Department of Energy
Bonneville Power Administration
P.O. Box 3621
Portland, Oregon 97208-3621

In reply refer to: FOIA #BPA-2026-01102-F

April 9, 2026

SENT VIA EMAIL ONLY TO: PII [redacted]

Jesse Johnson
PII [redacted]

Dear Mr. Johnson,

This communication is the Bonneville Power Administration's (BPA) final response to your request for agency records made under the Freedom of Information Act, 5 U.S.C. § 552 (FOIA). Your request was received on May 7, 2025, and formally acknowledged on June 5, 2025.

This communication concerns your request for agency records sent to the Bonneville Power Administration (BPA) and made under the Freedom of Information Act, 5 U.S.C. § 552 (FOIA). BPA received your records request on February 5, 2026. The agency formally acknowledged your records request via letter to you dated March 5, 2026.

Request
You seek "… any and all records held by the Bonneville Power Administration related to:

1. The disappearance of BPA employee Julie Ann Weflen on September 16, 1987.
2. The Spring Hill Substation described historically as being near the intersection of Four Mound Road and Coulee Hite Road, Spokane County, Washington.
3. Any BPA internal reports, maintenance logs, incident logs, sign-in sheets, work orders, nitrogen system reports, transformer maintenance records, or site activity logs for the Spring Hill Substation from January 1, 1987, through December 31, 1988.
4. Any BPA communications, memos, emails, or inter-agency correspondence referencing:
    - Julie Ann Weflen
    - Spring Hill Substation
    - nitrogen system issues
    - transformer nitrogen alarms
    - site access or security concerns
5. Any maps, diagrams, or site plans of the Spring Hill Substation as it existed in 1987.

6. Any records of decommissioning, removal, relocation, or consolidation of the Spring Hill Substation or its equipment."

Clarification
Via exchanged emails with the agency on March 3, 2026, you and the agency have agreed to exclude technical information in the records identified as Critical Energy/Electric Infrastructure Information (CEII). You are, "…only seeking historical records from the time period surrounding Julie Weflen's disappearance in 1987, including site activity, logs, communications, and any records referencing the Spring Hill Substation. I do not need any current technical or security related information."

Response
BPA searched for and gathered records responsive to your request from the agency's Real Property Services, Transmission Field Services Spokane District, and Transmission Field Services Internal Operations offices. Accompanying this communication are **105** pages of responsive agency records with the following redactions applied:

- 22 redactions under 5 U.S.C. § 552(b)(6) (Exemption 6)

Please note that the FOIA Office added slip sheets to the record set to identify which portions of your request each set of pages are responsive to. These pages are not included in the total page count above.

A more detailed explanation of the applied exemptions follows.

Explanation of Withholdings and Exemptions
The FOIA generally requires the release of all agency records upon request. However, the FOIA permits or requires withholding certain limited information that falls under one or more of nine statutory exemptions (5 U.S.C. §§ 552(b)(1-9)). Further, section (b) of the FOIA, which contains the FOIA's nine statutory exemptions, also directs agencies to publicly release any reasonably segregable, non-exempt information that is contained in those records.

Exemption 6
Exemption 6 protects Personally Identifiable Information (PII) contained in agency records when no overriding public interest in the information exists. BPA does not find an overriding public interest in the release of the information redacted under Exemption 6—specifically, handwritten signatures and the author of a letter recounting personal opinions about events that allegedly took place between 1986 and 1988**.** This information sheds no light on the executive functions of the agency and BPA finds no overriding public interest in its release. BPA cannot waive these redactions, as the protections afforded by Exemption 6 belong to individuals and not to the agency.

Lastly, as required by 5 U.S.C. § 552(a)(8)(A), information has been withheld only in instances where (1) disclosure is prohibited by statute, or (2) BPA foresees that disclosure would harm an interest protected by the exemption cited for the record. When full disclosure of a record is not

possible, the FOIA statute further requires that BPA take reasonable steps to segregate and release nonexempt information. The agency has determined that in certain instances partial disclosure is possible and has accordingly segregated the records into exempt and non-exempt portions.

Fees
There are no fees associated with processing your FOIA request.

Certification
Pursuant to 10 C.F.R. § 1004.7(b)(2), I am the individual responsible for the records search and response described above. Your records request is now closed with no agency records available to provide.

Appeal
Note that the records release certified above is final. Pursuant to 10 C.F.R. § 1004.8, you may appeal the adequacy of the records search, and the completeness of this final records release, within 90 calendar days from the date of this communication. Appeals should be addressed to:

Director, Office of Hearings and Appeals
HG-1, L'Enfant Plaza
U.S. Department of Energy
1000 Independence Avenue, S.W.
Washington, D.C. 20585-1615

The written appeal, including the envelope, must clearly indicate that a FOIA appeal is being made. You may also submit your appeal by e-mail to OHA.filings@hq.doe.gov, including the phrase "Freedom of Information Appeal" in the subject line. (The Office of Hearings and Appeals prefers to receive appeals by email.) The appeal must contain all the elements required by 10 C.F.R. § 1004.8, including a copy of the determination letter. Thereafter, judicial review will be available to you in the Federal District Court either (1) in the district where you reside, (2) where you have your principal place of business, (3) where DOE's records are situated, or (4) in the District of Columbia.

Additionally, you may contact the Office of Government Information Services (OGIS) at the National Archives and Records Administration to inquire about the FOIA mediation services they offer. The contact information for OGIS is as follows:

Office of Government Information Services
National Archives and Records Administration
8601 Adelphi Road-OGIS
College Park, Maryland 20740-6001
E-mail: ogis@nara.gov
Phone: 202-741-5770
Toll-free: 1-877-684-6448
Fax: 202-741-5769

Questions about this communication, or the status of your FOIA request, may be directed to James King, FOIA Public Liaison, at jjking@bpa.gov or 503-230-7621. Questions may also be directed to E. Thanh Knudson, Case Coordinator (ACS Staffing Group), at 503-230-5221 or etknudson@bpa.gov.

Sincerely,

Candice D. Palen
Freedom of Information/Privacy Act Officer

Attachments / Enclosures: Agency records responsive to FOIA request BPA-2026-01102-F accompany this communication.

Incident and Activity Logs

Call log re Spring Hill Substation and Julie

9-16-87 About 2200 received Call from Ron S. Saying A Car was at Springhill Hard Hat Julies' - Signs of Struggle Julies P.A. still at Maint Building

Contacted Monty and headed for Springhill Sub-

About 2300 Arrive - one Hiway Patrol and 1 Sheriff car on site - CSA vehicle #40-03523 sitting with drivers and rear hatch open - Signs of struggle in rocks down passenger side and accross front of car. ~~Vehicle~~ Ped. Gate to Sub was unlocked - Control House door was closed. Area was Secured and waited for detectives to arrive - upon arrival investigation concentrated on car and parking lot area. Investigation Team moved into the Control Room & Sub. yard.

9-17-87

Car, Hard Hat, Glasses, Lead-tech bottle, Voltage chart, Inspection form, and battery report form were impounded and removed by the detectives

Car Keys - Carbon of reports - Clip board, purse - Jacket - one still in car.

9-17 - Appox 0600 - Arrived at Bell - General discussion w Jim Hartzell / Buck VAN Cloof INST - Press inquiries to sheriffs office and 2 on duty during day

0800 - ~~Arrive~~ at office - All Employee Briefing individual briefing - FACL School Q&M - Rob-Swede - ~~info~~ media man (BPA)

BPA departed - 0800-1900 1500-1900 about then

1115 Arrived back at Spring Hill Sub - Sub & CP Area until 2:30.
- 1300 Charlie Marsh out for Co-or & Sub Hdq
- TALKed with Jim (Anson Detearice) & Rhonda (Townsend-SEAN EBI)
- Found & Reported dime & nickel in Parking Lot - Appox 30' behind where Julies rig had been parked - Deputies TOOK pictures and Collected Coins

1630 - 2100 Various BPA Calls - ~~Nothing~~ Information to various parties - One inquire about reward fund

9-18 0730 - Back to CP - TALKed to LT Brown & ASK about info from mail Carrier's followed with call to Nine mile P.O. & P.O covering Route 4, apparently Located in Airway Heights District - No further Contact That I'm aware of.
2. Carrier More info about ex
3. ASK about Reward fund - nothing definite

HT 8606 - green [illegible]
Hubby past about 1630 - Car door open Hat on Ground
She at 2200 Sheriff on site

4-18 Cont

Captures in area 0700-1200
Search Completed

0815 - Signed into - Springhill
Made Arrangements for coverage at Bell
N in to have surrounding subs Chool

About
1100 - Public Service building - met w/ detectives
1) Could not ident Key - 4 Checked items remaining in car for detection and ident same as normal items in Oper's Car
3) Studied mark on Rt side - no positive ID Suspect wrench or something in pocket
4) Battery was dead - Apparently from dome light being on - Dumped vehicle
Left at 1145 - Monty to CP - myself to office

1200 Pick-ups info on location of Julie's fingerprint card (FBI) - forwarded to Sheriff's

1600 - Back to Springhill - Talked w/ Lt Brown
1) Left ~~this~~ official news release - Run by Rob.
2) Info on Search Termination - 1745 P.M.
Talked to B Windus - update status
Asked about BPA reward -

1700 - Out - ~~or~~ to CP
1) Gave Lt Brown License info

Scanned Pages from Spring Hill Substation Logbook for requested date range

9-30-78

0840 MARSH @ STA. 5.0° C/K
STATION STATUS
B-1433 TRANSF. DISC OPEN & TAGED FOR THE ECC DISP.
PREVIOUS LOG BOOK REMOVED & TAKEN TO BELL SUB.

10-1-87

0835 FALKAT STATION.

0941- READ KWH & KVAR- PER REQUEST. NOTED THAT RMS HAD BEEN RESET ON 9-16-87 @ 1343 PST (1443 PDT) WAS CUT @ 1600

ell #1

10-2-87

1305 MARSH @ STA.
1540 KORZMAN - HYNOS IN - VISIT 1605 OUT
1610 MARSH OUT.

10-3-87

0810 MARSH @ STA.
1030 METER READINGS
KWH 185219 KVARH 018947, #1 PK 118 on 9-28@0600
#2 PK 019 on 9-21@1900
RMS 01852174 & 00188421
1830 MARSH OUT

10-4-87

0850 MARSH @ STA.
1700 BRANDON IN & OUT.

10-5-87

1115 FUELS- SEAN STATION.
1520 TO 1550, BRANDIN IN FOR SWITCHING.

1533 SO# 52996 DISP. GODFREY
~~ECC~~ PURPOSE: TRANSFER STATION TO THE #2 LINE.
ECC DISP. HAS RELEASED HIS TAG ON B-1433 XFMR DISC.
REMOVE HIS TAG.
CLOSE B-1433 XFMR DISC ON THE COULEE-BELL #2 LINE
OPEN & TAG B-1432 XFMR DISC ON COULEE-BELL #1 LINE

— CONT —

10/5/87 CONT.

SO# 52996 CONT.

1537 B-1432 XFMR DISC TAGGED OPEN FOR THE ECC DISP.

1545 SO# 52996 REPORTED COMPLETE. TO GODFREY

10/7/87

0820 TO 0955 , BRANDON IN FOR ACCESS TO STATION, GATE ~~FENCE~~ REPAIR

0830 RE-CONNECTED RMS EQUIP. TO PHONE / BECK TO CSM.

10/15/87

0830 OPENED L-1320 RECLOSER AND DISCONNECTS
PICKED UP LOAD AT TUM TUM. CARTLEDGE

0850 TO 0955 , BRANDON IN FOR SWITCHING, 28° CLR.

0910 SO# 57873 DISP. LIBBY.
PURPOSE: CLEAR B-1432 XFMR DISC.
CHECK OPEN L-1320 PCB
CHECK OPEN L-1320 BYPASS DISC & TAG.
OPEN & TAG L-1320 FOR DISC.

0918 OPEN & TAG B-1433 XFMR DISC.
FOR DYER ON CL# M-0061-W.
FOR OLSON ON CL# M-0062-W &
FOR THE ECC DISP.
REMOVE ECC DISP. TAG FROM B-1432 XFMR DISC.

0924 SO# 57873 REPORTED COMPLETE.

0925 DYER, ZINN & McDANIEL IN TO WORK ON B-1432.

1230 Dyer & CREW OUT

1420 Falk in to switch

1623 S.O.# 52997 Alling To Falk

Purpose: Return Sub To service
Dyer Rel Cl# M-0061-W
Olson Rel Cl# M-0062-W
ECC Disp rel his Tag
Remove Their Tags
Close B-1433 XFMR disc on Coulee #2 line
Close L-1320 line side disc
Notify IPPL- (Sam Anderson @ 1627)
S.O. com

10/5/87 Cont.

SO# 52996 cont.

1537 B-1432 XFMR DISC TAGGED OPEN FOR THE ECC DISP.

1545 SO# 52996 REPORTED COMPLETE. To GODFREY

10/7/87

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Notify IPPL- (Sam Anderson @ 1627)
S.O. com

10-

S.O. cont.

Check open & Tag
For the ECC D

1631 S.O.# 52997 Comp

10-1

0844 SWITCHED SPRI

1345 Marsh @ S

1350 S.O. 52998 C
Purpose: trai
ECC disp re
Remove his
Close B-1432

1355 Open & tag
For ECC disp

1358 S.O 52998 Co

10-

1450 to 1513 Calvi
Phone was

10/

0920 Bill Jackson
Tested Inland
recording volt

1415 Jackson out.

0935 Falk- insp & switch

0947 S.O.# 52999 Alling T
Purpose: Transfer
ECC Disp rel his T
Remove his Tag
Close B-1433 XF
Open & Tag B-14
For the ECC Di

0952 S.O.# 52999 Comp & re

VE ECC DISP.

EED

GATE
N, ~~FENCE~~ REPAIR

TO CSM.

S

EDGE

28° CLR.

10-15-87

S.O. cont.

Check open & Tag B-1432 XFMR Disc
For the ECC Disp

1631 S.O.# 52997 Comp & rep T&D Falk To Alling

10-16-87

0844 SWITCHED SPRINGHILL BACK TO NORMAL FEED.
CARTHEDGE

1345 Marsh @ Sta Sour switching

1350 S.O. 52998 Libby/MARSH
Purpose: transfer Sta Source to Coulee Bell #1
ECC disp releases his tag
Remove his tag
Close B-1432 transf disc
1355 Opened tag B-1433 transf. disc
For ECC disp
1358 S.O 52998 Comp & Rpt'd MARSH/Libby

10-20-87

1450 to 1513 Calvert in station to repair RMS.
Phone was bypassing the RMS.

10/22/87

0920 Bill Jackson in to test meters.
Tested Inland meters & calibrated
recording voltmeter.
1415 Jackson out.

10-27-87

0925 Falk- disp & switch. 42° P.C.

0947 S.O.# 52999 ANing To Falk
Purpose: Transfer Station To #2 line
ECC Disp rel his Tag on Coulee #2 line
Remove his Tag
Close B-1433 XFMR Disc
Open & Tag B-1432 XFMR Disc
For The ECC Disp

0952 S.O.# 52999 Comp & rep'td - Falk To Alling

10-28-87

1130 TO 1140 DAY & HALL SI — INSPECT.

11-6-87

1500 Newbiggins, Borio Haz waste Drum

12-3-87

1500 Falls - insp station 43° Rain

12-8-87

1500 Inland Power - Jim Sorensen ~~Indic~~ found L-1320 Breaker open and target on B phase. Isolated Inlands 14.4 Sub and tryd Breaker L-1320 on one shot. 1520 Closed Breaker on one Shot breaker closed & held. returnd breaker to normal operation.

12-11-87

14:00 Walters IP&L Check Regulators 40° clear.

10:00 ANDREWS IP&L DOWN LINE OPEN BREAKER
12/23/87 L-1320, AT 1000 I OPEN
BREAKER CONTROL SWITCH
10:35 " " " I CLOSE BREAKER L-1320

1-8-88

0830 Falls insp station 23° cldy

1-25-88

2:00 pm Lonberg IP+ on to check regulators

2-9-88

1420 Falls - insp station 38° cldy
BPA chopper patrolling lines - leveled west @ 1421

2-11-88

1518 Falls - Switch.
Switching cancelled -

2-12-88

13:25 - Sorensen I.P.L. substation Ck.

2-18-88

1125 MARSH @ STA
1133 S.O. 095152 Schwartz/MARSH
Purpose: transfer Sta Source to Coulee Bell #1
ECC disp releases his tAC
Remove his tAC
Close B-1432 transf disc
Open & tag B-1433 transf. disc
For ECC disp
1135 S.O. 095152 Comp MARSH/Schwartz

1255 to 1420 , BRANDON

0940 Falls - insp station

0930 Falls. switch

0935 S.O.# 95208 Alli
Purpose: transf
Remove ECC
Close B-14
Open & Tag
For ECC Di

0938 S.O.# 95208 Comp to

1020 MATTHEWS IN ° CLO

1038 S.O. # 095209 DISP LIBBY
PURPOSE: RESTORE SPRINGHILL
ECC DISP REL HIS
REMOVED HIS TAG
CLOSED B-1432
OPENED & TAGGED
ALL FOR ECC

1044 S.O. # 095209 COMPLETED

1330 MATTHEWS IN TO INSPECT
BATTERY ON 24 HR. EQ

4-

0600 IP&L L-1320 OP
CLOSED L-132

1305 To 1330 Prince

1455 MITCHELL IN SI

1000 OPENED L-1320 C

NSPECT.

este Drum

43° Rain

~~Isted~~ found L-1320
, Isolated Inlands
on one shot.
breaker closed & held.
ration.

ation 40° clear

LINE OPEN BREAKER
AT 1000 I OPEN
ONTROL SWITCH
BREAKER L-1320

23° cldy

heck regulators

38° cldy
eled west @ 1421

ted-

t.

MARSH
Source to Coulee Bell #1
FAC

disc
sf. disc

#1/Schwaley

3/3/88

1255 to 1420 , BRANDON IN ~ NEP SURVEY 50° CLR

3-4-88

0940 Falls - insp station.

3-15-88

0930 Falls. switch 46° clear

0935 S.O.# 95208 Alling to Falk
Purpose: transfer station to #2 line
Remove ECC Disp Tags
Close B-1433
Open & Tag B-1432
For ECC Disp

0938 S.O.# 95208 Comp & reported Falk To Alling.

3-23-88

1020 MATTHAUS IN ° CLDY - WINDY!

1038 S.O. # 095209 DISP LIBBY TO MATTHAUS
PURPOSE: RESTORE SPRINGHILL TO COULEE BELL #1
ECC DISP REL HIS TAG
REMOVED HIS TAG
CLOSED B-1432 DISC
OPENED & TAGGED B-1433 DISC
ALL FOR ECC DISP.

1044 S.O. # 095209 COMPLETED & REPORTED TO DISP LIBBY

4-12-88

1330 MATTHEWS IN TO INSPECT THE STATION ° CLEAR
BATTERY ON 24 HR. EQU.

4-19-88

0600 IP&L L-1320 OPEN - ISOLATED 14.4
CLOSED L-1320 0605 LARRY & JIM

4-29-88

1305 To 1330 Prince Sta. Insp. 57° cldy

5-3-88

1455 MITCHELL IN STA - MAINT

5-9-88

1000 OPENED L-1320 OCB - TRANS LOAD TO TUM TUM SUB LARRY & JIM

5-9-88

1018 S.O.# 95210 Jacobson To Falk

Purpose: Clear BK 1 L-1320 PCB & Sta Service RT. & B-1433 XFMR Disc

Remove ECC Disp Tags From B-1433 XFMR disc

Check Customer load off (L-1320 ctr = 696)

1020 Open & Tag B-1432 XFMR disc

Check Open & Tag L-1320 line Side disc

check Open & Tag L-1320 Bypass Disc

for the ECC Disp

Open & Tag Sta Ser ACBs

Open & Tag Sta Ser PT Fuse

For Dyer on Sta Cl# 1-88-T.

1027 S.O.# 95210 Comp & reptd Falk To Jacobson.

1100 Dyer & Crew 4056 C.W.K

S.O.# 9521B Jacobson To Falk

Purpose: Make Bank available for service

Dyer rel Sta Cl# 1-88-T on Sta Ser.

~~Remove~~ 2nd ECC rel his Tags

Remove all Tags

Close Sta Ser P.T. Fuse

& Sta Ser ACBs

Check L-1320 PCB open

Close B-1432 XFMR Disc

~~Close L-1320~~ 2nd

Check Open & Tag B-1433 XFMR disc

For the ECC Disp

Notify IP&L That Bank is available for service

1524 S.O.# 95212 Comp & reptd Falk To Davis

5-10-88

0725 Falk - Switch.

0734 S.O.# 95213 Godfrey To Falk

Purpose: Clear Bank 1

Check open & Tag L-1320 line Side L-1320 Bypass B-1433 XFMR discs

Open & Tag B-1432 XFMR Disc

For Dyer on Cl#M-0461-W

0736 S.O.# 95213 Comp & reptd Falk To Godfrey

0737 Dyer & Crew in

5-10-88

0838. S.O.# 95214 Godfrey To Falk

Purpose: Retag Bank 1 L-1320 PCB

Dyer Rel Cl#M-0461-W

Remove his tags

Check open & Tag discs To both

For Dyer on Cl#M-6529-T

Check Removed & Tag bus links

Check Open & Tag B-1432 & B

For Dyer on Cl#M-6528-T

Close L-1320 BYPASS Disc.

