IN A PORTION OF SECTION 5,
TOWNSHIP 21 NORTH, RANGE 2 E., W.M.
PIERCE COUNTY, WASHINGTON

22-002701

22-002782

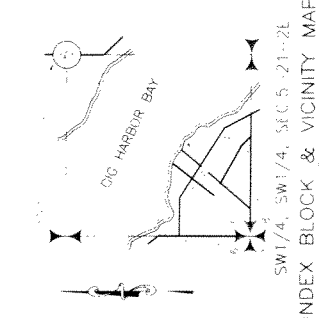
ERODED/US IMPROVEMENT AREA



BASIS OF BEARINGS
NAD 83/91, WASHINGTON STATE COORDINATE SYSTEM, SOUTH ZONE, PER SURVEY RECORDED UNDER AUDITOR'S FILE NUMBER 9512140115

SURVEY STANDARDS
THIS SURVEY CONFORMS TO THE NATIONAL SURVEY STANDARDS AS PER R.C.W. 58.09 AND W.A.C. 332-11-30

EQUIPMENT / PROCEDURE
SOKKIA SET 3000 TOTAL STATION, ANIMATOR NIKON STEREO FIELD TRAVERSE AND 100 STAKES



NOTES:

- 1) THE MAP DOES NOT ATTEMPT TO SHOW ALL THE PHYSICAL FEATURES, EASEMENTS, AND/OR ENCUMBRANCES PERTAINING TO THIS PROPERTY.
- 2) THE SHOWN SHOWN WHICH SITES ARE NOT NEARBY TO ANY FIELD WORK.
- 3) THE SURVEYING INSTRUMENTS USED IN THIS SURVEY WERE CALIBRATED AND FOUND TO BE ACCURATE.
- 4) THE SURVEYING INSTRUMENTS USED IN THIS SURVEY WERE CALIBRATED AND FOUND TO BE ACCURATE.
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- 9) THE SURVEYING INSTRUMENTS USED IN THIS SURVEY WERE CALIBRATED AND FOUND TO BE ACCURATE.
- 10) THE SURVEYING INSTRUMENTS USED IN THIS SURVEY WERE CALIBRATED AND FOUND TO BE ACCURATE.

RECORD OF SURVEY FOR & REDUCED BY
GIG HARBOR MARINA INC
IN A PORTION OF THE NW 1/4 OF THE NE 1/4 OF SECTION 5, TOWNSHIP 21 NORTH, RANGE 2 E., W.M. PIERCE COUNTY, WASHINGTON

DATE: 1 JUNE, 2010
BY: [Signature]
JOB # 100605

THORNTON
LAND SURVEYING
PO BOX 249
GIG HARBOR, WASHINGTON 98335
253.858.8106 / INFO@THORNTONLANDS.COM



AUDITOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT AS AMENDED BY THE LEGISLATURE OF THE STATE OF WASHINGTON.

DATE: 1 JUNE, 2010
BY: [Signature]
COUNTY CLERK

SURVEYOR'S CERTIFICATE
I, THE SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT AS AMENDED BY THE LEGISLATURE OF THE STATE OF WASHINGTON.

DATE: 1 JUNE, 2010
BY: [Signature]
COUNTY CLERK

STATE OF WASHINGTON
DEPARTMENT OF NATURAL RESOURCES
DOUG SUTHERLAND, Commissioner of Public Lands

APPLICATION FOR AUTHORIZATION TO USE STATE-OWNED AQUATIC LANDS

I. SUBMISSION OF APPLICATION

NO WORK CAN BE STARTED ON THE PROJECT AREA UNTIL A USE AUTHORIZATION HAS BEEN GRANTED BY THE DEPARTMENT OF NATURAL RESOURCES

Enclose a \$25.00 non-refundable application processing fee with the application (this fee is not required for local, state, and other government agencies). This application form will be reviewed by the Department of Natural Resources upon receipt at the address given below. Applicants will be notified in writing if the application will be accepted for further review. However, this application may be rejected at any time before signed execution of a use authorization.

