

ENVIRONMENTAL SITE ASSESSMENT PHASE I

December 5, 2011



FROMM – ICICLE CREEK PROPERTY

Two Parcels within Portions of Section 13, Township 24 North, Range 17, E.W.M.
Frontage on Icicle Creek, Leavenworth
Chelan County, Washington

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List of Attachments:

- Vicinity Map
- Topographic Maps
- Aerial Photograph provided by Chelan-Douglas Land Trust
- Subject Property Map and Photographs (11/1/2011)
- Soil Map
- Regional Geologic Map
- Title Report
- Chelan County Assessor Property Ownership Map and Records
- Google Aerial Photographs (1998 and 2005)
- Chelan County Assessor Historic Section Map
- BLM Records
- Environmental Database Records
- Groundwater Well Log Map
- Water Rights Information

INTRODUCTION

PURPOSE and SCOPE

This Phase I Environmental Site Assessment (ESA) of the Fromm Icicle Creek Property (Subject Property) was prepared for the Chelan-Douglas Land Trust in conformance with ***ASTM E 1527-05 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process***, which is in full compliance with the EPA standards and practices for the “All Appropriate Inquiry” (AAI) Final Rule, 40 CFR Part 312. The purpose of the ESA is to determine if the Subject real property and improvements exhibit any recognized environmental conditions (such as the presence of any hazardous substances or petroleum hydrocarbon products) that indicate an existing release, a past release, or threat of a release into the ground, groundwater, or surface water of the property.

PHYSIOGRAPHIC SETTING and FEATURES

References:

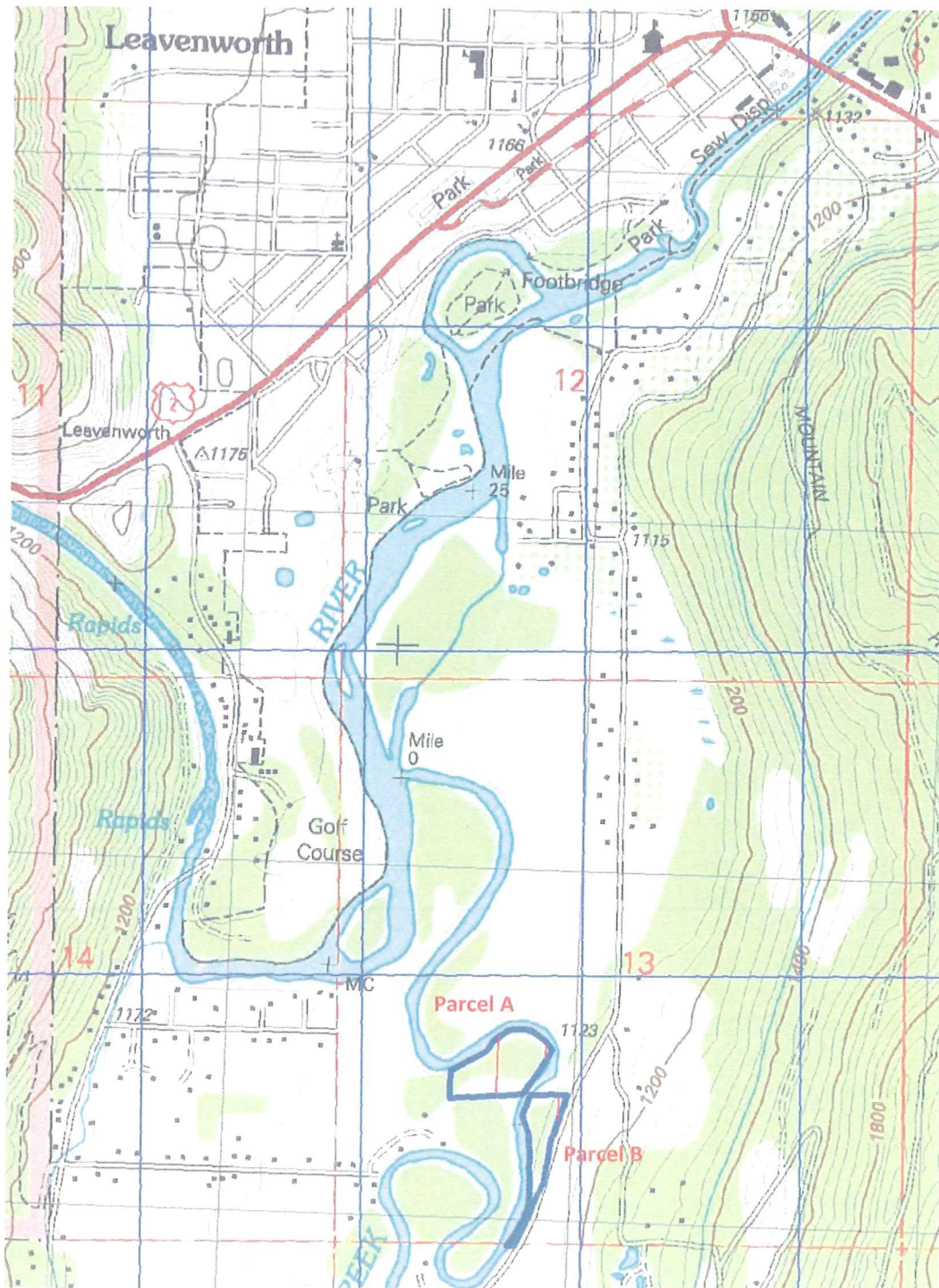
- DNR – Chelan 1:100:000 Planimetric Map, 2003
- USGS – Leavenworth, WA 7.5' Quadrangle – 2003
- Fromm Conservation Easement Parcels Aerial Photograph – provided by Chelan-Douglas Land Trust

The Fromm Property (Subject) is located on Icicle Creek within the southwest quarter of Section 13 (Township 24 North, Range 17 East W.M.), immediately south of the incorporated limits of Leavenworth, near the confluence with the Wenatchee River. The Subject consists of two discontinuous floodplain riparian parcels, separated by Icicle Creek, at an approximate elevation of 1,123 feet. Parcel A, approximately 10 acres, is on the west side of the Creek; and Parcel B, approximately 5 acres, is on the east side. Both Parcels have diverse riparian vegetation and shoreline access.

Parcel A is a rounded square field and peninsula property, roughly 750 feet per side, with east and north shoreline frontage on Icicle Creek. The Parcel is isolated from public access by the Creek and private property on the west and south boundaries. The Property is accessed off Highway 2, through Leavenworth, left on Icicle Creek Road for about 1 mile, turn left on Wilson Street and follow to the end of the road on (private) Fromm property. Continuing access is gated.

Parcel B is an elongated triangular shaped parcel, approximately 0.25-mile long by a few hundred feet wide at the widest (northern) boundary. The west boundary of Parcel B consists of Icicle Creek frontage and East Leavenworth Road provides the eastern boundary. Property is accessed off Highway 2, by turning left just before the Wenatchee River Bridge in Leavenworth, travelling south on East Leavenworth Road for about 2 miles. Parcel B Subject is located on the right side of the road with several gravel turnouts.