0851. S.O.# 95214 Comp & reptd Falk

0855 - Walk thru of Clearance bound

1357. S.O.# 95215 Godfrey To Falk

Purpose: Clear Bank To install li

Dyer released Cl#M-~~0464~~ 2nd 6528-T

Remove his Tags

open & Tag L-1320 Bypass Disc

check open & Tag L-1320 L.S. di

For Dyer on Cl#M-0464-W

1402 S.O.# 95215 comp & reptd Falk

1507 S.O.# 95216 Godfrey To Fal

Purpose: Return Bank 1 To

Dyer rel Cl#M-0464-W

Remove his tags

Close L-1320 XFMR

Check open & tag B-1

For the ECC Disp

1510 Close B-1432 XFMR disc

Notify IP&L to return

S.O.# 95216 comp & reptd Falk

5-11-88

0730 REMOVED TAGS - CLOSE

0734 LOOPED SPRING HILL

0735 OPENED LOOP AT TUR

AT NORMAL OPERAT

5-10-88

0838. S.O.# 95214 Godfrey To Falk

Purpose: Retag Bank1 L-1320 PCB Energize Sta Service.

Dyer Rel Cl#M-0461-W

Remove his tags

Check Open & Tag discs To both sides of L-1320 PCB

For Dyer on Cl#M-6529-T

Check Removed & Tag bus links on low Side of BK1

Check Open & Tag B-1432 & B-1433 XFMR discs

for Dyer on Cl#M-6528-T

Close L-1320 ~~BY~~PASS Disc.

0851. S.O.# 95214 Comp & rcptd Falk To Godfrey.

0855 - Walk thru of clearance boundarys given.

1357. S.O.# 95215 Godfrey To Falk

Porpose: Clear Bank To install links

Dyer released Cl#M-~~0464~~ 6528-T & Cl#M-6529-T

Remove his Tags

open & Tag L-1320 Bypass Disc

check open & Tag L-1320 L.S. disc, B-1432 & B-1433 XFMR Disc

For Dyer on Cl#M-0464-W

1402 S.O.# 95215 comp & rcpTd Falk To Godfrey.

1507 S.O.# 95216 Godfrey To Falk

Purpose: Return Bank 1 To Service

Dyer rel Cl#M-0464-W

Remove his tags

Close L-1320 XFMR side disc

Check open & tag B-1433 XFMR disc on Coolee #2 line

For the ECC Disp

1510 Close B-1432 XFMR disc on Coulee #1 Line

Notify IP&L to return To Normal (willswitch in AM - John Weslinger)

S.O.# 95216 comp & rcpTd Falk to Muzer

5-11-88

0730 REMOVED TAGS - CLOSED L-1320 OCB DISC.

0734 LOOPED SPRING HILL & TUM TUM SUBS

0735 OPENED LOOP AT TUM TUM - SPRING HILL SUB

AT NORMAL OPERATION

LARRY

5-13-88

0845 to 0905 Kronemann in station to check phone trouble

5-13-88

0940 MATTHEWS IN TO SWITCH AND INSPECT.

0953 S.O. # 95218 DISP LIBBY TO MATTHEWS

PURPOSE: CHANGE STATION FROM #1 TO THE #2 COOLER - BELL 4WK

ECC DISP RELD HIS TAG

REMOVED HIS TAG

CLOSED B-1433 4/SECT DISC.

OPENED AND TAGGED B-1432 4/SECT. DISC

ALL FOR THE ECC DISP.

0959 S.O. #95218 COMPLETED & REPORTED TO DISP. LIBBY

5-26-88

10:10 Zinn Race Battery & charger

Took battery off equalize

5-31-88

0920 MATTHEWS IN TO INSPECT CLOY.

6-8-88

1400 Inspect & P&L Sub - SORENSEN

6-13-88

1:30/P ZINN - PRATT HERE TO INSTALL NEW REG ON BK#1 & PURGE NITROGEN SYSTEM

1545 AWAY TO BELL

6-14-88

0900 ZINN & PRATT HERE TO EXCHANGE NITROGEN REG BANK#1 & CONTINUE TO PURGE NITROGEN SYSTEM

6-14-88

1340 MATTHEWS IN TO INSPECT & WEAK TECH N2

6-30-88

0925 MATTHEWS IN TO INSPECT. 62° P.C.

7/6/88

1200 to 1210, BRANDON IN TO CHECK STATION 65° PC

NOTE REMARKS ON BATT. RPT.

0955 — 1545 7-7-88

Wilkins in station to change blower filter - clean control house and wax floor.

1115 Falk. Switch stat

1115 S.O.# 95219. Muizen

Purpose. Transfer s

ECC Disp rel his T

Remove His Tag

Close B-1432 XFM

Open w Tag B-1433

For the ECC Disp

1120 S.O.# 95219 Comp

7-22-8

0905 MATTHEWS IN TO INSPECT.

7-25-

1133 - 1155 Hougland,

Replaced power

7-29-8

1025	MATTHEWS IN TO SWITCH
1036	S.O. #95220 DISP ALLING TO PURPOSE: SWITCH THE STATION ECC DISP RELEASED H REMOVED HIS TAG CLOSED B-1433 D OPENED + TAGGED ALL FOR THE REC
1041	S.O. #95220 COMPLETED + REPO
	8-3-88
0725	MATTHEWS IN TO SWITCH
0731	S.O. #95221 DISP KNEZIR PURPOSE: PLACE STATION ON ECC DISP RELD HIS REMOVED HIS TAG CLOSED B-1432 OPENED + TAGGED B-1 ALL FOR THE REC
0735	S.O. #95221 COMPLETED + RE

7-15-88

1115 Falk. Switch station To #1 line

1115 S.O.# 95219. Muizer To Falk

Purpose. Transfer station To #1 line

ECC Disp rel his Tag

Remove His Tag

Close B-1432 XFMR Disc

Open w Tag B-1433 XFMR Disc ON Coulee #2 line

for the ECC Disp

1120 S.O.# 95219 Comp w rept'd Falk To Muizer

7-22-88

0905 MATTHEWS IN TO INSPECT. CLEAR 76°

7-25-88

1133 - 1155 Hougland, For PosiTron BaTTery replacement

Replaced power board 182 with 172

7.29.88

1025	MATTHEWS IN TO SWITCH
1036	S.O. #95220 DISP ALLING TO MATTHEWS
	PURPOSE: SWITCH THE STATION TO THE BELL-COULEE #2 LINE
REQ ON	ECC DISP RELEASED HIS TAG ON B-1433
	REMOVED HIS TAG
	CLOSED B-1433 DISC
	OPENED + TAGGED B-1432 DISC
ITROGEN REG	ALL FOR THE ECC DISP.
GEN SYSTEM	1041 S.O. #95220 COMPLETED + REPORTED TO DISP ALLING

8-3-88

0725	MATTHEWS IN TO SWITCH
0731	S.O. # 95221 DISP KERZE TO MATTHEWS
	PURPOSE: PLACE STATION ON THE #1 LINE
65° PC	ECC DISP REQ HIS TAG
	REMOVED HIS TAG
	CLOSED B-1432 DISC
filter- clean	OPENED + TAGGED B-1433 DISC
	ALL FOR THE ECC DISP
0735	S.O. # 95221 COMPLETED + RE PORTED TO DISP KERZE

8-11-88

0805 To 0905 Prince in Sta. for switching & Insp. 66° Clr

0816 SO# 095222 Schwarz to Prince
Purpose: Transfer Station Source to Coulee 2 line
ECC Disp released his Tag
~~Close B-~~ Remove his Tag
Close B-1433 Transf. Disc
check parallel
Open & tag B-1432 Transf. Disc
All for The ECC Disp

0825 SO# 095222 Comp & Rptd to Schwarz by Prince

8-30-88

0900 MATTHEWS IN TO INSPECT STATION 65° CLEAR

9-15-88

1325 Falk- switch sta TO #1 line . put up yellow rope

1347 S.O.# 95223 Libby To Falk
Purpose: Transfer Station To Coulee #1 line
ECC Rel his Tag on B-1432
Remove his Tag
Close B-1433 Disc
Open & Tag B-1433 XFMR Disc
For the ECC Disp.

1349 S.O. #95223 Comp & rcpTed Falk To Libby

9-16-88

0930 Falk - put up rope barrier

9-30-88

1316 Florence Falk Insp Sub.

10-7-88

1313 Florence T. Hoffman Falk. Sub. inspect.

10-12-88

1330 MATTHEWS IN TO REMOVE ROPE BARRIER & INSPECT.

10-13-88

1640 Falk- switch

Long Distance call to ECC 762-5531

1710 S.O.# 95224 Libby
Purpose: Transf
Remove ECC
Close B-1433 XF
Open & Tag B-
For the ECC

1715 S.O.# 95224 Co

10-

0835 Falk- sw. to

0840 S.O.# 95225 Li
Purpose: Tran
ECC Disp rel
Remove his tags
Close B-1432 X
Open & Tag B-14
For the ECC D

0844 S.O.# 95225 Comp

0935 MATTHEWS IN TO INSPECT

1440 MATTHEWS IN TO

1100 JIM AND
CHANGE

1500 WALTERS

1100 WALTERS

12-20

1500 Falk insp station

1-4

0915 MATTHEWS IN TO

1 5

0945 Lynch

1-24

1430 MATTHEWS IN TO INS

2-7

0920 MATTHEWS IN TO GET PER

itching & Insp. 66°Clr

Schwarz to Prince

e to Coulee 2 line

isc

' to Schwarz by Prince

65° CLEAR

put up yellow rope

e #1 line

c To Libby

Sub inspect.

& INSPRCT.

10-13-88

1710 S.O.# 95224 Libby to Falk

Purpose: Transfer station To #2 line

Remove ECC Disp Tags

Close B-1433 XFMR Disc

Open & Tag B-1432 XFMR Disc on Coulee #1 line

For the ECC Disp

1715 S.O.# 95224 Comp Preptol To Libby.

Out To Larene

10-26-88

0835 Falk- switch in insp. 44° clear

0840 S.O.# 95235 Libby to Falk

Purpose: Transfer station To #1 line

ECC Disp rel his tags on Coulee #1

Remove his tags

Close B-432 XFMR Disc

Open & Tag B-1433 XFMR Disc

For The ECC Disp

0844 S.O.# 95225 Comp preptol Falk To Libby

11-16-88

0935 MATTHEWS IN TO INSPECT 34° RAIN/SNOW

12-1-88

1440 MATTHEWS IN TO INSPECT 30° CLR

12-8-88

1100 JIM ANDREWS I.P.&L.

CHANGE OUT REGULATORS

1500 WALTERS IP&L CHECK REGULATORS

12-9-88

1100 WALTERS IP&L CHECK REGULATORS

12-20-88

1500 Falk inspection 30° SNOW

1-4-89

0915 MATTHEWS IN TO INSPECT 35° CLDY

1 5 89

0945 Lynch Zeller Check wood Poles = out 1010

1-24-89

1430 MATTHEWS IN TO INSPECT. 29° O.C.

2-7-89

0920 MATTHEWS IN TO GET PEAK

Maps, Diagrams, or Site Plans of the Spring Hill Substation as it existed in 1987

Spring Hill Substation

July 27, 1987

Disclaimer: Imagery is not orthorectified, this scale is an approximation.

N 0 20 40 80 Feet

GRAND COULEE - SPOKANE NO. 1
N. 89° 14' E.

GRAND COULEE - SPOKANE NO. 2

50

72+64.5

73+26.24

74+50.48

77+61.3 TB

78+66.0

6 TLP. WIRES
2 PWR. LINES

℄ COUNTY ROAD

TO SPOKANE

B.M. DATA:
HUB IN FENCE LINE STA. 73+26.24 GRAND COULEE-SPOKANE NO. 1 ELEV. 1897.43

N

SCALE 1"=20'

SPRINGHILL SUB SITE #1

SEC. 14 T. 26N. R. 41 E. W.M.

Springhill Substation_003

GRAND COULEE - SPOKANE NO. 1

N. 89° 14' E.

GRAND COULEE - SPOKANE NO. 2

72+64.5

73+26.24

6 TLP. WIRES
2 PWR. LINES

E. COUNTY ROAD

B.M. DATA:
HUB IN FENCE LINE STA. 73+26.24 GRAND COULEE-SPOKANE NO. 1 ELEV. 1897.43

SPRINGHILL
Topog. taken by
Const. (LEVENS CRAIG)
7-20-59
B.B.

SCALE 1"=25'

SPRINGHILL SUBSITE #1
SEC. 14 T. 2GN. R. W.M.

Springhill Substation_003

Article and Memo Reference Julie Ann Welfen

10 April 1989

From : (b) (6)

To: Spokane Mountaineers Members

Subject: Defamation of character

I've been a member since Spring of 1984. The Mountaineers is my surrogate family and a large part of my social life. With one exception, I have found something to enjoy about every member I know, even if it is just the petty pleasure of disliking them. I do not enjoy Will Parks.

The following is a chronology of incidents that lead me to disturbing conclusions.

On the Friday before Easter, 1986, I had a potluck party at my house. It was a real good party, good food, 24 people and some good dancing. Debbie Swanson was at that party. Easter Sunday, Debbie was reported missing, she didn't show up for Easter dinner with some friends. Her car was found in the Tubb's Hill parking lot the following Tuesday, but Debbie has never been seen again.

During the next week I was contacted by the Coeur d'Alene police and asked to provide them with a list of those at the party, which I did. Due to the Detectives conversations with Debbie's girlfriend, and possibly for other reasons, a few of us were asked to go to the Coeur d'Alene police department for interviews. When it was my turn, I was a little apprehensive, its not every day I'm interviewed regarding the disappearance of a young woman. The detective was friendly and kept his rubber hose in the drawer. I wasn't able to tell him anything I hadn't already told him over the phone, since I didn't know Debbie well and had been busy as the host and chasing other women that night. Before I left, the detective asked me if I could call Will Parks and try to persuade him to come over for an interview, as the detective had talked to him on the phone, but Will would not agree to a face to face interview.

Given my own apprehensions, I could understand Will's reluctance to come in for the interview. I called Will and told him that the cop was a pretty good guy and was just looking for any bit of information to help in the investigation, neither Will, nor I, nor anyone else was a suspect. Will was noncommittal in his answer to me and subsequently I learned that he never did go over for the interview.

Will and I were, and are, just acquaintances. His refusal to go over and interview struck me as odd but understandable, as he seemed kind of odd and immature to me. I know a few people who have known Will a long time, I told two of them of his refusal to talk to the cops face to face and asked them what they thought. Neither was surprised, as they thought Will a little paranoid and immature. They told me some funny stories about Will on some climbing trips and one about a girl friend who had "maced" Will with a can of mace that he had convinced her to carry, that was funny too.
I didn't think of Will again till the fall of '87.

In August of 1987, I began the brief courtship that led a briefer marriage. Once, while extoling the virtues of the Spokane Mountaineers to my soon to be, Becky, she told me that she knew a guy in the club, naturally it was Will Parks. She told me a very strange

story. She and another woman had met Will at some meeting of sympathetic do good types. After that, Will had started calling this other woman and crying on her shoulder about problems with his love life. One night this other woman wasn't home, at 2:00 am., Becky received a call from a distraught Will. He whined at length about a woman who had dumped him and the stupid things he was compelled to do. He told her that he had followed this woman around town, skulked around her house, and jumped out of the bushes and accosted her new boyfriend. He also talked of suicide, he was dissuaded. Now this is not funny. I found out later that these types of harassment did indeed occur, over a period of several months, and that the woman involved works in one of our hospitals. I didn't think of Will again until the spring of '88.

In the Spring of '88 I saw a woman friend at a Mountaineers party whom I hadn't seen for a while, I enjoyed seeing her. The following week I called her to talk and tell her that I had enjoyed seeing her and hoped to see her at more functions. She told me that was not likely. I asked her why. She said that, at the party she had met Will Parks and had been attracted to him, and he possibly to her. Later a girlfriend had pulled her aside and told her to watch out for Will Parks because another friend, in a different circle of friends, had had problems with him. Due to the serious nature of the problems she heard about, she is too leery of Will to attend our functions for fear of running into him. This boy has shit in our nest. What kind of problems had she heard of?

In the fall of '87, Will met and successfully wooed a young woman who works for a valley school district. He convinced her to go to Europe with him over the Christmas vacation. While in Europe they had a falling out, and when they got back she didn't want to have anything further to do with him. He couldn't accept that and started harassing her. The harassment lasted a couple months and included: numerous unwanted phone calls; standing on her porch and yelling at her through her locked door until the neighbors called the cops and they hauled him off; appearing uninvited numerous times at her work place and making big scenes until escorted out by school administrators; threats to a new prospective boyfriend. Will was arrested after the second incident of harassment on the porch, and appropriate charges were filed. The charges were dropped in exchange for his agreement to stay away from the woman for a year.

This got me thinking about Will again. Not a week later I heard of this same harassment incident from a different source. I called around and got sufficient corroboration to convince me that the incident did happen. I called the Coeur D'Alene police and asked if Will had ever come in for that face to face interview regarding the disappearance of Debbie Swanson, and learned that he had not. Shortly afterwards, I got a call from the Spokane police asking about Will as part of their investigation of the disappearance of Julie Weflen. I couldn't tell them anything except that I was beginning to think he was a nut due to the harassment incidents that I had heard of, this was not news to them.

Since I learned of this last series of harassment incidents, I have been telling people about it, one on one, or in small groups, and I haven't seen much of Will at our functions.

Sept. 15 and 16 of 1988, the esteemed Spokesman Review ran stories on the anniversary of the disappearance of Julie Weflen. A man has come to police attention, that they would like to talk to, but

he won't come in for a face to face interview. The 16 Sept. article mentions that the man they would like to talk to, had also known our Debbie Swanson. The article mentions that this man had met Debbie at a party in Spokane County shortly before she disappeared and had not been cooperative in the investigation of her disappearance. The article also mentions that this man lives within a few miles of where Julie Weflen disappeared. These three descriptive items fit Will Parks.

Debbie met Will at my party, the day before she was last seen. Will was the only one at the party that did not cooperate in the investigation to the satisfaction of the police, since he refused a face to face interview. Will does live within a few miles of where Julie disappeared. Reprints of the articles are attached.

The incidents recounted above lead me to the following conclusions:

1. Will Parks has a recent history of serious harassment incidents against girlfriends who smarten up and dump him.
2. Will Parks is the man, mentioned in the attached 15 & 16 Sept., 1988, Spokesman Review articles, who refuses to cooperate fully with the Coeur D'Alene and Spokane police regarding the disappearances of our member Debbie Swanson in 1986 and Julie Weflen in 1987.

In our society Will doesn't have to talk to the police, but he should, out of concern for the missing women. With full cooperation, he might get the police out of his hair... Without him as a distraction, the investigations might progress better.

The harassment incidents are fairly widely known around our local school districts, hospitals and social service agencies. A few of our members have probably known of these incidents longer than I, and some probably know more detail than I, but this is not really what you would call general knowledge.

Writing a letter like this about someone is distasteful. If these incidents I have recounted are lies, then telling of them is surely as wrong as doing them. If I know these incidents to be true, then, due to their seriousness, remaining silent is wrong. I know these incidents are true. I have known this stuff for some time now, so why write it now? For several reasons:

1. The Spokesman Review, on March 29, 1989, ran an article marking the third anniversary of Debbie Swanson's disappearance. I didn't know Debbie well, but I knew her well enough to have the opinion that she didn't disappear intentionally. She was her happy self at the party. At this point she must be presumed dead. If she had a fatal accident on Tubb's hill or if she fell in the lake, she should have been found by now, foul play is likely. Try thinking about the abduction and murder of a sweet, friendly, pretty woman friend, its very unpleasant. This article jogged my memory and started me thinking again about the man who wouldn't, and still won't cooperate in the investigation, and the rest of the things I know of him.
2. As a general rule, people should be left to form their own opinions of others based on their own experiences. However, when someone's behavior has deviated from the norm as far as Mr. Parks has, then a warning is appropriate.

3. Will hasn't been doing much with the club for the past year, but now I've been seeing him at our functions regularly. Mountain school is starting and we've got some new women members. I want to be sure that this information is widely known. No one should have to put up with the harassment that his former girlfriends have experienced. Let him find his potential harassment victims at his ropes course, not our activities.
4. In the event that Will is involved in the disappearances, probably murders, about which the police would like to question him, this warning might prevent another woman I know from disappearing.

Sincerely,

(b) (6)

Spokesman Review Sept 15, 1988 5

A year after Weflen vanished, one man is focus of inquiry

By Anne Windishar
Staff writer

In the year since Julie Weflen disappeared, Spokane sheriff's detectives have exhausted countless leads and eliminated a handful of suspects, but one man remains under investigation.

That man, who has not been publicly identified, also knew a Coeur d'Alene woman who disappeared in 1986, Lt. John Goldman said Wednesday.

"Obviously that coincidence has some real significance," Goldman said of the man's association with Debbie Swanson, a Coeur d'Alene school teacher who disappeared without a trace the day before Easter 1986.

No one has been charged in the disappearance of Weflen, a 23-year-old Bonneville Power Administration employee, but interest is focused on the Spokane man because he has refused to cooperate with detectives, Goldman said.

"Because he has not been cooperative, we have not been able to eliminate him," he said.

Goldman would not elaborate on the man's relationship with Swanson and Idaho authorities were unavailable to comment.