Please send the completed application form to your region land manager at:

Department of Natural Resources
Shoreline District Aquatics Region
950 Farman Avenue North
Enumclaw, WA 98022-9282

RECEIVED
MAY 30 2006
DNR-SPS

II. APPLICANT INFORMATION

Date of Application: May 26, 2006

Authorization to be Issued To (how name is to appear in the lease document): Gig Harbor Marina Inc.
DBA Arabelle's Landing

Address: 3217 Dorset St.

City: Gig Harbor State: WA Zip Code: 98332

Telephone Number: 253-851-1793 FAX Number: (253) 851-1793

Applicant's Representative: Stanley D. Stearn

Relationship to Applicant: Pres

Address: PO Box 1715

City: Gig Harbor State: WA Zip Code: 98335

Telephone Number: (253) 858-7480 FAX Number: 253-858-9865

If Property will be used for business purposes, Applicants' Washington Department of Revenue Tax *Registration Number (Unified Business Identifier) is Required: 601 431 695

FOR OFFICIAL USE ONLY

Land Manager: Type: (20, 21, 22, 23, 31, 51) Alt please assign # 22-A02782
Land Manager: New Application Renewal Application
Land Manager: Initials (LW) Aquatic Program Manager Initials
use change - no longer a fuel dock - moorage only.
Support: Application Fee Received 253-5/30/06 Date
Land Records: ~~New~~ Application Number 22-A02782
Land Records: Trust 25 County 27 AQR Plate No. TF27-133
Note 59

EN
6/9/2006

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950 Farman Avenue North
Enumclaw, WA 98022-9282

RECEIVED
MAY 30 2006
DNR-SPS

II. APPLICANT INFORMATION

Date of Application: May 26, 2006

Authorization to be Issued To (how name is to appear in the lease document): Gig Harbor Marina, Inc.

DBA Arabella's Landing

Address: 2217 Duval St.

City: Gig Harbor State: WA Zip Code: 98332

Telephone Number: 253-851-1793 FAX Number: (253) 851-1793

Applicant's Representative: Stanley D. Strawn

Relationship to Applicant: Pres

Address: P.O. Box 1715

City: Gig Harbor State: WA Zip Code: 98335

Telephone Number: (253) 858-6980 FAX Number: 253-858-9865

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Land Manager: Type: (20, 21, 22, 23, 31, 51)

Land Manager: New Application Renewal Application

Land Manager: Initials _____ Aquatic Program Manager Initials _____

Support: Application Fee Received 2.11 - 5/30/06 Date

Land Records: New Application Number _____

Land Records: Trust _____ County _____ AQR Plate No. _____

BY LAWS ON FILE YOUR OFFICE - THIS IS A REVIEW

Which of the following applies to Applicant (Check One and Attach written authority to sign - bylaws, power of attorney, etc):

- Corporation (State of Registration): _____ Government Agency _____
- General Partnership _____ Limited Partnership _____ (State of Registration): _____
- Sole Proprietorship _____ Marital Community _____ (Spouse): _____
- Other _____ (Please Explain): _____

Has the site use been authorized before or is it currently under lease: Yes (#22-00782) No _____ Don't Know _____

III. LOCATION

The Body of Water on which the state property is located: Gig Harbor
 County in which the state property is located: Pierce
 Government Lot _____, Section _____, Township Mullwiltke, Range _____ E/W
harbor area in front of Lot 2 and west 20' of Lot 1

A LEGAL PROPERTY SURVEY INCLUDING THE LEGAL DESCRIPTION AND OTHER INFORMATION ABOUT THE PROPERTY IS REQUIRED TO OBTAIN A USE AUTHORIZATION. THE SURVEY REQUIREMENTS ARE DESCRIBED IN SECTION VII, PROPERTY SURVEY OF THIS FORM. THE SURVEY PLAT WILL BE ATTACHED TO THE LEASE AS EXHIBIT A. (DO NOT HAVE THIS SURVEY CONDUCTED UNTIL YOU HAVE BEEN NOTIFIED IN WRITING THAT THE APPLICATION HAS BEEN ACCEPTED FOR PROCESSING.)

