

PHASE I ENVIRONMENTAL SITE ASSESSMENT

May 20, 2013



CLICK and PARKER PROPERTIES – Nason Creek

Portions of Section 3, Township 26 North, Range 16 East, W.M.
Chelan County, Washington

Prepared for:

Chelan-Douglas Land Trust
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List of Attachments:

- Photographs and Location Aerial – April 19, 2013
- Title Report and Recorded Documents
- CDLT – Environmental Screening Questionnaires

INTRODUCTION

PURPOSE and SCOPE

This Phase I Environmental Site Assessment (ESA) of the Click and Parker Properties on Nason Creek (Subject) 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

The Subject Properties are located approximately 20 miles northwest of the community of Leavenworth (Chelan County, Washington) within the southeast quarter of Section 3, Township 26 North, Range 16 East, W.M. Accessible from US Highway 2 on the west and east boundaries, the Subject consists of approximately 15 acres of undeveloped floodplain with riparian and gravel bar frontage along Nason Creek. The rail siding of Merritt is less than a mile to the west, Lake Wenatchee is to the north-northeast, and Wenatchee National Forest lands extend north and south of the Subject.

Topography is flat, with the 2,140 elevation contour running parallel on both sides of Nason Creek through the Subject property. The highest point is at Highway 2 with an elevation increase of about 10 feet. A remnant oxbow forms the approximate south boundary; and the cut bank on the eastern boundary appears to be migrating northeast, with the point bar on the southeast side of the property expanding over time.

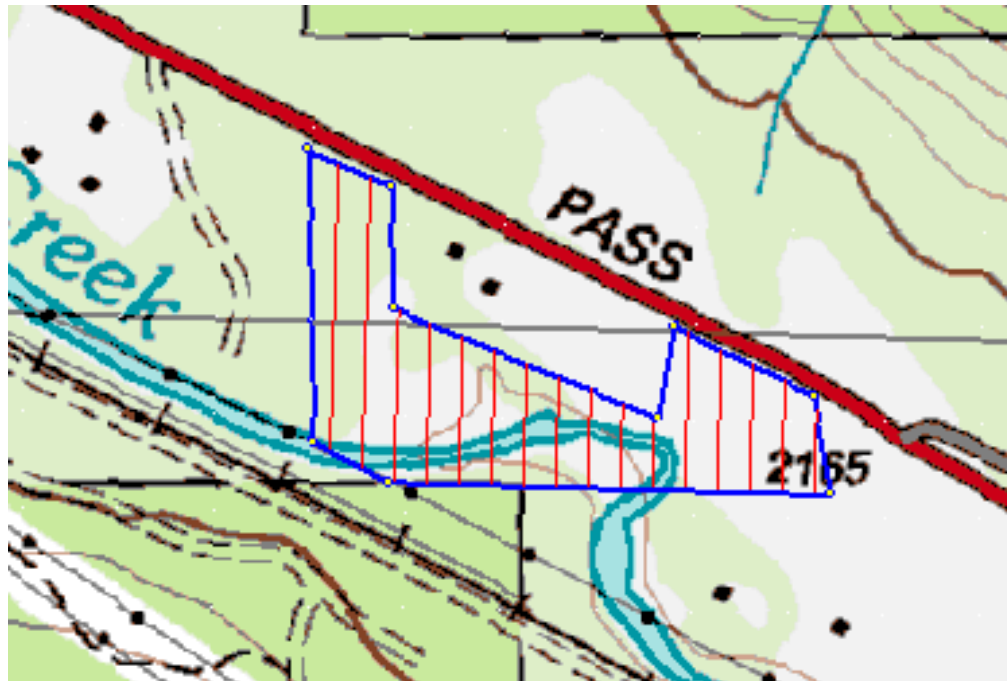
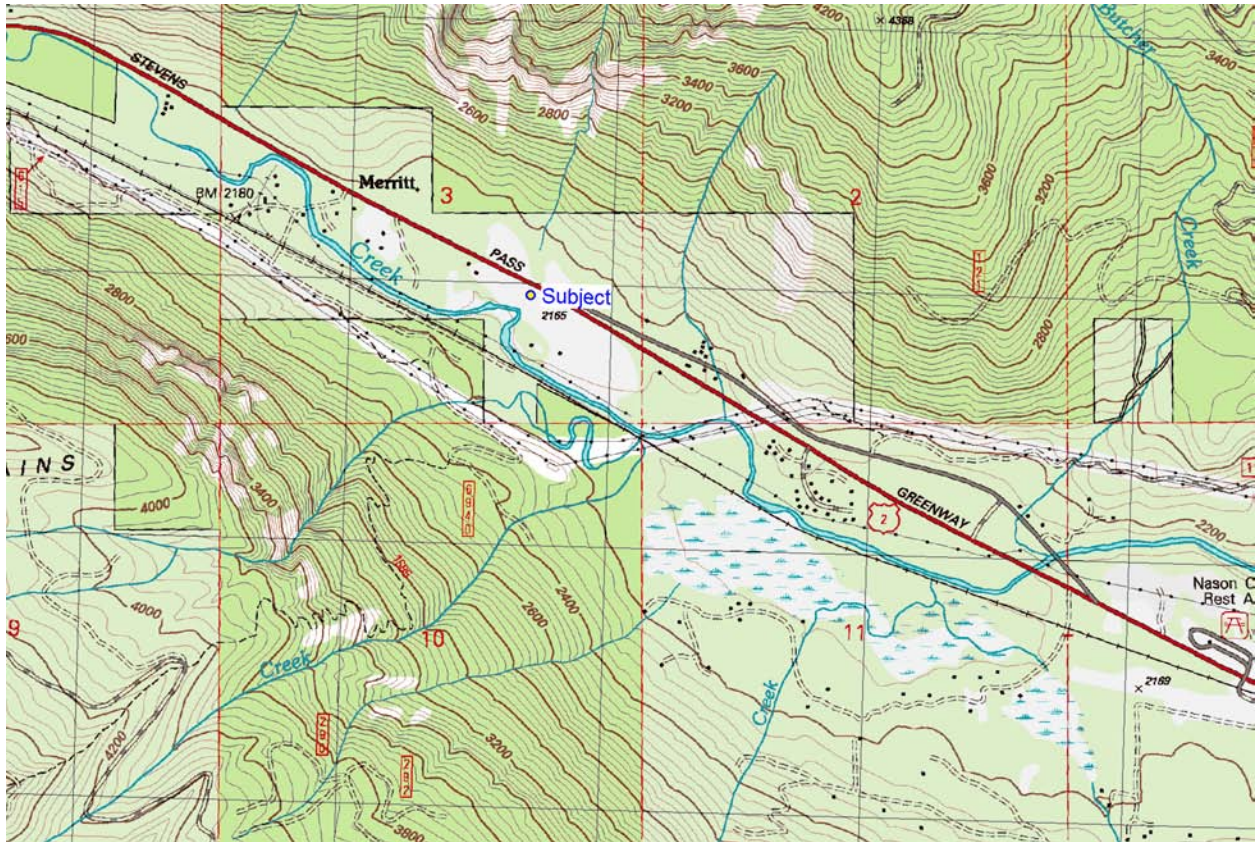
Improvements are limited to trail brushing and a footbridge (no fencing or structures) and no channel control or riprap is observed. However, on the east-northeast end of the Subject next to a private access road, a large log deck is staged consisting of approximately 2-ft. diameter trees with root wads attached.