JULIE WEFLEN
Disappeared at BPA substation

But Goldman said the man came to the attention of Spokane detectives in the Weflen case by way of several phone calls to the department beginning in December. Since then, he's been interviewed twice by detectives and is now dealing with them only through a lawyer.

The man, contacted at his home Wednesday by The Spokesman-Review, said he has answered questions on two occasions — and that's enough.

The man said he didn't know about the Weflen case until police contacted him months after she disappeared. But he also said Wednesday that he had pointed out the search command post to a former girlfriend as they drove past it in the early stages of the Weflen investigation.

He said he told detectives he never knew Weflen and had nothing to do with her apparent abduction Sept. 16, 1987. He also said he's been harassed by deputies and others since he became involved in the investigation.

"I'm afraid they're going to frame me," he said. "Everytime I turn around I expect to hear the word freeze. I've gone through hell."

Mike Weflen, Julie's husband, said he would describe the past year in the same way.

"I can't stop trying to find her," he said, sitting in his Deer Park home Wednesday. "I can't give up knowing that the person responsible could be somebody I drive by

(See Weflen on page 18)

ment took the investigation back to the office and began working with phones and computers. Mike Weflen and his friends continued the tedious search, and began a multi-state appeal for information that would lead to Julie.

Her face became familiar because of at least 100,000 fliers that graced telephone poles, rest stops and restaurants on every major highway in the region, including Canada.

By December, about 25 billboards bore her smiling face in Washington, Idaho, Oregon and Montana. A few still remain in Spokane. At Christmas, Julie's friends stood in Spokane's skywalks and passed out buttons bearing her picture.

Last spring, Mike Weflen was granted 30 seconds on "Good Morning America" and a 20-minute segment on "West 57th Street." Until Tuesday, he thought his story would be the focus of an episode of "Unsolved Mysteries," but found out it had been cut back because the incident was too common.

"It's hard to believe there are other people going through the same things I have," he said. "I'm at a point that it's time I know what happened to her either way."

Goldman estimated the sheriff's department has spent at least 1,200 hours on the case. Detective Mark Henderson devotes an average of 60 percent of his work week to the investigation, sometimes with the help of others, Goldman said.

During the past year, at least four promising suspects have been ruled out through interviews. Two other suspects were Mike Weflen and Julie's former husband — both of whom have been cleared, Goldman said.

Now, because there were no fingerprints or other tangible clues at the scene, detectives have nothing more to go on than anonymous tips.

"We'd like to believe somehow there's an end to this," Goldman said. Detectives will keep trying to question the man they haven't ruled out, and continue the investigation by cross-referencing it with similar ones around the nation until another name pops up, Goldman said.

Weflen's phone rings less often now with people who think they know where Julie is. He listens to psychics if they say they can tell him where to find Julie, but he prefers not to hear their details of the kidnapping itself.

It took Weflen months before he could return to the home he and Julie shared — and even now most of

Spokesman Review Sept. 16, 1988 6

Man won't help police in 2 cases

No answers given in Spokane and CdA

By Anne Windishar
Staff writer

The man Spokane County detectives have questioned in last year's disappearance of Julie Weflen had met and talked with a Coeur d'Alene woman at a party shortly before she disappeared in 1986, an Idaho detective said Thursday.

Lt. Walt Roeske said Coeur d'Alene police talked to the man by telephone and got nowhere in their investigation into the disappearance of Debbie Swanson, a Coeur d'Alene schoolteacher.

"He's been uncooperative in coming over to talk to us since," Roeske said of his attempts to meet with the man to discuss Swanson's disappearance.

Spokane sheriff's detectives said the man, who has not been identified publicly, also hasn't cooperated in the Weflen investigation.

Roeske said that after Spokane detectives and Idaho police conferred, he made an appointment to interview the man this summer. But "he later said something came up and canceled. When we called back to reschedule, he referred us to his attorney," Roeske said.

Swanson didn't show up for family dinner on Easter 1986. Her car was found in a Coeur d'Alene parking lot.

The party that both she and the man attended within two weeks of her disappearance was in Spokane County, said Detective Mark Henderson.

Henderson said the man has been part of the Weflen investigation since anonymous phone calls last fall indicating he should be checked out.

Vance Peterson, the man's lawyer, did not return several phone messages left with his office Thursday.

Weflen disappeared from a Bonneville Power Administration substation one year ago today. The man, who detectives have questioned twice, lives a few miles from the substation, Henderson said.

"We've been able to rule out other suspects because they were willing to talk with us," Henderson said. "Part of the problem is that this guy has made more questions than he's answered."

Because of a lack of physical evidence, Henderson said he hopes publicity of detectives' attention to one man may jar memories of events that could be connected to Weflen's disappearance.

Thursday's article in The Spokesman-Review and television reports are probably what prompted a number of calls Thursday to the Secret Witness hot line, Henderson

(See Missing on page 9)

Missing

(Continued from page 1)

said. He said he expects "a lot of calls in the next few days," that may apply to the man or lead investigators in a new direction.

The Weflen investigation has taken many forms since Julie disappeared last year. After an exhaustive two-day search by the county with hundreds of volunteers, Mike Weflen — her husband — took the search to the streets of Spokane and television sets on two nationally televised programs.

Weflen says he isn't convinced the man that detectives are interested in is responsible for Julie's disappearance, but Weflen says he wonders what the man has to hide.

Today, Mike Weflen will spend the anniversary of his wife's disappearance the same way he has spent holidays, his wedding anniversary and Julie's birthday — with close friends and family.

"What's gotten me through this is my friends, my faith in God and the hope that we can find her alive," Weflen said. "Still, every day seems like a year to me without her."

Records of Decommissioning, Removal, Relocation, or Consolidation of the Spring Hill Substation or its Equipment

19970157

TRACT Nos.: SPHI-SS

Date: October 12, 1999

LIS CASE No.: 19970157

To: Manager, Real Property Information - TSR-3

☒ Disposal action has been completed on the above tract(s).

☐ Easement rights have been granted on the above tract(s).

☐ No Rights Issued.

☐ No Permit required as crossing is to be located within a public or county roadway.

☒ NO MAPPING NECESSARY. *see note

☐ MAPPING NECESSARY - Send to TSRS-3.

☐ Cancellation.

☐ Other.

(b) (6) [redacted]

Karen Bennett
Realty Specialist

Note:

Conveyance sent to Surveying and Mapping for mapping by memo dated 12/17/98.

EC 11/22/99

Tract No. SPHI-SS
Case No. 970157

INLAND. POWER & LIGHT QCD $12.00

4322349
Page: 1 of 5
01/26/1999 11:18A
Spokane Co. WA

After recording, return to:
Inland Power & Light Company
P.O. Box 4429
Spokane, WA 98202-0429

Consideration is $216,000

QUIT CLAIM DEED and BILL OF SALE

THE UNITED STATES OF AMERICA (the "Grantor") hereby remises, releases, and quitclaims unto the INLAND POWER & LIGHT COMPANY (the "Grantee") and its successors and assigns, all of Grantor's right, title, interest, and claim in and to the Bonneville Power Administration's Springhill Substation Site (Substation) situated in a portion of Section 14, Township 26 North, Range 41 East, Willamette Meridian, County of Spokane, State of Washington, described as follows:

A tract of land in the E1/2SE1/4SE1/4, Section 14, Township 26 North, Range 41 East, Willamette Meridian, Spokane County, Washington, containing 1.52 acres, more or less, being the United States of America, Bonneville Power Administration's (BPA) Springhill Substation Site, more particularly described as follows: 1614.9007

All of that certain tract of land designated as Springhill Substation Site, acquired by warranty deed, recorded June 2, 1959, Volume 752, Page 612, in Deed records of said County.

Subject to the rights of the public in and to a Spokane County Road.

RESERVING unto the BPA and its assigns, a perpetual easement and right to enter and erect, operate, maintain, repair, rebuild, and patrol one or more electric power transmission lines and signal lines, poles, towers, wires, cables, and appliances necessary in connection therewith, together with the present and future right to keep the easement area free and clear of all, trees, brush, vegetation, fire hazards, and structures, except those in place at the time of this conveyance, and BPA also reserves the right to remove danger trees, if any, located beyond the limits of said right-of-way, in, upon, over, under, and across the north 150 feet of the Springhill Substation Site, a tract of land lying in the E1/2SE1/4SE1/4, Section 14, Township 26 North, Range 41 East, Willamette Meridian, Spokane County, Washington, more particularly described as follows: 3717.9010

Beginning at the northeast corner of the above described Springhill Substation Site, a point in the east line of said Section 14, and bearing N.01°50'E. a distance of 705.7 feet from the southeast corner of said Section 14; thence S.01°50'W. along said east line a distance of 150.15 feet; thence S.89°14'W. a distance of 213.49 feet to a point on the west boundary line of said Springhill Substation Site; thence N.00°46'W. along said boundary line a distance of 150.00 feet to the northwest corner of said Springhill Substation Site; thence N.89°14'E. along the north boundary line a distance of 220.30 feet to the point of beginning, containing 0.75 acre, more or less. 37177.9010 ~~16444.9007~~

The reserved easement is with the understanding that access rights to this easement area are to include ingress and egress over and across said Springhill Substation Site as required.

RESERVING to the Bonneville Power Administration and its assigns, the right to inspect, maintain, repair, and replace its revenue meters, in the substation control house, and access thereto.

ALSO RESERVING to the Grantor and its assigns access to the property conveyed herein in the event future environmental remedial action or corrective action is found to be necessary. BPA performed environmental remedial actions at the property described in the attached Exhibit B, such that the site meets statutory and regulatory cleanup action levels established for electric substations.

SUBJECT TO easements and reservations for public roads and highways, public utilities, railroads, pipelines and other encumbrances of record, and also existing easements, if any, not shown of record.

IN ADDITION, Grantor releases and conveys to Grantee the improvements located on the land conveyed herein and as described in the attached Exhibit A, incorporated herein by reference.

The true consideration for this conveyance is $216,000.

IN WITNESS WHEREOF, the Grantor, by its duly authorized representatives has executed this deed pursuant to the delegation of authority promulgated by the Acts of August 20, 1937 (50 Stat. 732, 16 U.S.C. §832a), as amended, and October 23, 1962 (76 Stat. 1129, 40 U.S.C. §319) and regulations, and delegations of authority issued pursuant thereto the provisions of which have been met, it having been determined that the

conveyance is in the public interest and will not be adverse to the interests of the United States.

This instrument does not authorize use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county Planning Department to verify approved uses.

Dated at Portland, Oregon, this 15th day of OCTOBER, 1998

By (b) (6) FOR JOHN COWEER
Manager, Real Property Services

On this day personally appeared before me (b) (6), to me known to be the Acting Manager, Real Property Services, Bonneville Power Administration, who subscribed to and executed the within instrument and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 15th day of October, 1998

(b) (6)
Notary Public for Oregon
County of Multnomah

OFFICIAL SEAL
MACONNA M. PRESLEY
NOTARY PUBLIC - OREGON
COMMISSION NO.046110
MISSION EXPIRES AUG 16, 1999

(SEAL) My Commission Expires 8/16/99

Tract No. SPHI-SS
Case No. 970157

Springhill Substation Equipment List

Description	Qty.	BPA Equip. Numbers	Position	Year Install
Outdoor Equipment				
PCB,15kV, 1120A, Self Contained(Recloser)	1 ea	O02548	Feeder	91
Disconnect Sw.,115kV, Group Operated,600A	1 ea	D02137	Coulee-Bell #1	59
Disconnect Sw.,115kV, Group Operated,600A	1 ea	D05736	Coulee-Bell #2	59
Disconnect Sw.,15kV, Group Operated,600A	1 ea	D00167	Breaker bypass	59
Disconnect Sw.,15kV, Hook Operated,600A	3 ea	D01355-57	Breaker isolation	59
Disconnect Sw.,15kV, Hook Operated,600A	3 ea	D01560-62	Breaker isolation	59
Fuse Mount, 15kV - w/Spares	4 ea	F01925,1990-92		59
Fuse Mount, 115kV - w/Spares	3 ea	F03322-24		85
Surge, Arresters 90kV	3 ea	A05202-04		81
Surge, Arresters 12kV	3 ea	A04344-46		74
Grounding, 4/0-2/0 CU, Gnd Rods & OHGW	2000lnft			59
Current Transformer, 15kV, 400/800-5A	3 ea	C05195-97		78
Voltage Transformer, 15kV Class, Metering	3 ea	P01990-91, P02109		63
Cable & Control Wire, Outdoor - 600V	600lnft			59
SS, Transformer, 15/25kVA, 1 -Phase	1 ea	TS0810		59
SS, Cabinet, Outdoor	1 ea			59
SS, Cabinet, AC, w/Breaker Panel, Indoor	1 ea			59
Bus, Removable Link	3 ea			59
Bus, Tubing	780 lnft			59
Insulator, Standard, 15kV	11 ea			59
Insulator, Stacking, 115/230kV	126 ea			59
Conduit - Plastic, PVC 2" IPS	700lnft			59
Conduit - Steel, 1"	100lnft			59
Transformer, Pwr 6/8MVA, 115-12.5kV	1 ea	T00871		85
SWYD Lighting, w/J-Box & Recepticles	4 ea			59
Strct/Tower, 115kV DE, 4 KIP, D-92	1 ea			59
Strc/Supports, 115kV, DSSW, High 16'-7"	2 ea			59
Strc/Supports, Guard, for Underhung Fuse	1 set			59
Strc/Supports, 115kV, Bus Ped, Low 9'-7"	12 ea			59
Strc/Supports, 115kV, Bus Ped, High 17'-7"	6 ea			59
Strc/Supports, Equip Ped, Wide Flange 8'	3 ea			59
Rack,6.9/13.8kV, 1 Bay	1 ea			59
Site Development & Environment				
Excavate/Grade	Site			58
Switch Yard Rock	420cuyd			58
Sign, Substation, Redwood Plank	1 ea			58
Fence, 7' Fabric	800lnft			58

Springhill Substation Equipment List

Description	Qty.	BPA Equip. Numbers	Position	Year Install
Fence, Gates 4'	1 ea			58
Fence, Gates 20'	1 ea			58
Control/Meter House, Alum., Prefab. 10x16 w/HVAC	1 ea			59
Oil Spill Response Unit, (Approx. 4x4)	1 ea			94
Oil Spill Response Drum	1 ea			91
Foundations, Concrete	40cuyd			58
Fuse, Storage Cabinet	1 ea			59
Chemical/Self Contained Toilet	1 ea			59
Porta Potty, Fiberglass	1 ea			59
Land	1.52AC			

SOURCE ID = FB

GC S - 326A
COUNTY ROAD NO 68
60' R/W

GC S - 326
CAROLINA KNOSTMAN
SE SEC 14
R/W ℄ LENGTH 5360'
49.5 ACRES

SPRINGHILL SUBSTATION

SPRINGHILL SS
CAROLINA KNOSTMAN
NE¼ SE¼ SEC 14
5.2 ACRES
EASEMENT 2.8 ACRES WITH ROAD ROW

GC S - 327
ADOLFH NOREQUIST
NW¼ OF NW¼ SEC 13
R/W ℄ LENGTH 2636'
24.2 ACRES

GC S - 328
ANNIE K KRITZER
WIFE OF L C KRITZER
SE¼ SEC 13
R/W ℄ LENGTH 2653'
24.4 ACRES

INLAND POWER & LIGHT CO
LAND USE 99150
72 KV UG CABLE
STA 79+30

TO GRAND COULEE

TO SPOKANE

℄ CO RD
RTW 73+64.5
RTW 72+01.6

Irrigation Ditch

TYPE B
N S & E W FC
WEST
N 22 05 45
E 207 921 7
EAST
N 21 05 8
E 207 324

TYPE B
IRON PIN
E COR

TYPE A
STONE WITH + AT BASE
E-W & N FENCE COR
N 24 570 8
E 210 319 5

TYPE A
CO CT RT ORDER NO 77129
N 19 394 0
E 210 324 7

TYPE B
N S & E W FC
WEST
N 22 05 45
E 207 921 7
EAST
N 21 05 8
E 207 324

TYPE B
IRON PIN
E COR

TYPE A
STONE WITH + AT BASE
E-W & N FENCE COR
N 24 570 8
E 210 319 5

TYPE A
CO CT RT ORDER NO 77129
N 19 394 0
E 210 324 7

HORIZONTAL SCALE 1" = 200'
VERTICAL SCALE 1" = 20'

SPRINGHILL SUBSTATION DETAIL

SCALE 1" = 60'

HUB IN F C LINE EL 1894.44
N 20105.3
E 201865.3

E-W BASE LINE

115 KV RACK

Control House

Future

Parking

IRON PIN, 1 BT
WEST
N 19449.6
E 207837.6

INLAND POWER & LIGHT CO LINE

N-S BASE LINE

DISCONNECT SWITCH (SEE DRWG SER 109 118)
TAP TO SPRINGHILL SUBSTATION
HF TYPE 4-2 65'-65'

EQUATION

High Side Profile 12'Rt

CULTIVATED

SUMMER FALLOW

PASTURE

ZC 638 GC-SI 72/6
ZC 639 GC-SI 72/7
ZC 640 GC-SI 72/8
ZC 641 GC-SI 72/9
ZC 642 GC-SI 73/15 GC-SI 73/1
ZC 643 GC-SI 73/2
ZC 644 GC-SI 73/3
ZC 645 GC-SI 73/4
ZC 646 GC-SI 73/5 GC-SI 73/6

NO	REVISION	DATE	APPROVED
6	DIS. # 73/15 ADDED	12-19-39	
5	SPRINGHILL SS ADDED	8-25-41	
4	GC S-326 OWNERSHIP CHANGED	5-15-42	
3	GI&CO PROP LINE DIST & ACREAGE GC S 327 & 328 ADDED	6-4-42	
2	CHANGED TOWER NO 72 TO 46	11-17-41	
1	STRUCTURES ADDED	10-8-41	

The conductor curve shown is that used for determining tower locations
Cond: 350 MCM GEN CABLE STD CU-MWT 5000 at 1/2" ICE

DESCRIPTION	ELEV
DATUM USC & GS	
BENCH MARKS	

SS WO 618-11

REFERENCE DRAWINGS

APPROVED DATE

FOR RIGHT OF WAY

FOR CONSTRUCTION

THE WASHINGTON WATER POWER COMPANY

GRAND COULEE - SPOKANE LINE NO 1
115 KV SINGLE CIRCUIT TRANSMISSION LINE
LONG MILE 75 FROM COULEE (5307')
SECS 13 & 14 T 26 N R 41 E WM SPOKANE CO WASH

TWS BOT N.C.

8-4-41

75 OF

14975 C194-340-D1

DOE F 1325.8*
(8-89)

United States Government **Department of Energy**

Bonneville Power Administration

memorandum

DATE: December 17, 1998

REPLY TO ATTN OF: TSR/3

SUBJECT: Disposal to Inland Power and Light Company; Halfmoon, Hayford, and Springhill Substations

TO: Manager, Right-of-Way - TSRS/3

Copies of the above-referenced disposals are attached. Please make the necessary changes to your records.

If you have any questions, please contact me at extension 3291.

(b) (6)

Karen L. Bennett
Realty Specialist
Real Property Management

3 Attachments

bcc:
Managerial Accounting - CLM/2
Financial Analyst (G. Grange) - CMR/2
Manager, Acctg. Operations (L. Mellmer) – CRO/2
Aircraft Services - TC/Hangar
Transmission Line Maintenance – TFSF/Spokane
Program Analyst (B. Ford) - TF/DOB1
Supervisory PUC (D. Jones) - TMB/6
Manager, Revenue Analysis - TMBR/6
Program Analyst (B. Wheelon) - TMF/DOB1
Electrical Engineer (J. Galbraith) – TNE/4
Line & Facilities Services -TNF/3
Budgeting, Scheduling, Estimating (D. Basaraba) - TOE/DITT2
Substation Operations Specialist (L. Perkins) -TOO/AMPN
Computer Specialist (A. Hickman) - TOON/DITT2
Network Planning - TOP/DITT2
Forester - TSR/3
Realty Specialist - TSRF/Spokane
Property Disposal Officer (D. Ballantine) - TSS/UD
Regional Manager – TFS/Spokane
Official File - TSR (Case Nos. 970150, 970151, &\970157)
KBennett:klb:3291:12/17/98 (TSR:7477:W:\TTRC\CASEFILE\970CASE#97015705.doc)

Department of Energy
Bonneville Power Administration
P.O. Box 3621
Portland, Oregon 97208-3621

December 28, 1998

TSR (Case Nos. 970150, 970151, &\970157)
Halfmoon, Hayford, and Springhill Substations

Mr. John Francisco
Inland Power and Light Company
E. 320 Second Avenue
Spokane, WA 99202-0429

Dear Mr. Francisco:

As requested in your recent letter to Fred Rettenmund, the Real Estate Excise Tax Affidavit has been signed and is enclosed. Please provide copies of the recorded documents to the undersigned at Bonneville Power Administration (TSR/3), PO Box 3621, Portland, Oregon 97208 after they have been recorded in Spokane County records.

Sincerely,

S/KLB

Karen L. Bennett
Realty Specialist
Real Property Management

Enclosure

Bcc:
K. Holloway – PSE/Spokane
F. Rettenmund – PSE/Spokane
R. King – TM/DITT2

KLBennett:klb:3291:12/28/98 (TSR-3 W:\tsr\CASEFILE\970CASE#\97015706.doc)

PLEASE TYPE OR PRINT
PLEASE SEE REVERSE

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61 WAC
FOR USE AT COUNTY TREASURER'S OFFICE
(Use Form No. 84-001B for Reporting Transfers of Controlling Interest of Entity Ownership to the Department of Revenue)
THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS 1-7 ARE FULLY COMPLETED

This form is your receipt when stamped by cashier.