Topographic Map: USGS – Leavenworth, WA 7.5' Quadrangle – 2003



Annotated Aerial Photograph provided by Chelan-Douglas Land Trust



SOILS and GEOLOGY

References (attached):

- *Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Official Soil Series Descriptions [Online WWW]. Available URL: <http://soils.usda.gov/technical/classification/osd/index.html>.*
- *Geologic Map of Washington – Northwest Quadrant, Geologic Map GM-50, Washington Division of Geology and Earth Resources, 2002.*

Subject Soils

Soils within Parcel A are mapped by the NRCS as (Le) Leavenworth loamy sand, and within Parcel B as (Lh) Leavenworth fine sandy loam. Both soils have similar physical qualities: shallow water tables, moderately well drained, sand rich soils derived from alluvium; although the soils found on Parcel B have a slightly finer grain sand component. A Soils Map is provided as an attachment to this report.

Regional Geology

The north-south trending Leavenworth Fault, running through the general vicinity of Icicle Creek through the Subject, separates the younger Chumstick Formation to the east from the Mt. Stuart granite batholith to the southwest. The Subject is underlain by sediments derived from glacial activity and weathering of bedrock (primarily the granitic batholith) that forms the upper watershed of Icicle Creek. A Regional Geologic Map is provided as an attachment to this report.

SURFACE WATER (ICICLE CREEK)

References (attached):

- *USGS StreamStats Data: Watershed Map and Statistics Report*
- *USGS 12458000: Icicle Creek Above Snow Creek Near Leavenworth, WA Annual Peak Streamflow (1912 – 2010) Water Data Report 2010*
- *Water Resource Inventory Area (WRIA) 45 – Wenatchee River Watershed Information (Ecology)*
- *Flood Insurance Rate Map (FIRM), Chelan County, Washington, Panel 787 of 1075, Community Panel Number 5300150787B, Map Revised July 2, 2002, Federal Emergency Management Agency*
- *National Wetlands Inventory (NWI) Map*

Icicle Creek originates in the Alpine Lakes Wilderness Area and discharges to the Wenatchee River at Leavenworth, just north of the Subject Property. Annual mean flow is about 600 cfs with peak flows ranging from about 1,000 cfs to over 10,000 cfs, typically in May-June.

Majority of the Subject is located within the 100-year floodplain in AE zones with listed flood elevations of 1,112 to 1,115 feet. The area has had significant study, with flood cross sections passing through the Subjects, likely impacted by backwater effects up Icicle Creek from the proximity to the confluence of the Wenatchee River.

The National Wetlands Inventory (NWI) map shows no wetland development on the Subject Parcels. High quality forested/shrub wetland areas are mapped just south of Parcel A and across Icicle Creek from Parcel B.

Water quality studies for the Wenatchee River Watershed (Water Resource Inventory Area 45) include Icicle Creek on the 2008 Water Quality 303(d)-5 List (impaired surface water) for PCBs, pH, and dissolved oxygen.

RECORDS REVIEW

PROPERTY OWNERSHIP INFORMATION

Title Report

The following summarizes information from the Title Report (First American Title Insurance Company, Wenatchee, File No. 4441-1752016, August 4, 2011), provided by the Chelan-Douglas Land Trust and included as an attachment to this report.

Schedule A of the Title Report provides the following Subject legal description:

Parcel A:

- NW1/4 of the SW1/4 of Section 13, Township 24 North, Range 17 East W.M. lying southwesterly of the southwesterly bank of the Wenatchee River.
- Together with that portion of the NE1/4 of the SW1/4 of Section 13, lying southerly and westerly of the center of Icicle Creek
- Also known as Parcel C of Boundary Line Adjustment 2008-61 recorded 12-30-08 under Auditor's File No. 2295217 (attached)
- APN: 241713320000

Parcel B:

- That portion of the SE1/4 of the SW1/4 of Section 13, Township 24 North, Range 17 East W.M. lying easterly of the center of Icicle Creek.
- APN: 241713340050

The following are Title Report Schedule B Special Exceptions, noted in consideration of future management of the Subject Property:

- Exception 8: Lot Line Adjustment (BLA 2008-161) terms, covenants, conditions and restrictions, Fromm Family Partnership, AFN 2295217, recorded December 30, 2008 (attached)
- Exception 9: Water system pipeline easement granted by George W. Briskey to City of Leavenworth, AFN 48256, recorded February 20, 1913 (attached)
- Exception 10: Affects Parcel A: Perpetual non-exclusive 40-foot easement and right-of-way for roadway and utility purposes, ingress and egress, AFN 766246, recorded November 8, 1976 (attached)
- Exception 11: Affects Parcel A: Perpetual non-exclusive 60-foot easement and right-of-way for roadway and utility purposes, AFN 768091, recorded January 4, 1977 (attached)

Exception 12: Affects portion of Parcel A: Controversy and litigation settlement agreement between Great Northern Lumber Company, Brisky Estate and Heirs, and Fromm Family related to a dam built across the Wenatchee River near lumber mill at Leavenworth that backed up the Wenatchee River and Icicle Creek impacting Brisky and Fromm lands, AFN 106884, recorded November 2, 1922 (attached)

Exception 13: Affects Parcel A: Agreement conditions for utilities, ingress and egress between Fromm and Wall, AFN 9507310072, recorded July 31, 1995 (attached)

Exception 14: Affects portion of Parcel A: 20-foot easement for ingress and egress between Fromm and Wall, AFN 8609160001, recorded September 15, 1986 (attached)

Exception 15: Affects Parcel A: Lack of right of access to and from the land

Exceptions 16 and 17: Questions arising from channel migration of Wenatchee River and Icicle Creek

Exception 18: Public use of waterway

Exception 19: Affects Parcel A: Restrictive Covenant for wellhead protection (100 ft radius) granted by Fromm to Steeber, AFN 2287948, recorded August 13, 2008 (attached)

Exception 20: Affects Parcel A: Accessory dwelling unit attached to Title, AFN 2285380, recorded July 1, 20083

No evidence of potential recognized environmental conditions (RECs) is observed in the Title Report and recorded documents.

Chelan County Assessor Records

Chelan County Assessor records were reviewed for Subject Property information and confirming adjoining property ownership and land use (summarized in the following table). Refer also to the summary ownership map of the Subject and surrounding properties and associated listings, attached to this report.

