

PHASE I ENVIRONMENTAL SITE ASSESSMENT

June 27, 2015



COAKER PROPERTY

Portion of APN 261603595025, Section 4, Township 26 North, Range 16 East, W.M.
Nason Creek, Chelan County, Washington

Prepared for:

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INTRODUCTION

PURPOSE and SCOPE

This Phase I Environmental Site Assessment (ESA) of the Coaker Property on Nason Creek (Subject) was prepared for The Chelan-Douglas Land Trust in conformance with ***ASTM E 1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process***. 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

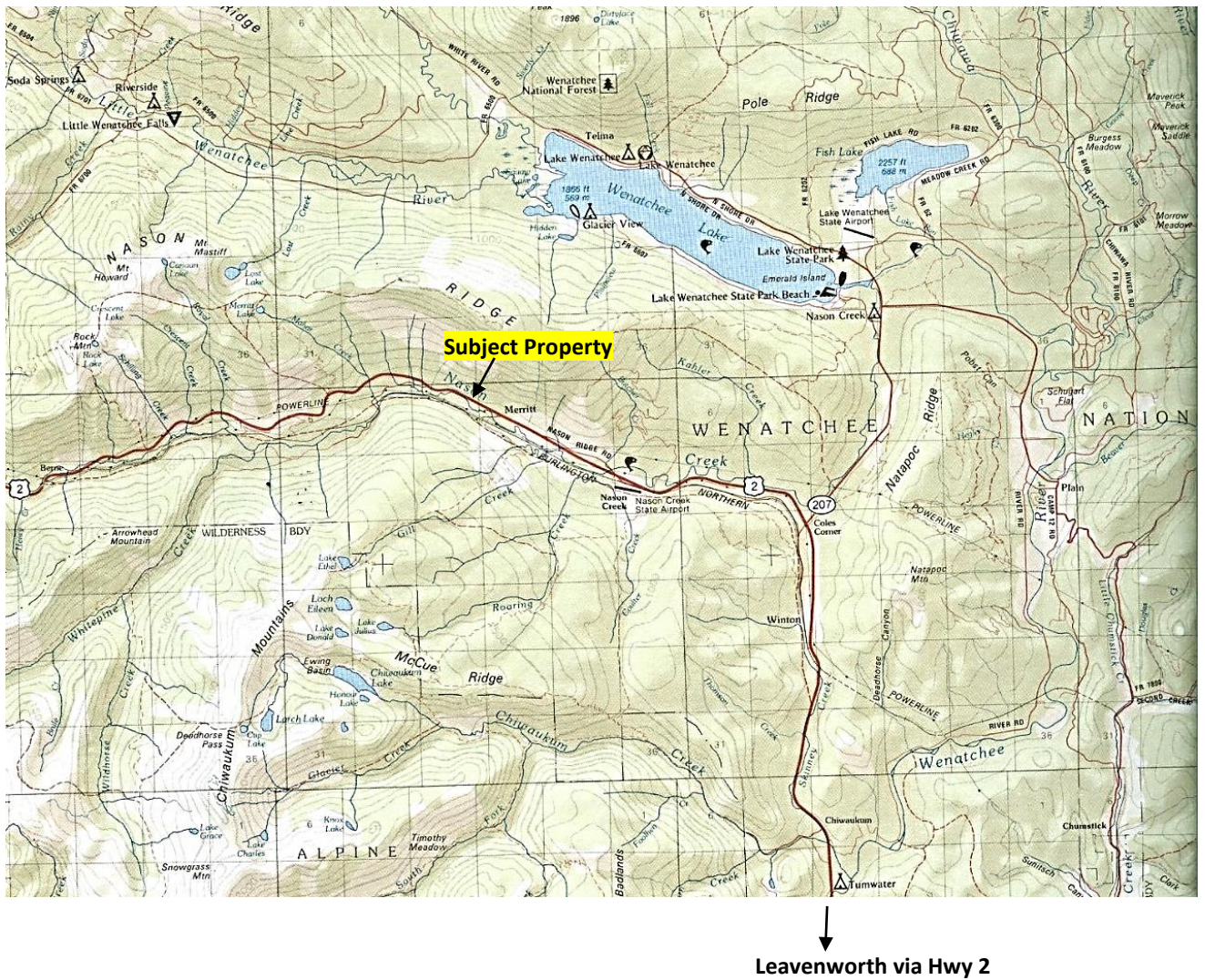
References:

- Upper White Pine Parcels for Acquisition Map
- Map USGS – Lake Wenatchee, WA 7.5' Quadrangle – 2004
- Chelan County Assessor's Parcel Aerial Map

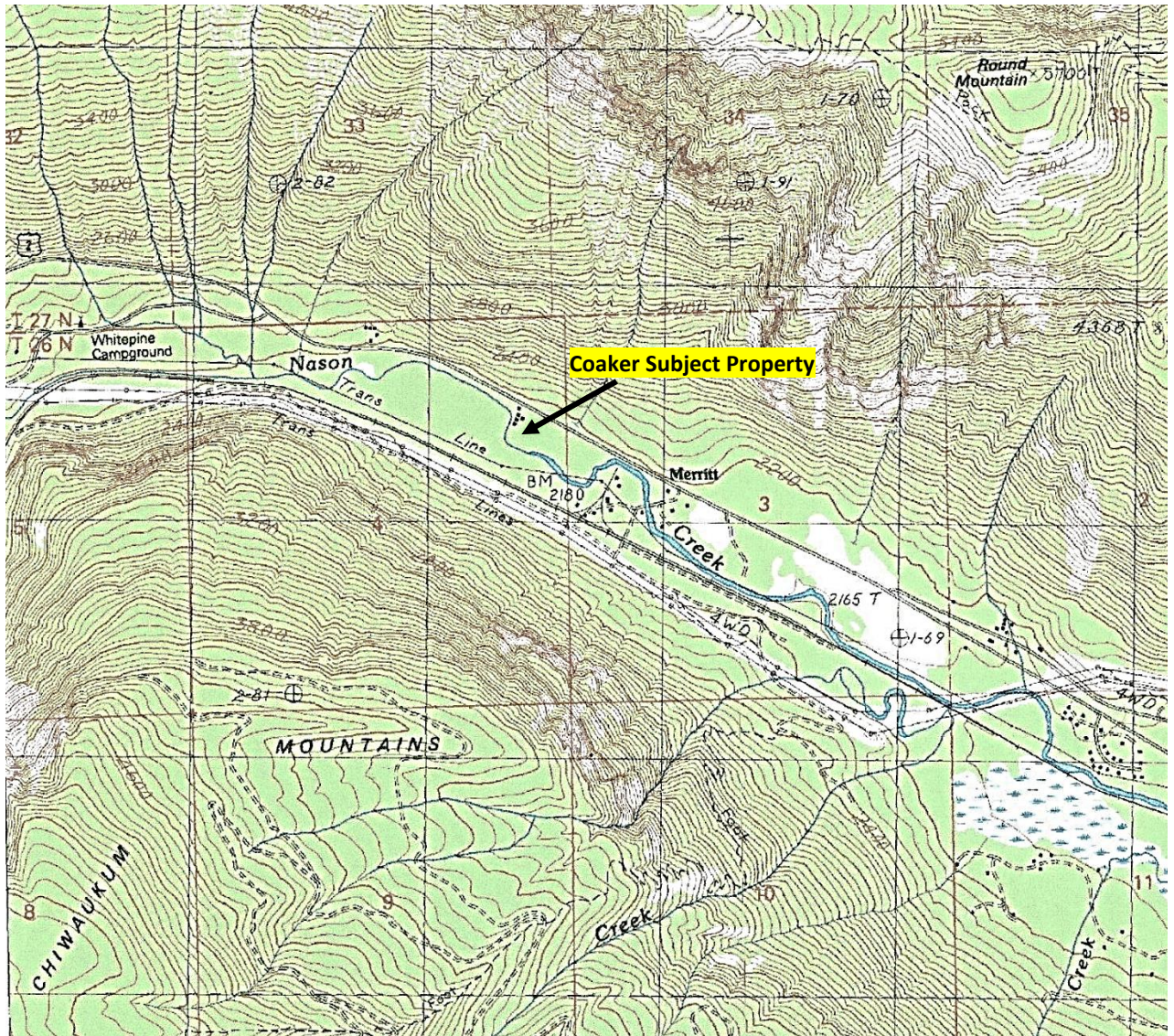
The Coaker Subject Property (Subject) is located approximately 20 miles north of Leavenworth on State Highway 2, within the northeast quarter of Section 4, Township 26 North, Range 16 East, W.M. Chelan County, Washington. The Subject is described as floodplain and riparian lands located along the north shoreline of Nason Creek, and includes cut bank frontage along the western boundary of the Subject and well-developed depositional beach feature on the southern boundary. Topography is flat, with elevations ranging between approximately 2,180 and 2,190 feet.

The Subject is densely overgrown in areas and includes several abandoned and dilapidated cabins (and a single newer cabin under apparent recent construction); auto hulks and parts (including an abandoned truck with camper); metal, wood, and debris piles; paving remnants; and scattered litter.