1 SELLER GRANTOR
Name: United States of America by Dept. of Energy - Bonneville Power Administration
Street: 707 W. Main Avenue
City/State/Zip: Spokane, WA 99201

2 BUYER GRANTEE
Name: Inland Power & Light Company
Street: 320 East Second Avenue
City/State/Zip: Spokane, WA 99202

3 ADDRESS TO SEND ALL PROPERTY TAX RELATED CORRESPONDENCE
Name: Same as Grantor
Street:
City/State/Zip:

ALL TAX PARCEL NUMBERS

COUNTY TREASURER PLACE ASSESSED VALUE IF TAX EXEMPT

4 LEGAL DESCRIPTION OF PROPERTY SITUATED IN ☐ UNINCORPORATED _____ COUNTY ☐ OR IN CITY OF _____

Street Address (if property is improved): _____

See Attachments:
Hayford Substation - Bill of Sale
Halfmoon Substation - Bill of Sale
Springhill Substation - Quit Claim Deed, Billoof Sale, Assignment of Easement

5 Is this property currently:

	YES	NO
Classified or designated as forest land? Chapter 84.33 RCW	☐	☒
Classified as current use land (open space, farm and agricultural, or timber)? Chapter 84.34 RCW	☐	☒
Exempt from property tax as a nonprofit organization? Chapter 84.36 RCW Seller's Exempt Reg. No. ___ ___ ___ ___ ___ – ___ ___ ___.	☐	☒
Receiving special valuation as historic property? Chapter 84.26 RCW	☐	☒

Property Type: ☐ land only ☐ land with new building ☐ land with previously used building ☐ land with mobile home ☐ timber only ☐ building only

Principal Use: ☐ Apt. (4+ unit) ☐ residential ☐ timber ☐ agricultural ☐ commercial/industrial ☐ other _____

6 Description of tangible personal property if included in sale (furniture, appliances, etc.)

If exemption claimed, list WAC number and explanation.
WAC No. (Sec/Sub): 458 - 61 - 420
Explanation: Transfer from government agency

Type of Document: Quit Claim Deed, Bill of Sale Assignment of Easement
Date of Document: 10-15-1998

Gross Sale Price $
Personal Property (deduct) $
Taxable Sale Price $
Excise Tax: State $
Local $
Delinquent Interest: State $
Local $
Delinquent Penalty: State $
Total Due $

A MINIMUM OF $2.00 IS DUE AS A PROCESSING FEE AND TAX.

8 (1) NOTICE OF CONTINUANCE (RCW 84.33 OR RCW 84.34)

If the new owner(s) of land that is classified or designated as current use or forest land wish to continue the classification or designation of such land, the new owner(s) must sign below. If the new owner(s) do not desire to continue such classification or designation, all compensating or additional tax calculated pursuant to RCW 84.33.120 and 140 or RCW 84.34.108 shall be due and payable by the seller or transferor at the time of sale. The county assessor must determine if the land transferred qualifies to continue classification or designation and must so indicate below. Signatures do not necessarily mean the land will remain in classification or designation. If it no longer qualifies, it will be removed and the compensating taxes will be applied. All new owners must sign.

This land ☐ does ☐ does not qualify for continuance.

Date _____ _____
DEPUTY ASSESSOR

(2) NOTICE OF COMPLIANCE (Chapter 84.26 RCW)

If the new owner(s) of property with special valuation as historic property wish to continue this special valuation the new owner(s) must sign below. If the new owner(s) do not desire to continue such special valuation, all additional tax calculated pursuant to Chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.

(3) OWNER(S) SIGNATURE

_____ _____

AFFIDAVIT

I Certify Under Penalty Of Perjury Under The Laws Of The State Of Washington That The Foregoing Is True And Correct. (See back of this form).

Signature of **Grantor/Agent** (b) (6) [redacted]
Name (print): James F. Burgess
Date and Place of Signing: 12/28/98, Portland, OR

Signature of **Grantee/Agent** _____
Name (print) _____
Date & Place of Signing: _____

Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars ($5,000.00), or by both imprisonment and fine (RCW 9A.20.020 (1C)).

REV 84 0001a (6-05-98) (PD 6-24-98)

FOR TREASURER'S USE ONLY

COUNTY TREASURER

Department of Energy
Bonneville Power Administration
P.O. Box 3621
Portland, Oregon 97208-3621

OCT 2 1 1998

TSR (Case Nos. 970150, 970151, & 970157)
Halfmoon, Hayford, and Springhill Substations

Mr. Richard Heitman
General Manager
Inland Power and Light Company
E. 320 Second Avenue
Spokane, WA 99202-0429

Dear Mr. Heitman:

The conveyance documents for purchase of Bonneville Power Administration's (BPA) Halfmoon, Hayford, and Springhill Substations by Inland Power and Light Company (Inland) are enclosed. After the Quitclaim Deed has been recorded in Spokane County records, please provide the recording information to the undersigned at BPA (TSR/3), PO Box 3621, Portland, Oregon 97208.

Also enclosed is a copy of the title report BPA obtained at the time the Springhill Substation was acquired and a copy of BPA's acquisition document. BPA has taken no action to further encumber the property since the time of acquisition.

Copies of BPA's operations and maintenance manuals and warranties will be provided under separate cover.

If you have any further questions or concerns, please contact me at 503-230-3249.

Sincerely,

S/KLB

Karen L. Bennett
Realty Specialist, Real Property Services

5 Enclosures

bcc: (w/deed only)
G. Grange - CMR/2
F. Walasavage - EP/The Dalles
D. Filer - LL/7
K. Hemmelman - TFS/Spokane
R. King- TM/DITT2
E. Peterson - TOC/DITT2
E. Woessner – TOC/Spokane
S. Sundeen – TOC/DITT2
B. Ford - TF/DOB1
T. Jones - TF/DOB1
L. Perkins – TOO/AMPN1
D. DeBoever - TSS/WHSE
Official File – TSR (Case Nos. 970150, 970151, and 970157)

KLBennett:klb:3291:10/14/98 (TSR:7477:W:\TSR\CASEFILE\970CASE#97015703)

Note: Springhill QCD is the same as the recorded document attached to the TSRS memo dated 12/17/98

Bennett, Karen L. - TSR

From: Walasavage, Fred - EP
To: Bennett, Karen L. - TSR
Cc: Bottemiller, Steven - TSR
Subject: Vera and Inland Environmental Status
Date: Tuesday, September 22, 1998 12:39PM

All environmental work has completed in accordance to the agreements as written for the sale of Vera, Valley Way, Sullivan, Hayford, Halfmoon, and Springhill. No further action is planned or required at any of the sites. In summary, Phase II Investigations were completed at all of the site. Phase III cleanups were conducted at Hayford and Springhill. Copies of the reports have been provided to Bob King, however, we will retain copies in our official files as well. If you need copies, please contact our office.

BONNE LLE POWER ADMINISTRA' ON

InterOffice Memo

Date: October 21, 1998

To: Supervisory PUD (D. Jones) TMB/6
Mgr., Revenue Analysis - TMBR/6

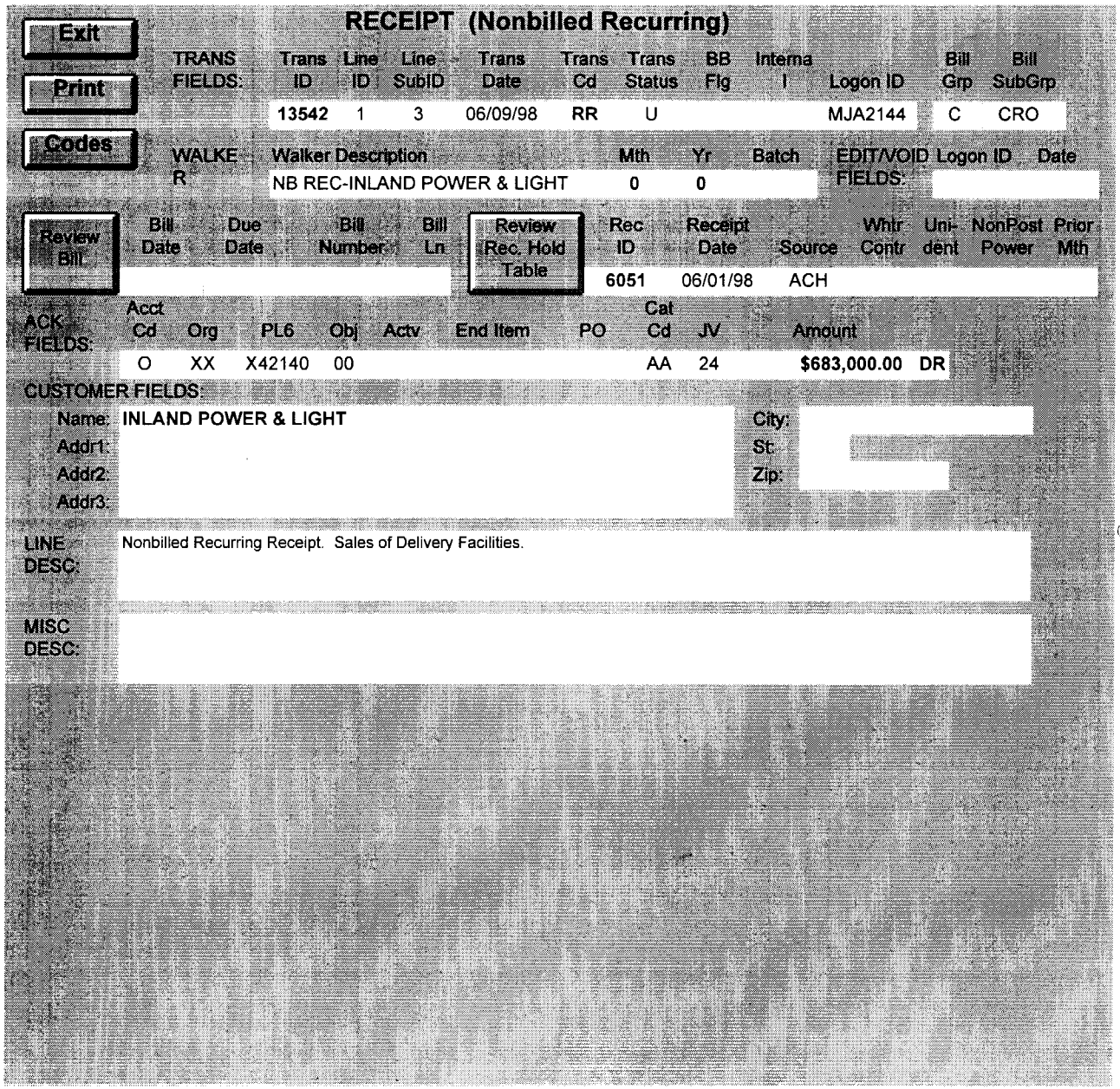
From: Karen Bennett – TSR/3

Subject: Contract for Sale to Inland Power and Light Co.; Halfmoon, Hayford, and Springhill Substations

---

A copy of subject contract is attached.

FILE CODE: N/A
RETENTION: N/A



Hartford 293,000
Hayford 179,000
Springhill 211,000

Inland Power & Light Company

Board Resolution
Authorizing Purchase of Hayford, Halfmoon and Springhill Substations

WHEREAS, The Bonneville Power Administration is willing to sell Hayford, Halfmoon and Springhill Substations, and,

WHEREAS, The Board of Trustees of Inland Power & Light Company has determined that it will be in the best long term interests of the members of Inland Power & Light Company to purchase Hayford, Halfmoon and Springhill Substations,

NOW, THEREFORE, BE IT RESOLVED, The Board of Trustees of Inland Power & Light Company authorizes the purchase of Hayford, Halfmoon and Springhill Substations for the total purchase price of $698,000 and authorizes Richard Heitman to sign all documents necessary to complete that purchase.

Dated this 27th day of April 1998.

INLAND POWER & LIGHT COMPANY

By (b) (6)
Gerald Davis, President

ATTEST:

(b) (6)
Guy LaRue, Secretary

Department of Energy

Bonneville Power Administration
P.O. Box 491
Vancouver, Washington 98666-0491

TRANSMISSION BUSINESS LINE

May 26, 1998

In reply refer to: TM/DITT2

Mr. Richard Heitman
General Manager
Inland Power & Light Company
E. 320 Second Avenue
Spokane, WA 99202

Dear Mr. Heitman:

Enclosed are two executed copies of the sale agreement for Springhill, Hayford, and Halfmoon substations. I have accepted the changes that Bonneville Power Administration (BPA) and Inland Power & Light (Inland) verbally agreed to from Draft #6. Please execute both copies and return one original signed copy to me at the above address (if by regular mail) or to 5411 NE Highway 99, Vancouver, WA 98663 (if by overnight mail).

Thank you for your business, and I wish you the best of fortune on your newly purchased real estate.

Sincerely,

(b) (6)

Robert D. King
Senior Account Executive
Transmission Marketing and Sales

2 Enclosures

Need 1/25/98 fw

PIONEER. TITLE COMPANY REC $54.00

4243182
Page: 1 of 47
07/13/1998 04:23P
Spokane Co. WA

Return Address
AFTER RECORDING RETURN TO
Bonneville Power Administration
TSR-3
PO BOX 3621
PORTLAND, OR 97208-3621
1-800-836-6619

Please print or type information

Document Title(s) (or transactions contained therein):

1.Contract for Sale and Purchase of Real and Personal Property
NOTE: This document does not convey any real estate. It is a contract of specific provisions that need to be met before the conveyance is made.
3.
4.

Reference Number(s) of Documents assigned or released: None
(on page all of document(s))

Grantor(s) (Last name first, then first name and initials)

1. Bonneville Power Administration, an agency of the United States of America
2.
3.
4.
5. ☐ Additional names on page.of document

Grantee(s) (Last name first, then first name and initials)

1.Inland Power & Light Co.
2.
3.
4.
5. ☐ Additional names on page .of document

Legal description (abbreviated: i.e., lot, block, plat or section, township, range)
SE 1/4 of Section 14, Township 26 North, Range 41 East, WM, Spokane Co, WA
x Additional legal is on page Exhibits E 1 and 2 of document

Assessor's Property Tax Parcel/Account Number
N/A Government Property
☐ Additional legal is on page . of document
16144.9006
.9007

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

R.E. Excise Tax Exempt
Date: July 13 19 98
Sp
By (b) (6)

PIONEER, TITLE COMPANY REC $54.00
4243182
Page: 2 of 47
07/13/1998 04:23P
Spokane Co, WA

CONTRACT FOR SALE AND PURCHASE OF REAL AND PERSONAL PROPERTY

It is hereby agreed between the Bonneville Power Administration (BPA), an agency of the United States Department of Energy, and Inland Power & Light Co. (Inland), a corporation chartered by the State of Washington, as follows:

1) Inland promises to buy and BPA promises to sell: (a) the Halfmoon substation consisting of the equipment and fixtures described in Exhibit A which is attached hereto; (b) the Hayford substation consisting of the equipment and fixtures described in Exhibit B which is attached hereto; and, (c) the Springhill substation consisting of both the real estate described in Exhibit C and the equipment and fixtures described in Exhibit D which are attached hereto.

2) On or before June 1, 1998, Inland will pay $698,000 to purchase the three substations. Inland paid fees of $15,000 at the time it applied to purchase the substations. Such sum will be credited toward the purchase price leaving a balance due of $683,000 to be paid by Inland.

3) As of June 1, 1998, BPA will cease charging Inland delivery charges for transmission service at the substations.

4) The parties agree that this transaction is consistent with and meets the requirements of Section 120(h) of the Comprehensive Environmental Response Compensation and Liability Act (CERCLA), 42 U.S.C. §9620(h). After payment of the balance of the purchase price, BPA will promptly commence Phase II environmental testing at the three substation sites and will continue and complete that work with due diligence. Such work will be done in accordance with BPA's "Environmental Site Assessment for Bonneville Power Administration Delivery Facility Sales Project: Sampling and Analysis Plan," a copy of which is attached to and incorporated into this agreement as Exhibit F. Within 15 days of receiving BPA's sampling and analysis plan, Inland may notify BPA of any modifications to the scope of BPA's Phase II investigation. Inland shall be responsible for the cost of all additions to the scope of BPA's sampling and analysis plan which exceed $1,000 per site.

If the Phase II investigation performed by BPA at a substation reveals a level of Hazardous Materials, (including but not limited to, chemicals, toxins, VOCs, metals, petroleum products or other substances regulated by a federal, state or local governmental agency), that is above acceptable, existing federal, state or local environmental standards established for properties of similar use, BPA, at its sole expense, shall clean up, remediate or remove the Hazardous Materials, at such site until it meets acceptable federal, state or local statutory or regulatory standards established for properties of similar use (Phase III). BPA will provide Inland with

advance notice of Phase II or Phase III activities at each site and Inland, at its option, may be present at the site at such time. BPA will use a good faith effort to complete the Phase II and Phase III activities within 120 days after the Closing Date.

5) BPA will convey each substation by appropriate bill of sale and quitclaim deed promptly after the Phase II and Phase III activities are complete.

6) Between June 1, 1998 and the date of conveyance by BPA of each substation to Inland, BPA will perform all necessary and routine maintenance on each substation and will bill Inland for the reasonable cost of that work. Inland will pay BPA within 30 days of receiving an invoice for the work.

7) Inland will be responsible for any loss or damage to each substation after the date of conveyance .

8) Inland will be responsible for energy losses between the point-of-delivery and the point-of-metering on or after June 1, 1998.

9) Inland, its successors and assigns assume responsibility for, and will indemnify and hold harmless BPA, against all environmental clean up costs arising from: (a) any activity of BPA, its successors and assigns, at the Hayford and Halfmoon substations occurring prior to the conveyance of the substations, excepting environmental clean up costs arising from any errors, omissions or negligence of BPA in the Phase II or Phase III activities identified herein; (b) any activity of Inland at any substation occurring on or after BPA's conveyance of the substations; and, (c) any modification or change in the land use of any substation which would impose more stringent environmental standards.

10) BPA, its successors and assigns, assume responsibility for and will indemnify and hold harmless Inland and its successors and assigns against, any and all environmental costs arising from any activities of BPA at the Springhill substation prior to conveyance. Inland will be responsible and liable for management of any hazardous materials or petroleum products remaining on the Springhill substation site at the time of the conveyance from BPA to Inland where such products or materials meet all requirements for applicable facilities of similar use. BPA reserves an easement to the Springhill substation including access and reasonable outages sufficient to ensure its ability to meet the requirements of this section.

11) Inland will assume responsibility for station service from June 1, 1998.

12) By appropriate exchange of documents at the time of conveyance, BPA will obtain or reserve: (a) ownership of its Revenue Metering System (RMS), including meters, meter panels and pulse data recorders in all substations and an easement

for access to and to place, maintain and operate the meters; (b) ownership of the existing Positron telephone protection equipment; and, (c) at Springhill substation only, an easement for the operation, maintenance, and reconstruction of the two Grand Coulee-Bell transmission lines now crossing the substation area, together with a right of access thereto and a right to construct, operate and maintain signal wires, other wires and lines, and appurtenances, together with the right to clear the right-of-way and keep it clear of all brush, trees and vegetation, fire hazards and structures except the substation structures now there. BPA will retain ownership and maintenance responsibility of the Grand Coulee-Bell No. 1 and No. 2, 115kV transmission structures located inside the fenced yard at Springhill substation and the jumpers which connect BPA's two Grand Coulee-Bell 115kV transmission lines to disconnects B-1432 and B-1433. The change in ownership will be at the point where the jumpers attach at the harp side of the 115kV disconnects. A copy of the appropriate conveyance for this purpose is attached to this document as Exhibit E. BPA will continue to provide for the existing telephone service to the substations for the sole purpose of providing access to its RMS.

13) At the time of conveyance, BPA will deliver to Inland full copies of operation and maintenance manuals and warranties, which are now in BPA's possession and which pertain to the equipment listed in Exhibits A, B, and D.

14) Prior to, and as a condition for, delivery by BPA of conveyances called for by this contract, Inland will provide to BPA a certified copy of a resolution duly adopted by Inland's Board of Trustees, or certified copy of meeting minutes, showing the Board's approval of this Contract and authorizing the execution thereof by Inland.

Dated this 27 day of May, 1998.

Bonneville Power Administration
an Agency of the Department of Energy

By (b) (6)
John R. Cowger
Manager, Real Property Services

Inland Power & Light Co.,
a corporation

By (b) (6)
Richard Heitman
General Manager

PIONEER. TITLE COMPANY REC $54.00
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Spokane Co. WA

CORPORATION ACKNOWLEDGEMENT

Washington, Oregon, Idaho, Montana, and California

State of Oregon)
)ss.
County of Multnomah)

On this 7 day of May, 1998, before me personally appeared John R. Cowger, known to me, or proved to me on the basis of satisfactory evidence, to be the Manager, Real Property Services of the Bonneville Power Administration, an agency of the Department of Energy of the United States, that executed the within instrument or the person(s) who executed the within instrument as authorized agent(s) on behalf of the agency; acknowledged to me that such agency executed the same, acknowledged said instrument to be the free and voluntary act and deed of said agency, for the uses and purposes therein mentioned; and on oath stated that he is authorized to execute said instrument and that seal, if any, affixed is the corporate seal of said corporation.