CDLT – Fromm Icicle Creek Property – Phase I ESA
12/5/2011

Chelan County Assessor Property ID/Geographic ID	Legal Description (Township 24 North, Range 17 East W.M.)	Ownership
East-Northeast Side of Icicle Creek (north to south)		
29418 / 241713320000	Section 13: Lot C BLA2008-161 NWSW	Fromm – Parcel A
29420 / 241713340050	Section 13: SESW	Fromm – Parcel B
29412 / 241713230050	Section 13: Pt SWNW SE of Icicle Creek	James F. Fromm
29416 / 241713310050	Section 13: Lot B BLA 2009-161 N1/2 NESW	Fromm Family Partnership
29413 / 241713240000	Section 13: SENW	Fromm Family Partnership
29417 / 241713310100	Section 13: Lot A BLA 2008-161 S1/2 NESW	Gale L. and Kathleen L. Ward
62419 / 241713310125	Section 13: Lot 2 CE 2009-011	Fromm Land Company, LLC
29434 / 241713430057	Section 13: SW SE Parcel 3 SS #338	Larry A. Dreis
29433 / 241713430056	Section 13: SW SE Parcel 2 SS #338	Michael K. Kirschner
29432 / 241713430055	Section 13: Lot A BLA 2010-092, SW SE Parcel 1 SS #338	Thomas A. Stanton
29439 / 241713430090	Section 13: Lot 2 SP 212, Lot B BLA 2010-092, SWSE	Gregory L. McPherson
29882 / 241724512005	Section 24: Cascade Orchards Block 1s Lot 1s	Fromm Land Company, LLC
29891 / 241724512045	Section 24: Cascade Orchards Block 2s Lot 1s	Robert and Anne Van Cleve
29899 / 241724512085	Section 24: Cascade Orchards Block 3s Lot 1s	Jay D. Hauger

AERIAL PHOTOGRAPHS

1998 Black and White Aerial Photograph (Google): This aerial photograph shows Subject features similar to existing conditions, however Parcel A appears to have a larger peninsula, and Parcel B appears to be wider with a sandbar near the north boundary. No evidence of potential recognized environmental conditions (RECs) is observed at the scale of the photograph.





2005 Color Aerial Photograph (Google): This color aerial photograph shows Subject features similar to existing conditions, and little observable changed in surrounding land use from previous aerial photographs. No evidence of potential recognized environmental conditions (RECs) is observed at the scale of the photograph.



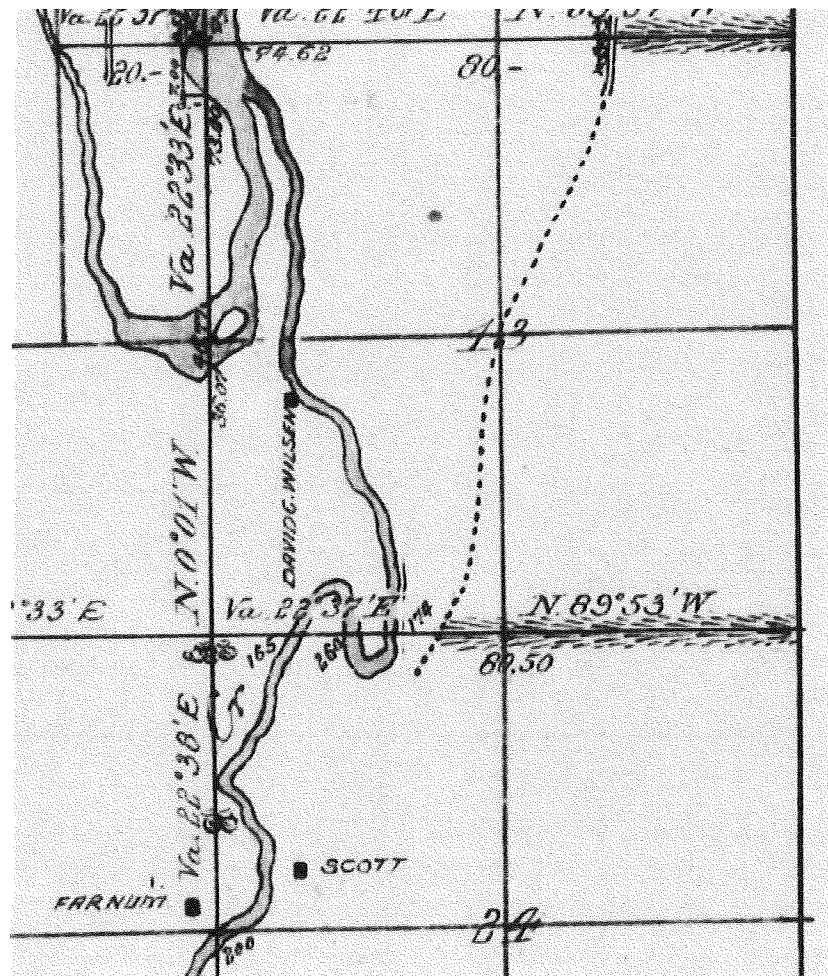


HISTORICAL RECORDS

Maps

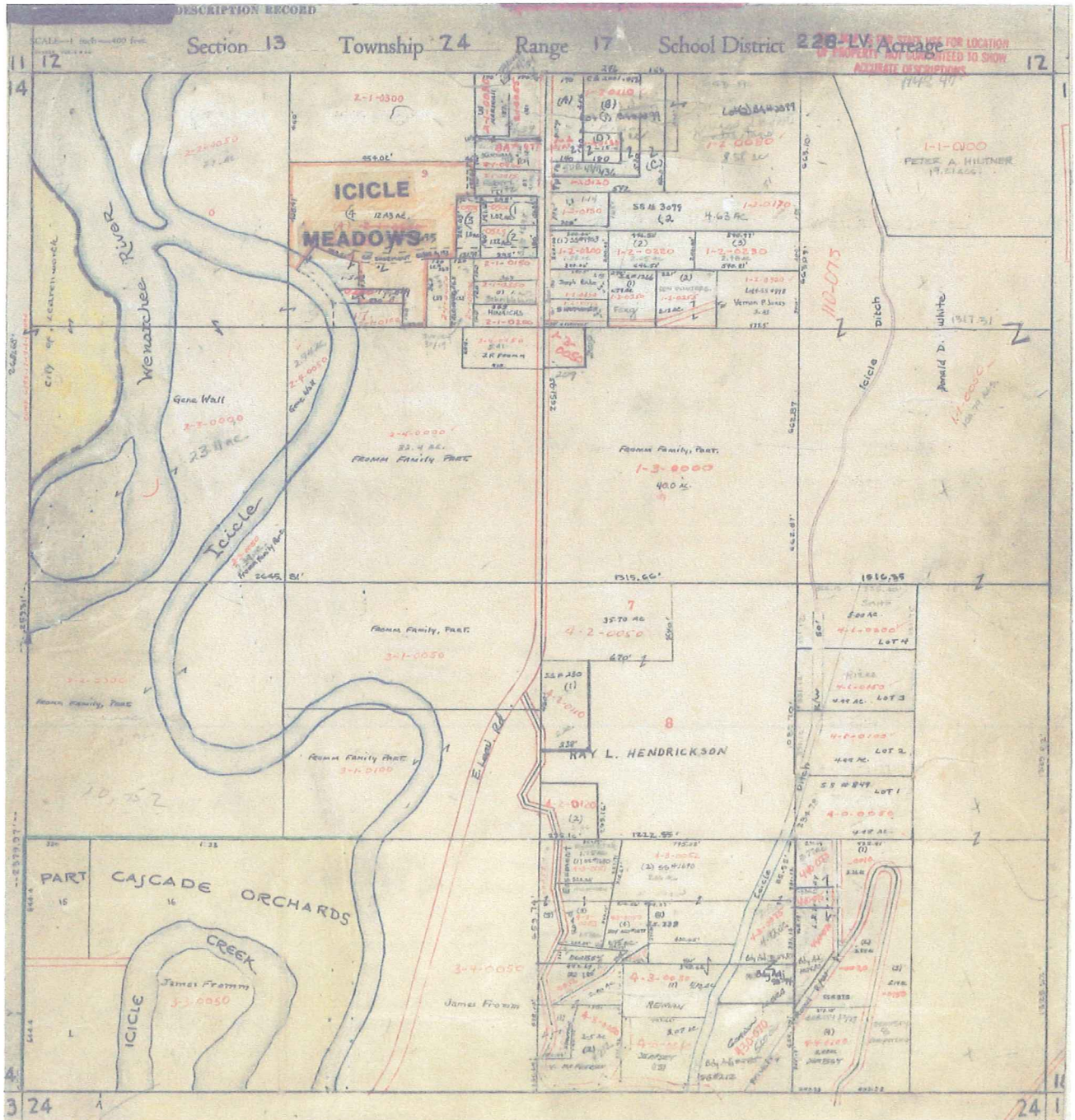
BLM Lands Records – 1892 Cadastral Survey:

The 1892 Cadastral Survey shows less meander in Icicle Creek. The big bend that borders the north side of Parcel A has not been formed. David C. Wilsen has a cabin above Parcel A on the Creek. There is a road or trail in the approximate vicinity of the East Leavenworth Road with more east west width for Parcel B.



Chelan County Assessor Historic Section Map:

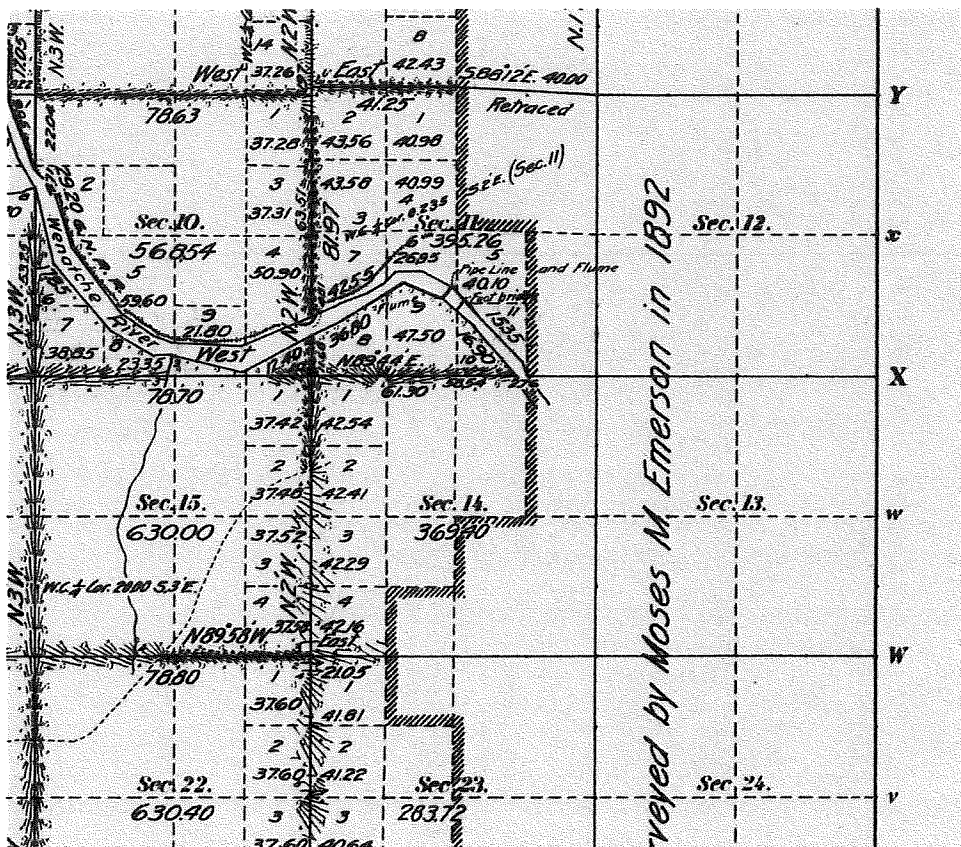
The Chelan County Assessor Historic Section Map (dated approximately in the 1960s) shows Fromm as the landowners of the Subject Parcels and a major landowner south of Leavenworth. The meander bend is in place at Parcel A and Parcel B looks slightly larger, suggesting that Icicle Creek may be migrating to the east and potentially north.



Bureau of Land Management (BLM) Records

Bureau of Land Management (BLM) records database search results for the Subject Property, within Township 24 North, Range 17 East W.M. are provided as attachments to this report and include the following:

- Historic Index – last revised 7/18/2006: The following entry is related to the west half of Section 13: SW1/4 of the NE1/4, SE1/4 of the NW1/4, and NE1/4 and NW1/4 of the SW1/4 Homestead Entry (HE) Patent dated 1902
- Master Title Plat – last updated 7/18/2006: Only notation in Section 13 is above referenced HE Patent
- 1892 Cadastral Survey: Survey covered only sections along Wenatchee River and Icicle Creek on east side of the township and range. Shows scattered homesteads in area, road/trail through Section 13, and channel configurations of Wenatchee River and Icicle Creek varying from current conditions. Unclear notation in northwest corner of Section 13 (suggests logging operation).
- 1907 Cadastral Survey: Survey of remaining sections within the township and range. Shows pipe line and flume moving into the northeast quarter of Section 14.



Mining Activity

References:

- Bureau of Land Management (BLM) Landrecords Database
- Washington State Department of Natural Resources: Directory of Washington State Surface Mining Reclamation Sites – 2010

The Bureau of Land Management (BLM) Landrecords Database (LR2000) was reviewed for active, closed, pending, and void mining claims within Township 24 North, Range 17 East W.M. Query results for BLM lands are provided as an attachment to this report. No active, pending, or void mining claims are reported from database queries for the entire township and range. No claims (of any status) are recorded for Section 13, and several closed claims are reported for Township 24 North, Range 17 East W.M. within Sections 25, 28, 30, and 36 (attached).

Surface mining permits for current operations, issued by Washington Department of Natural Resources for Chelan County, were reviewed for the area around the Subject Property. No permits are recorded for the entire township and range. However, the Owners' representative described prior gravel bar extraction under permit in the *Chelan-Douglas Land Trust Environmental Screening Questionnaire* (attached).