Vicinity Map

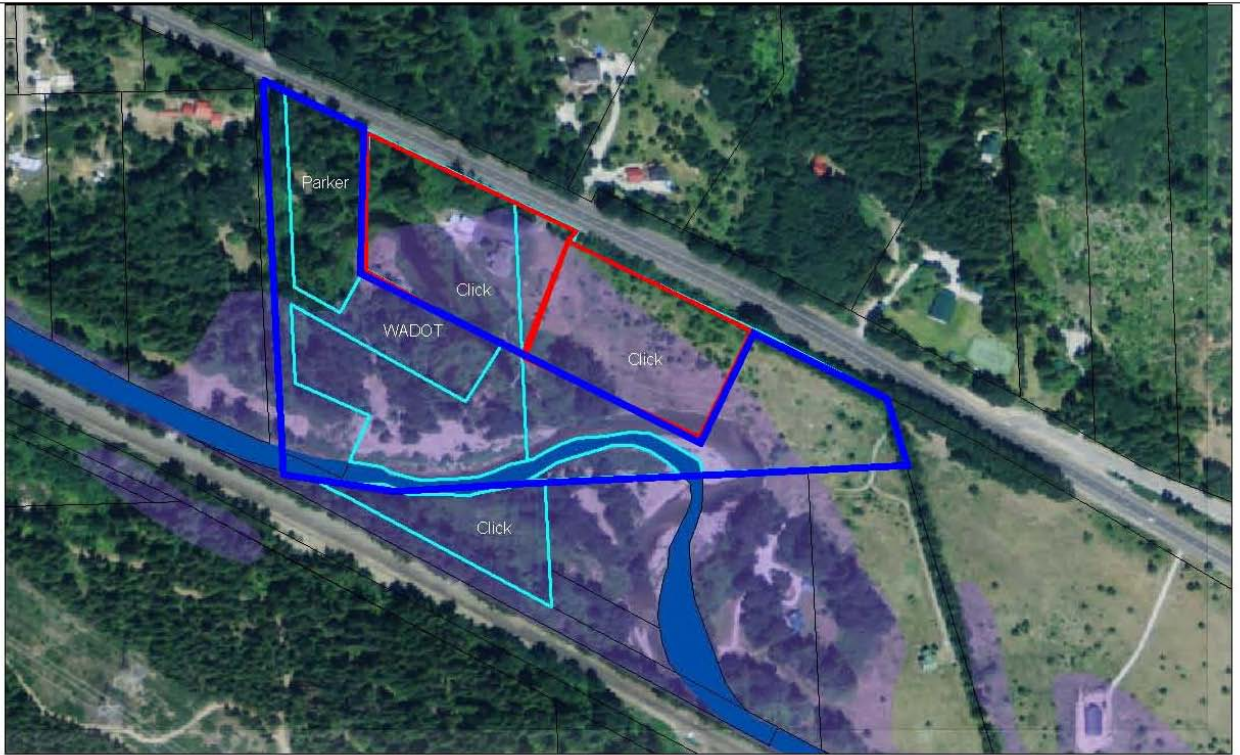


Leavenworth via Hwy 2

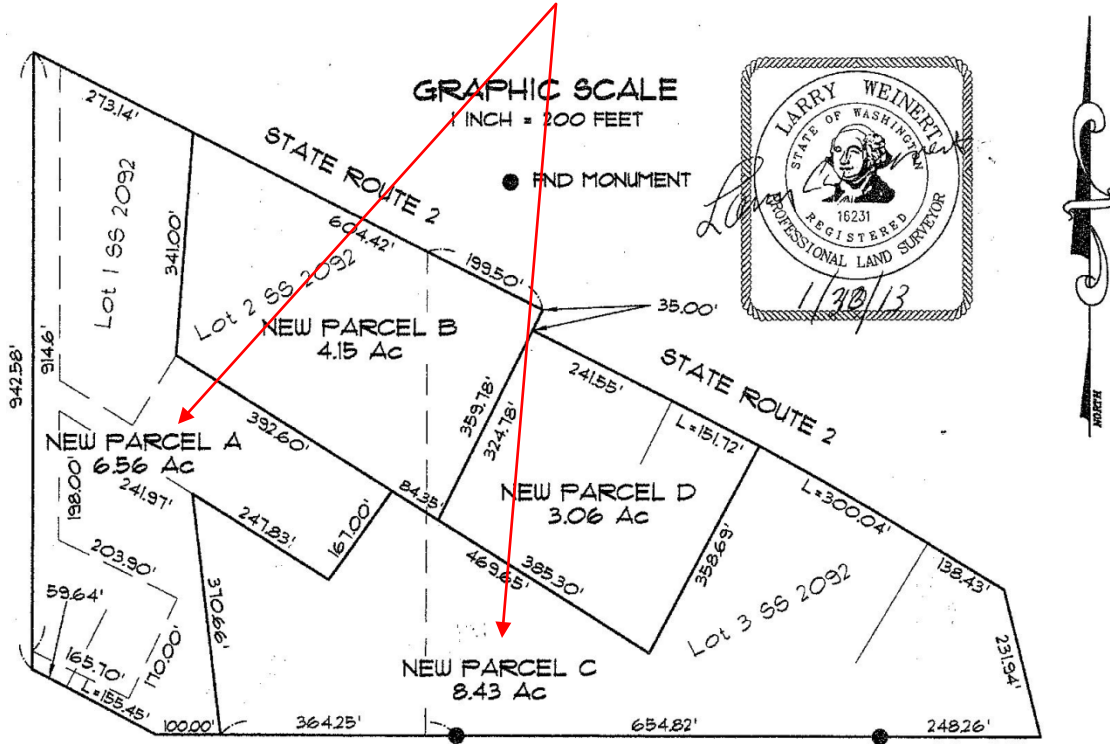
Topographic Map: USGS 7.5' Quadrangle – Lake Wenatchee, WA - 2004



Subject Properties – Provided by the Chelan-Douglas Land Trust (outlined in blue)