OFFICIAL SEAL
SUE KINISH
NOTARY PUBLIC - OREGON
COMMISSION NO.039978
MY COMMISSION EXPIRES DEC. 08, 1998

(Seal)

(b) (6) [redacted]
Notary Public and for the State of Oregon
Residing at Portland, Oregon
My Commission expires 12-8-98

PIONEER. TITLE COMPANY REC $54.00
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Spokane Co. WA

CORPORATION ACKNOWLEDGMENT

Washington, Oregon, Idaho, Montana, and California

State of Washington)
)ss.
County of Spokane)

On this 28 day of May, 1998, before me personally appeared Richard Heitman known to me, or proved to me on the basis of satisfactory evidence, to be the General Manager of the corporation that executed the within instrument or the person(s) who executed the within instrument as authorized agent(s) on behalf of the corporation executed the same; acknowledged said instrument to the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned; and on oath stated that he is authorized to execute said instrument and that seal, if any, affixed is the corporate seal of said corporation.

JUDITH ROTTER NOTARY PUBLIC STATE OF WASHINGTON Commission Expires SEPT. 14, 1999 (Seal)

(b) (6) [redacted]

Notary Public and for the State of Washington
Residing at Spokane, Wash.
My Commission expires 9/14/99

Halfmoon Substation Equipment List

EXHIBIT A

Description	Qty.	BPA Equip. Numbers	Location	Year Install
Outdoor Equipment				
Surge, Arresters 90kV	3 ea	A04483-5		76
Surge, Arresters 12kV	3 ea	A04480-2		76
Grounding, 4/0-2/0 CU, Gnd Rods & OHGW	50 lnft			76
Cable & Control Wire, Outdoor - 600V	70 lnft			76
Bus, Removable Link	3 ea			76
Bus, Tubing	70 lnft			76
Conduit - Plastic, PVC 2" IPS	50 lnft			76
Transformer, Pwr 12/16/20 MVA,115 - 13.8 kV	1 ea	T1531		76
Site Development				
Foundations, Concrete	9 cuyd			76
Meter House, Aluminum 6x6	1 ea	Z500		76
Oil Spill Response Drum	1 ea			91

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Hayford Substation Equipment List

EXHIBIT B

Description	Qty.	BPA Equip. Numbers	Location	Year Install
Outdoor Equipment				
Surge, Arresters 90kV	1 ea	A04227		86
Surge, Arresters 90kV	2 ea	A03740 & 1		72
Surge, Arresters 12kV	3 ea	A03748-50		72
Grounding, 4/0-2/0 CU, Gnd Rods & OHGW	50 lnft			72
Cable & Control Wire, Outdoor - 600V	70 lnft			72
Bus, Removable Link	3 ea			72
Bus, Tubing	120 lnft			72
Conduit - Plastic, PVC 2" IPS	50 lnft			72
Transformer, Pwr 12/16/20 MVA, 115 - 13.8 kV	1 ea	T01448		72
Site Development				
Foundations, Concrete	9 cuyd			72
Meter House, Tin 6x6	1 ea	Z513		72
Oil Spill Response Drum	1 ea			91

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PIONEER TITLE COMPANY REC $54.00

Disposal of Springhill Substation Site
Reserving transmission line and access rights

A tract of land in the E1/2SE1/4SE1/4, Section 14, Township 26 North, Range 41 East, Willamette Meridian, Spokane County, Washington, containing 1.52 acres, more or less, being the United States of America, Bonneville Power Administration's (BPA) Springhill Substation Site, more particularly described as follows:

> All of that certain tract of land designated as Springhill Substation Site, acquired by warranty deed, recorded June 2, 1959, Volume 752, Page 612, in Deed records of said County.
>
> Subject to the rights of the public in and to a Spokane County Road.

RESERVING unto the BPA and it's assigns, a perpetual easement and right to enter and erect, operate, maintain, repair, rebuild, and patrol one or more electric power transmission lines and appurtenant signal lines, poles, towers, wires, cables, and appliances necessary in connection therewith, in, upon, over, under, and across the north 150 feet of the Springhill Substation Site, a tract of land lying in the E1/2SE1/4SE1/4, Section 14, Township 26 North, Range 41 East, Willamette Meridian, Spokane County, Washington, more particularly described as follows:

> Beginning at the northeast corner of the above described Springhill Substation Site, a point in the east line of said Section 14, and bearing N.01°50'E. a distance of 705.7 feet from the southeast corner of said Section 14; thence S.01°50'W. along said east line a distance of 150.15 feet; thence S.89°14'W. a distance of 213.49 feet to a point on the west boundary line of said Springhill Substation Site; thence N.00°46'W. along said boundary line a distance of 150.00 feet to the northwest corner of said Springhill Substation Site; thence N.89°14'E. along the north boundary line a distance of 220.30 feet to the point of beginning, containing 0.75 acre, more or less.

The reserved easement is with the understanding that access rights to this easement area are to include ingress and egress over and across said Springhill Substation Site as required.

EXHIBIT C

5/8/97 10:45 AM
HRD

Springhill Substation Equipment List

EXHIBIT D

Description	Qty.	BPA Equip. Numbers	Position	Year Install
Outdoor Equipment				
PCB,15kV, 1120A, Self Contained(Recloser)	1 ea	O02548	Feeder	91
Disconnect Sw.,115kV, Group Operated,600A	1 ea	D02137	Coulee-Bell #1	59
Disconnect Sw.,115kV, Group Operated,600A	1 ea	D05736	Coulee-Bell #2	59
Disconnect Sw.,15kV, Group Operated,600A	1 ea	D00167	Breaker bypass	59
Disconnect Sw.,15kV, Hook Operated,600A	3 ea	D01355-57	Breaker isolation	59
Disconnect Sw.,15kV, Hook Operated,600A	3 ea	D01560-62	Breaker isolation	59
Fuse Mount, 15kV - w/Spares	4 ea	F01925,1990-92		59
Fuse Mount, 115kV - w/Spares	3 ea	F03322-24		85
Surge, Arresters 90kV	3 ea	A05202-04		81
Surge, Arresters 12kV	3 ea	A04344-46		74
Grounding, 4/0-2/0 CU, Gnd Rods & OHGW	2000lnft			59
Current Transformer, 15kV, 400/800-5A	3 ea	C05195-97		78
Voltage Transformer, 15kV Class, Metering	3 ea	P01990-91, P02109		63
Cable & Control Wire, Outdoor - 600V	600lnft			59
SS, Transformer, 15/25kVA, 1 -Phase	1 ea	TS0810		59
SS, Cabinet, Outdoor	1 ea			59
SS, Cabinet, AC, w/Breaker Panel, Indoor	1 ea			59
Bus, Removable Link	3 ea			59
Bus, Tubing	780 lnft			59
Insulator, Standard, 15kV	11 ea			59
Insulator, Stacking, 115/230kV	126 ea			59
Conduit - Plastic, PVC 2" IPS	700lnft			59
Conduit - Steel, 1"	100lnft			59
Transformer, Pwr 6/8MVA, 115-12.5kV	1 ea	T00871		85
SWYD Lighting, w/J-Box & Recepticles	4 ea			59
Strct/Tower, 115kV DE, 4 KIP, D-92	1 ea			59
Strc/Supports, 115kV, DSSW, High 16'-7"	2 ea			59
Strc/Supports, Guard, for Underhung Fuse	1 set			59
Strc/Supports, 115kV, Bus Ped, Low 9'-'7"	12 ea			59
Strc/Supports, 115kV, Bus Ped, High 17'-7"	6 ea			59
Strc/Supports, Equip Ped, Wide Flange 8'	3 ea			59
Rack,6.9/13.8kV, 1 Bay	1 ea			59
Site Development & Environment				
Excavate/Grade	Site			58
Switch Yard Rock	420cuyd			58
Sign, Substation, Redwood Plank	1 ea			58
Fence, 7' Fabric	800lnft			58

Springhill Substation Equipment List

EXHIBIT D

Description	Qty.	BPA Equip. Numbers	Position	Year Install
Outdoor Equipment				
Site Development & Environment				
Fence, Gates 4'	1 ea			58
Fence, Gates 20'	1 ea			58
Control/Meter House, Alum., Prefab. 10x16 w/HVAC	1 ea			59
Oil Spill Response Unit, (Approx. 4x4)	1 ea			94
Oil Spill Response Drum	1 ea			91
Foundations, Concrete	40cuyd			58
Fuse, Storage Cabinet	1 ea			59
Chemical/Self Contained Toilet	1 ea			59
Porta Potty, Fiberglass	1 ea			59
Land	1.52AC			

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EXHIBIT E-1
Halfmoon Substation
Case No. 970150

BILL OF SALE

The UNITED STATES OF AMERICA, acting by and through the Administrator of the Bonneville Power Administration (BPA) under and pursuant to the powers and authority contained in applicable provisions of the Act of August 20, 1937, (50 Stat. 733, 16 U.S.C. §832a), as amended, and regulations and orders promulgated thereunder, for and in consideration of TWO HUNDRED NINETY-EIGHT THOUSAND DOLLARS ($298,000), does hereby grant, bargain, sell and convey to INLAND POWER & LIGHT COMPANY (INLAND), all that equipment described in the attached Exhibit A, incorporated herein by reference, in the Halfmoon Substation located in the SW1/4NW1/4 of Section 17, Township 27 North, Range 43 East, Willamette Meridian, Spokane County, Washington.

BPA and INLAND have entered into a Contract dated , 1998, (Contract) for INLAND's purchase of the equipment described in Exhibit A, which is located on real Property commonly known as the Halfmoon Substation (Property). All terms and conditions pertaining to Halfmoon Substation in the Contract are incorporated herein by this reference.

The equipment described in Exhibit A was assigned for disposal pursuant to authority contained in the Act of August 20, 1937, (50 Stat. 733, 16 U.S.C. §832a), as amended, and applicable orders and regulations promulgated thereunder.

IN WITNESS WHEREOF, Seller has caused this instrument to be executed as of _____, 1998.

UNITED STATES OF AMERICA
Bonneville Power Administration

By:_____
John R. Cowger
Manager, Real Estate

INLAND POWER & LIGHT COMPANY

[redacted]

EXHIBIT E-2
Hayford Substation
Case No. 970151

BILL OF SALE

The UNITED STATES OF AMERICA, acting by and through the Administrator of the Bonneville Power Administration (BPA) under and pursuant to the powers and authority contained in applicable provisions of the Act of August 20, 1937, (50 Stat. 733, 16 U.S.C. §832a), as amended, and regulations and orders promulgated thereunder, for and in consideration of ONE HUNDRED EIGHTY-FOUR THOUSAND DOLLARS ($184,000), does hereby grant, bargain, sell and convey to INLAND POWER & LIGHT COMPANY (INLAND), all that equipment described in the attached Exhibit A, incorporated herein by reference, in the Hayford Substation located in Section 7, Township 24 North, Range 42 East, Willamette Meridian, Spokane County, Washington.

BPA and INLAND have entered into a Contract dated , 1998, (Contract) for INLAND's purchase of the equipment described in Exhibit A, which is located on real Property commonly known as the Hayford Substation (Property). All terms and conditions pertaining to Hayford Substation in the Contract are incorporated herein by this reference.

The equipment described in Exhibit A was assigned for disposal pursuant to authority contained in the Act of August 20, 1937, (50 Stat. 733, 16 U.S.C. §832a), as amended, and applicable orders and regulations promulgated thereunder.

IN WITNESS WHEREOF, Seller has caused this instrument to be executed as of _____, 1998.

UNITED STATES OF AMERICA
Bonneville Power Administration

By:_____
John R. Cowger
Manager, Real Estate

INLAND POWER & LIGHT COMPANY

By: (b) (6) [redacted]

PIONEER, TITLE COMPANY REC $54.00
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EXHIBIT E-3
Tract No. SPHI-SS
Case No. 970157

After recording, return to:
Inland Power & Light Company
P.O. Box 4429
Spokane, WA 98202-0429

Consideration is $216,000

QUIT CLAIM DEED and BILL OF SALE

THE UNITED STATES OF AMERICA (the "Grantor") hereby remises, releases, and quitclaims unto the INLAND POWER & LIGHT COMPANY (the "Grantee") and its successors and assigns, all of Grantor's right, title, interest, and claim in and to the Bonneville Power Administration's Springhill Substation Site (Substation) situated in a portion of Section 14, Township 26 North, Range 41 East, Willamette Meridian, County of Spokane, State of Washington, described as follows:

A tract of land in the E1/2SE1/4SE1/4, Section 14, Township 26 North, Range 41 East, Willamette Meridian, Spokane County, Washington, containing 1.52 acres, more or less, being the United States of America, Bonneville Power Administration's (BPA) Springhill Substation Site, more particularly described as follows:

> All of that certain tract of land designated as Springhill Substation Site, acquired by warranty deed, recorded June 2, 1959, Volume 752, Page 612, in Deed records of said County.
>
> Subject to the rights of the public in and to a Spokane County Road.

RESERVING unto the BPA and its assigns, a perpetual easement and right to enter and erect, operate, maintain, repair, rebuild, and patrol one or more electric power transmission lines and signal lines, poles, towers, wires, cables, and appliances necessary in connection therewith, together with the present and future right to keep the easement area free and clear of all, trees, brush, vegetation, fire hazards, and structures, except those in place at the time of this conveyance, and BPA also reserves the right to remove danger trees, if any, located beyond the limits of said right-of-way, in, upon, over, under, and across the north 150 feet of the Springhill Substation Site, a tract of land lying in the E1/2SE1/4SE1/4, Section 14, Township 26 North, Range 41 East, Willamette Meridian, Spokane County, Washington, more particularly described as follows:

Beginning at the northeast corner of the above described Springhill Substation Site, a point in the east line of said Section 14, and bearing N.01°50'E. a distance of 705.7 feet from the southeast corner of said Section 14; thence S.01°50'W. along said east line a distance of 150.15 feet; thence S.89°14'W. a distance of 213.49 feet to a point on the west boundary line of said Springhill Substation Site; thence N.00°46'W. along said boundary line a distance of 150.00 feet to the northwest corner of said Springhill Substation Site; thence N.89°14'E. along the north boundary line a distance of 220.30 feet to the point of beginning, containing 0.75 acre, more or less.

The reserved easement is with the understanding that access rights to this easement area are to include ingress and egress over and across said Springhill Substation Site as required.

RESERVING to the Bonneville Power Administration and its assigns, the right to inspect, maintain, repair, and replace its revenue meters, in the substation control house, and access thereto.

ALSO RESERVING to the Grantor and its assigns access to the property conveyed herein in the event future environmental remedial action or corrective action is found to be necessary. BPA performed environmental remedial actions at the property described in the attached Exhibit B, such that the site meets statutory and regulatory cleanup action levels established for electric substations.

SUBJECT TO easements and reservations for public roads and highways, public utilities, railroads, pipelines and other encumbrances of record, and also existing easements, if any, not shown of record.

IN ADDITION, Grantor releases and conveys to Grantee the improvements located on the land conveyed herein and as described in the attached Exhibit A, incorporated herein by reference.

The true consideration for this conveyance is $216,000.

IN WITNESS WHEREOF, the Grantor, by its duly authorized representatives has executed this deed pursuant to the delegation of authority promulgated by the Acts of August 20, 1937 (50 Stat. 732, 16 U.S.C. §832a), as amended, and October 23, 1962 (76 Stat. 1129, 40 U.S.C. §319) and regulations, and delegations of authority issued pursuant thereto the provisions of which have been met, it having been determined that the conveyance is in the public interest and will not be adverse to the interests of the United States.

Tract No. SPHI-SS
Case No. 970157

This instrument does not authorize use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county Planning Department to verify approved uses.

Dated at Portland, Oregon, this _____day of _____, 1998

By_____
Manager, Real Property Services

On this day personally appeared before me _____, to me known to be the _____ Manager, Real Property Services, Bonneville Power Administration, who subscribed to and executed the within instrument and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this _____ day of _____, 1998

_____
Notary Public for Oregon

(SEAL) MY COMMISSION EXPIRES _____

INLAND POWER & LIGHT COMPANY

By: (b) (6) _____

Tract No. SPHI-SS
Case No. 970157

BONNEVILLE
POWER ADMINISTRATION

Environmental Site Assessment for Bonneville Power Administration Delivery Facility Sales Project: *Sampling and Analysis Plan*

August 1997

Contents

EXHIBIT F

Contents, Continued

SECTION 1

Introduction

Project Description

Bonneville Power Administration (BPA) is considering the sale of certain delivery facilities and/or equipment to its customers. The sales, as they occur, will be conducted in accordance with applicable regulatory guidelines. Prior to the sale of these facilities, BPA will perform environmental site assessments to determine the condition of the property and address recognized environmental concerns as they may exist. Environmental site assessments will include a Phase I Preliminary Environmental Data Report. Based on the environmental conditions, or if BPA determines that baseline sampling is necessary, Phase II environmental site investigations and, if necessary, Phase III environmental site restorations will be performed. Although not required by law, for equipment-only transfers, BPA may choose to conduct Phase II activities to establish baseline conditions of the site at the time of the transfer. Phase III activities for equipment-only transfers will be coordinated with the property owner.

This information is provided as a courtesy to the prospective purchaser, but does not present an opinion on the condition of the real property and is not a substitute for the buyer's own due diligence in evaluating the property.

No warranty, express or implied, is made for the information generated during these site assessments. BPA is not responsible for any claim, damages, or liability associated with the interpretation of these findings or reuse of the information, associated site data, or recommendations.

Phase II environmental site investigations include one to three of the following:

- Baseline sampling program
- Equipment documentation and inspection program
- Concrete inspection and sampling program

The baseline sampling program consists of sampling soil in areas of potential concern. The baseline sampling program will be performed at each facility that involves property transfer. The baseline sampling may also be used at sites with equipment-only transfers. The equipment documentation and inspection program as well as the concrete inspection and sampling program will be performed at facilities with information that indicates use of oil-filled equipment containing polychlorinated biphenyls (PCBs) of 50 milligrams per kilogram (mg/kg) or more. Current and historical information will be accessed to determine the PCB content of facility equipment. In the event that site restoration activities are not required, the site report will consist of the results of the site investigation.

Phase III environmental site restoration activities include:

- Soil removal and verification sampling
- Equipment repair or replacement

- Concrete cleaning and verification sampling

In general, soil removal will occur where there is visible oil staining of substation rock or soil or where contamination levels have been established through sampling and levels exceed cleanup thresholds. Verification sampling will be performed after a soil removal is performed. Equipment repair or replacement will occur for equipment that has been identified as leaking PCBs of 50 mg/kg or more. Concrete cleaning and verification will occur when a wipe sample indicates a stain from a PCB source of 50 mg/kg or greater has affected the surface to a level above regulatory standards. If Phase III environmental site restoration activities are performed, information from Phase III will be combined with Phase II environmental site investigation results to determine the environmental site conditions of the facility at the time of sale.

Phase III environmental site restorations will generally be performed after Phase II sampling. However, in some cases, and at the discretion of BPA, the Phase II sampling may be performed concurrent with Phase III restoration activities or after Phase III restoration activities have been completed.

Potential environmental concerns at BPA facilities have been identified as areas surrounding and beneath oil-containing electrical equipment such as transformers, potential transformers, circuit breakers, voltage regulators, and in a few instances, capacitors. Potential constituents of concern include total petroleum hydrocarbons (TPH), PCBs, and 1,1,1-Trichloroethane (TCA). Sampling, analysis, and restoration will focus on these areas and constituents of concern.

Project Objectives

The goal of the environmental site assessments is to document the condition of the facility at the time of the sale and as necessary, restore the facility to recognized federal and state regulatory standards. The goal of this sampling and analysis plan (SAP) is to provide field staff with the techniques and procedures to implement the Phase II environmental site investigation and Phase III environmental site restoration activities. Proper implementation of the SAP will encourage consistent and reliable information to document the environmental condition of the facility at the time of sale.

This SAP was prepared to establish a consistent site assessment program to be duplicated at each of the facilities considered for sale. The objectives of the site assessment and restoration efforts are:

- Conduct Phase II environmental investigations at facilities to identify recognized environmental concerns.
- As necessary, perform Phase III environmental restoration activities as identified during Phase II and in accordance with state and federal regulatory requirements.
- Achieve regulatory standards within acceptable regulatory threshold levels applicable to transfer of federal facilities.
- Document the environmental condition of the site at the time of sale.

Sampling and Analysis Plan Organization

Modules were prepared to address media that may be of concern during the delivery facility sales project. Not every facility will require use of each module. For example, concrete investigation and sampling will not be required for facilities when documentation indicates that current and historical oil-filled equipment contained less than 50 mg/kg PCBs. The number of modules used will depend on facility-specific conditions. Information included in the SAP will guide field staff to the necessary modules.

The SAP contains the following sections:

- **Introduction:** This section describes the project and the objectives of the delivery facility sales. Additional information about the project can be obtained from the BPA program lead for the environmental land actions. This section also discusses the organization of the SAP.
- **Project Implementation:** Figure 1 of this section describes the implementation process in a flow chart model. The flow chart should be referenced before arriving onsite and throughout the project, including before and after implementation of each module.
- **Field Activities:** This section includes an equipment checklist; general guidelines for preparation, sampling, and sample handling; onsite safety; documentation procedures; decontamination procedures; and management of investigation-derived waste.
- **Baseline Sampling Module:** This module describes the baseline sampling program that will occur at each substation prior to the transfer of ownership.
- **Equipment Module:** This module includes documentation and inspection of PCB-containing equipment as well as restoration and sampling techniques, if necessary.
- **Concrete Module:** This module provides assessment of concrete pads in the area of PCB-containing equipment and sampling techniques, if necessary.
- **Soil Removal Module:** This module includes assessment of soil around electrical equipment and within the substation, removal process, and verification sampling, if necessary.