Physical description of Project Area (For example, Marsh, Tideflat adjacent to the Chehalis River, etc.): deep water

Name of Owner(s) of Uplands, Shorelands, and/or Tidelands shoreward and adjacent to the Property:

Name: Gig Harbor Marine Inc. DBA Anabella's Landing Marine
 Address: 8217 Danforth St.
 City: Gig Harbor State: WA Zip Code: 98335 Phone Number: (253) 851-1793

EXCEPT FOR PROPERTY LOCATED WITHIN ESTABLISHED HARBOR AREAS, PROOF OF OWNERSHIP, OR AUTHORIZATION TO USE THE ADJACENT TIDELAND, SHORELAND, OR UPLAND PROPERTY MAY BE REQUIRED. IF THE APPLICANT IS THE OWNER OF THE ADJACENT LAND, ATTACH A COPY OF THE DEED OR CONTRACT OF SALE.

County Parcel No(s). for adjacent properties, upland, and/or adjacent tideland properties:

IV. USE OF PROPERTY

1. Describe, in detail, the proposed use of the Property. marine operations, both transient and permanent moorage
2. Is or will the Property be subleased to another party? Yes No (If yes, submit a copy of the sublease agreement.)
3. What are the current and past uses of the site? current use, moorage, last use, fuel tank
4. Do you have any knowledge of contamination of the site by toxic or hazardous substances, or of past uses or practices that might have lead to contamination by such substances? If so, please explain: none noted from fueling operation
5. Do you know if any fill material has been placed on the property in question? If yes, please explain: none added

V. IMPROVEMENTS

PHYSICAL IMPROVEMENTS ARE STRUCTURES PLACED ON THE LAND THAT CANNOT BE REMOVED WITHOUT DAMAGE TO THE LAND. EXAMPLES OF SUCH STRUCTURES INCLUDE PILINGS, DOLPHINS, PIERS, WHARVES, PILING-SUPPORTED BUILDINGS, STRUCTURES BUILT ON FILL OR CONCRETE FOUNDATIONS, BURIED PIPELINES AND CABLES, AND SUPPORT STRUCTURES FOR BRIDGES.

- 1. What physical improvements currently exist on the site? (Photos may be required.) floats adjacent to/ combined with float at Bayview Marina (part of Anabelle's Landing Marina)
2. If there are physical improvements currently on the site, who owns them? applicant
3. If there are physical improvements currently on the site, describe their condition: good
4. Which, if any, of the existing physical improvements will be removed, remodeled, or reconstructed? none
5. Describe any physical improvements that the applicant is proposing to construct on the site: none
6. Has any fill material been placed on the site? If Yes, please describe: no

VI. LOCAL, STATE, AND FEDERAL REGULATORY PERMITS

COPIES OF ALL GOVERNMENT REGULATORY PERMITS ARE REQUIRED BEFORE ISSUANCE OF A DNR USE AUTHORIZATION. YOUR PROJECT MAY REQUIRE SOME OR ALL OF THESE PERMITS.

Please include the following permit applications, permits, or waivers with the application:

JARPA (Joint Aquatic Resource Permit Application)

This one form is used to apply for all of the following individual permits:

- 1. Section 10 Permit (Required by the US Army Corps of Engineers for any work in or affecting navigable waters, e.g., floats, docks, piers, dredging, pilings, bridges, overhead power lines.)
2. Shoreline Substantial Development, Conditional Use, Variance Permit or Exemption (Issued by Local Government, and is required for work or activity in the 100 year floodplain, or within 200 feet of the Ordinary High Water mark of certain waters; and which included any one of the following: dumping, drilling, dredging, filing, placement or alteration of structures or any activity which substantially interferes with normal public use of the waters.)
3. Hydraulic Project Approval (Required by the Department of Fish and Wildlife if the project includes work that will use, divert, obstruct, or change the natural flow or bed of any fresh or salt water of the state.)
4. Section 404 Permit (Required by the US Army Corps of Engineers if your project will discharge or excavate any dredged or fill material waterward of the Ordinary High Water mark or the Mean Higher High Tide Line in tidal areas.)
5. Section 401 Water Quality Certification (Required by the Department of Ecology if a Section 404 permit is required.)