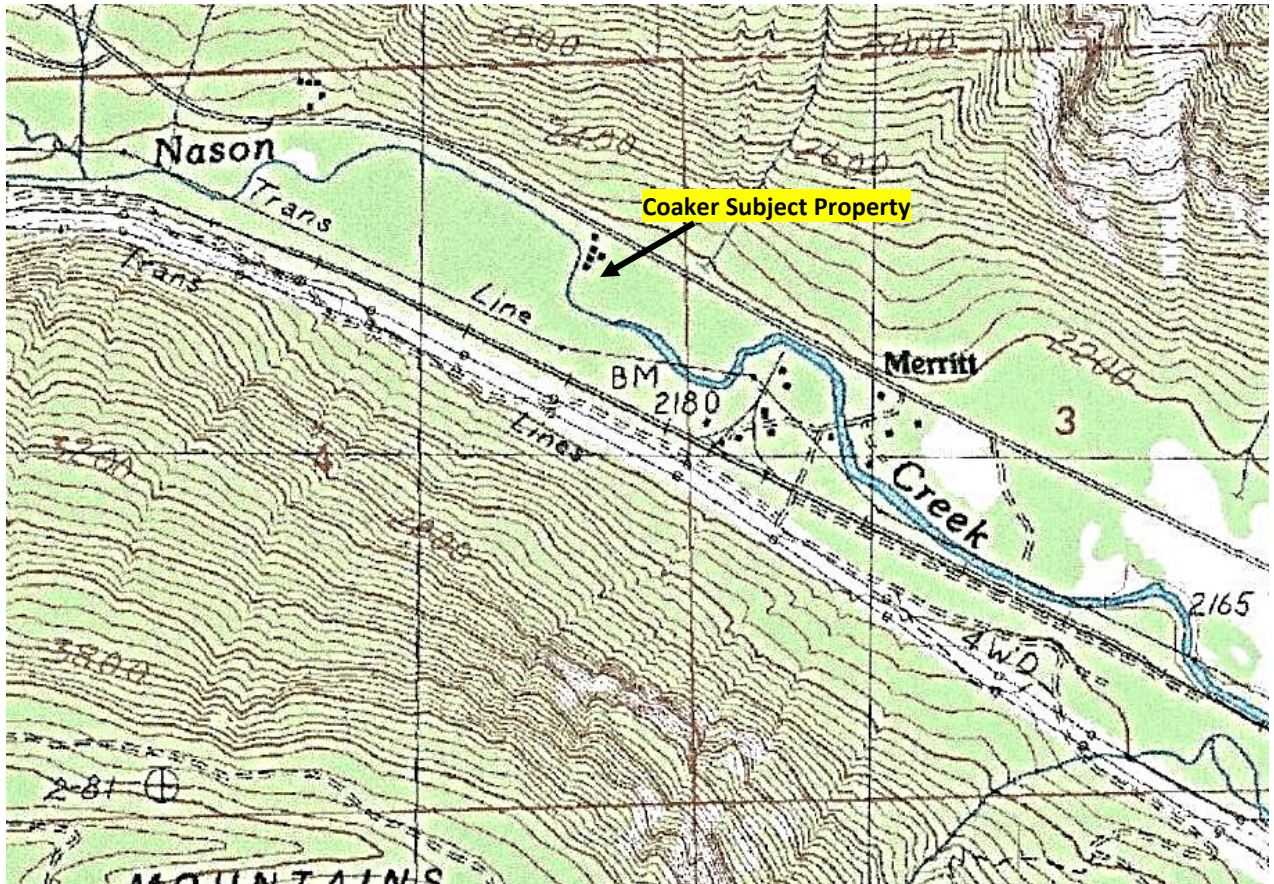
Vicinity Map



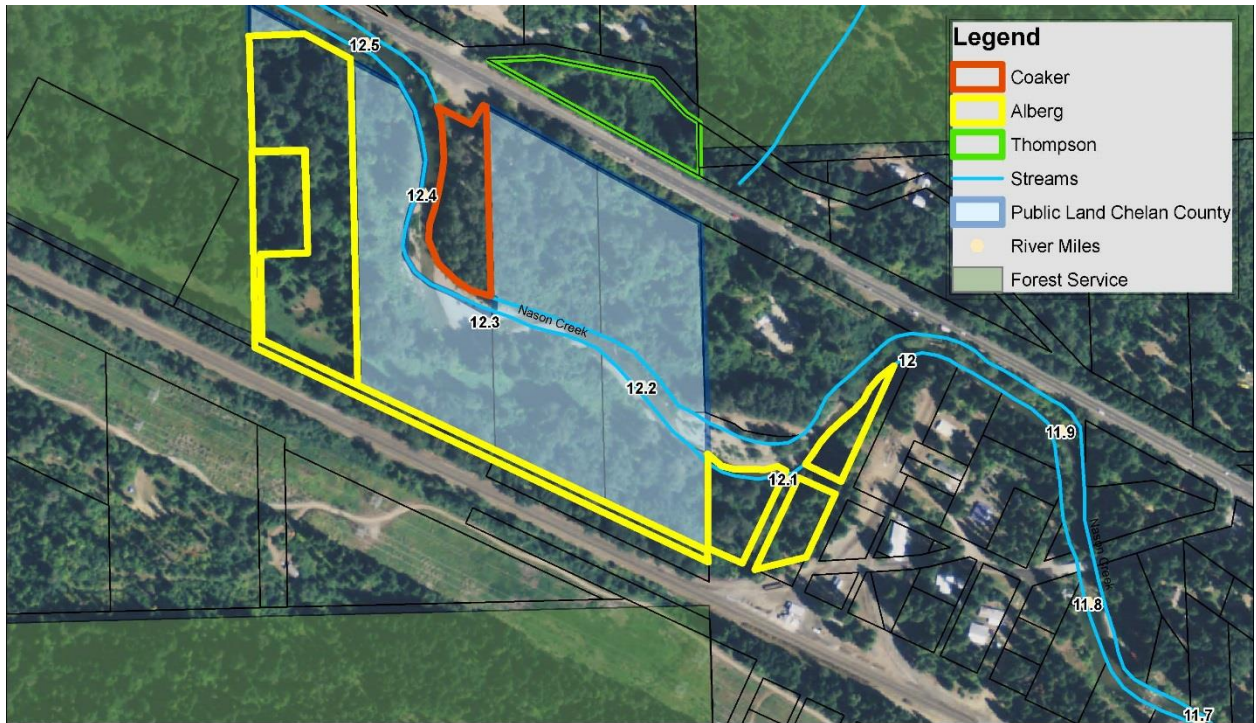
Topographic Map: USGS 7.5' Quadrangle – Lake Wenatchee, WA – 1989



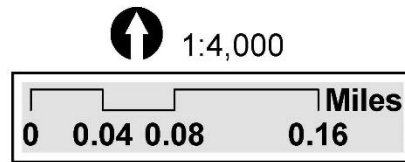
Topographic Map: USGS 7.5' Quadrangle – Lake Wenatchee, WA – 1989



Subject Property – Map Provided by the Chelan-Douglas Land Trust (Coaker outlined in red)

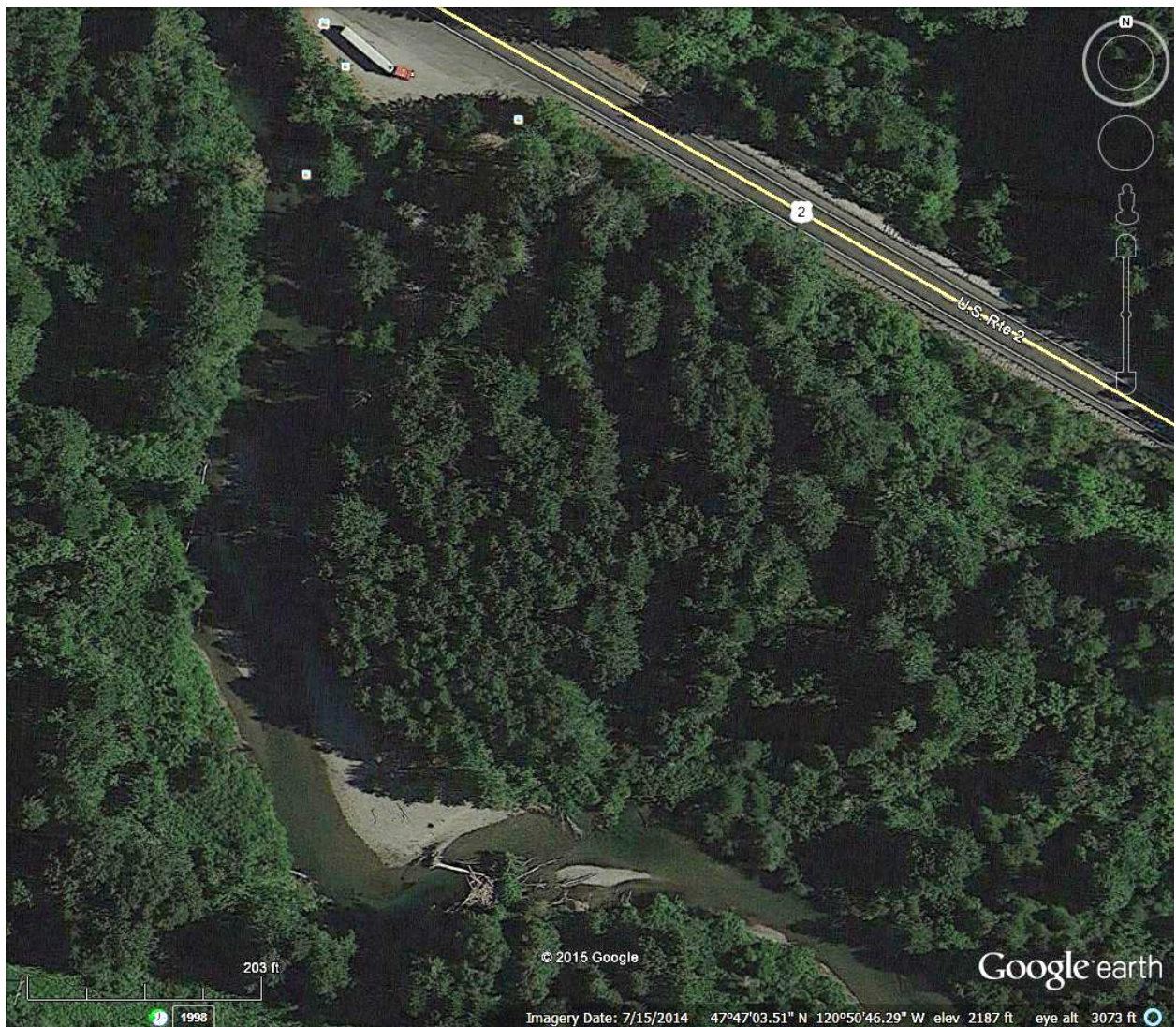


**Upper White Pine
Parcels for Acquisition**



NAID 2011

2014 Google Aerial Photograph of Coaker Property

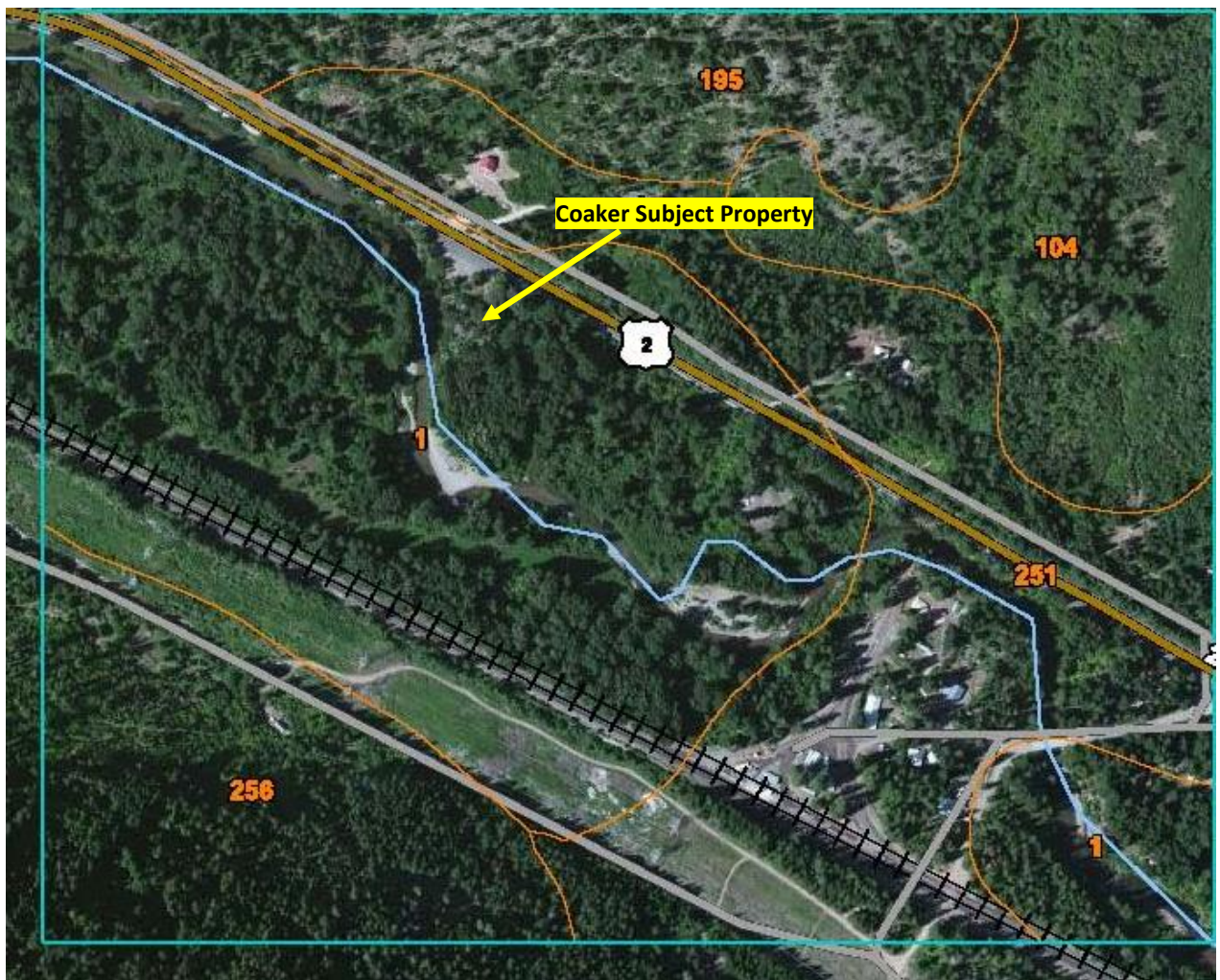


SOILS and GEOLOGY

Area Soils

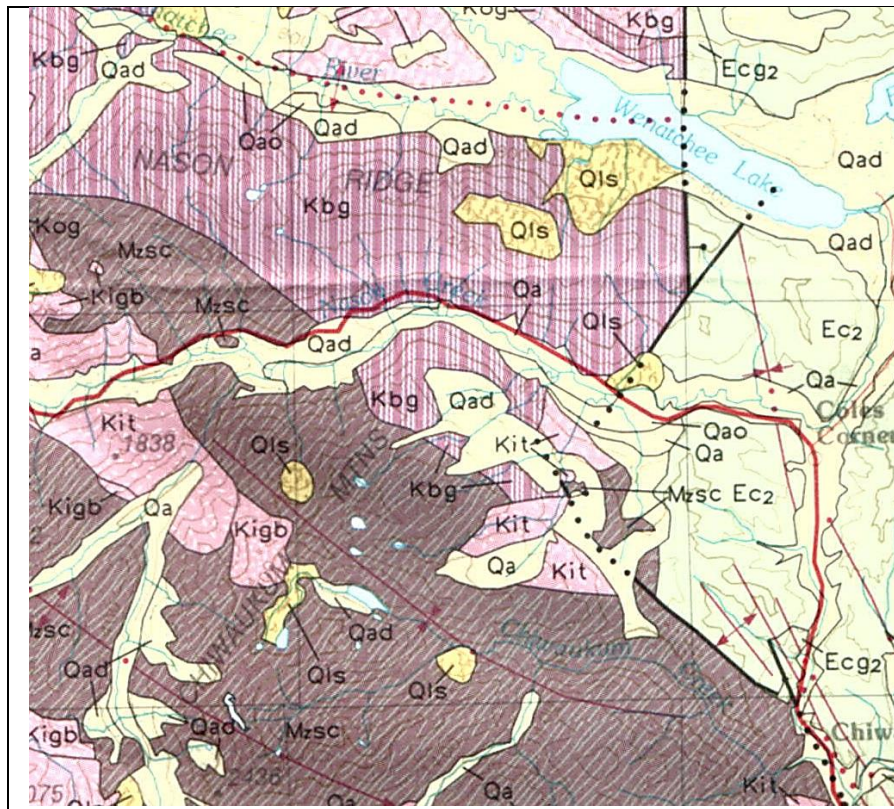
Reference: *Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Official Soil Series Descriptions [Online WWW]. Available URL: "http://soils.usda.gov/technical/classification/osd/index.html" [Accessed June 16, 2015].*

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**). Nason Ridge (to the north) is mapped as Cretaceous (67-144 million years in age) metamorphic banded gneiss (**Kbg**) and older Mesozoic high grade schist (**Mzsc**) forms the Chiwaukum Mountains.