The SAP is intended to be used by field staff in conjunction with the following planning documents:

- Quality Assurance Project Plan (QAPP) (minimum requirements in Appendix B)
- Health and Safety Plan (HASP) (to be developed by investigator)

SECTION 2

Project Implementation

Proper implementation of the SAP is critical in providing consistent and reliable information to document the facility conditions at the time of sale. The implementation process is described in a logic diagram in Figure 1. As shown on Figure 1, onsite activities are dependent on activities performed before arriving onsite. For example, information about the oil-filled equipment will determine the number of modules to be implemented. A checklist is also provided to assist field staff with the preparation for field activities.

Before Arriving Onsite

Before field staff mobilize to a site, information should be gathered to assist in completing the field work. A checklist is provided to aid the field staff in gathering the information and preparing for the site work during field activities. The checklist will help field staff have the tools necessary to perform the sampling or site restoration procedures outlined below.

The following documents should be reviewed to complete the checklist:

- Site plan(s) or figure(s)
- Preliminary Environmental Disclosure Report
- Previous reports discussing environmental work or evaluations (Toxic Substances Control Act [TSCA] audits) completed at the substation
- Equipment Disclosure Summary
- PCB-containing equipment database for equipment that was previously used at the substation
- Sales agreement

Before Arriving Onsite Checklist

[Yes/No]	Are baseline sampling locations identified on site maps/figures? If no, prepare for baseline sampling (see baseline sampling module).
[Yes/No]	Is preparation for field work complete (e.g., tools and equipment gathered)? If no, prepare for field work (see field activities: *preparation*).
[Yes/No]	Has Equipment Disclosure Summary been completed? If no, prepare to conduct one (see Equipment Module).
[Yes/No]	Have PCBs historically existed or do they currently exist onsite above 50 ppm and are they leaking to a solid surface? If yes, prepare for concrete sampling and restoration (see concrete module: *preparation*).
[Yes/No]	Is soil removal to occur? If yes or unknown, prepare for soil removal (see soil removal module: *preparation*).

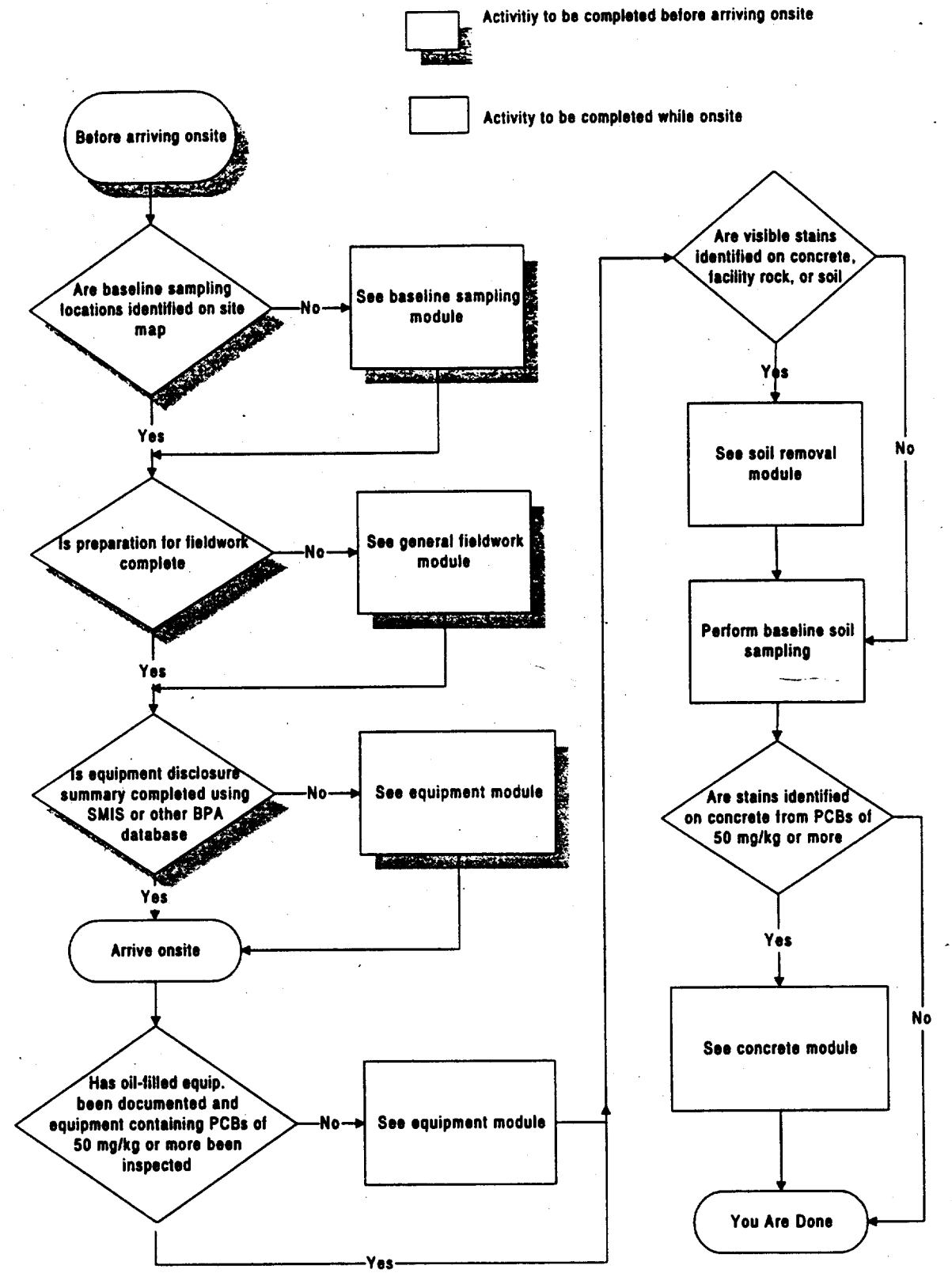

Figure 1. Field Activities Implementation Logic Diagram

SECTION 3

Field Activities

This section includes general procedures to use while preparing for and conducting field activities for the Phase II environmental site investigations and Phase III environmental site restorations associated with the BPA substation sales project.

Sampling and analysis will be performed on substation sites typically less than 1 acre, with one to two transformers, circuit breakers, one to two racks with suspended oil-filled equipment, substation rock approximately 3 inches deep with a 6-inch base of compacted fill beneath the rock, and enclosed by a fence. Oil-filled equipment will be supported by various methods including concrete foundations that can range from approximately 2 square feet (ft^2) to 350 ft^2 (approximately 12 x 20 foot pad + 10 ft^2) and a depth of approximately 1 to 4 feet below ground surface.

Preparation

A materials checklist for general field preparation is included in the appendix. The materials checklist includes supplies required for implementation of each module; however, specific modules should be referenced while conducting activities of the module. For example, the baseline soil sampling module should be referenced to prepare and conduct the baseline sampling activities.

Onsite Safety

The substation operator may instruct field staff regarding specific procedures to be followed while working in the electrical substation. An approved safety watcher may be required to be present as directed in the BPA Accident Prevention Manual (APM) and will instruct staff on safety procedures to be followed while working in an electrical substation. A non-electrical worker permit may be required.

Sampling activities conducted by field staff will be performed in accordance with the health and safety plan (HASP) and the direction of the onsite safety watcher. Field staff working at BPA facilities are also required to follow provisions in BPA's APM.

Labs facility location staff will locate underground utilities before sampling locations are identified. The substation operator and the safety watcher will inspect sampling locations and will advise field staff if alternate locations must be selected.

Field Records Documentation

Field activities and observations will be documented in a bound sample collection field book(s). Sketches of the sampling locations and notes regarding location, conditions, time, sample number, and observations of specific samples will be included in the field documentation. Additional information such as weather conditions, sampling equipment,

additional analytical requirements. Table 1 lists the constituents of concern and the analytical requirements for the four states that are included in the delivery facility sales project.

TABLE 1
Analytical Requirements

Constituent	Idaho	Montana	Oregon	Washington
Benzene	EPA 8240	N/A	N/A	EPA 8240
TPH	N/A	EPA 418.1	EPA 418.1M	NWTPH-Dx
PCB solid	EPA 8080	EPA 8080	EPA 8080	EPA 8080
PCB wipe	EPA 8080	EPA 8080	EPA 8080	EPA 8080
VOCs	EPA 8240	EPA 8240	EPA 8240	EPA 8240

[1]Analytical requirements will be reflective of Washington Department of Ecology: Interim Interpretive and Policy Statement, Cleanup of Total Petroleum Hydrocarbons

Sample Container and Preservation Requirements

Sample containers should be received from the analytical laboratory performing the analysis. Sample containers should be placed in individual Ziplock bags. Sample container requirements, preservative, and holding times are listed in Table 2 for each of the analyses that will be performed during the substation sales project.

TABLE 2
Container, Preservation Method, and Holding Time Requirements for Samples

Method	Parameter	Container Type, No., and Volume	Preservative	Holding Time (Extraction) From Date of Collection
Equipment-wipe				
8080	PCBs	One 4-oz glass amber or One 8-oz glass amber	Cool 4°C	14 days
Concrete-wipe				
8080	PCBs	One 4-oz glass amber or One 8-oz glass amber	Cool 4°C	14 days
Soil				
N/A	OVM (field screen)	N/A	N/A	N/A
8080	PCBs	One 8-oz glass	Cool 4°C	6 months
418.1	Total Petroleum Hydrocarbons (diesel and gasoline)	One 4-oz glass	Cool 4°C	14 days
8240	VOCs	One 4-oz glass	Cool 4°C	14 days

N/A = Not Applicable

Sample Custody and Storage

Custody of a sample is defined by having the sample in the possession or view of a field team member or having a field team member lock up or transfer the sample to a designated secure area. A chain-of-custody (COC) form will be used to track possession of the sample and to document the requested analyses. When the samples are shipped to the laboratory for analysis, a member of the field team signs the chain-of-custody, indicating when custody was relinquished. A copy of the COC is retained for the project files.

After collection, samples will be placed in coolers and cooled to comply with temperature requirements. At the conclusion of the sampling event, filled sample containers will be shipped to the designated laboratory for analysis.

Sample Shipping

Samples obtained during the field investigation that will be shipped to the laboratory for analysis will be packaged in coolers. Packing material will be used to reduce potential breakage. Blue ice is preferred, however, when ice is used it should be double-bagged. The chain-of-custody form (sealed in a plastic bag) will be taped to the inside of the cooler lid.

The cooler(s) will be sealed with strapping tape and two custody seals. Samples will be shipped to arrive within the holding time requirements specified for the requested analytical testing. Samples will be analyzed by a BPA-approved laboratory.

Waste Management

Waste generated during investigative and restoration activities should be minimized for management purposes. If restoration activities occur; soil, substation rock, and concrete decontamination material may be generated. This section describes the methods that will be employed to manage the waste such that it is stored and disposed of in a safe manner consistent with applicable federal and state regulations. In addition, the BPA Identified Waste Stream Manual will be referenced for proper BPA policy. Storage of waste should be coordinated with BPA's onsite Hazardous Waste Coordinator.

Sampling Waste

Waste generated during sampling will include spoons, personal protective equipment, broken sampling jars, and other sampling equipment. Shovels will be dry decontaminated between sampling locations and disposed of after the completion of each facility. Waste generated during sampling will be contained in garbage bags and given to BPA's onsite Hazardous Waste Coordinator for proper disposal.

Restoration-Derived Waste

All restoration waste, soil, gloves, and disposable equipment must be managed properly. The proper management will depend upon the contamination removed from the soil. If the soil removed contains PCBs above 50 ppm and below 500 ppm, or it can be determined that there is more than 1 pound of PCBs, the soil and the wastes generated in removing the soil must be sent to an incinerator or taken to a chemical landfill approved for use by BPA and in accordance with federal TSCA regulations 40 CFR 761. If the soil contains less than 50 ppm PCBs and was less than 1 pound of PCBs, the waste may be sent to a Subtitle D permitted solid waste disposal facility approved for use by BPA. If wastes are regulated under TSCA, appropriate documentation, manifesting, and shipping requirements must be followed. All disposal locations and methods must be approved for use by BPA.

Waste (gloves, sampling equipment, etc.) generated during the cleanup of TPH-contaminated soil can be disposed of as solid waste at a Subtitle D permitted solid waste facility. TPH-contaminated soil will be profiled on a site-by-site basis for the appropriate disposal option that follows federal and state solid waste disposal regulations.

SECTION 4

Baseline Sampling Module

The baseline sampling module will assist field staff during implementation of the baseline sampling program. The baseline program is a sampling model that is consistent with each of the facilities included in the facilities transfer project. This program outlines the procedures to be followed when preparing for site activities as well as during sample collection.

In general, the baseline sampling module will be implemented after the equipment module and in some cases, after soil removal. However, at the discretion of BPA, the baseline sampling module may be implemented during or after other sampling and restoration activities of other modules. In either event, baseline soil sampling should not be performed in areas of required soil removal or in areas of leaking equipment before restoration activities have been completed. An evaluation should be done to determine if the equipment, concrete, and/or soil removal modules should be performed before implementation of the baseline sampling program (see Figure 1). If sampling modules other than the baseline sampling module are necessary, results of the other modules will be combined with results of the baseline sampling program to characterize the conditions of a facility at the time of sale.

Baseline soil sampling will be performed at each substation as part of the environmental site investigation. Samples will be collected in the following areas:

1. Around oil-containing equipment with a foundation
2. Beneath suspended oil-filled equipment
3. Areas of potential concern, such as transformer storage areas, or areas bordering on privately owned substations

Prepare for Site Activities

Sample locations should be identified and labeled before arriving onsite using the guidelines presented in the Sample Locations and Analytical Requirements section of this module. A checklist of materials that may be necessary to complete the baseline sampling program is provided in Appendix A.

Sample Locations and Analytical Requirements

Before arriving onsite, sample locations should be identified and labeled using a site-specific map generated for the delivery facility sales project. Figures 2 and 3 are examples of sample location maps. Sampling plans may be modified with BPA approval, if required, upon arrival at the site.

10-Feb-1997

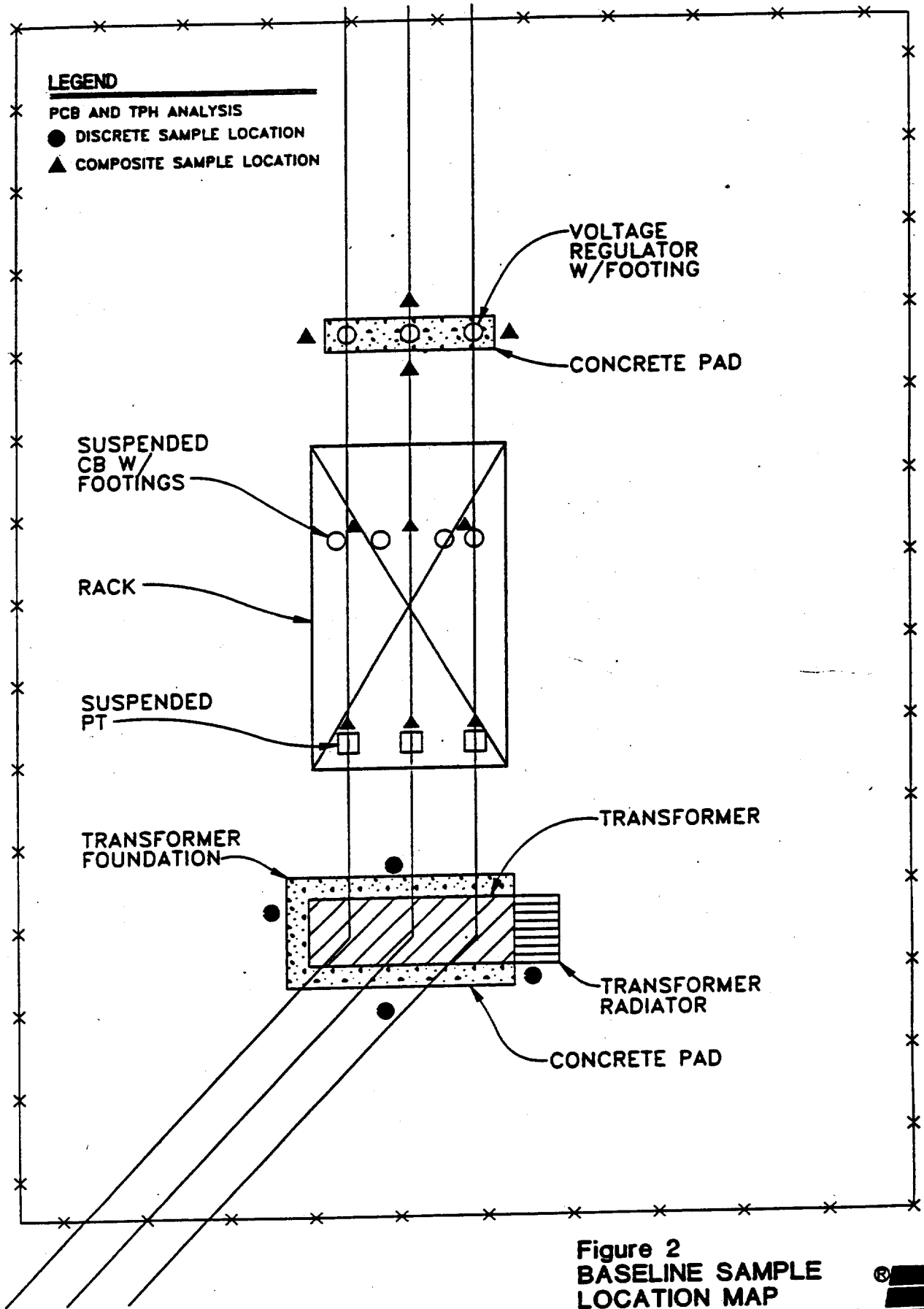

Figure 2
BASELINE SAMPLE LOCATION MAP
BONNEVILLE POWER ADMINSTRATION
FACILITY SALES

CH2MHILL

7912G0

not be performed in areas with visible stains; instead, the soil removal module should be implemented first. After soil removal occurred, verification sampling described in the soil removal module would confirm removal of the affected area.

Sample Collection Methodology

Soil samples will be collected, composited, and analyzed from the locations described in the Sample Locations and Analytical Requirements section of this module. Generally, ten to twenty soil samples will be collected from each facility, depending on the size of the substation and the amount of oil-filled equipment.

Soil samples collected from each location will be completed by the following method:

1. Remove the substation yard rock to expose the soil using a disposable hand tool or a decontaminated fiberglass-handle shovel to push substation rock aside. If necessary, a shovel or a decontaminated tamping bar can be used to loosen the substation rock and soil.

2. Collect the soil sample using a disposable stainless steel spoon and place sample into a laboratory-prepared container. Special attention should made while collecting soil for a VOC analysis to pack the container firmly and fill air spaces.

3. Additional soil should be collected from each sample location around a transformer and placed into a Ziplock bag. A field test should be performed using a field PID or FID to measure VOCs. The one sample with the highest VOC reading will be analyzed for TCA. If the readings indicate each of the samples is below the instrument detection limit, then the sample nearest the drain/fill valve will be analyzed for TCA.

4. The substation rock removed during sampling will be returned to the sample location and the sample location will be noted in field documentation.

5. Discrete samples should be collected from each sampling location and composited by the laboratory, if necessary. A sufficient volume of soil should be collected to allow the analytical laboratory to perform analysis as a composite sample, as well as discrete sample, if necessary (see Table 2).

6. Generally, in the event that oil stained soil or substation rock is identified during placement of sample locations or during sampling, the Soil Removal Module should be referenced before a baseline sample is collected.

SECTION 5

Equipment Documentation and Inspection Program

The equipment module will assist field staff during the documentation and inspection of oil-filled equipment. Documentation of all oil-filled equipment will be performed, while inspection will only be performed on oil-filled equipment containing, or assumed to contain, PCB of 50 mg/kg or greater. In most instances, the documentation and inspection of oil-filled equipment will be completed prior to the Phase II assessment.

Preparing for Site Activities

Before mobilizing to a facility for field activities, BPA's Customer Service Engineering Function will identify each piece of oil-filled equipment that will be part of the transaction. Information such as the volume of oil, concentration of PCB, if any, and the date of sample analysis will be obtained from the BPA Substation Maintenance Information System (SMIS) and recorded on the Equipment Disclosure Summary Form (Appendix C).

Oil-filled equipment included in the facility transaction will be identified by BPA's Customer Service Engineering Function. Information such as the volume of oil, concentration of PCB, if any, and the date of sample analysis will be obtained from the BPA Substation Maintenance Information System (SMIS) and be recorded on the Equipment Disclosure Summary Form before field activities occur. Oil-filled equipment containing, or assumed to contain, PCBs of 50 mg/kg or greater will be inspected for leaks. In the event that a piece of oil-filled equipment is leaking PCBs at or above 50 mg/kg, the delivery facility sales project manager will be notified. The Customer Service Engineer will decide whether to replace or repair the equipment.