NPDES (National Pollutant Discharge Elimination System Permit)

Required by the Department of Ecology under delegated authority from the Federal Environmental Protection Agency for projects that include the discharge of fluid on or into surface water.

SEPA (State Environmental Policy Act) Checklist and Environmental Assessments

When you submit a permit application to any agency, if the project is not exempt, the lead agency will ask you to fill out an environmental checklist. Based on checklist answers and the reviewers knowledge of the project site, agency personnel will determine the types of impacts the project may have on the environment. The agency assessments may be the following forms: Determination of Nonsignificance, Determination of Significance, scoping documents, draft or final Environmental Impact Statements (EIS) or others prepared for the purpose of compliance.

Describe any habitat mitigation required by any of the permitting agencies identified above and identify where such mitigation is proposed to occur: none

VII. PROPERTY SURVEY

STATE OF WASHINGTON DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS FOR RECORDS OF SURVEY FOR LEASES AND EASEMENTS

Records of Survey are required for easements and leases granted by the department for:

- County roads
- Highways
- Easements across high value lands
- Easements across transition lands
- Utilities
- Upland leases
- Communication sites
- Other grants as determined by the department based upon site specific considerations
- Drainage or irrigation easements
- Railroads
- Aquatic land uses: exemptions are provided for recreational docks and mooring buoys per RCW 79.90.105 and for those permits issued as a Right of Entry

The applicant is responsible for:

- All costs and work associated with creating, submitting, revising and recording the Record of Survey
- Submitting a preliminary Record of Survey for review and approval by the department prior to approval of the agreement.
- Recording the final Record of Survey with the county auditor's office.
- Submitting a digital copy in AutoCAD.DWG or DXF (drawing exchange format) of the final survey.
- Submitting two full size copies and one 8 ½ X 11" copy and of the recorded survey including the auditor's recording information to the department.

A Record of Survey must:

1. Be produced by a licensed surveyor.
2. Meet the requirements of Title 58 RCW and Chapter 332-130 WAC.
3. Include the name of the applicant, the purpose of the easement or lease and the DNR easement or lease number.
4. Clearly show easement or lease boundaries with distances and directions of all boundary lines.
5. Show the easement or lease area to an accuracy of (\pm) 0.5% of the total area or (\pm) 10 square feet, whichever is greater.
6. (Not required for aquatic lands lease across the bed of Puget Sound or the Pacific Ocean) Indicate the acreage encompassed by the lease or easement within each quarter-quarter section or government lot.
7. Show distances and directions from two or more controlling corners of a recorded subdivision, recorded survey or government survey (GLO) corners.

8. Be related by meridian and coordinate to the Washington Coordinate System NAD83(1991) by closed ties to NGS Control monuments, or the extension thereof. The designation of the control stations used shall appear on the plat.
9. Include a narrative legal description describing the servient estate (grantor's parcel) on the Record of Survey.
10. Show a detailed plan of improvements to be constructed or already existing on the easement or lease area. All improvements must be shown in sufficient detail to determine what they are used for and to ensure they are entirely within the easement area.
11. Show the location of any proposed utility.
12. **(linear lease or easement)** Show the lineal footage along the centerline.
13. **(linear lease or easement)** Show the complete alignment information and width including any necessary curve data.
14. **(Easements or leases crossing a section line or state ownership boundary, not required for aquatic lands lease across the bed of Puget Sound or the Pacific Ocean)** Provide ties to the centerline of an easement along the section or subdivision line from the nearest appropriate Public Land Survey System (PLSS) section corner, quarter section or subdivision corner, where the easement enters and leaves the section or state ownership.
15. **(Easements or leases falling entirely within one section and not crossing a section line or state ownership boundary)** Provide ties from both end points of the linear easement to PLSS corners or other subdivision corners shall be provided.
16. **(A lease which encroaches on a previously leased site)** Show the boundary for the senior lease in the vicinity of the proposed lease shall also be shown, together with ties between the two leases sufficient to determine the full extent of the encroachments.