REGULATORY RECORDS REVIEW

For subject property environmental data review, the following standard environmental recorded sources are checked at the minimum distances, as listed:

Environmental Data Record Sources <u>Reference:</u> <i>ASTM designation E1527 – 00 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process</i>	Minimum Search Distances
Federal NPL (<i>National Priority List</i>) - Superfund Sites	1.0-mile radius
Federal CERCLIS (Comprehensive Environmental Response, Compensation, and Liability Information System)	0.5-mile radius
Federal CERCLIS NFRAP (No Further Response Action Planned)	Subject and adjoining properties
Federal RCRA (<i>Resource Conservation and Recovery Act</i>) CORRACTS (<i>Corrective Action Record</i>) facility list	1.0-mile radius
Federal RCRA non-CORRACTS TSD (Treatment, Storage and/or Disposal) facilities list	0.5-mile radius
Federal RCRA generators list	Subject and adjoining properties
Federal ERNS (<i>Emergency Response Notification List</i>) spill notification list	Subject property only
Federal RCRA (<i>Resource Conservation and Recovery Act</i>) CORRACTS (<i>Corrective Action Record</i>) facility list	1.0-mile radius
State- equivalent NPL	1.0-mile radius
State- equivalent CERCLIS	0.5-mile radius
State landfill and solid waste disposal site lists	0.5-mile radius
State leaking UST (Underground Storage Tank) lists	0.5-mile radius
State registered UST (Underground Storage Tank) lists	Subject and adjoining properties

Local Records and Sources (Discretionary and Supplemental to Federal and State Sources)
List of Landfill/Solid Waste Disposal Sites
List of Hazardous Waste/Contaminated Sites
List of Registered Underground Storage Sites
Local Land Records (for activity and use limitations)
Records of Emergency Release Reports (SARA & 304)
Records of Contaminated Public Wells
Department of Health/Environmental Division
Fire Department
Planning Department
Building Permit/Inspection Department
Local/Regional Pollution Control Agency
Local/Regional Water Quality Agency
Local Electric Utility Companies (for records relating to PCBs)

Federal Databases

Federal Databases: CERCLIS (which includes NPL sites), RCRIS, and ERNS (National Response Center) databases were reviewed for the City of Leavenworth (zip code 98826) and surrounding area, as well as Chelan County. The following are sites identified through the database queries.

CERCLIS: <http://www.epa.gov/superfund/sites/cursites/> - Query – Leavenworth, WA 98826, Chelan County

Active sites: No active sites within search radius of 1.0-mile or within zip code 98826.

Only reported Active Sites in the County:

- Rock Island Silicon Plant (Former) – 100 S. Fourth Street, Rock Island, WA – WAN001002939: Discovery completed 6/8/2011, not on the NPL, preliminary assessment ongoing.
- USDA FS Wenatchee NF: Holden Mine (T31N R17E Sec 7) – WA9122307672: Discovery in 1980, preliminary assessment in 1992, site inspection completed in 1996, administrative order on consent issued in 1998, site reassessment completed in 2000, and federal facility RI/FS initiated in 1998,

Archived sites: No archived sites within search radius of 1.0-mile.

Leavenworth Area Site:

- USDA FS Wenatchee NF - Vehicle Wash Sump (600 Sherbourne Street, Leavenworth) – WA7122300174: Discovery in 1995, preliminary assessment resulting in no further remedial action required in 1996.

RCRIS: http://www.epa.gov/enviro/html/rcris/rcris_query_java.html - Query: Leavenworth, 98826

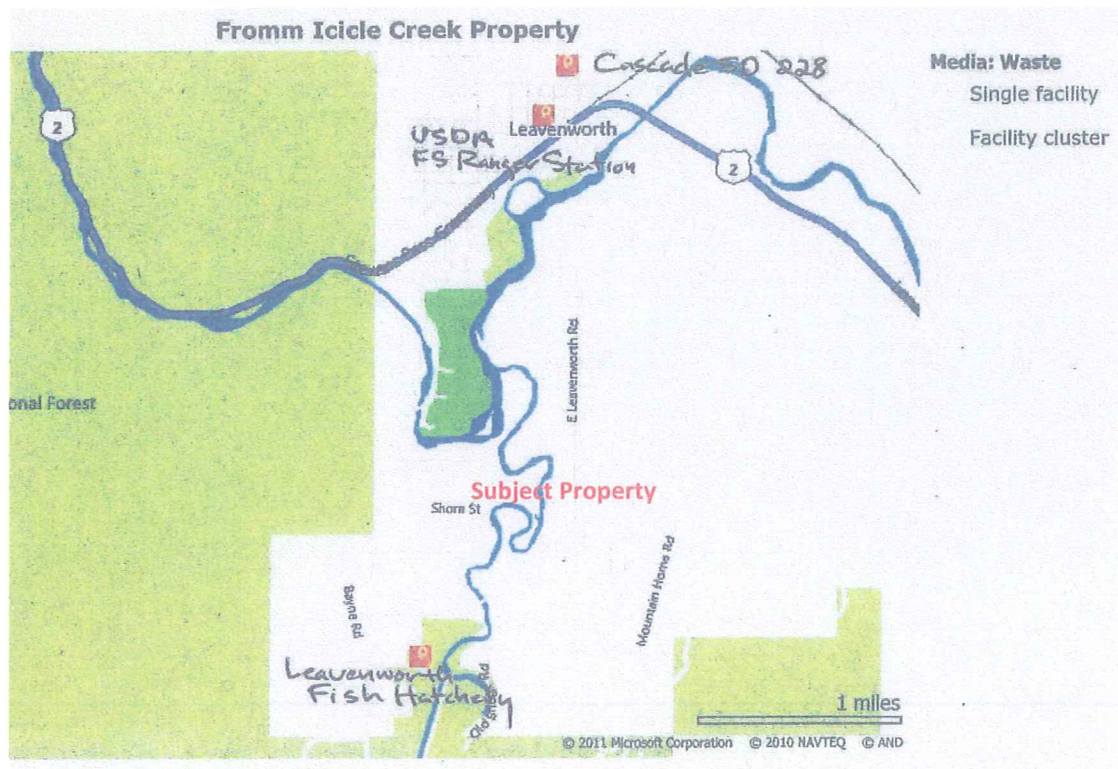
Hazardous Waste Generators/Handlers/Remediation Sites: Leavenworth Area

- Blewett Pass Drug Lab – Hwy 97 Blewett Pass, WA: WAD988473666
- Cascade School Dist. 228 – 10150 Titus Rd., Leavenworth: WAD988522850
- Great American Assets Management – 10447 Titus Road, Leavenworth: WAD982653016
- Leavenworth Auto Care – 12413 Chumstick Rd., Leavenworth: WAH000013813
- Leavenworth National Fish Hatchery – 12790 Fish Hatchery Rd., Leavenworth: WAH000023697
- Longview Fibre Paper & Packaging – Hwy 2 & Hwy 207, Winton: WAD988501953
- Ponderosa Distributors – 23119 Saddle St., Leavenworth: WAD988495750
- Stevens Pass Area – T27N R17E S26: WAD988493508

Hazardous Waste Generators/Handlers/Remediation Sites: Leavenworth Area (cont'd)

- USDA FS Lake Wenatchee RS – 22976 Hwy 207, Leavenworth: WA6122300118
- USDS FS Leavenworth RS – 600 Sherbourne St., Leavenworth: WA7122300174
- WA AGR M Leavenworth 1 – T24N R17E S1 Fm Pine St. 2, Leavenworth: WAD988519963
- WA DOT Berne – SR 2 MP 72.74, Leavenworth: WAD988467718
- WA DOT Blewett Pass – SR 97 MP 178, Leavenworth: WAD988467734
- WA DOT Leavenworth UST – SR 2 MP 99.5, Leavenworth: WAD988467833