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

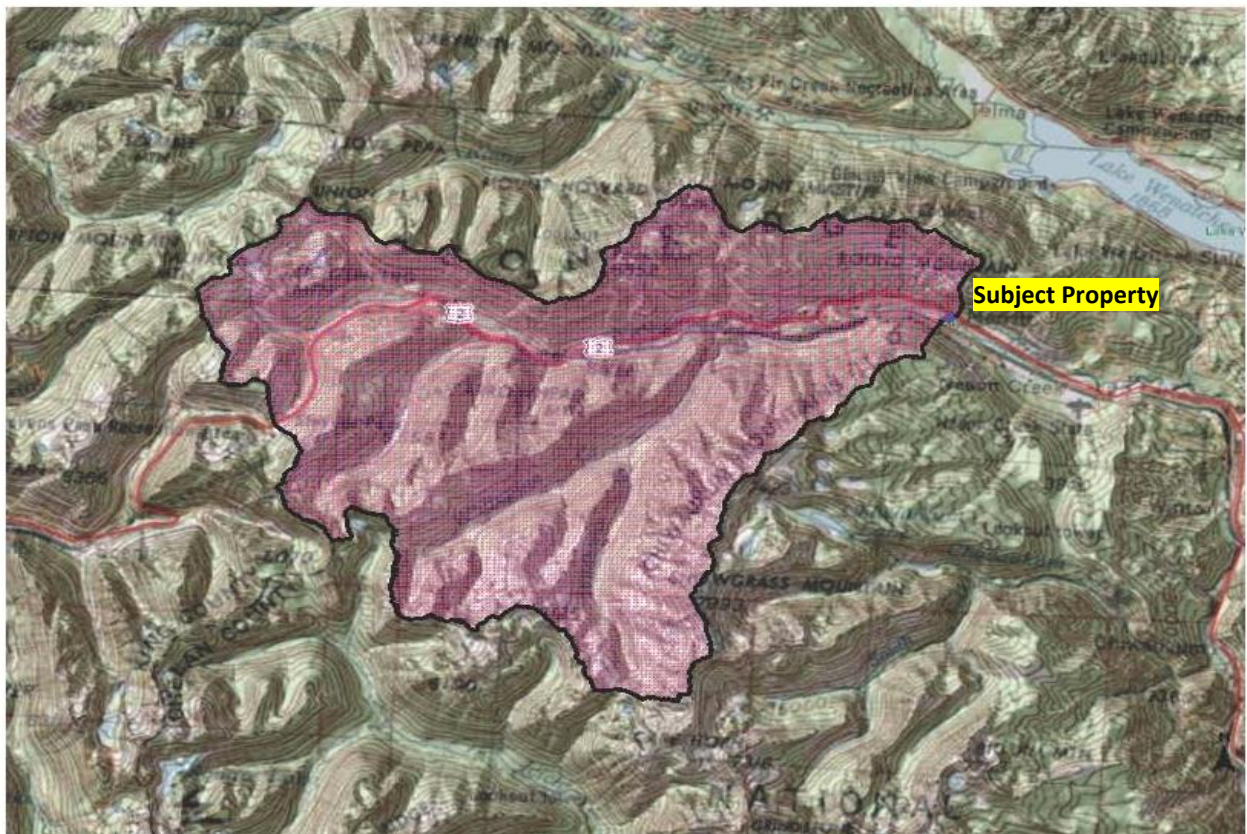
Sources:

- National Wetlands Inventory
- Flood Insurance Rate Map – Community-Panel Number 5300150775 B – Revised 1989
- USGS Washington StreamStats – Nason Creek
- Washington State Department of Ecology Water Resources and Water Quality Sections

Nason Creek originates in the Stevens Pass Area of the North Cascades (King and Chelan County lines are coincident with the watershed boundary). Flowing easterly, Nason Creek turns north at Cole's Corner joining the outlet of Lake Wenatchee and discharging to the Wenatchee River. The watershed area above the Subject Property encompasses about 71 mi², with mean annual precipitation (73 inches) and peak flows ranging from about 1,600 cfs (2-year reoccurrence) to 3,600 cfs (100-year flood).

USGS - Washington StreamStats – Nason Creek Watershed Map

(refer to attached Streamflow Statistics Report)



Spring Chinook, steelhead, sockeye and bull trout spawn and rear in the Nason Creek watershed. Overall water quality of Nason Creek (2012 assessment) is classified as 4A for temperature and pH, with total maximum daily loads (TMDLs) implemented; 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 emergent and forested shrub wetlands, generally coincident with the mapped floodplain.



AERIAL PHOTOGRAPHS

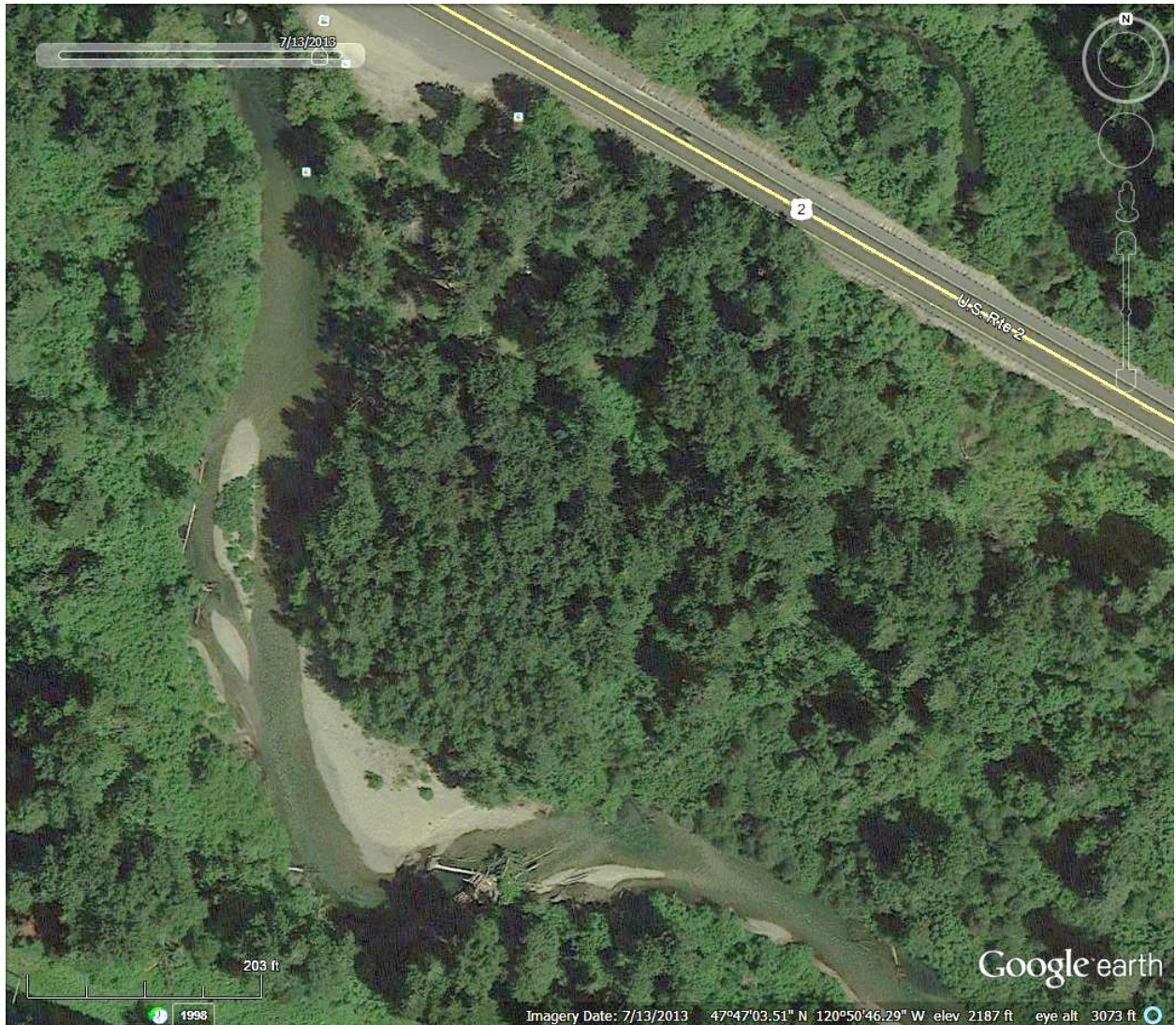
August 31, 1998 Aerial Photograph (Google): This black and white aerial photograph shows Subject features similar to existing conditions. Nason Creek has larger gravel bars, but may be due to lower late summer flows. Dense tree cover obscures structure development on the Subject. No evidence of potential recognized environmental conditions (RECs) is observed at the scale and resolution of the photograph.



2006 Aerial Photograph (Google): This color aerial photograph shows Subject features similar to existing conditions. No evidence of potential recognized environmental conditions (RECs) is observed at the scale of the photograph, although dense tree cover obscures development activities.



2013 Aerial Photograph (Google): This color aerial photograph shows Subject features similar to existing conditions and previous aerial photographs, with some variation in Nason Creek channel configuration and depositional features. No evidence of potential recognized environmental conditions (RECs) is observed at the scale of the photograph, although dense overstory obscures ground development activities.