SUBJECT: NEW PARCELS A and C



SECTION 3, T26N, R16E WM. CHELAN
COUNTY, WASHINGTON

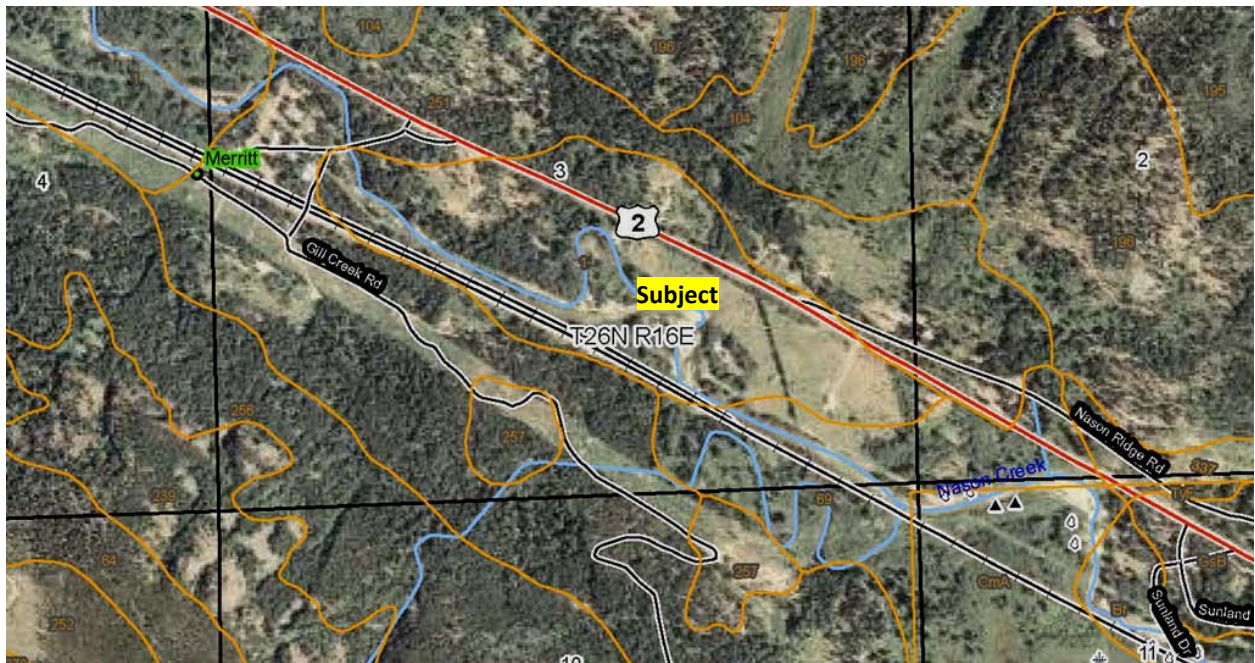
SOILS and GEOLOGY

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>" [Accessed May 7, 2013].
- *Geologic Map of Washington – Northwest Quadrant*, Geologic Map GM-50, Washington Division of Geology and Earth Resources, 1991.

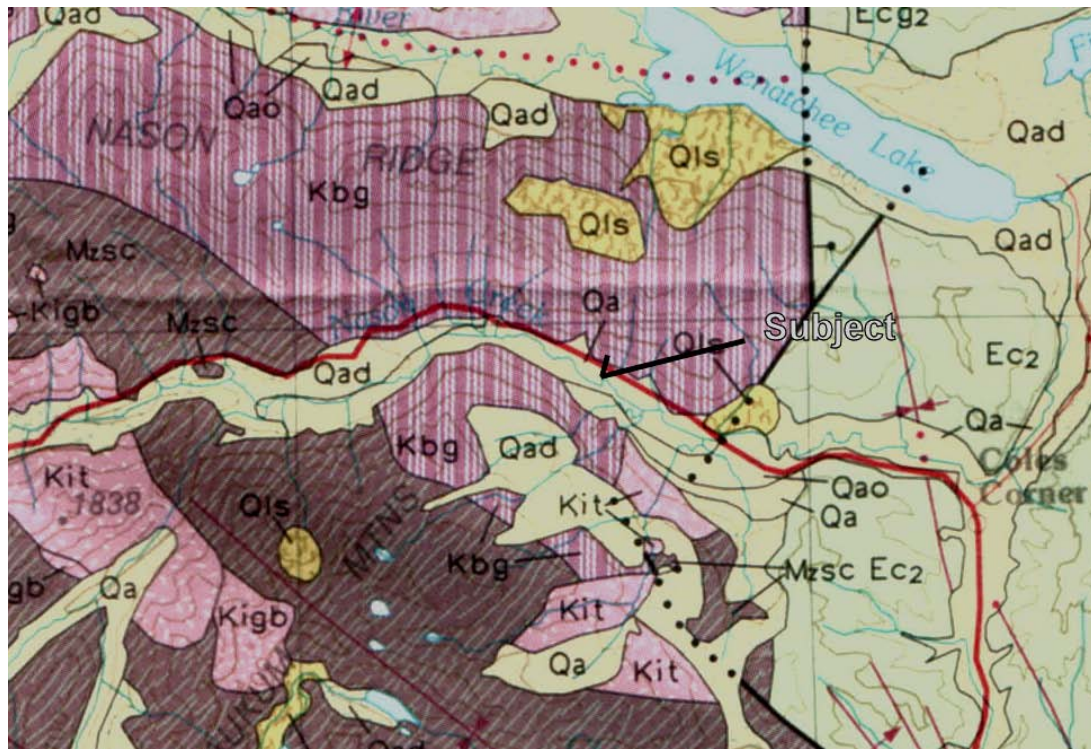
Area Soils

Subject soils are mapped by the USDA Natural Resources Conservation Service (NRCS) as **1 - Aeric Fluvaquents**, which are floodplain alluvium soils consisting of volcanic ash, silty loam, sandy loam, and sand. These soils are characterized as poorly drained, with elevated water tables, and erodible.



Regional Geology

Subject geology is mapped as predominately Quaternary (up to 10,000 years in age) alluvial sediments (**Qa**), and ridges to the north and south are mapped as Cretaceous (67-144 million years in age) metamorphic banded gneiss (**Kbg**).