Determination

Determination of PCB content can only be accomplished through sampling and analysis. Analysis is accomplished through the following methods or equivalents:

- ASTM 4059
- ASTM D 923-86
- ASTM D 923-89

Assumption

When analytical data is not available, the following "assumption rules" can be used to classify equipment for PCB content:

Equipment Nameplate

The equipment nameplate should identify the insulating medium contained in the equipment. If the nameplate clearly identifies the equipment to contain oil, the equipment can be classified as PCB-contaminated equipment. If the nameplate identifies the equipment to contain fluid, the equipment must be classified as a PCB transformer, PCB item, or PCB capacitor.

Some manufacturers use trade names for oil and fluids. Some examples and their classifications are:

Contents	Assumption	Classification
"Oil"	50-499 ppm PCB	PCB-contaminated equipment
Wemcol	50-499 ppm PCB	PCB-contaminated equipment
GE 10C	50-499 ppm PCB	PCB-contaminated equipment
Shell DialA, B, or C	50-499 ppm PCB	PCB-contaminated equipment
"Fluid"	500 ppm PCB and above	PCB transformer or item
Vague or missing	500 ppm PCB and above	PCB transformer or item
Interteen	500 ppm PCB and above	PCB transformer or item
Pyranol	500 ppm PCB and above	PCB transformer or item

Manufacturer's Instruction Book

If a nameplate is unavailable and the manufacturer and type of equipment can be determined and matched to its instruction book, an assumption can be made following the rules above.

Date of Manufacture

EPA banned the manufacture of equipment containing PCB on July 1, 1979. If the nameplate or serial number of the equipment can be tied to a manufacturing date (not a purchase date), the equipment can be classified as non-PCB equipment. Equipment manufactured before July 1, 1979, must be classified as described above.

Other

Compound-filled transformers. These are usually small and have square cases although some round cases exist. EPA allows compound-filled transformers to be classified as PCB-contaminated transformers (50-499 ppm).

Bushings or other devices, which are an integral part of the larger equipment, are classified according to the larger part, regardless of its individual PCB content.

Classification Scheme

EPA

Non-Detectable	Contains less than 2 ppm PCB
Non-PCB	Contains less than 50 ppm PCB
PCB-Contaminated	Contains between 50 and 499 ppm PCB
PCB	Contains 500 ppm, or greater, PCB

Generic

PCB-Free	Generally contains less than 1 ppm PCB but can contain up to 49 ppm PCB depending on the manufacturer's specification. Labels for PCB-Free and Non-PCB are not regulated. Caution should be exercised before classifying any equipment lower than 50 ppm PCB.

Data Location

Nameplates

Nameplates are generally found somewhere on the equipment; however, some are missing, painted over, or in a position that can be read from the ground. Most nameplates are legible with a 14 power or higher binocular.

Instruction Books

The instruction book can sometimes be found at the substation in any of numerous locations including the Operator's desk, cabinets, etc. It will most likely be found, however, at the Regional Maintenance Headquarters. When using the instruction books for classification, it is imperative that the SER number of the equipment match that written on the cover of the book. This is a standard BPA practice and officiates the classification process.

BPA Laboratory

The BPA chemical laboratory contains official analytical results for equipment that has been tested. Much of this information has been input into SMIS. An SMIS result showing PCB content and a laboratory analysis date should be treated as official for the purposes of classification.

Other

Small brass tags can be found on most equipment that has been tested. As much as possible the tag should be compared to available laboratory and/or SMIS results.

SER

The SER number is the official BPA identification number of the equipment and IS NOT the manufacturer's serial number. The SER number is always preceded by an alpha-prefix. This can be T-, P-, V-, O-, C-, etc., meaning transformer, potential transformer, voltage regulator,

concrete should be documented and the delivery facility sales project manager should be notified, as described in the equipment module. Restoration activities should be delayed until the equipment is repaired or replaced. For stains that cannot be reached in a manner acceptable to the onsite safety watcher, the information will be documented and BPA delivery facility sales project manager will be notified.

The objective of the restoration procedure is to remove as much of the oil stains as necessary to achieve acceptable surface conditions. Subsequent to the concrete cleaning a verification wipe sample will be collected using the procedure outlined the Wipe Sample Collection section of this module. Where restoration of equipment is necessary and safe, perform the following procedures:

1. Place sorbent pad beneath the equipment and apply cleaning compound to the stain using the hand spray bottle. Be careful not to over apply the cleaner so that it drips from the equipment onto a concrete pad or soil.
2. Scrub the area of staining thoroughly with a brush or towel.
3. Wet a disposal towel with distilled water and wipe the area clean and free of cleaning compound. Proper temporary storage of unidentified waste should be observed as described in the Waste Management section of this SAP.
4. Wait for the area to dry.
5. Move to Wipe Sample Collection Methodology.

SECTION 7

Soil Removal Module

The soil removal module will assist the field staff during the identification and removal of stained soil and substation rock. After soil removal activities, verification sampling will be performed to confirm the removal of soil above regulatory limits. In the event that stained soil cannot be easily removed, or the integrity of electrical equipment will be compromised by soil removal, a delineation of the stained area may occur.

Prepare for Site Activities

A list of materials for soil removal is included in the appendix.

Inspection of Soil

A visual inspection will be performed to identify mineral oil stains on soil at the facility. The purpose of the visual inspection is to identify locations where the PCB-containing equipment or mineral oil containing equipment has potentially leaked insulating oil from the equipment onto the soil or substation rock. If stains are visually identified on substation rock, the soil beneath the rock will also be visually inspected. Other methods to identify stained soil may include information from the facility's Preliminary Environmental Disclosure Report (PEDR), verbal reports from BPA personnel, or maintenance records.

Location and approximate size of the stained soil will be documented in field notes. In addition, equipment type and serial number suspected to have leaked should also be noted. In general, visibly stained soil and substation rock will be removed as described in the restoration section of this module. If no visible stains are identified, removal is not necessary.

Restoration Procedures

Visibly stained soil and stained substation rock that is identified during site inspection will be removed in areas that do not compromise the integrity of electrical operations at the substation. Removal of stained soil and rock may be performed in two phases: removal of small stained areas with hand tools; and removal of larger stained areas with earth moving equipment. Whichever the method of soil removal, verification sampling will be performed to confirm removal of constituents of concern above regulatory concentrations.

For smaller stains where hand tools are used, field staff will remove visibly stained substation rock and soil using decontaminated fiberglass shovels. One or more 55-gallon drums will be used to hold the rock and soil generated during the restoration. The 55-gallon drum should be placed in the temporary storage location at the site prior to filling with rock and soil. A plastic bucket can be used to transport the soil from the site to the 55-gallon drum. All visible indication of staining will be removed.

For stains larger than approximately 4 feet by 4 feet, larger heavy equipment such as a rubber wheeled backhoe or trackhoe may be used to remove the soil. The bucket of the hoe will be decontaminated with a steam cleaner prior to use. The material generated with the hoe will be placed on visqueen or into 55-gallon drums for storage and disposal. All visible indication of staining will be removed.

Verification Sample Collection and Analytical Requirements

Verification samples will be collected from the bottom of each excavation and from the sidewall nearest the source. One bottom sample will be collected for each 100 square feet or less of excavation area and one sidewall sample will be collected for every 40 feet or less of excavation circumference. Sidewall samples will be collected from approximately one-half the total depth. Verification sampling in the area most likely still affected after an initial soil removal (bottom of excavation and sidewall closest to the source) will indicate if additional removal is required with a minimum number of samples. Soil samples will be collected, labeled, and handled as described in the Field Activities section of this SAP.

Analysis of verification samples will be determined by the identified constituent of concern. If an unsampled stain is removed, the constituents of concern are TPH and PCBs. If baseline sampling identifies a soil sample to be above a regulatory level, the analytical results will determine the constituent of concern. For example, if PCBs were above the regulatory limit and TPH was below the regulatory limit, verification sampling would include PCB analysis only.

If a leak or spill is encountered during the site investigation that is determined to be from a high-concentration source (>500 mg/kg) or low-concentration source (50 to 499 mg/kg) involving 1 pound or more of PCBs by weight (>270 gallons), the project manager should be notified.

Focused sampling may be performed in areas of stained soil that are too large to initially remove or in areas where removal of stained soil will potentially compromise the integrity of the electrical operations of the substation. Focused sampling will consist of approximating the extent of the stained soil area. The area may be approximated using visual determination, field test kits, or laboratory analysis.

APPENDIX A
Checklists

APPENDIX A

Checklists

General Materials Checklist

Documentation and Sample Shipping

____sampling plan
____logbook
____clip board
____sharpies
____pencils
____wide-tip marker
____camera
____film
____sample labels
____chain-of-custody forms
____chain-of-custody seals
____strapping tape
____clear tape
____coolers
____ice

Sampling and Decon Materials

____disposable gloves
____sample containers
____extra sample containers
____1-gallon Ziplock bags
____garbage bags
____paper towels
____fiberglass shovel
____fiberglass tape measure
____hand tools and tool box
____pick or mattock
____tamping bar (digging rod)
____leather gloves
____decontamination drums (55-gallon)
____tubs or buckets
____brushes
____deionized water
____methanol
____alconox
____plastic sheeting
____spray bottles
____matrix specific sampling supplies (see applicable modules)
____keys
____watch

Health and Safety (refer to Health and Safety Plan)

____site safety plan
____hard hat
____safety glasses
____steel-toed boots
____coveralls
____tyvek/saranex
____rain gear
____duct tape
____respirator
____cartridges
____respirator cleaner
____air monitoring equipment (see HASP)
____BPA Accident Prevention Manual
____Non-electrical Worker Entry Permit
____Portable eye-wash station
____First-aid kit
____Cell phone
____Sorbent pads

Baseline Sampling Program Materials Checklist

____Brush for decontamination
____Spray bottle
____TSP solvent
____Disposal towels
____Stainless steel spoons
____Fiberglass shovels or hand auger
____Fiberglass tape measure
____Pick or mattock
____Tamping bar
____Leather gloves
____Disposable nitrile gloves
____Distilled water (in a sprayer)
____Visqueen for containment of runoff
____Decon equipment (see decontamination section)
____Sampling jars
____Documentation supplies (pens, chain-of-custody seals, labels)
____Cooler
____Ice (cubes)
____1-gallon Ziplock bags to double-bag ice
____55-gallon drums for waste
____Stainless steel bowls

The following is a list of materials for equipment documentation and inspection.

Equipment Documentation and Inspection Materials Checklist

____Disposal towels
____Disposable nitrile gloves
____Distilled water (in a sprayer)
____Documentation supplies (pens, chain-of-custody seals, labels)
____Binoculars

Concrete Inspection and Wipe Sampling Materials Checklist

____Brush for decontamination
____Spray bottle
____TSP solvent
____Disposal towels
____Disposable nitrile gloves
____Distilled water (in a sprayer)
____Visqueen for containment of runoff
____100 cm^2 sampling template
____Wipe sample supplies (gauze, stainless steel forceps)
____Hand chisel
____Hammer (carpenters or steel mallet)

____Decon equipment (see decontamination section)
____Sampling jars
____Documentation supplies (pens, chain-of-custody seals, labels)
____Cooler
____Ice (cubes)
____1-gallon Ziplock bags to double-bag ice

Soil Removal Materials Checklist

____Brush for decontamination
____Spray bottle
____TSP solvent
____Disposal towels
____Stainless steel spoons
____Shovels or hand auger
____Disposable nitrile gloves
____Distilled water (in a sprayer)
____Visqueen for containment of runoff
____Decon equipment (see decontamination section)
____Sampling jars
____ Documentation supplies (pens, chain-of-custody seals, labels)
____Cooler
____Ice (cubes)
____1-gallon Ziplock bags to double-bag ice
____5-gallon plastic buckets
____55-gallon DOT-approved drums (1 for decon water, ___ for soil)

APPENDIX B

Quality Assurance Project Plan

APPENDIX B

Quality Assurance Project Plan

1 Introduction

This section discusses the quality assurance program plan (QAPP) that will be implemented as a part of the mineral insulating oil study. The purpose of this QAPP is to specify the overall procedures and methods for office and field documentation for: field sampling data, sample handling, sample custody, and laboratory analysis that will be followed during the mineral insulating oil study. This QAPP was developed to meet the requirements of BPA. A more stringent program can be implemented at the request of the customer at their expense. The QAPP is intended to be used in conjunction with the following other planning documents:

- Project Work Plan
- Field Sampling Plan (FSP)
- Health and Safety Plan (HSP)

2 Data Quality Objectives

Data quality objectives (DQO) are related to specific investigation activities planned for the mineral insulating oil study sites. DQOs are defined as the qualitative and quantitative statements that characterize the data needed to support a particular data usage. Therefore DQOs for sample collection and analysis are based on the end use of the data.

The analytical data derived from this investigation will be Level III data that will be used for researching the characteristics of mineral insulating oil. Level III data analyses requires an off site laboratory to perform the analytical analysis, but does not typically utilize validation or documentation procedures required of CLP Level IV data.

3 Field Quality Control Sampling

Additional samples will be collected and analyzed for quality control (QC) and quality assurance (QA) purposes. QA/QC samples are intended to provide control over the collection of environmental measurements and subsequent review, interpretation, and validation of generated analytical data. The various types of QA/QC samples to be collected are discussed below.

3.1 Trip Blanks

The chemical analysis laboratory will provide trip blanks. One trip blank will be transported with each sample storage container used to store VOC samples. The trip blank will remain with the VOC samples for the entire duration of the sampling event and will be shipped to the laboratory with the samples for analysis.

3.2 Equipment Blanks

Equipment blanks will be collected during this field effort for non-disposable equipment, they will be collected at a frequency of 1 sample per site per equipment type. Equipment blanks will be collected by pouring organic free water over decontaminated equipment and into sample containers.

3.3 Field Duplicates

The collection and analysis of field duplicates measures the precision of sampling procedures. Field duplicate samples will be collected at a frequency of 10 percent for each matrix sampled. Field duplicate samples will be collected by splitting the sample matrix collected for the primary sample into two sample containers.

4 Sample Analysis

All groundwater and soil samples will be analyzed by EPA-approved methods. The use of EPA-approved methods will provide data of known quality. Target detection limits for the soil samples are shown in Table 4-1. Following sample analysis, all data will be assessed in terms of accuracy, precision, and completeness. Accuracy, precision, and completeness goals are shown in Table 4-1.

Table 4-1
Target Quantitation Limits, Precision, Accuracy, and Completeness Goals for Soil Samples

Parameter	Analytical Method	Quantitation Limit (mg/kg)	Accuracy (% Spike Recovery)	Precision (Relative % Difference)	Completeness (%)
TPH by GC	NWTPH-Dx	25	40-120	50	95
TPH by IR	418.1 modified	100	50-150	50	95
PCB	8080				
Volatile organic compounds	8240	0.005	As stated in method	50	95
Other non-EPA organic compounds	GC/MS	Varies by analyte and sample.	NA	50	95

NA = not applicable
*50% RPD for field duplicates; 20% RPD for lab duplicates.

5 Sample Handling

Sample storage, custody, and shipping procedures are covered in the following sections.

5.1 Sample Storage

The samples will be placed in iced coolers immediately after collection. At the conclusion of the sampling event, filled sample containers will be shipped to the designated laboratory for analysis.

5.2 Sample Custody

Custody of a sample is defined by having the sample in the possession or view of a field team member or having a field team member lock up or transfer the sample to a designated secure area. A chain-of-custody (COC) form will be used to track possession of the sample and to document the requested analyses. When the samples are shipped to the laboratory for analysis, a member of the field team signs the chain-of-custody, indicating when custody was relinquished. A copy of the COC is retained for the project files.

5.3 Sample Shipping

Samples obtained during the field investigation that will be shipped to the laboratory for analysis will be packaged in coolers. Packing material will be used to reduce potential breakage. Ice will be doubled bagged. The chain of custody (sealed in a plastic bag) will be taped to the inside of the cooler lid. The cooler(s) will be sealed with strapping tape and two custody seals.

All samples will be shipped to arrive within the holding time requirements specified for the requested analytical testing.

6 Data Validation

Internal data validation will be performed considering only Level III data quality objectives are going to be achieved.

APPENDIX C

Equipment Disclosure Summary Form

APPENDIX C

PCB Oil-Filled Equipment Disclosure Summary

Facility Name	Date of Summary

This Equipment Disclosure Summary (EDS) has been prepared by the office of Pollution Prevention and Abatement of the Bonneville Power Administration (BPA). It is designed to identify oil filled electrical equipment proposed for transfer in connection to BPA's policy for the sale or lease of certain distribution facilities to BPA customers. It describes BPA owned oil filled electrical equipment at the above facility which have known or assumed levels of Polychlorinated Biphenyls (PCBs).

EQUIPMENT WITH PCB CONCENTRATION LESS THAN 50 PPM

Equipment No.	Description	Oil (gal)	PCBs (ppm)	Date of Sample Analysis

EQUIPMENT WITH PCB CONCENTRATION GREATER THAN OR EQUAL TO 50 PPM

Equipt No.	Description	Oil (gal)	PCBs (ppm)	Tested / Assumed	Date of Sample/ Determination	Date of Inspection

1. Source: BPA's Substation Maintenance Information System (SMIS).

2. If the equipment could not be tested, the PCB content is assumed based on the type of dielectric fluid most likely to be present.

PCB EQUIPMENT GREATER THAN OR EQUAL TO 50 PPM REQUIRING MAINTENANCE BEFORE TRANSFER

Equipment No.	Maintenance Needed (Repair or Replace)	Action Taken

Duties of Purchasers of BPA Equipment

The purchaser of BPA electrical equipment is fully responsible for compliance with all applicable requirements regarding the handling, storage, disposal, record keeping, resale and any other requirements regarding the dielectric fluids, including PCB-containing fluids from the listed equipment. Oil filled equipment may be subject to management under the Toxic Substances Control Act (16 United States Code §2605). This equipment is offered for transfer for reuse and not disposal.

Disclaimer

This EDS is not a legal interpretation of environmental laws, rules, regulations, or policies of local, state, or Federal governmental agencies and should not be used to infer the presence or absence of other hazardous substances at the facility. This EDS is not a substitute for the independent due diligence responsibilities of a prospective purchaser.

Inspections were conducted from the ground following BPA safety standards. Safety and operational considerations may have prevented inspection of some equipment and equipment components. To the best of BPA's knowledge, this EDS lists all oil filled equipment, however, BPA makes no representation regarding the PCB content of equipment not listed or inadvertently omitted from this EDS.

This EDS has been prepared for the equipment described within. BPA makes no warranty, expressed or implied, and is not responsible for any claim for damages or liability associated with the interpretation of these findings, or reuse of the information, associated site data, or recommendations.

_____

prepared by

Inland
Power & Light Company

320 East Second Avenue
P.O. Box 4429
Spokane, Washington 99202-0429
Telephone (509) 747-7151 FAX (509) 747-7987

May 30, 1997

Robert D. King
Bonneville Power Administration-TM/3
P.O. Box 3621
Portland, Oregon 97208

Dear Mr. King:

This letter is sent to formally express interest in purchasing three of our delivery points. Enclosed is a check for $15,000, $5,000 per delivery point, as required by BPA policy to initiate the negotiation of sales price and other terms and conditions. The three substations are Halfmoon, Hayford and Springhill.

We understand that this payment does not create an obligation to purchase these delivery points. Nor does it mean we agree with the sale prices previously quoted by BPA. We also understand that the first negotiating session will begin within 60 days after receipt of this letter.

Your primary contact here at Inland, for purposes of these negotiations, is Dave Clinton, our Assistant Manager for Operations and Engineering. He can be reached at the address shown in our letter head. His direct telephone line is 509-626-4226.

Thank-you in advance for your cooperation as we seek mutually agreeable terms and conditions for the purchase of these substations.

Sincerely;

INLAND POWER & LIGHT COMPANY

(b) (6) [redacted]

Richard Heitman
General Manager

Enclosure

124336

REMITTANCE ADVICE • INLAND POWER & LI CO. —SPOKANE, WASHINGTON • DETACH F OUR RECORDS.

DESCRIPTION	P.O. NUMBER	INVOICE NUMBER	INVOICE DATE	TYPE	GROSS AMOUNT	DISCOUNT	NET AMOUNT
Payment to Initiate negotiations for purchase of the following substations							
Halfmoon					5,000.00		5,000.00
Hayford					5,000.00		5,000.00
Springhill					5,000.00		5,000.00

RECEIVED JUN - 6 1997 BPA

VENDOR

WARNING This document is printed on paper with invisible flourescent fibers that can be viewed under an ultraviolet light

INLAND POWER & LIGHT CO.
EAST 320 SECOND AVE. • P.O. BOX 4429
SPOKANE, WASHINGTON 99202

WASHINGTON TRUST BANK
Spokane, Washington

No. 124336 28-8 / 1251

GENERAL FUND

PAY TO THE ORDER OF

Bonneville Power Administration

DATE	NET AMOUNT
6-2-97	***$15,000.00***

(b) (6)

(b) (6)

⑈124336⑈ ⑆125100089⑆ 10051453 13⑈

Pick, Karen - TSR

From: Dodds, Harry R. - TSRS
To: Pick, Karen - TSR
Cc: West, Debbie L. - TSRS
Subject: Disposal of Springhill Subsation Site
Date: Thursday, May 08, 1997 10:55AM

<<File Attachment: SPRINGHI.DOC>>

Disposal of Springhill Substation Site
Reserving transmission line and access rights

A tract of land in the E1/2SE1/4SE1/4, Section 14, Township 26 North, Range 41 East, Willamette Meridian, Spokane County, Washington, containing 1.52 acres, more or less, being the United States of America, Bonneville Power Administration's (BPA) Springhill Substation Site, more particularly described as follows:

> All of that certain tract of land designated as Springhill Substation Site, acquired by warranty deed, recorded June 2, 1959, Volume 752, Page 612, in Deed records of said County.
>
> Subject to the rights of the public in and to a Spokane County Road.