RECORDS REVIEW

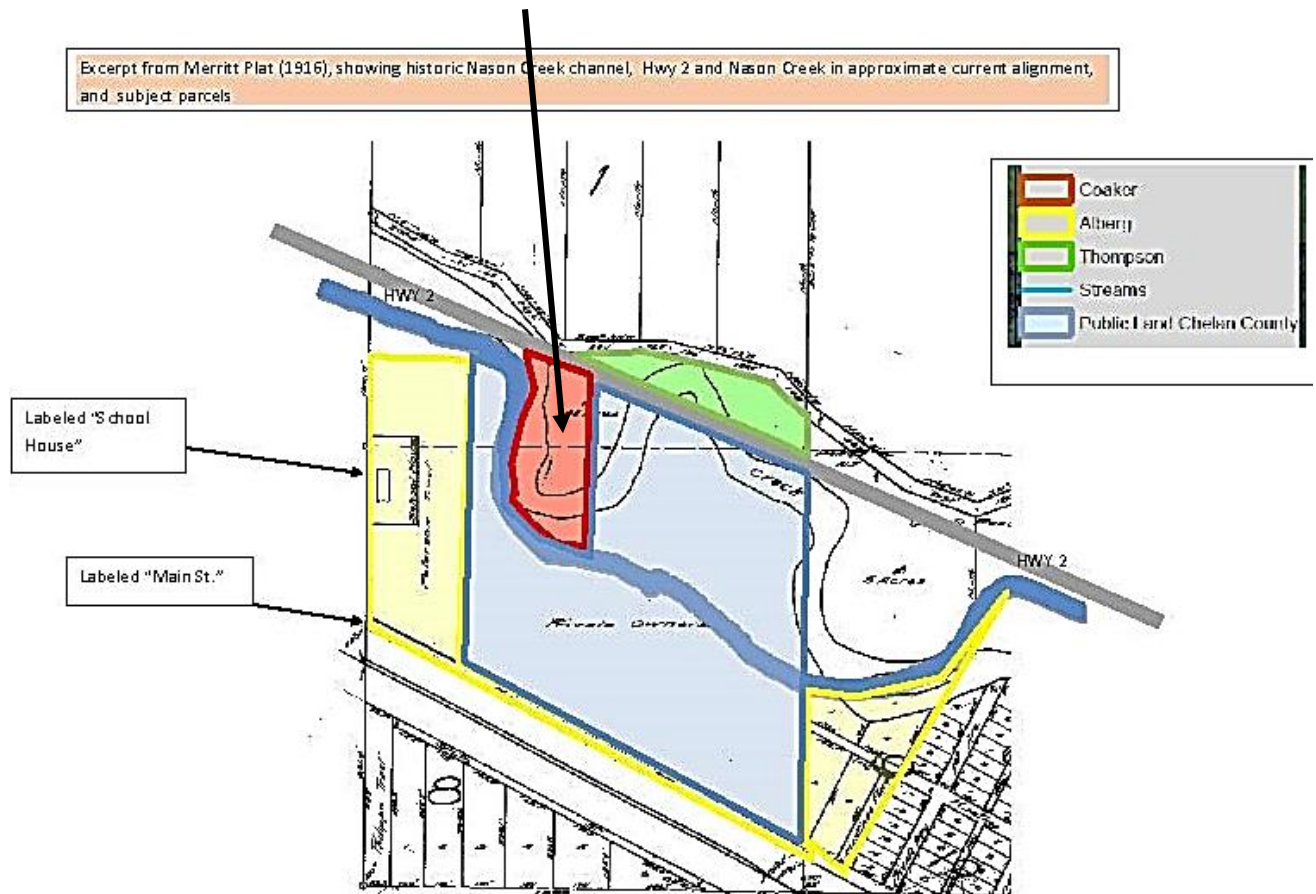
PROPERTY OWNERSHIP INFORMATION

Title Report

The following summarizes information from the Title Report prepared by First American Title Insurance Company (Wenatchee, Washington) File No. 4449-2100135 dated May 22, 2013, provided by the Chelan-Douglas Land Trust and included as an attachment to this report.

Schedule A of the Title Report describes the property as owned solely by Edward William Coaker since 2001 (conveyed by Statutory Warranty Deed from Gordon H. Koetje to Edward Coaker) and the estate transferred to Michael E. Coaker in 2015; and the following:

That portion of Lot 1, Block 3, Plat of Merritt, Chelan County, Washington, according to the plat thereof recorded in Volume 2 of Plats, Page 80 lying southerly of the right of way of State Highway No. 15 (U.S. No. 2), except that portion, if any, lying southerly of Nason Creek. APN: 261603695025 (Note: Subject is located within Section 4).

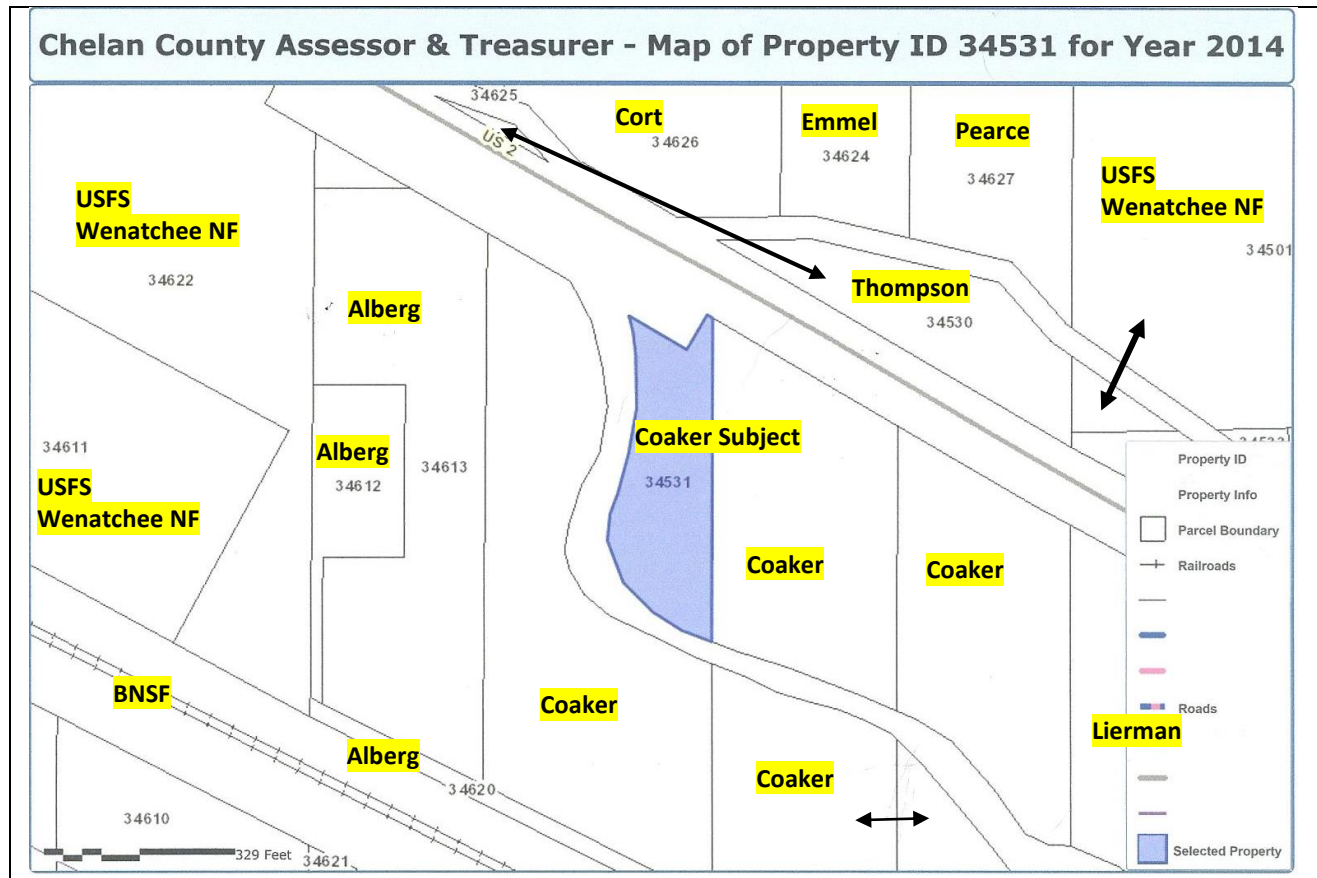


The following are Title Report Schedule B Special Exceptions of interest in terms of future management of the Subject Property and provided as attachments to this document. No indications of potential environmental issues or concerns are apparent from review of the Title Report and recorded documents.

- Exception 4: Any question that may arise due to the shifting and/or changing in the course of Nason Creek.
- Exceptions 5: Public use of the Subject.

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:

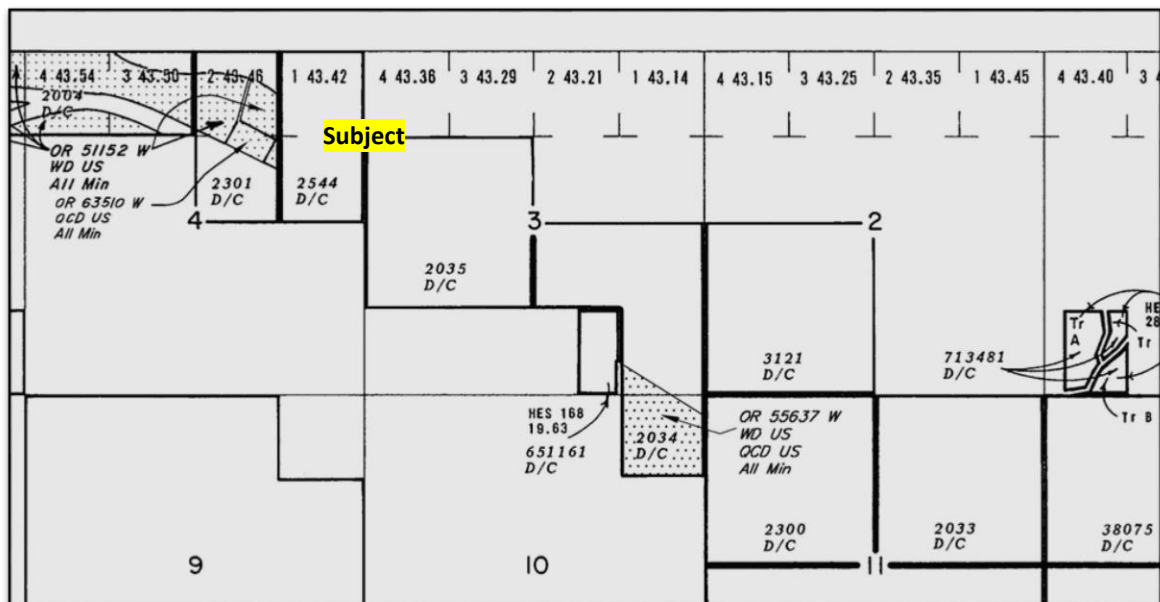


HISTORICAL RECORDS

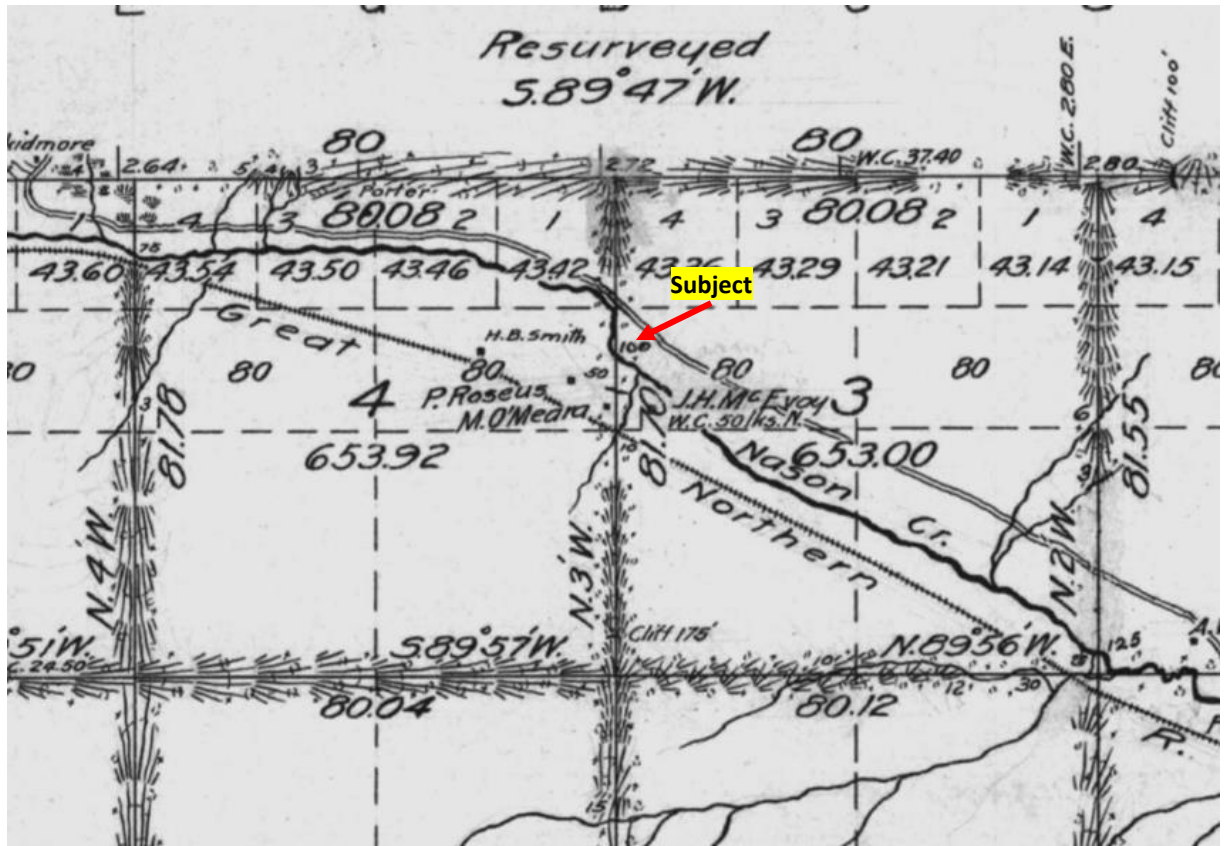
Bureau of Land Management (BLM) Records

Bureau of Land Management (BLM) records database search results for the Subject Property, within Sections 3/4, Township 26 North, Range 16 East W.M. include the following:

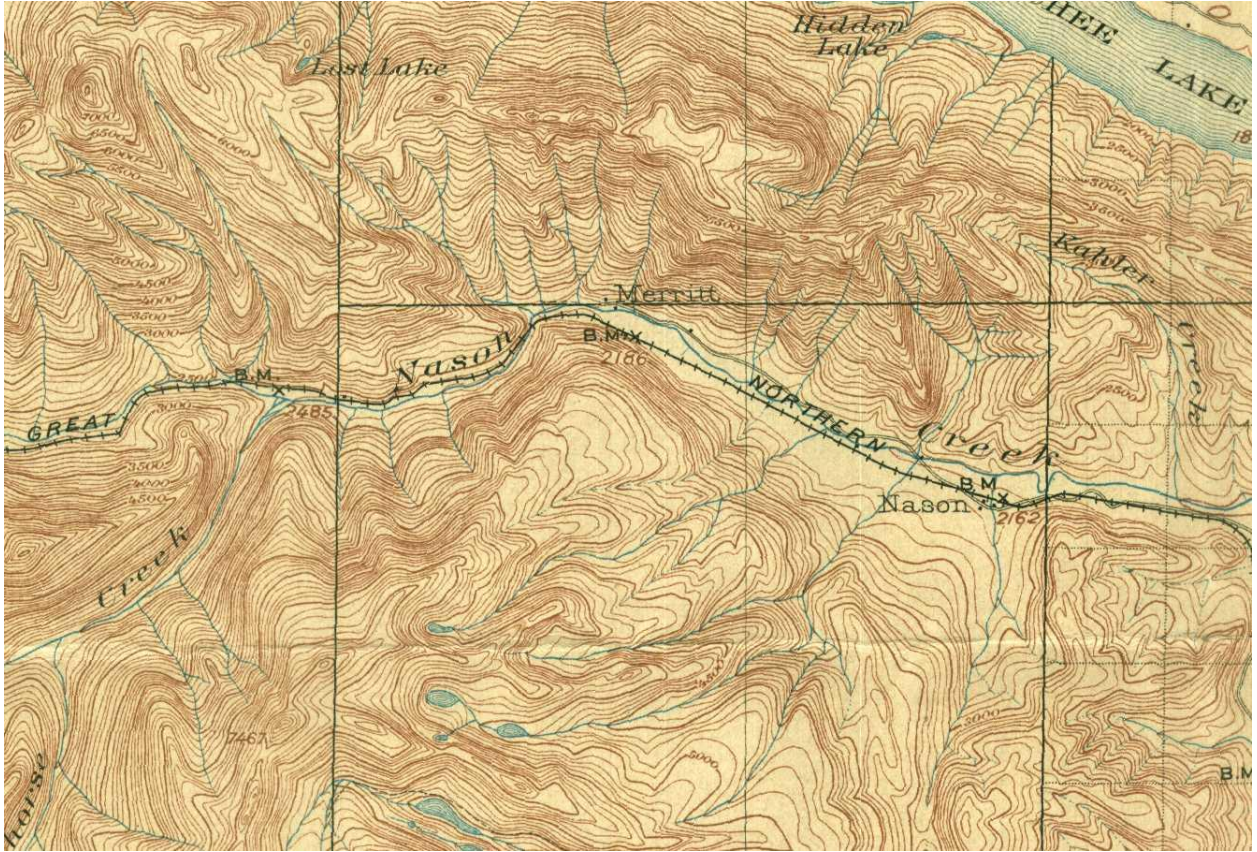
- Historic Index – last revised 4/27/2006 and including the following for the Subject and immediate area:
 - SW1/4 and SE1/4 of the NW1/4 and NE1/4 and NW1/4 of the SW1/4 of Section 3 – Homestead Entry (HE) Patent, s/n 2035, dated 6/30/1906
 - SE1/4 of the NE1/4 of Section 4 – HE Patent, s/n 2544, dated 2/17/1908
- Master Title Plat – last updated 4/27/2006



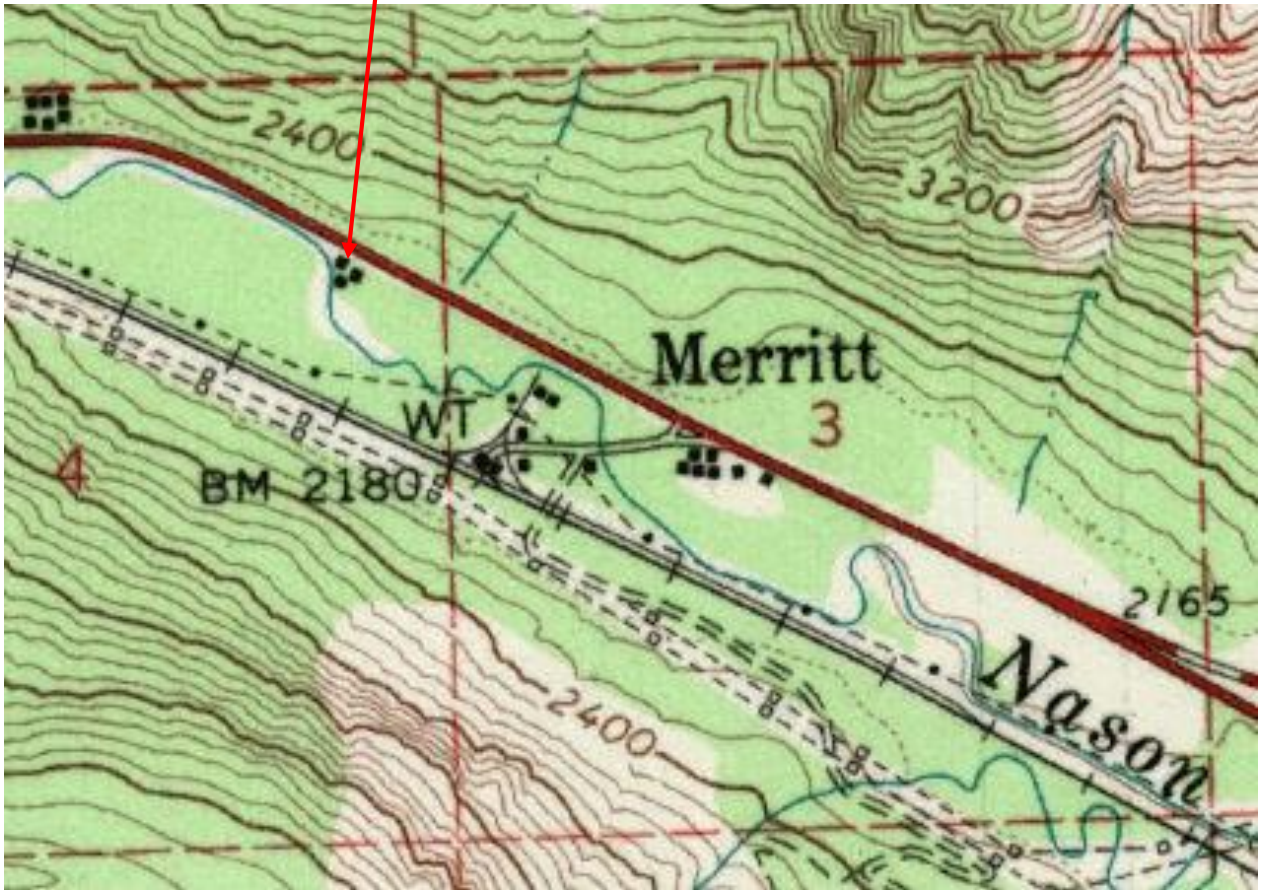
- **1904 Cadastral Survey:** Shows road in same general alignment of SR 2, Great Northern Railroad alignment on the southwest side of Nason Creek (which is illustrated as having a more linear channel configuration), and J. H. McEvoy ownership of the Subject.



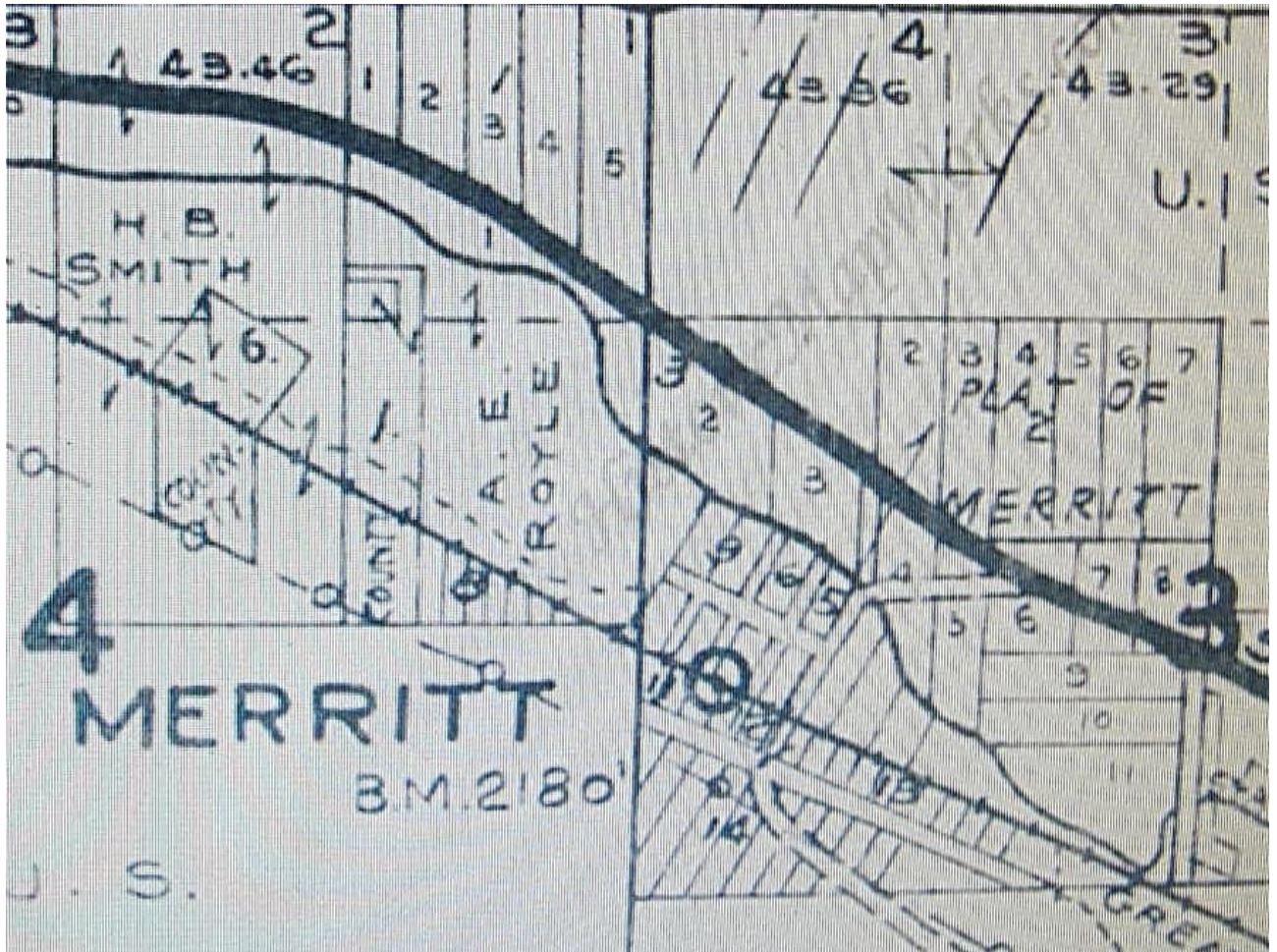
1904 Topographic Map – Chiwaukum, Washington 1:125,000: Shows three structures for Merritt on the north side of Nason Creek with no bridge crossing to south side. The road appears to end at Merritt, but the Great Northern tracks are in place and crossing Nason Creek to the west of the Subject.