Source: Geologic Map of Washington – Northwest Quadrant – GM-50 – 2002

LEGEND

Quaternary – Unconsolidated Sediments

- Qa** Alluvium (non-glacial)
- Qls** Mass-wasting deposits (non-glacial and glacial)
- Qad** Glacial (Late Wisconsinan) drift deposits

Tertiary

- Ec₂** Upper Eocene continental sedimentary rocks

Mesozoic

- Kbg** Cretaceous metamorphic rocks – banded gneiss
- Kit** Cretaceous intrusive rocks – tonalite
- Kigb** Cretaceous intrusive rocks - gabbro
- Mzsc** Mesozoic metamorphic rocks – schist, high grade

SURFACE WATER

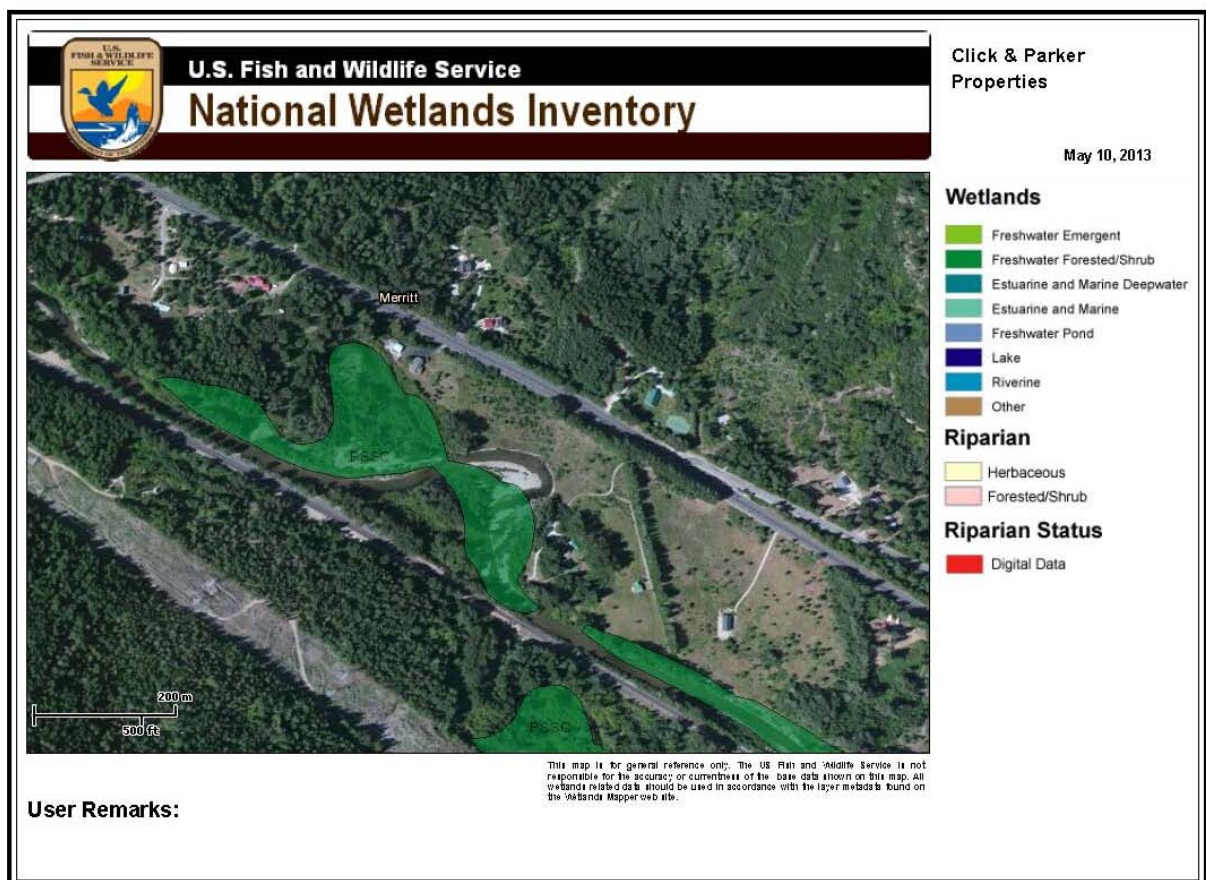
References:

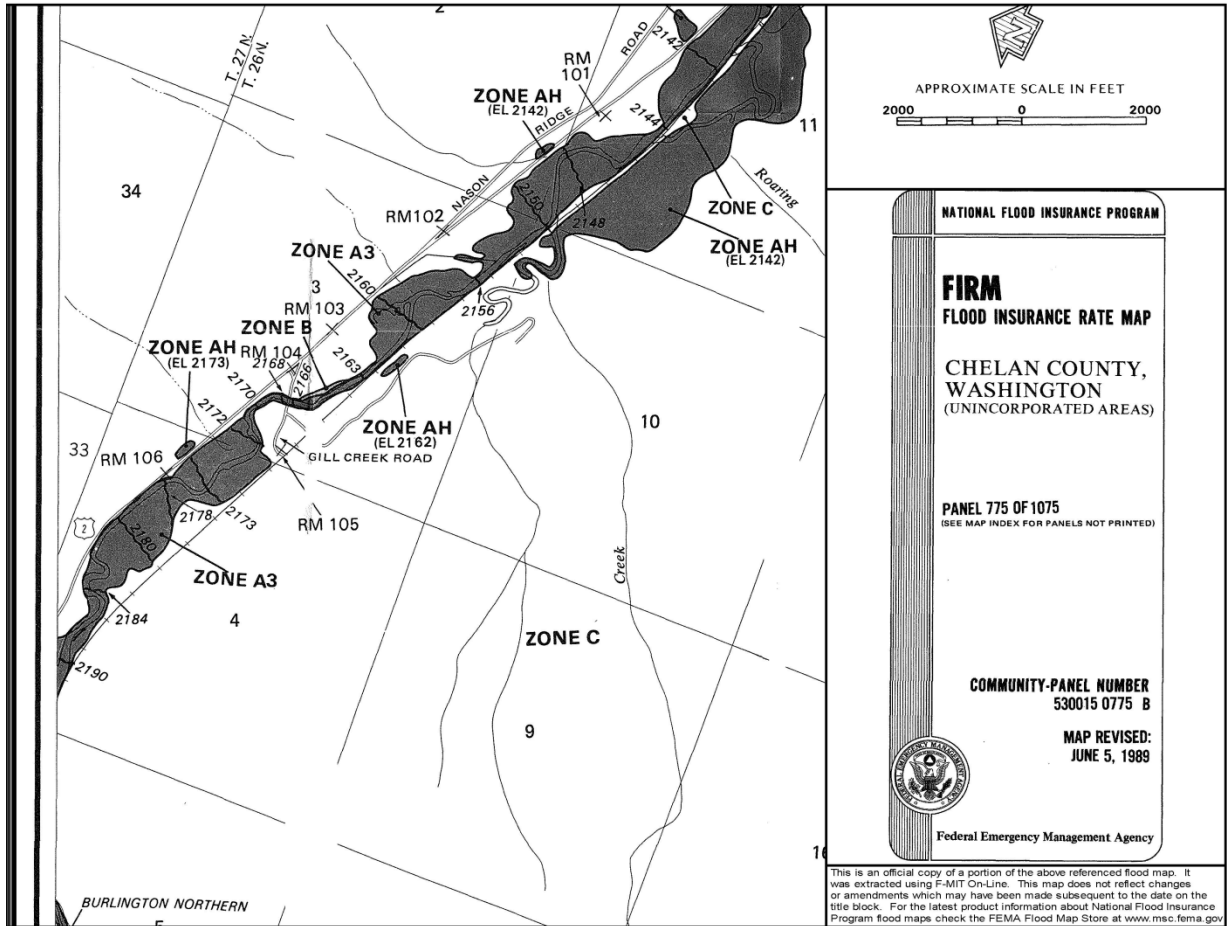
- Washington State Department of Ecology River and Stream Flow and Water Quality Monitoring
- National Wetlands Inventory
- Flood Insurance Rate Map (FIRM) 5300150775 B

Nason Creek originates in the North Cascades in the Stevens Pass Area (King and Chelan County lines are coincident with the watershed boundary). Flowing easterly past the Subject, Nason Creek turns north at Cole's Corner joining the outlet of Lake Wenatchee and discharging to the Wenatchee River.