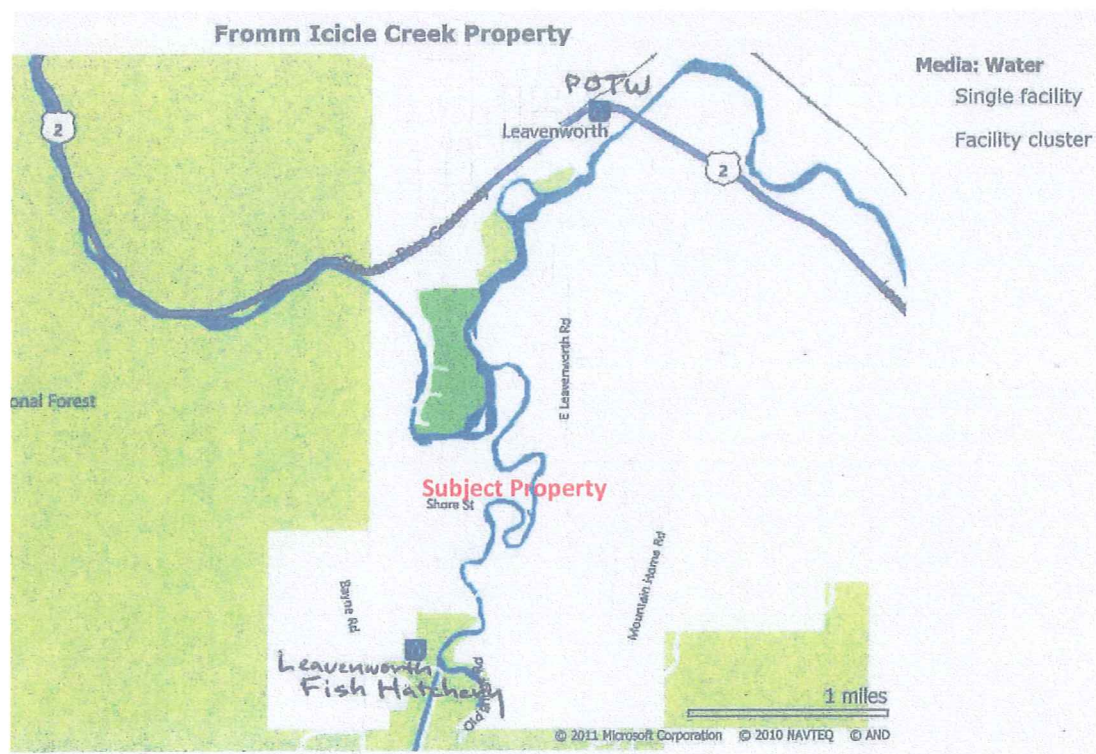
EnviroMapper Queries



Hazardous Waste Generators/Handlers/Remediation Sites near Subject Property:

- Leavenworth National Fish Hatchery (12790 Fish Hatchery Road) – WAH000023697 – Active CESQG, never inspected under RCRA, no enforcement and compliance history records
- USDA FS – Leavenworth RS (600 Sherbourne St.) – WA7122300174 – Inactive, never inspected under RCRA, no enforcement and compliance history records
- Cascade School District 228 (10150 Titus Rd) – WAD988522850 – Inactive, never inspected under RCRA, no enforcement and compliance history records

EnviroMapper Queries



NPDES Permits

- Leavenworth National Fish Hatchery (12790 Fish Hatchery Road) - NPDES Permit WA0001902, last inspected under CWA 9/18/2001, no enforcement actions
- Leavenworth POTW (1400 Commercial St.) – NPDES Permit WA0020974, last inspected under CWA 3/11/1996, no enforcement actions

National Response Center: <http://www.nrc.uscg.mil/nrchp.html> - Query: Chelan County, Washington – Nearest City: Leavenworth

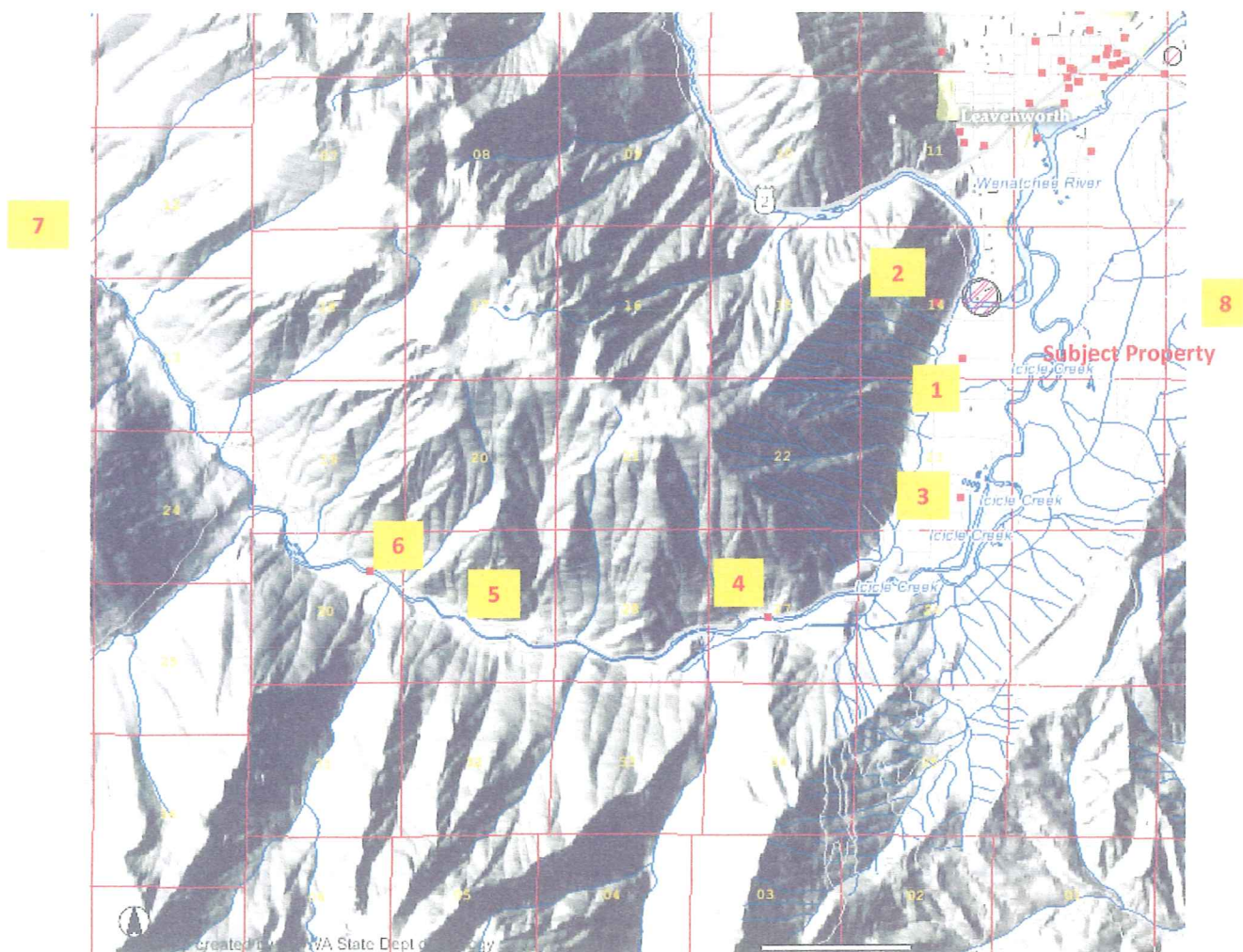
- No incidents reported on or adjacent to Subject Property.