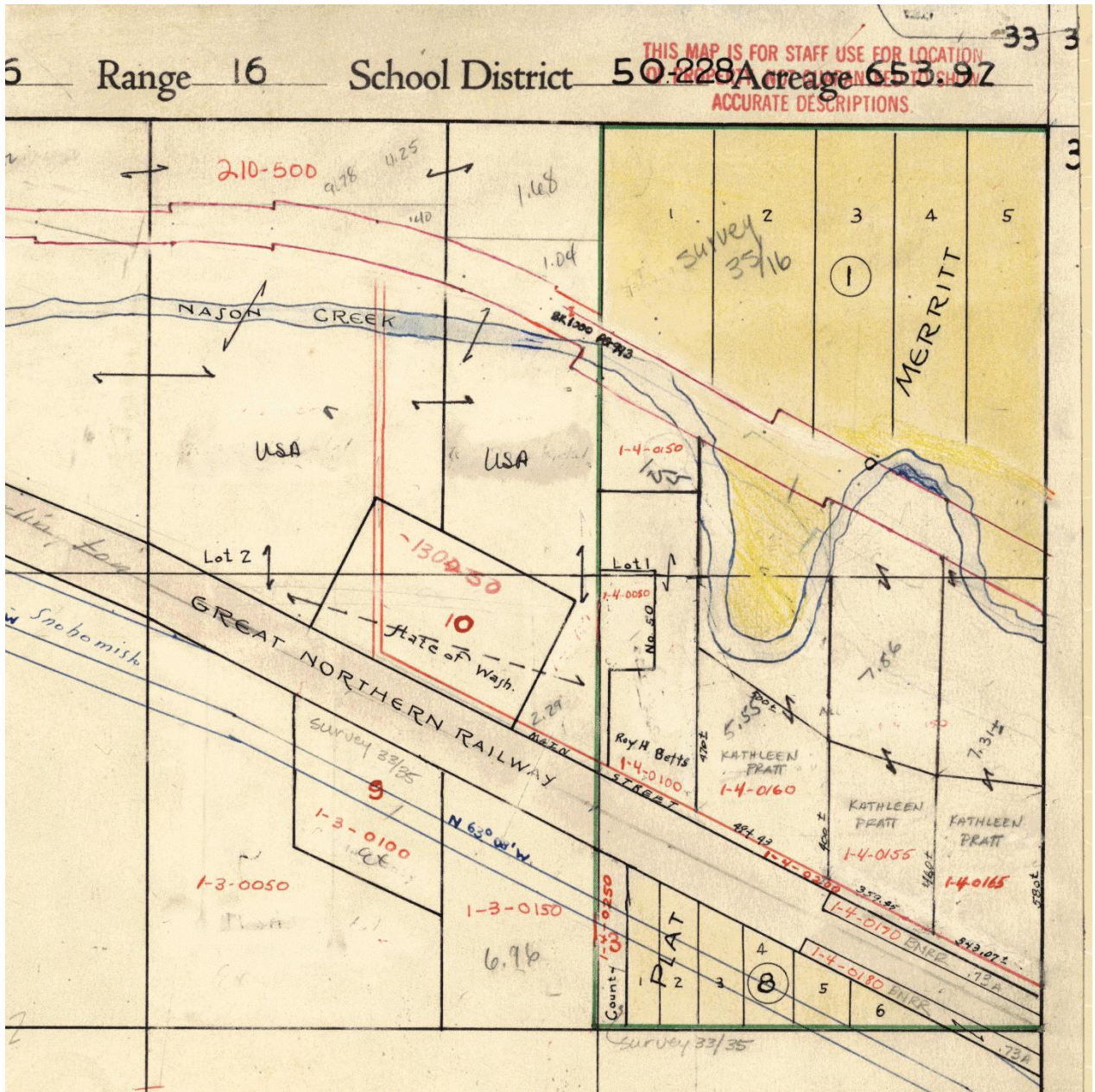
1965 Topographic Map – Wenatchee Lake 1:62,500: Shows the bridge crossing at Merritt, with some structures on the Coaker Subject.



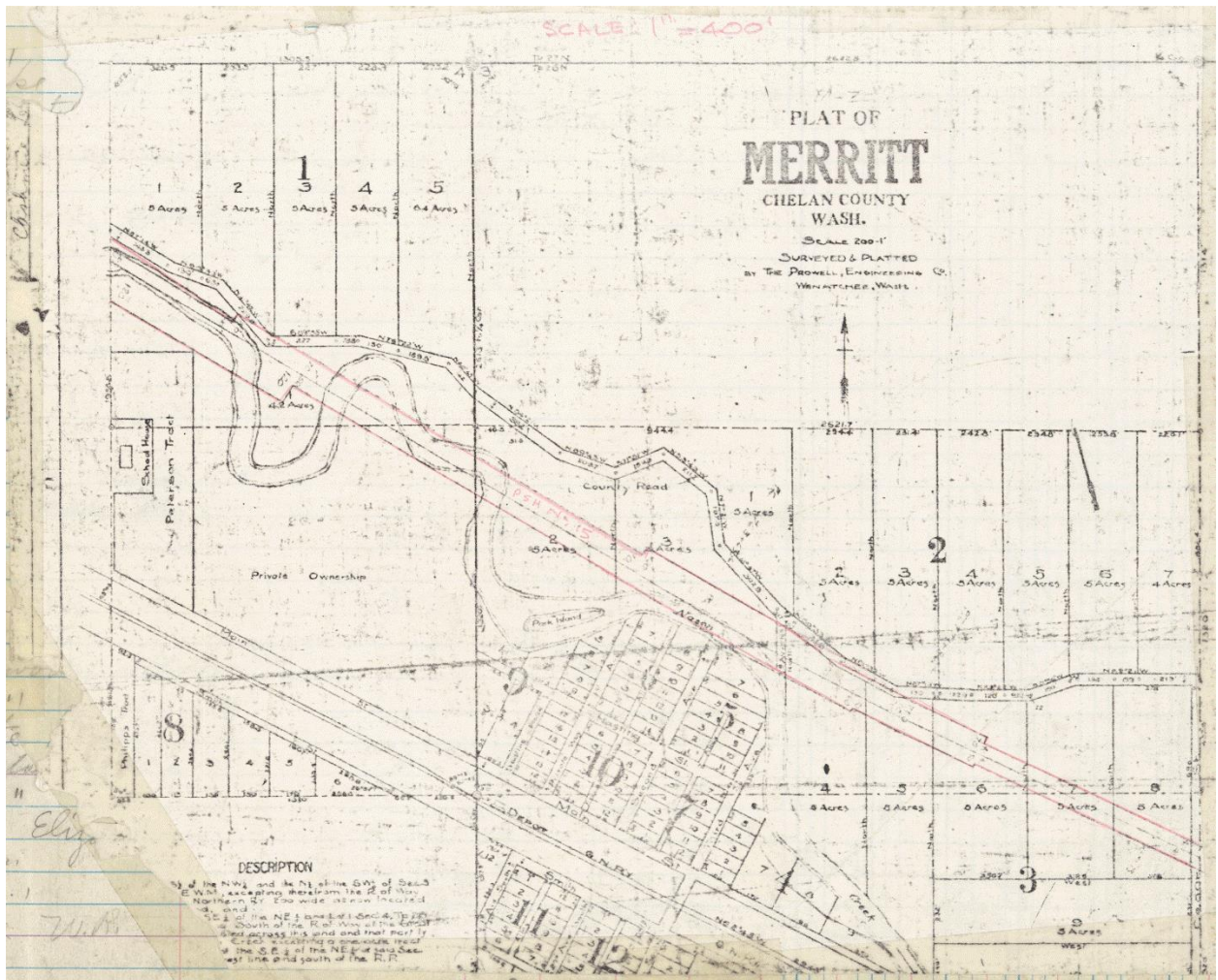
1959 Metsker Map: Shows the fragmented property grid for Merritt, with several varying size lots and an irregular road grid with no apparent access to some of the lots.



Chelan County Assessor – Section 4 Historical Map: This map shows the illustrated channel configuration of Nason Creek differs from current conditions, and Kathleen Pratt ownership of current Coaker holdings.



Historic Merritt Plat Map: Shows Nason Creek channel alignment differs from current conditions.



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. 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 <i>Reference:</i> 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. **No sites were identified on or near the Subject Property.**

CERCLIS: <http://www.epa.gov/superfund/sites/cursites/>

Active sites: Query: Chelan County

- USDA FS Wenatchee NF: Holden Mine (T31N, R17E, Sec 7) – WA9122307672 – Not on NPL, remedial activities under EPA enforcement. Discovery in 1980, preliminary assessment in 1992, consent order in 1998, site reassessment in 2000, federal facility RI/FS and record of decision in 2012, and currently undergoing remedial action beginning in 2013.
- Rock Island Silicon Plant (Former) – 100 S. Fourth Street, Rock Island, WA – WAN001002939 – Not on NPL, discovery in 2011, preliminary assessment completed in 2012 and site inspection completed in 2013. Site does not qualify for the NPL based on existing information.

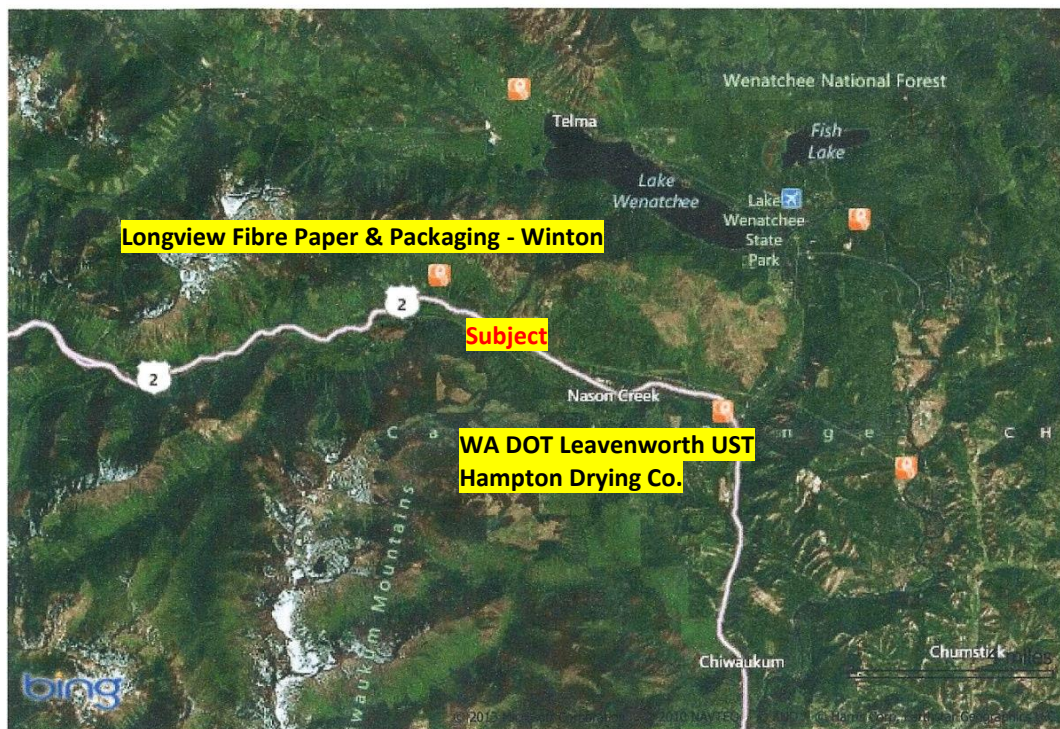
Archived sites in Leavenworth Area (98826):

- 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 along Nason Creek 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
- Hampton Drying Co. Leavenworth (17400 Winton Road, Leavenworth) aka Longview Fibre: Toxics Leaking Storage Tank (9677), NPDES storm water permit SO3000205 and WAR000205

	Media: Water Single facility Facility cluster
<ul style="list-style-type: none"> 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 2010 through 5/24/2015	
<ul style="list-style-type: none"> 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 and focusing on facilities along Nason Creek:

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 (ID #12250) <u>HAZWASTE</u> Emergency/Haz Chem Rpt TIER2 (CRK0000476980) Haz Waste Generator (WAD988467718)	Active (since 2000) Active (since 1998) Inactive (1989 – 1991)	N 47.77533° W120.96557°
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 47.75582° W120.73951°
19525	Leavenworth Electrical & Excavation 15353 US Highway 2 Leavenworth, WA 98826	<u>AIRQUAL</u> Enforcement Final	Active (since 2014)	N 47.75843° W120.73928°
59619289	WA DOT Leavenworth UST SR 2 MP 99.5 Leavenworth, WA 98826	<u>HAZWASTE</u> Haz Waste Generator (WAD988467833)	Inactive (since 1991)	N 47.75634° W120.74063°
5556548	SP-K-2127 No address	<u>AIRQUAL</u> Enforcement Final	Active (since 2004)	N 47.76688° W120.7905°
4998	Central Washington Asphalt, Inc. Mile Post 81.72 Leavenworth, WA 98826	<u>WATQUAL</u> Sand and Gravel GP (WAG500093)	Active (since 2007)	N 47.77154° W120.8101°
71399884	Ray Rock Grocery 19475 US Highway 2 Leavenworth, WA 98826	<u>TOXICS</u> UST (ID #101329) LUST (ID #101329)	Inactive (2000 – 2004) Active (since 1992)	N 47.78782° W120.85497°
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°

Site ID	Site Description	Ecology Interactions	Status	Latitude Longitude
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 <u>AIRQUAL</u> Air Quality Annual Regulated Source	Inactive (1992 – 2006) Inactive (2003 – 2005) Active (since 1993) Active (since 1997)	N 47.79484° W120.85954°
12817	S4-29681 No address	<u>WATRES</u> Non-enforcement final	Active (since 2015)	N 47.7687° W120.01446°
15074	Chelan PUD Nason Creek No address	No interactions, but in Ecology database		N 47.771° W120.9881°
8463945	Timothy Gellatly No address Other side of Nason Creek from Subject	<u>WATRES</u> Non-enforcement final	Active (since 2004)	N 47.78137° W120.72674°
2833180	Kahler Glen Golf & Ski Resort S4-30880C, G4-31392C No address Downstream of Subject	<u>WATRES</u> Non-enforcement final	Active (since 2004)	N 47.79586° W120.72572°
NOTES: UST = underground storage tank (fuel) LUST = leaking underground storage tank (fuel)				

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 hazardous materials are not managed appropriately.