Spring Chinook, steelhead, sockeye and bull trout spawn and rear in the Nason Creek watershed. Peak flows range from approximately 1,000 – 2,000 cfs (between April through June). Overall water quality of Nason Creek, monitored near the discharge at Lake Wenatchee, is of moderate concern (based on water-year 2008 summary); and several restoration and enhancement projects are planned, executed, or in process for improving flows and water quality for fisheries habitat.

The Nason Creek reach within the Subject is mapped (by the National Wetlands Inventory) as containing freshwater forested shrub wetlands, generally coincident with the mapped floodplain.





AERIAL PHOTOGRAPHS

1998 Aerial Photograph (Google): This black and white aerial photograph shows Subject features similar to existing conditions. Surrounding land use included fewer homes (particularly on the north side of the Highway). The Nason Creek oxbow southwest of the house, was more defined, log deck was not present, distance between the Creek bend and Highway 2 may have been less, but the point bar appeared to be very similar to present conditions. No evidence of potential recognized environmental conditions (RECs) is observed at the scale of the photograph.



2011 Aerial Photograph (Google): This color aerial photograph shows Subject features similar to existing conditions. No log deck was present, and potentially different property access road on the east (compared to the existing conditions). No evidence of potential recognized environmental conditions (RECs) is observed at the scale of the photograph.



RECORDS REVIEW

PROPERTY OWNERSHIP INFORMATION

Title Reports

The following summarizes information from the Title Reports (First American Title Insurance Company, Wenatchee, Washington) dated December 27, 2012, provided by the Chelan-Douglas Land Trust for Public Land and included as attachments to this report.

Click Subject Property:

Schedule A of the Title Report (File No. 4449-2018288) describes the property as follows:

- Parcel A: Lot 2 as delineated on Leslie Boyce Short Plat No. 2092, Chelan County, Washington, recorded in Book SP-8 of short plats, pages 21 and 22, APN: 261603420060
- Parcel B: Lot 3 as delineated on Leslie Boyce Short Plat No. 2091 Chelan County, Washington, recorded in Book SP-8 of Short Plats, pages 21 and 22, APN: 261603420070

The following are Title Report Schedule B Special Exceptions of interest in terms of future management of the Subject Property and provided as attachments to this document. No indications of potential environmental issues or concerns are apparent from review of the Title Report and recorded documents.

- Exception 5: easement terms and conditions for electric transmission and distribution line, granted to Puget Sound Power & Light under Auditor's File Number (AFN) 208472, recorded 4/3/1931 (affects southeast quarter of Section 3).
- Exceptions 6 and 7: easement from Lot 2 to Lot 1 for use granted by Boyce to Yocum under AFN 9101160001, recorded 1/15/1991 (affects Lot 2).
- Exceptions 8, 9, and 10: Covenants, conditions, restrictions and/or easements recorded under AFN 9009100002 (recorded 9/7/1990), AFN 9010180035 (recorded 10/18/1990 and amended under AFN 2129635, recorded 11/19/2002), and AFN 9101160002 (recorded 1/15/1991).
- Exceptions 14, 15, and 16: Easements for utilities, ingress/egress, and road maintenance.

Parker Subject Property:

Schedule A of the Title Report (File No. 4449-2018274) describes the property as vested in Stone Parker, as his separate estate as to Parcel A and State of Washington Department of Transportation (WSDOT) as to Parcel B:

- Parcel A: Lot 1 as delineated on Leslie Boyce Short Plat No. 2092, Chelan County , Washington, recorded December 11, 1990 in Book SP-8 of short plats, pages 21 and 22, APN: 261603420050
- Parcel B: Portions of the northwest quarter of the southeast quarter of Section 3, Township 26 North, Range 16 East W.M.
APN: 261603420000

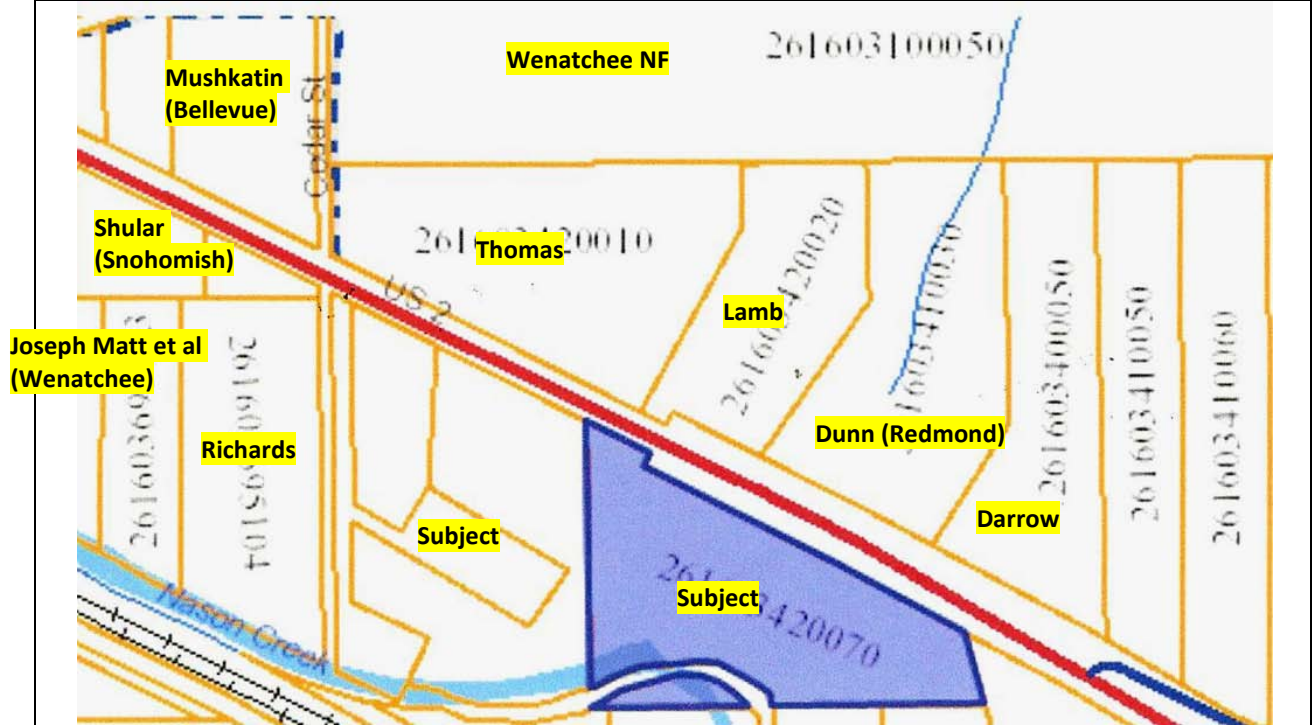
The following are Title Report Schedule B Special Exceptions of interest in terms of future management of the Subject Property and provided as attachments to this document. No indications of potential environmental issues or concerns are apparent from review of the Title Report and recorded documents, with the possible exception related to the WSDOT portion of the Subject Property.