RESERVING unto the BPA and it's assigns, a perpetual easement and right to enter and erect, operate, maintain, repair, rebuild, and patrol one or more electric power transmission lines and appurtenant signal lines, poles, towers, wires, cables, and appliances necessary in connection therewith, in, upon, over, under, and across the north 150 feet of the Springhill Substation Site, a tract of land lying in the E1/2SE1/4SE1/4, Section 14, Township 26 North, Range 41 East, Willamette Meridian, Spokane County, Washington, more particularly described as follows:

> Beginning at the northeast corner of the above described Springhill Substation Site, a point in the east line of said Section 14, and bearing N.01°50'E. a distance of 705.7 feet from the southeast corner of said Section 14; thence S.01°50'W. along said east line a distance of 150.15 feet; thence S.89°14'W. a distance of 213.49 feet to a point on the west boundary line of said Springhill Substation Site; thence N.00°46'W. along said boundary line a distance of 150.00 feet to the northwest corner of said Springhill Substation Site; thence N.89°14'E. along the north boundary line a distance of 220.30 feet to the point of beginning, containing 0.75 acre, more or less.

The reserved easement is with the understanding that access rights to this easement area are to include ingress and egress over and across said Springhill Substation Site as required.

5/8/97 10:45 AM
HRD REZ

United States Government

Department of Energy

memorandum

Bonneville Power Administration

DATE: February 19, 1997

REPLY TO ATTN OF: ECN

SUBJECT: Environmental Clearance Memorandum

TO: Fred Walasavage - EPF

Proposed Action: Offer of 42 "Simple" Customer Delivery Substations for Customer Purchase or Lease

Budget No.: BT2008 **NEPA Tracking System No.:** 1997-NEPA-00248

Categorical Exclusion Applied (from Subpart D, 10 C.F.R. Part 1021): A7, Transfer, lease, disposition, or acquisition of interests in property, if property use is to remain unchanged; and B6.1, Small-scale, short-term cleanup actions under RCRA, Atomic Energy Act, or other authorities.

Location: See attached list of substations being offered for sale or lease.

Proposed by: Bonneville Power Administration (BPA)

Description of the Proposed Action: BPA is offering customer delivery substation facilities at 42 substations at this time for purchase or lease by the customers the respective facilities serve. Attachment 1 provides a list of the 42 substations affected. The actions involved with these substations would be:

(1) The offering of these substations in their entirety, or specified equipment at these substations, for sale or lease, potentially along with associated surplus adjacent land and any resources on it, and subsequent actual sale or lease assuming terms can be agreed upon with the customer. Where necessary, BPA would retain easements or rights-of-way for BPA facilities and their maintenance. Use of the substation or equipment itself would not change. Where there is surplus land, there may be some potential in some cases for development of the land for some other use, but that is generally speculative.

(2) If the customer chooses to enter into negotiations to purchase or lease a substation on the basis of BPA's offer, the substation would be cleaned up prior to the actual sale or lease to relieve BPA of any ongoing liability for the presence of hazardous materials. The 42 substations have been screened to some degree to eliminate any which are thought to require very extensive cleanup, but there will be a subsequent phase where tests would be performed to actually identify what needs to be done in terms of the cleanup, and then the actual cleanup itself would occur prior to transfer or lease of the property. The costs of the cleanup presumably would be recovered in the sale price or lease payments.

Findings: BPA has determined that the proposed action complies with Section 1021.410 and Appendix B of Subpart D of the Department of Energy (DOE) National Environmental Policy Act (NEPA) Regulations (57 Fed. Reg. 1512.2, April 24, 1992). The proposed action does not present any extraordinary circumstances that may affect the significance of the environmental effects of the proposal. The proposal is not connected (40 C.F.R. 1508.25 (a)(1)) to other actions with potentially significant impacts, is not related to other proposed actions with cumulatively significant impacts (40 C.F.R. 1508.25 (a)(2)), and is not precluded by 40 C.F.R. 1506.1 or 10 C.F.R. 1021.211. Moreover, the proposed action would not (i) threaten a violation of applicable statutory, regulatory, or permit requirements for environment, safety, and health; (ii) require siting and construction or major expansion of waste storage, disposal, recovery, or treatment facilities; (iii) disturb hazardous substances, pollutants, contaminants, or Comprehensive Environmental Response, Compensation and Liability Act-excluded petroleum and natural gas products that pre-exist in the environment such that there would be uncontrolled or unpermitted releases; or (iv) adversely affect environmentally sensitive resources.

Contingent upon conformance to the condition identified on Attachment 2, this proposed action meets the requirements for the categorical exclusions referenced above. We therefore determine that the proposed action may be categorically excluded from further NEPA review and documentation.

(b) (6)

Roberta M. Watson
Environmental Project Lead - ECN
Environment, Fish and Wildlife Group

Concur:

(b) (6)

Thomas C. McKinney
NEPA Compliance Officer

DATE: 2/19/97

2 Attachments

cc:
J. Hanes - ECN
B. Underwood - LN
S. Sundeen - TOC
Official File - ECN (EQ-15 (SUBSALE))
RDSeiffert:rds:x4236 02/19/97(-ECN-W:\ECN\ECN97\EQ-15\SUBSALE\42SIMPL.DOC)

ATTACHMENT 1

List of Substations at which the Substation in its Entirety or Certain Equipment is to be Offered for Sale or Lease

Customer	Substation	Location
Big Bend Electric Cooperative	Baxter[1]	North of Kennewick, WA - off Taylor Flats Rd., Franklin County, WA
	Delight[2]	Adams County, WA
	Eltopia[1]	Northeast of Pasco, WA - off Hwy 395, Franklin County, WA
	Hatton[1]	Adams County, WA
	Mesa[1]	Franklin County, WA
	Ralston[1]	South of Ralston, WA - off Hwy 261 & Providence Rd., Adams County, WA
	Schrag[1]	Between Moses Lake & Ritzville, WA - where Weber Rd & Batum Rd cross - Adams County, WA
Central Electric Cooperative, Inc.	Hampton[1]	Site on Van Lake Road approximately 2 miles East of Hwy 20 and is 11 miles Northeast of Hampton, OR, Deschutes County, OR
City of Fircrest	Fircrest[1]	South of the town of Fircrest, WA, a suburb of Tacoma, WA, Pierce County, WA
City of McMinnville	Windishar	McMinnville, OR, Yamhill County, Or
City of Richland	Stevens Drive[1]	Richland, WA, Benton County, WA
	Thayer Drive[1]	Site on Thayer Drive between Swift Blvd and Lee Blvd, Richland, WA, Benton County, WA

Consumers Power, Inc.	Burnt Woods[1]	Near Burnt Woods, OR
	Froman[2]	~ 4.5 miles SE of Albany, OR in Linn County, OR
	Harrisburg[1]	~0.5 mile north of Harrisburg, OR
	North Butte[2]	Near Foster, Linn Co., OR
	Tumble Creek[3]	Near Detroit Reservoir, Linn County, OR
Coos-Curry Electric Cooperative	Geisel Monument[2]	~4.5 miles north of Gold Beach, OR
Cowlitz County PUD	Chemical[2]	Longview, WA
Franklin County PUD No. 1	Riverview[1]	Near Pasco, WA
	Taylor Flats[1]	Between Pasco and Richland, WA
	Sagehill[4]	Franklin County, WA
Hood River Electric Cooperative	Woody Guthrie[1]	South of Hood River, OR
Inland Power & Light Co.	Bigelow[5]	Spokane County, WA
	Chambers[1]	~5.5 miles west of Pullman, WA
	Gaffney[2]	~ 8 miles NW of Sprague, WA
	Green Bluff[1]	Spokane County, WA
	Halfmoon[2]	Between Spokane and Deer Park, WA
	Hayford[2]	By Medical Lake, WA exit from I-90
	Jerita[2]	~5.5 miles SSE of LaCrosse, WA
	Larene[2]	~7 miles north of Davenport, WA
	Mayview[2]	~7 miles SE of Central Ferry, WA
	Mica[2]	Between Mica and Freeman, WA
	Riparia[1]	~9.5 miles SSE of Hooper, WA
	Springhill[1]	~6.5 miles north of Airway Heights, WA
Kootenai Electric Cooperative	Scarcello[1]	East of Twin Lakes in Northern Idaho

Mason County PUD No. 1	Duckabush[1]	Near Duckabush R. in Jefferson Co., WA
Nespelem Valley Electric Cooperative	Goose Lake[1]	South of Big Goose Lake in Okanogan Co., WA
	Nespelem[6]	Near Colville Indian Agency south of Nespelem, WA
Pend Oreille County PUD No. 1	Metaline Falls[1]	Near Metaline, WA
Salem Electric	Brush College[1]	Northwest of Salem, OR
	Salem Alumina[1]	Salem, OR

1 Sale or lease includes sale or lease of BPA land and equipment.
2. Does not involve sale or lease of BPA land. Substation site is owned by the customer. Sale or lease would be of equipment only.
3. Substation is on Forest Service land. Sale or lease would be of equipment only.
4. Substation is on U.S. Bureau of Reclamation land. Sale or lease would be of equipment only.
5. Sell or lease 0.3 acre of BPA land plus equipment. Remainder of substation site is under customer ownership.
6. BPA has only an easement for the substation site. Sale or lease would be of equipment only.

ATTACHMENT 2

This categorical exclusion is contingent upon conformance to the following condition:

1. In the unlikely event cultural materials are encountered during subsequent testing for hazardous materials or cleanup at any of the 42 substations, work should be halted in the immediate vicinity and Ms. Julie Hanes, Environmental Analysis and Review (ECN), Bonneville Power Administration, (503) 230-3944, should be notified.

Department of Energy
Bonneville Power Administration
P.O. Box 3621
Portland, Oregon 97208-3621

February 28, 1997

Mr. Richard Heitman, General Manager
Inland Power and Light Company
P.O. Box 4429
Spokane, WA 99202-0429

Dear Mr. Heitman:

By letter, dated October 23, 1996, you expressed an interest in purchasing substation facilities owned by the Bonneville Power Administration (Bonneville). As part of the Transmission Rates and Terms and Conditions Settlement Agreement Bonneville agreed to sell facilities that are assigned to its delivery segment customers. On November 1, 1996, Bonneville adopted a Policy for Sale or Lease of Delivery Facilities (Delivery Facilities Policy) that gives a Bonneville customer the right, upon request, to purchase or lease Bonneville substations (or such portions thereof that can be reasonably segregated) that are used exclusively to deliver power to the customer, excluding any high-side equipment necessary to protect Bonneville's network facilities. The Delivery Facilities Policy also obligates Bonneville to sell or lease such facilities. A copy of that policy is enclosed.

Bonneville is prepared to begin negotiating the sale of those substations requested by you in writing that meet the criteria for Simple Delivery Facilities Sale Transactions as defined in Section VII.1. of Bonneville's Delivery Facilities Policy. These substation facilities include Bigelow, Chambers, Gaffney, Green Bluff, Halfmoon, Hayford, Jerita, Larene, Mayview, Mica, Riparia and Springhill Substations.

Enclosed is a list of the equipment, identified to date, in each of the substations that Bonneville is proposing for sale, which is contained in the document titled "Equipment List." The substation equipment listed is intended to include, to the extent possible, all the substation equipment classified as Delivery Facility equipment insofar as the equipment can be reasonably segregated from other Bonneville equipment in order to create a physical separation between the substation equipment that Bonneville will continue to own and operate, and the equipment being proposed for sale. Also enclosed is information about the presence, or likely presence, of any hazardous substances or petroleum products at each substation that Bonneville has identified based on existing data, contained in the document titled "Preliminary Environmental Disclosure Report."

Bonneville's suggested price is as follows:

Substation	Proposed Price	Pricing Methodology
1. Bigelow	$353,000	Net Replacement Cost
2. Chambers	$341,000	Net Replacement Cost
3. Gaffney	$131,000	Net Replacement Cost
4. Green Bluff	$370,000	Net Replacement Cost
5. Halfmoon	$345,000	Net Replacement Cost
6. Hayford	$293,000	Net Replacement Cost
7. Jerita	$ 95,000	Net Replacement Cost
8. Larene	$173,000	Net Replacement Cost
9. Mayview	$138,000	Net Replacement Cost
10. Mica	$244,000	Net Replacement Cost
11. Riparia	$233,000	Net Replacement Cost
12. Springhill	$360,000	Net Replacement Cost

A summary of the pricing methodology is contained in the enclosed document titled "Bonneville Pricing Method." This information is being provided to help you decide whether you want to move to negotiations. Any sale of these facilities is contingent on Bonneville and you being able to reach agreement on price, and the terms and conditions of the sale of these facilities. Some of the issues that must be resolved through negotiations include, but are not limited to, environmental cost responsibilities and Bonneville's access to its equipment within the substation. Environmental cost issues are discussed in Section XIV.2. of Bonneville's Delivery Facilities Policy. The dollar amount stated as to each facility is a preliminary suggestion for a starting point for negotiations. Either party, after more detailed study, may reject this amount in favor of any different amount which reasonably reflects the value of the facility. The actual price, of course, will be negotiated, or, at your option, arbitrated.

If, based on the information provided in this letter, you are still interested in purchasing substation equipment owned by Bonneville, please identify which substations and submit the $5,000 application fee for each substation that you want to purchase. The application fee may be paid by check made out to Bonneville Power Administration and should be mailed, together with the list of substations for which the fee is being paid, to:

Susan E. Furst
Bonneville Power Administration - TMC/6
P.O. Box 3621
Portland, OR 97208

Payment of the $5,000 application fee does not necessarily mean that you are agreeing to pay the price quoted above, but rather indicates that you are still interested in purchasing the facility and want to pursue negotiations. After we have received the application fee, we will be contacting you to set up the first negotiation session. We will schedule the first negotiation session within 60 days after receipt of the application fee.

At any time prior to receiving the application fee, Bonneville may update or modify, in whole or in part, the information contained in this letter. Such updates or modifications may include changes to the suggested price or to the list of equipment. If you have not paid the application fee within 6 months from the date of this letter, this request for a reply to proceed to negotiations shall terminate. After the 6-month period, if you change your mind and decide that you want to buy or lease a facility for which you did not pay the application fee, you must inform Bonneville, in writing, of that decision. Bonneville will view this decision as a new request to buy or lease that facility and will respond to that request within the deadlines established in Bonneville's Delivery Facilities Policy.

Bonneville hopes that providing this information will help you decide whether you still want to continue purchase of the facilities and if so, we will expedite and encourage agreement on the sale of these facilities through negotiations. If you have any questions about the process for responding to Bonneville's request please contact me at (503) 230-5842.

Sincerely,

(b) (6)

Susan E. Furst
Account Executive
Transmission Business Line

Enclosures:
Policy for Sale or Lease of Delivery Facilities
Bigelow Substation Equipment List
Chambers Substation Equipment List
Gaffney Substation Equipment List
Green Bluff Substation Equipment List
Halfmoon Substation Equipment List
Hayford Substation Equipment List
Jerita Substation Equipment List
Larene Substation Equipment List
Mayview Substation Equipment List
Mica Substation Equipment List
Riparia Substation Equipment List
Springhill Substation Equipment List
Preliminary Environmental Disclosure Report for Bigelow Substation
Preliminary Environmental Disclosure Report for Chambers Substation
Preliminary Environmental Disclosure Report for Gaffney Substation
Preliminary Environmental Disclosure Report for Green Bluff Substation
Preliminary Environmental Disclosure Report for Halfmoon Substation
Preliminary Environmental Disclosure Report for Hayford Substation
Preliminary Environmental Disclosure Report for Jerita Substation
Preliminary Environmental Disclosure Report for Larene Substation
Preliminary Environmental Disclosure Report for Mayview Bluff Substation
Preliminary Environmental Disclosure Report for Mica Substation
Preliminary Environmental Disclosure Report for Riparia Substation
Preliminary Environmental Disclosure Report for Springhill Substation
Bonneville Pricing Method

bcc: (w/o enclosures)
M. DeWolf - CMR/2
J. Margeson - LQ/7
F. Johnson - TF/DOB1
S. Eshbach - TMF/3
T. Rodrigues - TOC/4
S. Bottemiller - TSR/3
Official File - TOC/4
F. Walasavage - EPF/7
F. Rettenmund - PSE/Spokane
K. Hemmelman - TFS/Spokane
E. Peterson - TOC/4
S. Shink - TOC/Spokane
K. Pick - TSR/3

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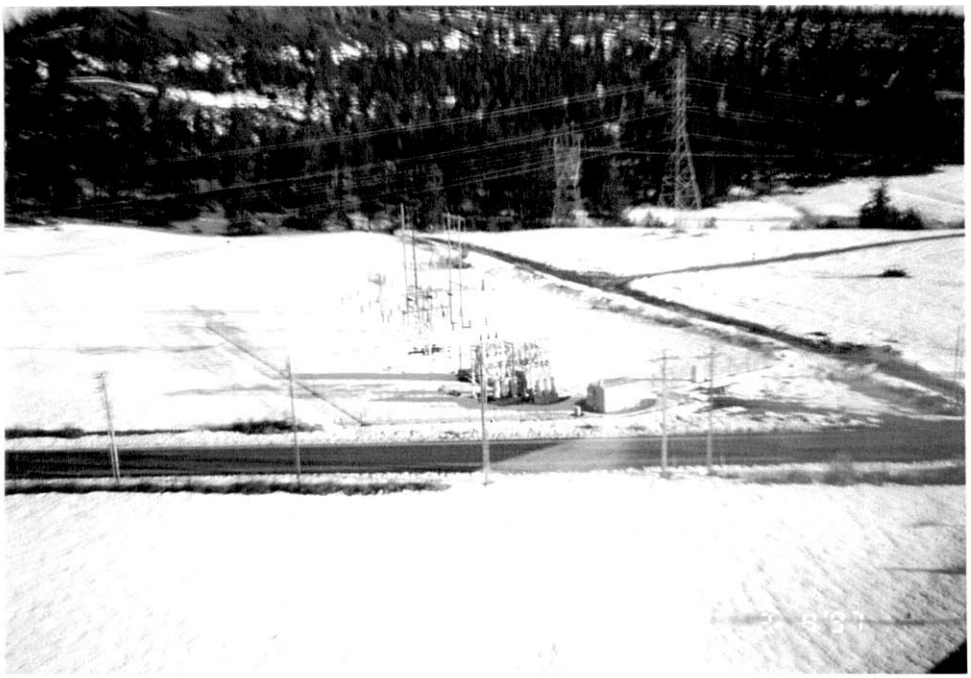
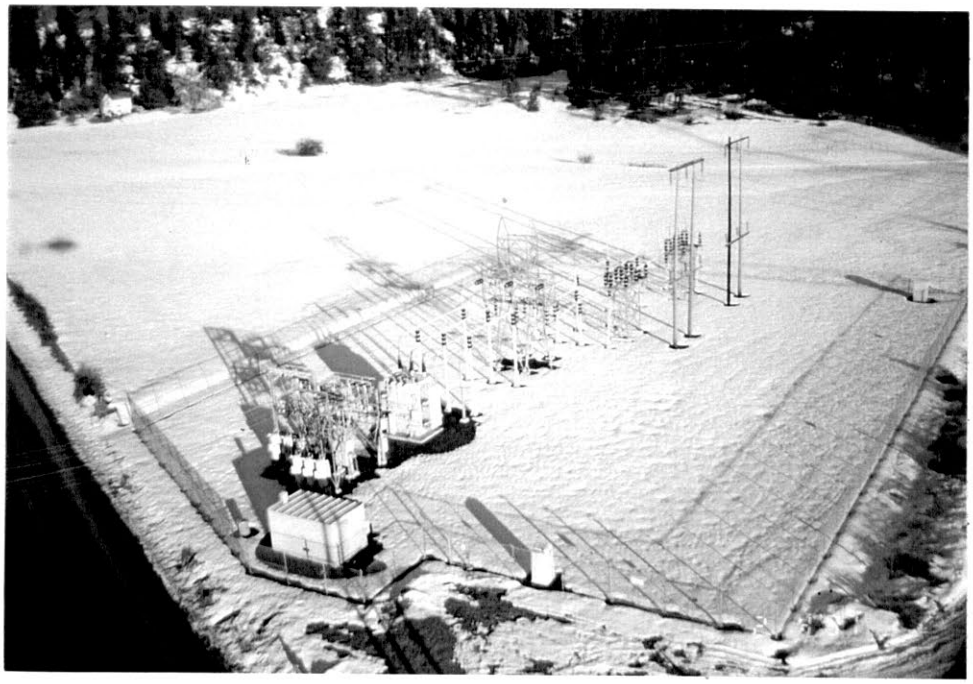
Springhill Substation, Spokane County (Airway Heights), Washington



Photograph, Roll 1A, Picture 19, was taken by Tom Wolcott on February 3, 1997.



Photograph, Roll 1A, Picture 20, was taken by Tom Wolcott on February 3, 1997.