Washington State Department of Ecology Facility/Site Identification System

The federal database search results were also compared (for completeness) with the Washington State Department of Ecology's Facility/Site Identification System database (<http://www.ecy.wa.gov/services/as/iss/fsweb/fshome.html>), which provides better radius searches and results closer to the Subject). The state database includes federal environmental site data and state listed contaminated sites, hazardous waste generators, fuel underground storage tanks (UST) and leaking underground storage tanks (LUST), landfills, water quality permits, and dams. These were queried using the database mapping functions to locate

reported sites near the Subject Property. (Note: It is common for the actual facility/site locations to differ from reported locations due to reading, datum, and unit errors).

The following summarizes results from these database queries:



Map ID	Facility/Site ID	Name/Address	Program Information and Status	Latitude Longitude
1	8826746	Andy Barber Residence 12724 Shore Street Leavenworth, WA 98826	AIRQUAL Enforcement Final (active since 2007)	N47.56988 W120.67569
2	5557949	Leavenworth City G4-29958P	WATRES Non Enforcement Final (active since 2004)	N47.57518 W120.67937

Map ID	Facility/Site ID	Name/Address	Program Information and Status	Latitude Longitude
3	53739918	Leavenworth National Fish Hatchery Leave 12790 Fish Hatchery Rd. Leavenworth, WA 98826	<u>WATQUAL</u> Non Enforcement Final (active since 2010) <u>HAZWASTE</u> Emergency/Haz Chem Rpt TIER2 (active since 2008) Hazardous Waste Generator (Inactive since 2004) <u>TOXICS</u> LUST 2536 (leaking UST) (closed since 2005)	N47.55669 W120.67592
4	17477858	Leavenworth Water Treatment Plant, Icicle Road 2 Icicle Road Leavenworth, WA 98826	<u>WATQUAL</u> Water Treatment Plant General Permit WAG645001 (active since 2002) Water Treatment Plant General Permit WA0050903 (inactive since 2002) <u>HAZWASTE</u> Emergency/Haz Chem Rpt TIER2 (active since 1993)	N47.54512 W120.70314
5	16482	Icicle Valley Residence 5617 Icicle Road Leavenworth, WA 98826	<u>WATQUAL</u> Construction Storm Water General Permit (active since 10/19/2011)	N47.54547 W120.7464
6	9813976	Leavenworth City Icicle Road	<u>HAZWASTE</u> Emergency/Haz Chem Rpt TIER2 (active since 2003)	N47.54959 W120.75916
7	66132279	Leavenworth Golf Club 9101 Icicle Road Leavenworth, WA 98826	<u>TOXICS</u> Underground Storage Tank (UST) (active since 1999)	N47.58562 W120.80837
8	9454628	Pete Kostka	<u>WATRES</u> Non Enforcement Final (active since 2005)	N47.5751 W120.63596

Summary of Environmental Database Review Findings

Review of federal and state sources of regulatory information revealed no evidence of potential recognized environmental conditions associated with the Subject Property. The nearest upstream source of potential water quality concerns in Icicle Creek is the Leavenworth National Fish Hatchery.

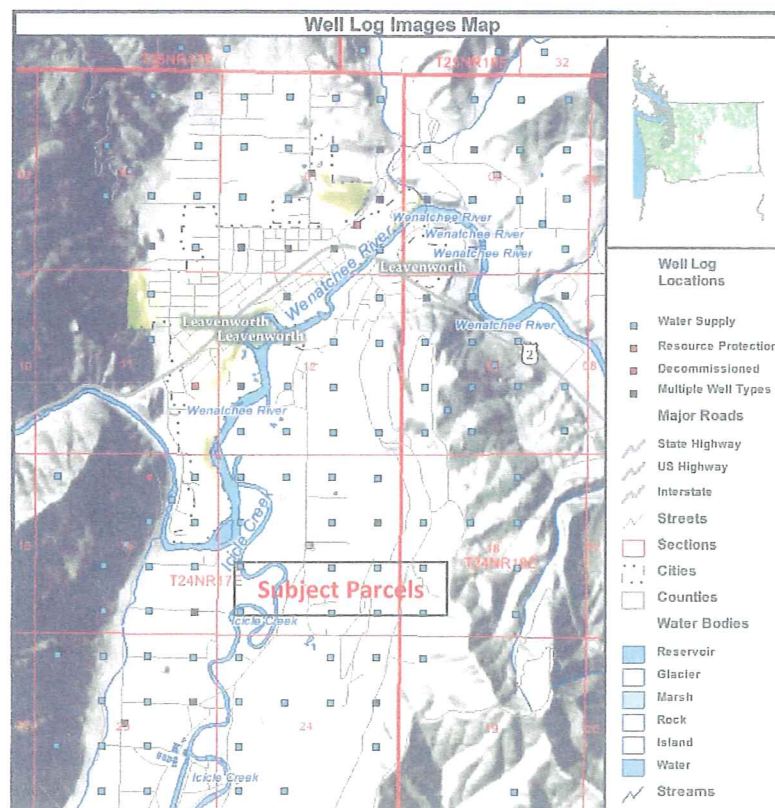
GROUNDWATER

References:

- Washington State Department of Ecology Water Resources Program Well Log Database.
- Washington State Department of Ecology Water Rights Tracking System (WRTS) for Chelan County (11/7/2011) – Water Resources Inventory Area (WRIA) 45.

Water Wells

The Washington State Department of Ecology Water Resources Program Database for Water Well Reports was queried for wells recorded within Section 13, Township 24 North, Range 17 East W.M. No wells are recorded as located on the Subject Parcels, although several are noted for Section 13 and the immediate area (as shown in the following map):



WATER RIGHTS

The Washington State Department of Ecology Water Rights Tracking System (WRTS) Database was reviewed for recorded water rights (as of 11/7/2011) for Water Resource Inventory Area (WRIA) 45. Although no water rights are recorded for the Subject Property, the following are recorded for Icicle Creek:

Control No.	Name	Priority Date	Maximums	Purpose	Location
S4-30154	Stanley Mish	1/18/1990	0.02 cfs	Domestic Single residence	Section 27 T24N, R17EWM
S4-30459	Ken Allison	10/23/1990	0.02 cfs	Domestic Single residence Landscape Pond	Section 27 T24N, R17EWM
CS4-ADJ35P4	City of Leavenworth	4/4/2003	384 cfs 621 acre-ft/year	Municipal Domestic	SE/SE Section 28 T24N, R17EWM
CS4-01824C@2	USFWS Leavenworth Fisheries Co.	5/16/2011	42 cfs	Fish Propagation	NE/SE Section 23 SE/NE Section 27 T24N, R17EWM
CG4-27115C Groundwater	US Dept. Fish & Wildlife	7/21/1994	3,900 gpm 5,257 acre-ft/year	Fish Propagation	Section 23 T24N, R17EWM
CS4-01824C@1	USFWS Leavenworth Fisheries Co.	1/20/2011	42 cfs	Fish Propagation	NE/SE Section 23 NE/SE Section 27 T24N, R17 EWM

INTERVIEWS

Refer to the attached ***CHELAN-DOUGLAS LAND TRUST ENVIRONMENTAL SCREENING QUESTIONNAIRE***, prepared by Pat Fromm, 11/28/2011.