- Exception 4: Sales contract restrictions and limitations from WSDOT (State Road No. 15/SR 2, Merritt Vicinity Pit Site) to Parker, under AFN 2370364, recorded 10/23/2012.
- Exception 5: easement terms and conditions for electric transmission and distribution line, granted to Puget Sound Power & Light under Auditor's File Number (AFN) 208472, recorded 4/3/1931 (affects southeast quarter of Section 3).
- Exceptions 8, 9, and 10: Covenants, conditions, restrictions and/or easements recorded under AFN 9009100002 (recorded 9/7/1990), AFN 9010180035 (recorded 10/18/1990 and amended under AFN 2129635, recorded 11/19/2002), and AFN 9101160002 (recorded 1/15/1991).
- Boundary Line Adjustment Application for the Parker Subject parcels (surveyed by Larry Weinert, January 28, 2013).

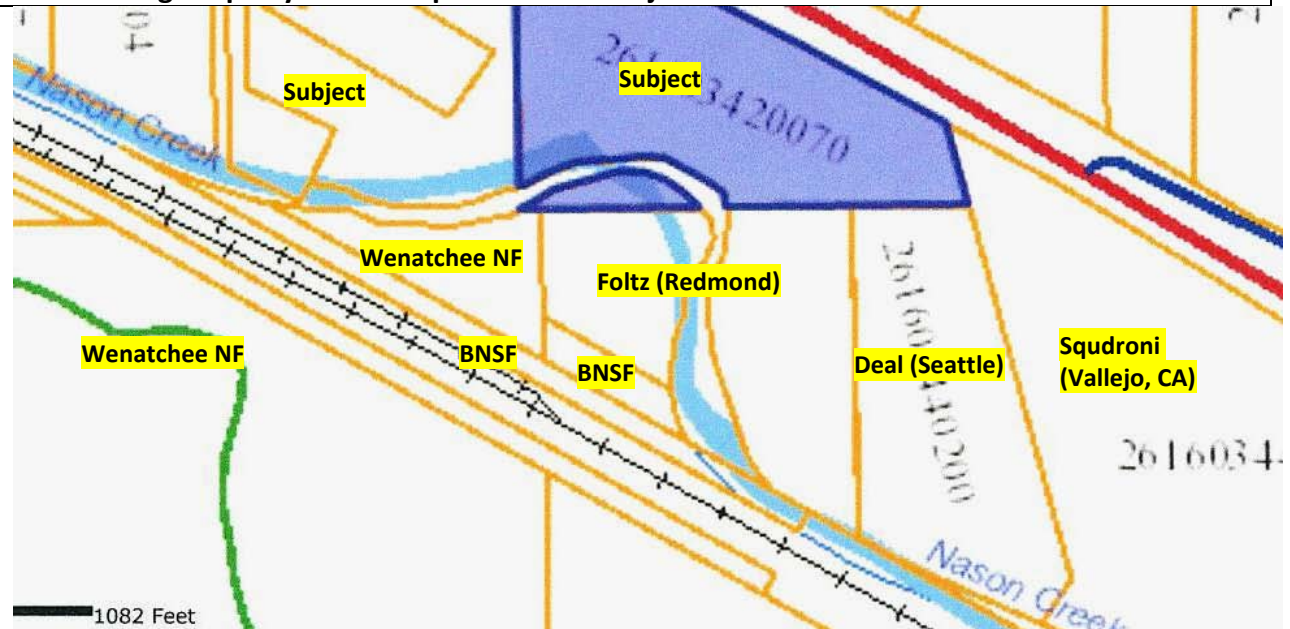
Chelan County Assessor Records

Chelan County Assessor records were reviewed for Subject Property information and confirming adjoining property ownership and land use, summarized in the following:

Surrounding Property Ownership – North and West of Subject



Surrounding Property Ownership – South of Subject

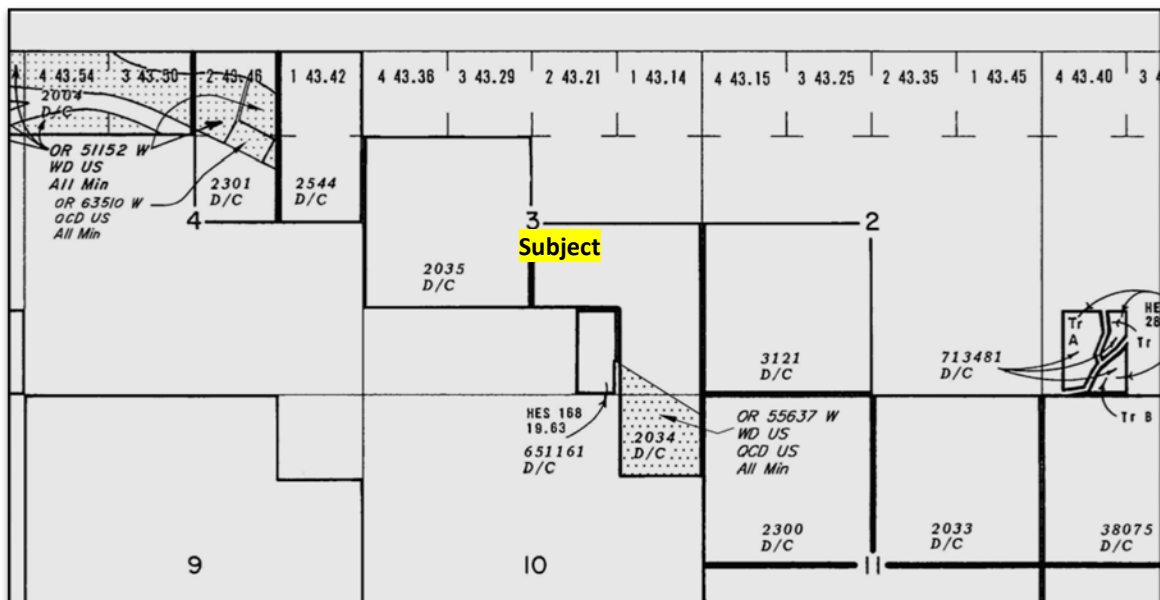


HISTORICAL RECORDS

Bureau of Land Management (BLM) Records

Bureau of Land Management (BLM) records database search results for the Subject Property, within Section 3, Township 26 North, Range 16 East W.M. include the following:

- Historic Index – last revised 4/27/2006 and including the following for the Subject and immediate area:
 - NE1/4, NW1/4 and SE1/4 of the SE1/4 – Homestead Entry (HE) Patent, s/n 2034, dated 6/30/1906 (See Deed to US OR 55637 W 9/22/1999)
 - HES 168 – HE Patent, s/n 651161, dated 10/22/1918
- Master Title Plat – last updated 4/27/2006



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 26 North, Range 16 East W.M. No active, pending, or void mining claims are reported from database queries for the entire township and range; and no claims (of any status) are recorded for the Subject Property or within Section 3 (Township 26 North, Range 16 East W.M.). The following **closed claims** are reported for the surrounding area:

Township 26 North, Range 16 East W.M.			
Location	Claims	Claimant(s)	Date Located / Last Assessment Date
Section 5: NW	Stevens Pass #1	William G. Yacinich	1976 / 1979
Section 6: SE	Ray Rock #1	Billy L. Fulleton W. E. Mays	1984 / 2000

There are no surface mining permits recorded for Township 26 North, Range 16 East W.M. and no reference to the WSDOT property (noted as Merritt area pit site) within the Subject. The closest surface mining permit is located in Township 27 North, Range 16 East W.M.:

- Section 15: Two Rivers Quarry – Permit No. 12967, rock and stone quarry operated by Two Rivers, Inc., 12 acres, maximum depth of 100 feet.

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> ASTM designation E1527 – 00 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process	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 community 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 sites in Chelan County:

- 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, remedial activities under EPA enforcement
- Rock Island Silicon Plant (Former) (100 S. Fourth St., Rock Island) – WAN001002939: Discovery 6/8/2011, federal lead, not on the NPL (National Priority List).

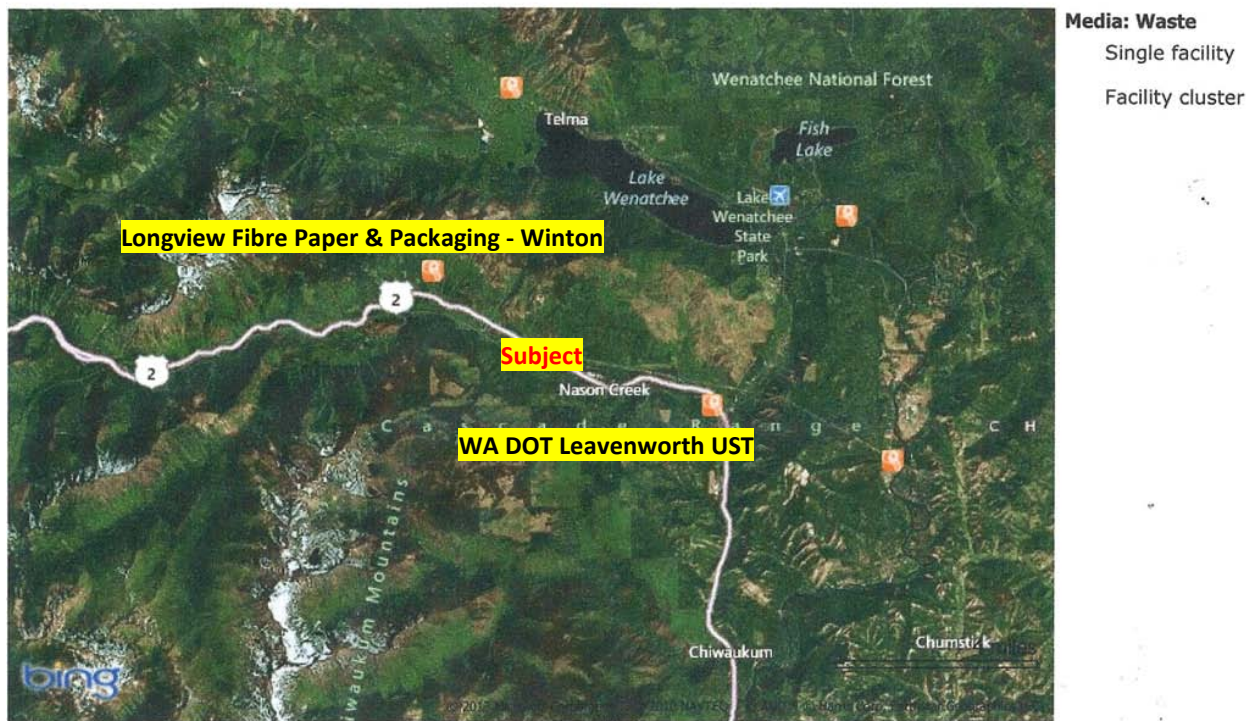
Archived sites in Leavenworth Area (98826):

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

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

EnviroMapper Queries

Hazardous Waste Generators/Handlers/Remediation Sites in Vicinity of Subject Property:



- Longview Fibre Paper & Packaging – Winton (Hwy 2 and Hwy 207, Winton, WA): WAD988501953 - Active CESQG, no compliance or enforcement records.
- WA DOT Leavenworth UST (SR2, MP 99.5, Leavenworth): WAD988467833

Hazardous Waste Generators/Handlers/Remediation Sites: Leavenworth, zip code 98826

- Blewett Pass Drug Lab (Blewett Pass): WAD988473666
- Cascade School District 228 (10150 Titus Rd., Leavenworth): WAD9888522850
- Great American Assets Management (10447 Titus Rd, Leavenworth): WAD982653016
- Leavenworth Auto Care (12413 Chumstick Rd., Leavenworth): WAH000013813
- Leavenworth National Fish Hatchery (12790 Fish Hatchery Rd., Leavenworth): WAH000023697
- Longview Fibre Paper & Packaging Winton (Hwy 2 and Hwy 207, Winton): WAD988501953
- Ponderosa Dist, (23119 Saddle Street, Leavenworth): WAD988495750
- Stevens Pass Area (T27N, R17E, S26, Leavenworth): WAD988493508
- USDA FS Lake Wenatchee RS (22976 Hwy 207, Leavenworth): WA6122300174
- WA AGR M Leavenworth 1 (T27N, R17E S1 Fm Pine St 2, Leavenworth): WAD988519963
- WA DOT Berne (SR 2 MP 72.74, Leavenworth): WAD988467718
- WA DOT Blewett UST (SR 97 MP 176, Leavenworth): WAD988467734
- WA DOT Leavenworth UST (SR 2 MP 99.5, Leavenworth): WAD988467833



Media: Water
Single facility
Facility cluster

- Nason Creek Acclimation Facility (SR 2, Leavenworth): NPDES Stormwater Permit WAR126031, no compliance or enforcement data.