GROUNDWATER

References:

- Washington State Department of Ecology Water Resources Program Well Log and Water Rights Databases

The Washington State Department of Ecology Water Resources Program Database for Water Well Reports was queried for records of water wells recorded within Sections 3 and 4, Township 26 North, Range 16 East W.M. No well logs are reported for the Subject Property. The Water Rights database was also queried for the Subject Property parcel number, resulting in no recorded water rights.

INTERVIEW

Although the Subject owner did not complete an *Environmental Screening Questionnaire*, some photographs and assessment of potential cleanup costs for the Subject Property were provided by the Chelan-Douglas Land Trust for background information.

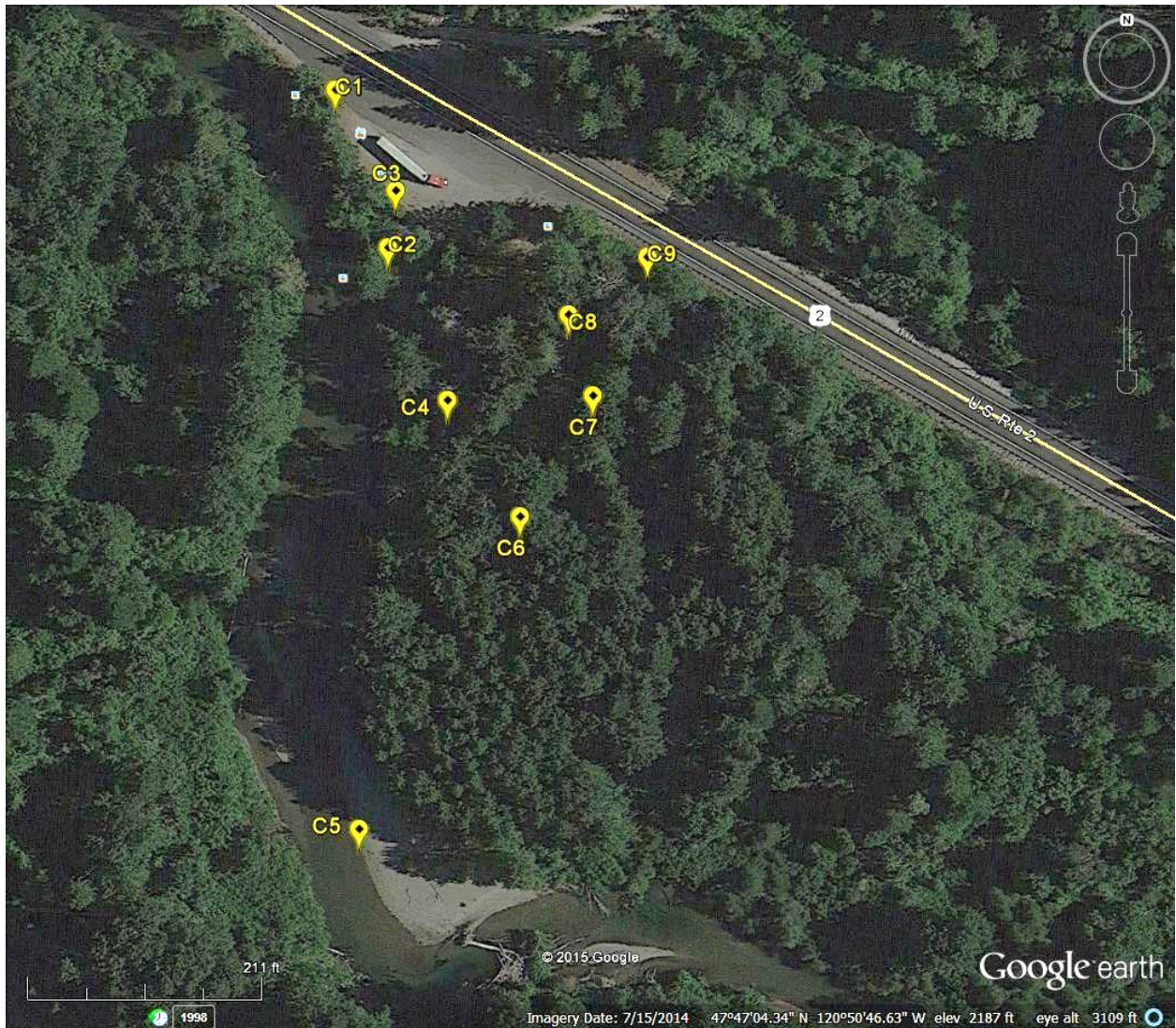
SITE RECONNAISSANCE

REFERENCE: <i>ASTM designation E1527 – Standard Practice for Environmental Site Assessments</i>
Inspector: Randy Knight and Sheila Pachernegg
Date: Friday, May 15, 2015 Time: 0900 - 1100 Weather: Partly cloudy with sun breaks, cool, 50° F Refer to attached maps and photographs. Traversed the property from highway boundary to south boundary at Nason Creek, through center, along east boundary, and Creek west boundary
Current Use of Property: Abandoned recreational creek frontage properties with many dilapidated single room cabins and sheds, one larger newer partially constructed cabin, abandoned automobile piles, debris piles and litter.
Past Use of Property: Recreational cabin property along Nason Creek and adjoining Highway 2.
Current Use of Adjoining Property Wenatchee National Forest, with former railroad town of Merritt to the south and east. Highway 2 on the north boundary (the Stevens Pass transportation corridor since the turn of the last century).
Past Use of Adjoining Properties: Forestland, riparian, transportation corridor, recreational home sites.
Geologic, Hydrogeologic, Hydrologic, Topographic Conditions: The geographic and hydrologic setting is creek frontage, bottomland and floodplain of Nason Creek. Northern portion of property is cut bank frontage and south half deposition bar frontage. Property is located in a half mile wide 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 surrounding metamorphic rocks (Round Mountain at 5,700 feet located approximately one mile to the northeast). Groundwater is shallow. The Creek is subject to large seasonal flows with peak runoff in the spring during snow melt.
General Descriptions of Structures: Approximately one dozen cabins in varying states of disrepair: ranging from a larger (600 sf) new cabin on spread footings with loft to many smaller (200 sf) cabins that have collapsed, missing sides, and none in habitable condition.

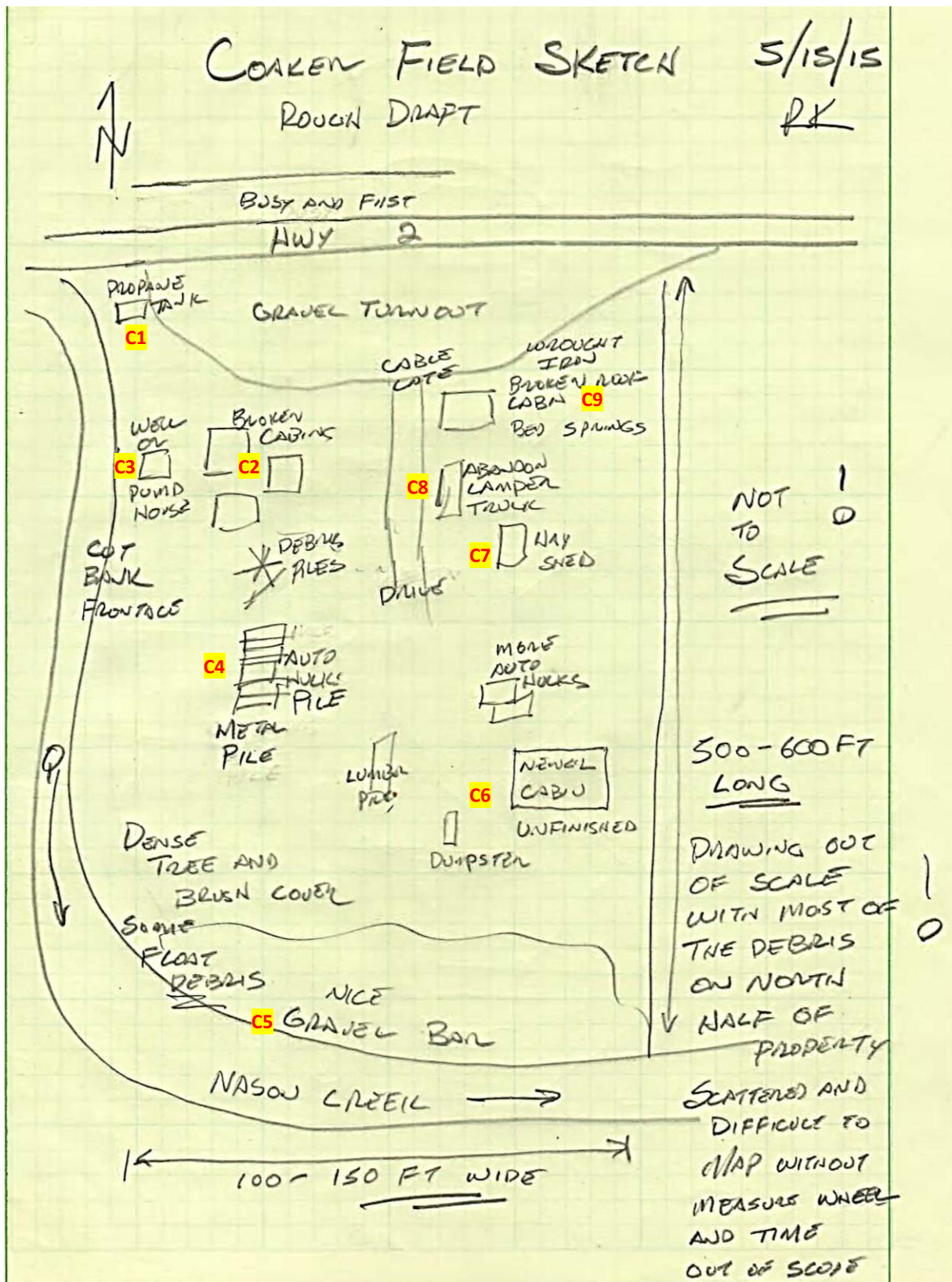
Roads: Busy State Highway 2 on north boundary Gate area and some pavement on short access driveways onto property.
Potable Water Supply: None observed on Subject.
Sewage Disposal / Septic Systems: None observed but there will be some small on site systems or at least outhouse locations.
Hazardous Substances and Petroleum Products in Use: Some unidentified container waste found.
Storage Tanks: None observed on Subject.
Odors: None observed on Subject.
Pools of Liquids: None observed on Subject.
Drums: Some drums may be found with scrap metal debris piles.
Hazardous Substance and Petroleum Products Containers: Container waste found in various locations and in debris piles as well as petroleum products associated with the auto hulks.
Unidentified Substance Containers: Container waste found in various locations and in debris piles.
PCBs: None observed on Subject.
Heating and Cooling: None observed on Subject. Wood heat cabins.
Stains and Corrosion: Stains and corrosion under and around car hulks and debris piles.

Drains and Sumps: None observed on Subject.
Pits, Ponds, Lagoons: None observed on Subject.
Stained Soils: Stained soils observed in a few scattered locations.
Stressed Vegetation: None observed in early season but there will be stressed vegetation under auto hulks and locations where oil and fuels were spilled.
Solid Waste: Along with the dozen auto hulks, piles of metal and debris are found together with ground litter and solid waste found in some of the cabin structures.
Waste Water: None observed on Subject.
Wells: None observed but at least one water line found that runs from the creek with a pump house or potentially a small shallow well house .