SITE RECONNAISSANCE

REFERENCE: <i>ASTM designation E1527 – 00 Standard Practice for Environmental Site Assessments</i> <i>Section 8.0 Site Reconnaissance</i>
Inspectors: Randy Knight and Sheila Pachernegg
Date: Tuesday, November 1, 2011 Time: 1300 - 1500 Weather: Sunny, cool but nice fall day, 45-50° F 1. Parcel B: Visual inspection on multiple traverses from East Leavenworth Road. 2. Parcel A: Visual inspection during traverse from Wilson Road.
Current Use of Property: Vacant open space riparian shoreline next to Icicle Creek. Parcel B experiencing public fishing and picnic use at gravel turnouts.
Past Use of Property: Parcel B is creek shoreline next to public road, so has seen use by public. Parcel A was likely used for agricultural grazing with barbed wire fencing in place.

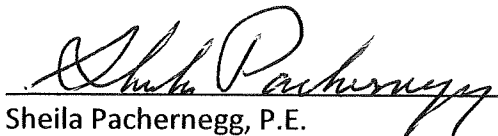
Current Use of Adjoining Property Rural residential, many large lot vacation homes, on south boundary of City of Leavenworth.
Past Use of Adjoining Properties: Forest land, homesteads.
Geologic, Hydrogeologic, Hydrologic, Topographic Conditions: The geographic and hydrologic setting is riparian floodplain lands with Icicle Creek frontage near the confluence with the Wenatchee River. Low gradient Creek resulting in big meanders with cut bank frontage on Parcel B and large gravel bar on Parcel A, that also has some cut bank frontage. Elevation is about 1,120 feet, but is on the east flank of the Cascades Mountains with nearby peaks at 5,000-10,000 feet. The two hundred (200) square mile Icicle Creek watershed above the Subject parcels has 8,300 feet of relief to the highest point, including the Alpine Lakes Wilderness and the north flank of the iconic Mt. Stuart.
General Descriptions of Structures: None on Subject Parcels
Roads: No road access to Parcel A. Parcel B bound on east by East Leavenworth Road
Potable Water Supply: None observed on Subject Parcels
Sewage Disposal / Septic Systems: None observed on Subject Parcels
Hazardous Substances and Petroleum Products in Use: None observed on Subject Parcels
Storage Tanks: None observed on Subject Parcels
Odors: None observed on Subject Parcels
Pools of Liquids: None observed on Subject Parcels
Drums: None observed on Subject Parcels
Hazardous Substance and Petroleum Products Containers: None observed on Subject Parcels
Unidentified Substance Containers: None observed on Subject Parcels
PCBs: None observed on Subject Parcels

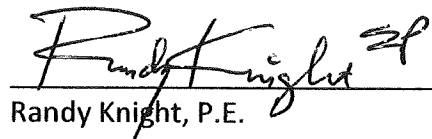
Heating and Cooling: No structures on Subject Parcels
Stains and Corrosion: None observed on Subject Parcels
Drains and Sumps: None observed on Subject Parcels
Pits, Ponds, Lagoons: None observed on Subject Parcels
Stained Soils: None observed on Subject Parcels
Stressed Vegetation: None observed on Subject Parcels
Solid Waste: None observed on Subject Parcel A. However, public use of Subject Parcel B has resulted in ground litter, small quantities of beverage and food containers, as well as toilet paper
Waste Water: None observed on Subject Parcels
Wells: No wells observed on Subject Parcels

REPORT CONCLUSIONS

"A **Phase I Environmental Site Assessment** of the Subject Property was completed in conformance with the scope and limitations of ASTM Practice E 1527. Any exceptions to, or deletions from, this practice are described in the body of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the Subject Property".

Prepared by:


Sheila Pachernegg, P.E.


Randy Knight, P.E.

Limitations

- Preparation of this Phase I Environmental Site Assessment may have deviated from the scope and limitations of, ***ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process***. Deviation in document preparation is due to time and resource limitations, differing interpretation of the standards, and the environmental professional opinions regarding the relative importance of specific information and appropriate inquiry. The report is not exhaustive, as there is a point where the cost and time required for obtaining information outweighs its usefulness.
- No environmental site assessment can wholly eliminate uncertainty regarding the potential for a recognized environmental condition. Environmental database searches are subject to the accuracy of the information provided and may not identify locations due to errors in information and/or data entry. Historic land use information may also be incomplete, due to lack of access, time, contact, and/or security reasons.
- The site reconnaissance is a visual inspection of the subject at the time and date of inspection. Because it is not technically exhaustive, concealed or latent conditions may not be identified and all areas may not be accessible and/or misdirected by others.
- Interviews are subject to the opinions of others and/or may include inaccurate or misinformation. Making all appropriate contacts is subject to: ability to locate individuals, time limitations, unreliable contact information, and/or lack of appropriate sources.
- Findings, opinions, and conclusions are based on the information provided at the time and may differ at a future date due to changing conditions, information, and/or experience of the reporter.
- The "All Appropriate Inquiry" (AAI) rule is a subjective consideration and not prescriptive, which may be interpreted in a different way by other investigators.

Resumes

Sheila Pachernegg, P.E. - Bachelor of Science degree in Geology, Master of Science degree in Geological Engineering specializing in Hydrogeology, and registered Professional Civil Engineer and Hydrogeologist in the State of Washington, consulting in the Inland Northwest for over 25 years, work experience includes: environmental site assessments; baseline documentation for conservation easements; characterization and remediation projects for solid and industrial waste facilities; permitting support; environmental planning and design services; water resources development; wellhead protection planning; groundwater and soil sampling and analysis; database creation and management; aquifer testing; and hydrogeologic numerical modeling.

Randy Knight, P.E. - Bachelor of Science degree in Geological Engineering, registered Professional Civil Engineer in Washington, Idaho and Montana, working in the Pacific Northwest, as a public employee, and private consultant for over 25 years, with experience including: soils and materials testing; subsurface site investigations; geo-technical reports; site disturbance permits; construction inspection and management; building inspection; project design and preparation of plans, specifications and estimates for large retaining walls, roads, solid waste, storm-water, water and sewer projects; subdivisions; property and right-of-way acquisition; environmental site assessments, permits, and remediation projects; environmental monitoring.