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.
- Closest incident occurred on 1/5/1998: Tanker truck accident on Hwy 2 – 0.8 mile west of Cole's Corner. Gasoline spill on ground.

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).

Although no sites or facilities of environmental concern were identified for the Subject Property, the following summarizes Ecology records of sites and regulatory actions in the area:

Site ID	Site Description	Ecology Interactions	Status	Latitude Longitude
4612522	BNSF Algona US 2 Berne, WA 98826	<u>HAZWASTE</u> Emergency/Haz Chem Rpt TIER2	Active (since 1999)	N 47.76972° W120.98194°
6392952	WA DOT Berne Vicinity Snow Camp Site SR 2, MP 72.3 Leavenworth, WA 98826	<u>TOXICS</u> UST (ID12250) <u>HAZWASTE</u> Emergency/Haz Chem Rpt TIER2 (CRK0000476980) Haz Waste Generator (WAD988467718)	Active (since 2000) Active (since 1998) Inactive (1989 – 1991)	N 47.77076° W121.00111°
12767	Stevens Pass Sewer District Yodelin Place 2 mi. E Stevens Pass Leavenworth, WA 98826	<u>WATQUAL</u> Municipal NPDES IP (WA0029521) <u>W2R</u> Biosolids	Active (since 1984) Active (since 2000)	N 47.77181° W121.07896°
39758889	Coles Corner Mini Mart & Towing 15255 Hwy 2 Leavenworth, WA 98826	<u>TOXICS</u> UST (ID514046)	Active (since 2000)	N 47.81262° W120.81315°
53449252	WA DOT Leavenworth UST SR 2 MP 79 Eastbound shoulder Leavenworth, WA 98826	<u>TOXICS</u> UST (ID484221)	Active (since 2000)	N 47.81262° W120.81315°
71399884	Ray Rock Grocery 19475 US Highway 2 Leavenworth, WA 98826	<u>TOXICS</u> UST (ID101329) LUST (ID101329)	Inactive (2000 – 2004) Active (since 1992)	N 47.78782° W120.85497°

Site ID	Site Description	Ecology Interactions	Status	Latitude Longitude
13275	Nason Creek Acclimation Facility SR 2 Leavenworth, WA 98826	<u>WATQUAL</u> Construction SW GP (WAR126031)	Active (since 2012)	N 47.76831° W120.80298°
81592326	Longview Fibre Paper & Packaging Winton Hwy 2 & Hwy 207 Winton, WA 98826	<u>HAZWASTE</u> Haz Waste Generator (WAD988501953) Haz Waste Mgt Emergency/Haz Chem Rpt TIER2 Air Quality Annual Reg Source	Inactive (1992 – 2003) Inactive (2003 – 2005) Inactive (2005 – 2006) Active (since 1993)	N 47.79484° W120.85954°

Summary of Regulatory Database Reviews

Review of federal and state regulatory databases revealed no evidence of potential RECs for the Subject Property. However, upstream (of the Subject) activities along the Highway 2 and BNSF corridors have the potential for adversely impacting Nason Creek, in the event of a spill or if not managed appropriately.

GROUNDWATER

References:

- Washington State Department of Ecology Water Resources Program Well Log Database.

The Washington State Department of Ecology Water Resources Program Database for Water Well Reports was queried for records of water wells recorded within Section 3, Township 26 North, Range 16 East W.M. Although a well is recorded for James E. Click (drilled in 1991 to a depth of 227 feet in sand/gravel with a static water level of 10.5 feet and producing more than 100 gpm), no wells are recorded on the Subject.

INTERVIEWS

Subject owners (J. Click and S. Parker) completed *Environmental Screening Questionnaires*, facilitated by the Chelan-Douglas Land Trust and provided as attachments to this Phase I ESA report. No indications of potential recognized environmental conditions are observed in the responses.

SITE RECONNAISSANCE

REFERENCE: <i>ASTM designation E1527 – 00 Standard Practice for Environmental Site Assessments</i> <i>Section 8.0 Site Reconnaissance</i>
Inspectors: Sheila Pachernegg and Randy Knight
Date: Friday, April 19, 2013 Time: 1000 - 1200 Weather: Overcast, light wind, sun breaks, 50° F Refer to attached maps and photographs: <ul style="list-style-type: none"> • Visual inspection from State Highway. • Traverse from Hwy 2 on west side, along river trail back to Hwy 2 on east side.
Current Use of Property: Large single home residential Nason Creek lots, with forested riparian along the Creek.
Past Use of Property: Riparian and forestland along the Creek.
Current Use of Adjoining Property: Wenatchee National Forest with former railroad town of Merritt to the west and State Highway 2 to the north. Area has been used as the Stevens Pass transportation corridor since the turn of the last century.
Past Use of Adjoining Properties: Forestland, riparian, transportation corridor (road and rail), and recreational homesites.
Geologic, Hydrogeologic, Hydrologic, Topographic Conditions: The physiographic setting is Nason Creek frontage bottomland within narrow east-west trending entrenched valley with ridges and peaks to the north and south rising 3,500 feet above the valley floor. Subsurface conditions are glacial and flood deposits in the Creek valley at elevation 2,140 feet with metamorphic bedrock exposed at Round Mountain at 5,700 feet (located approximately 1 mile to the north). Nason Creek is subject to large seasonal flows with peak runoff in the spring during snowmelt, and depth to groundwater is shallow within the alluvial deposits.
General Descriptions of Structures: None observed on Subject. Footbridge within wetland area to residence.
Roads: Paved Highway 2 with driveways and private road leading to residences.

Potable Water Supply: None observed on Subject. Well log for Click Property.
Sewage Disposal / Septic Systems: None observed (house and RV systems on adjoining).
Hazardous Substances and Petroleum Products in Use: None observed on Subject.
Storage Tanks: None observed on Subject.
Odors: None observed on Subject.
Pools of Liquids: None observed on Subject.
Drums: None observed on Subject.
Hazardous Substance and Petroleum Products Containers: None observed on Subject.
Unidentified Substance Containers: None observed on Subject.
PCBs: None observed on Subject.
Heating and Cooling: N/A – no structures.
Stains and Corrosion: None observed on Subject.
Drains and Sumps: None observed on Subject.
Pits, Ponds, Lagoons: No constructed pits/ponds/lagoons observed on Subject. Old oxbow drainage and ponds observed.
Stained Soils: None observed on Subject.
Stressed Vegetation: None observed on Subject. Early season (emergent) vegetation.

Solid Waste:

None observed on Subject. However (while not solid waste), there is a staged log deck of large diameter trees with intact root wads on the east end of the property and a location (at the bend in the Creek) that suggests removal from the point bar and cut bank.

Waste Water:

None observed on Subject.

Wells:

None observed on Subject. Recorded well log for Click Property.

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.