Additional Requirements for Communication Site Leases

17. Show ties to the corners of previously monumented communication sites adjacent to, or in the immediate vicinity of the proposed communication site.
18. Show access to the site.
19. Mark the corners of the communication site, as described and granted, with substantial permanent magnetically locatable monuments. The monuments shall be in place and obviously marked on the ground after the construction of installations and improvements.
20. Show the center of any communication site tower by Washington Plane Coordinates, NAD83 (1991), or latitude and longitude having an accuracy of and showing 3 decimals of a second.
21. On all communication sites where towers or beam paths are shown, an elevation is required at the base of the tower.
22. Show the tower height, and the height of the antenna or microwave dish and any beam path used shall have the diameter and tilt thereof shown.
23. The elevation shall be derived from an established benchmark in the vicinity of the site, or an elevation designated by the Department of Natural Resources.

Additional Requirements for Aquatic Land Uses

24. The lease of aquatic lands is often subject to preference rights. Applicants and surveyors should carefully determine the direction, and show details of the proration of coves and irregular shoreline.
25. **(lease sites which contain existing or proposed structures and improvements that are classified as a non water-dependent or a water oriented use as described within RCW 79.90.465 and WAC 332-30-106)** Provide the square footage of each structure and improvement.

Additional Requirements for Aquatic Uses (cont.):

26. Where applicable, the survey of aquatic lands must show the location of the following lines for:
- a. Tidal areas –Government meander line, the original and current locations of line of mean high tide, line of mean low tide, and line of extreme low tide. The survey must include the name of tidal bench mark(s) used or describe the alternate method employed for determining a Tidal Datum. **Lease areas which contain tidelands and bedlands** at a minimum must show the location of the line of extreme low tide crossing the lease area. **Lease areas containing bedlands exclusively** may be required to show the relationship to the line of extreme low tide and the -18 foot contour line only.
 - b. Lakes –Government meander line, line of ordinary high water (original ordinary high water if the lake has experienced artificial raising or lowering of the water level), and line of ordinary low water (include source of data) and line of navigability if established.
 - c. Rivers - Line of ordinary high water and line of ordinary low water (include source of data) and line of navigability if established.
 - d. Lots and blocks of platted tide lands or shore lands, inner and outer harbor lines, waterway lines, street boundaries, any local construction limit lines, any dredge or fill areas, and easements of record within the lease site.
 - e. All lines must be shown in sufficient detail to compute and show the area of each area of State-owned bedlands, tidelands, shore lands, harbor area, or waterways included within the proposed lease site.

Include any other data necessary for the complete understanding of the information shown on the survey. If, in the opinion of the department, such information is lacking, the survey may be rejected.

Record of Survey Revisions:

27. Any differences between the as-built road and the regulation plat must be reflected in a revised Record of Survey and recorded with the county by the applicant.
28. When any portion of the completed improvements are located outside of the granted lease site, the as-built locations must be reflected in a revised Record of Survey and legal description. In this instance, a new application for an amended lease site may be required if the as-built location creates adverse impacts. In the case of linear leases across the bed lands of the sound or the ocean, an as-built Record of Survey and a revised legal description of the linear lease must be provided.

Survey Requirements updated July 2002.

All answers and statements are true and correct to the best of my knowledge.

Applicant Stanley D. Stearn
(Please Print)

Signed Stanley D. Stearn
(Applicant or Authorized Signature)

Title Pres.

Company Big Harbor Marine, Inc. DBA Arabella's Landing Marine

Date 5-26-06