2014 Google Aerial Photograph with General Areas Corresponding to Photographs Taken on May 15, 2015



General Area Identification and Description	Latitude (WGS84)	Longitude (WGS84)
C1: propane tank	N47.78554°	W120.84723°
C2: Western cabins	N47.78515°	W120.84704°
C3: Debris and surface water intake area	N47.78529°	W120.84701°
C4: Auto hulk pile and other debris	N47.78477°	W120.84682°
C5: Nason Creek frontage	N47.78370°	W120.84715°
C6: Newer cabin under construction and surrounding debris	N47.78448°	W120.84655°
C7: Hay shed	N47.78478°	W120.84628°
C8: Abandoned truck/camper and debris	N47.78498°	W120.84637°
C9: Cabin with fallen tree, hookups, underground power, wrought iron fencing, second access road	N47.78508°	W120.84673°





Area C1: propane tank - delivery line to property across Hwy 2



Area C3: Well or surface water diversion



Area C2: Decaying cabins



Area C2: Trash inside cabins



Area C2: Trash inside cabins



Area C2: Trash inside cabins

Coaker Subject Property – Phase I Environmental Site Assessment: May 15, 2015

Page 1 of 5



Area C4: Auto hulk pile



Area C4: Metal pile next to auto hulks



Area C4: Wood debris pile



Area C4: Debris Pile



Area C5: Nason Creek frontage on south boundary



Area C5: Nason Creek frontage on south boundary

Coaker Subject Property – Phase I Environmental Site Assessment: May 15, 2015

Page 2 of 5



Area C5: Nason Creek frontage on south boundary



Area C5: Nason Creek frontage on south boundary



Area C5: Nason Creek frontage on south boundary



Area C6: Newer incomplete cabin



Area C6: Abandoned truck



Area C6: Abandoned bin and scrap lumber pile

Coaker Subject Property – Phase I Environmental Site Assessment: May 15, 2015

Page 3 of 5



Area C7: Shed with straw bales



Area C8: Trash area/burn pile



Area C8: Abandoned truck with camper truck



Area C8: Camper interior



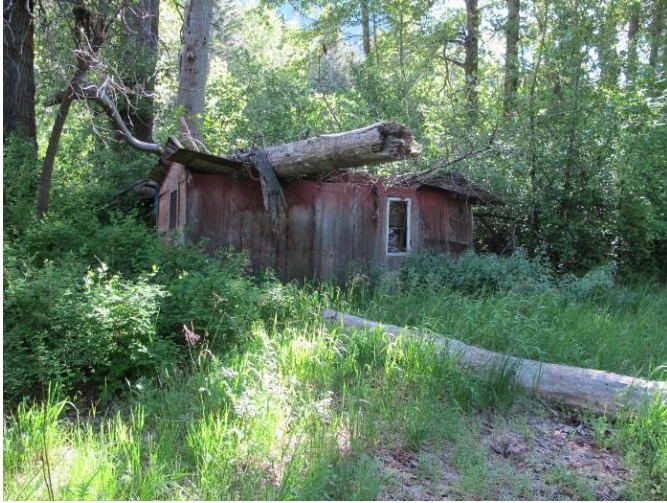
Area C9: Another cabin grouping



Area C9: Cabin interior

Coaker Subject Property – Phase I Environmental Site Assessment: May 15, 2015

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Area C9: Cabin with tree through roof



Area C9: Bedspring fencing



Area C9: RV hookups



Area C9: Hookups and bedspring fencing

Coaker Subject Property – Phase I Environmental Site Assessment: May 15, 2015

Page 5 of 5

REPORT CONCLUSIONS

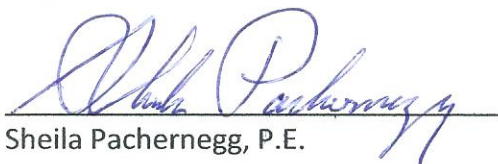
A **Phase I Environmental Site Assessment** of the Subject Property was completed in conformance with the scope and limitations of ASTM Practice E 1527. Any exceptions to, or deletions from, this practice are described in the body of this report. This assessment has revealed the following evidence of potential recognized environmental conditions (RECs) in connection with the Subject Property:

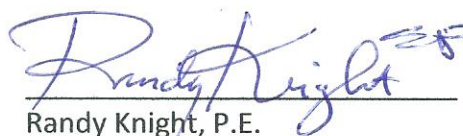
- In consideration of the extent of debris on the Subject Property, there is a potential for RECs to be present that are not readily observed at the surface.

Based upon the extent of the debris and the potential for latent, hidden or other RECs at this site, the following actions are recommended:

- Burial of debris on site (even wood debris) should not be used as a disposal option to minimize the potential for future erosion and settlement problems.
- Obtain haul and disposal records for all materials taken offsite, in particular the disposal records for any hazardous waste removed from the site.
- Re-inspect the property following completion of the cleanup work, and provide a letter to the file that all RECs were removed.

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 30 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 Idaho. Working in the Pacific Northwest as a public employee and private consultant for over 30 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.

Attachments



First American

First American Title Insurance Company

16 South Mission
Wenatchee, WA 98801
Phn - (509)663-8555
Fax - (866)635-0234

Joshua Hill
Title Operations Manager
(509)665-7333 - johill@firstam.com

Terri Shiflett
Recording Officer
(509)665-7335 - tshiflett@firstam.com

To: **Chelan-Douglas Land Trust**
PO Box 4461
Wenatchee, WA 98801

File No.: **4449-2100135**
Your Ref No.:

Attn: Mickey Fleming

Re: Property Address: **Vacant Land, , WA**

COMMITMENT FOR TITLE INSURANCE

Issued by

FIRST AMERICAN TITLE INSURANCE COMPANY

Agreement to Issue Policy

We agree to issue a policy to you according to the terms of this Commitment.

When we show the policy amount and your name as the proposed insured in Schedule A, this Commitment becomes effective as of the Commitment Date shown in Schedule A.

If the Requirements shown in this Commitment have not been met within six months after the Commitment Date, our obligation under this Commitment will end. Also, our obligation under this Commitment will end when the Policy is issued and then our obligation to you will be under the Policy.

Our obligation under this Commitment is limited by the following:

The Provisions in Schedule A.

The Requirements in Schedule B-I.

The General Exceptions and Exceptions in Schedule B-II.

The Conditions.

This Commitment is not valid without Schedule A and Section I and II of Schedule B.

First American Title Insurance Company

Joshua Hill, Title Officer

SCHEDULE A

1. Commitment Date: May 22, 2013 at 7:30 A.M.
2.

Policy or Policies to be issued:	AMOUNT	PREMIUM	TAX
General Schedule Rate			
Standard Owner's Policy	\$ To Follow	\$ To Follow	\$ To Follow
Proposed Insured:			
To Follow			
3. (A) The estate or interest in the land described in this Commitment is:

Fee Simple

(B) Title to said estate or interest at the date hereof is vested in:

Edward William Coaker, as his sole and separate property
4. The land referred to in this Commitment is described as follows:
Real property in the County of Chelan, State of Washington, described as follows:

That portion of Lot 1, Block 3, Plat of Merritt, Chelan County, Washington, according to the plat thereof recorded in Volume 2 of Plats, Page 80, lying Southerly of the right of way of State Highway No. 15, (U.S. No. 2), Except that portion, if any, lying Southerly of Nason Creek.
APN: 261603695025

**SCHEDULE B
SECTION I**

REQUIREMENTS

The following requirements must be met:

- (A) Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- (B) Pay us the premiums, fees and charges for the policy.
- (C) Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded:
- (D) You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
- (E) Releases(s) or Reconveyance(s) of Item(s):
- (F) Other:
- (G) You must give us the following information:
 - 1. Any off record leases, surveys, etc.
 - 2. Statement(s) of Identity, all parties.
 - 3. Other:

**SCHEDULE B
SECTION II**

GENERAL EXCEPTIONS

PART ONE:

- A. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
- B. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
- C. Easements, claims of easement or encumbrances which are not shown by the public records.
- D. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
- E. (A) Unpatented mining claims; (B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof; (C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B) or (C) are shown by the public records; (D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
- F. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.
- G. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
- H. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for value the escrow or interest or mortgage(s) thereon covered by this Commitment.

**SCHEDULE B
SECTION II**

EXCEPTIONS

PART TWO:

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction. The printed exceptions and exclusions from the coverage of the policy or policies are available from the office which issued this Commitment. Copies of the policy forms should be read.

1. Lien of the Real Estate Excise Sales Tax and Surcharge upon any sale of said premises, if unpaid. As of the date herein, the excise tax rate for **unincorporated CHELAN County** is at **1.78%**.
Levy/Area Code: 29
2. Delinquent General Taxes for the year 2013. The first half becomes delinquent after April 30th. The second half becomes delinquent after October 31st.
Tax Account No.: 261603695025
1st Half
Amount Billed: \$ 92.52
Amount Paid: \$ 0.00
Amount Due: \$ 92.52, plus interest and penalty
2nd Half
Amount Billed: \$ 92.41
Amount Paid: \$ 0.00
Amount Due: \$ 92.52, plus interest and penalty
Assessed Land Value: \$ 17,250.00
Assessed Improvement Value: \$ 0.00
3. Any and all offers of dedication, conditions, restrictions, easements, fence line/boundary discrepancies, notes and/or provisions shown or disclosed by Short Plat or Plat Plat of Merritt recorded in Volume 2 of Plats, Page(s) 80.
4. Any question that may arise due to the shifting and/or changing in the course of Creek.
5. Rights of the general public to the unrestricted use of all the waters of a navigable body of water not only for the primary purpose of navigation, but also for corollary purposes; including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands or adjoining uplands and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence)

INFORMATIONAL NOTES

- A. Effective January 1, 1997, and pursuant to amendment of Washington State Statutes relating to standardization of recorded documents, the following format and content requirements must be met. Failure to comply may result in rejection of the document by the recorder.
- B. Any sketch attached hereto is done so as a courtesy only and is not part of any title commitment or policy. It is furnished solely for the purpose of assisting in locating the premises and First American expressly disclaims any liability which may result from reliance made upon it.
- C. The description can be abbreviated as suggested below if necessary to meet standardization requirements. The full text of the description must appear in the document(s) to be insured.

Ptn. of Lot 1, Block 3, Plat of Merrit, Vol. 2, P. 80, Chelan County.

APN: 261603695025

- D. The following deeds affecting the property herein described have been recorded within 36 months of the effective date of this commitment: NONE

Property Address: **Vacant Land, , WA**

NOTE: The forthcoming Mortgagee's Policy will be the ALTA 2006 Policy unless otherwise noted on Schedule A herein.

NOTE: We find no judgments or Federal tax liens against the vestee herein, unless otherwise shown as a numbered exception above.

NOTE: A FEE WILL BE CHARGED UPON THE CANCELLATION OF THIS COMMITMENT PURSUANT TO WASHINGTON STATE INSURANCE CODE AND THE FILED RATE SCHEDULE OF THIS COMPANY.

CONDITIONS

1. DEFINITIONS

(a)"Mortgage" means mortgage, deed of trust or other security instrument.

(b)"Public Records" means title records that give constructive notice of matters affecting the title according to the state law where the land is located.

2. LATER DEFECTS

The Exceptions in Schedule B - Section II may be amended to show any defects, liens or encumbrances that appear for the first time in the public records or are created or attached between the Commitment Date and the date on which all of the Requirements (a) and (c) of Schedule B - Section I are met. We shall have no liability to you because of this amendment.

3. EXISTING DEFECTS

If any defects, liens or encumbrances existing at Commitment Date are not shown in Schedule B, we may amend Schedule B to show them. If we do amend Schedule B to show these defects, liens or encumbrances, we shall be liable to you according to Paragraph 4 below unless you knew of this information and did not tell us about it in writing.

4. LIMITATION OF OUR LIABILITY

Our only obligation is to issue to you the Policy referred to in this Commitment, when you have met its Requirements. If we have any liability to you for any loss you incur because of an error in this Commitment, our liability will be limited to your actual loss caused by your relying on this Commitment when you acted in good faith to:

comply with the Requirements shown in Schedule B - Section I
or

eliminate with our written consent any Exceptions shown in Schedule B - Section II.

We shall not be liable for more than the Policy Amount shown in Schedule A of this Commitment and our liability is subject to the terms of the Policy form to be issued to you.

5. CLAIMS MUST BE BASED ON THIS COMMITMENT

Any claim, whether or not based on negligence, which you may have against us concerning the title to the land must be based on this commitment and is subject to its terms.



First American

First American Title Insurance Company
16 South Mission
Wenatchee, WA 98801
Phn - (509)663-8555
Fax - (866)635-0234



First American Title

Privacy Information

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet.

In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us who you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site.

There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

Cookies

Some of First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive.

FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

Fair Information Values

Fairness We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

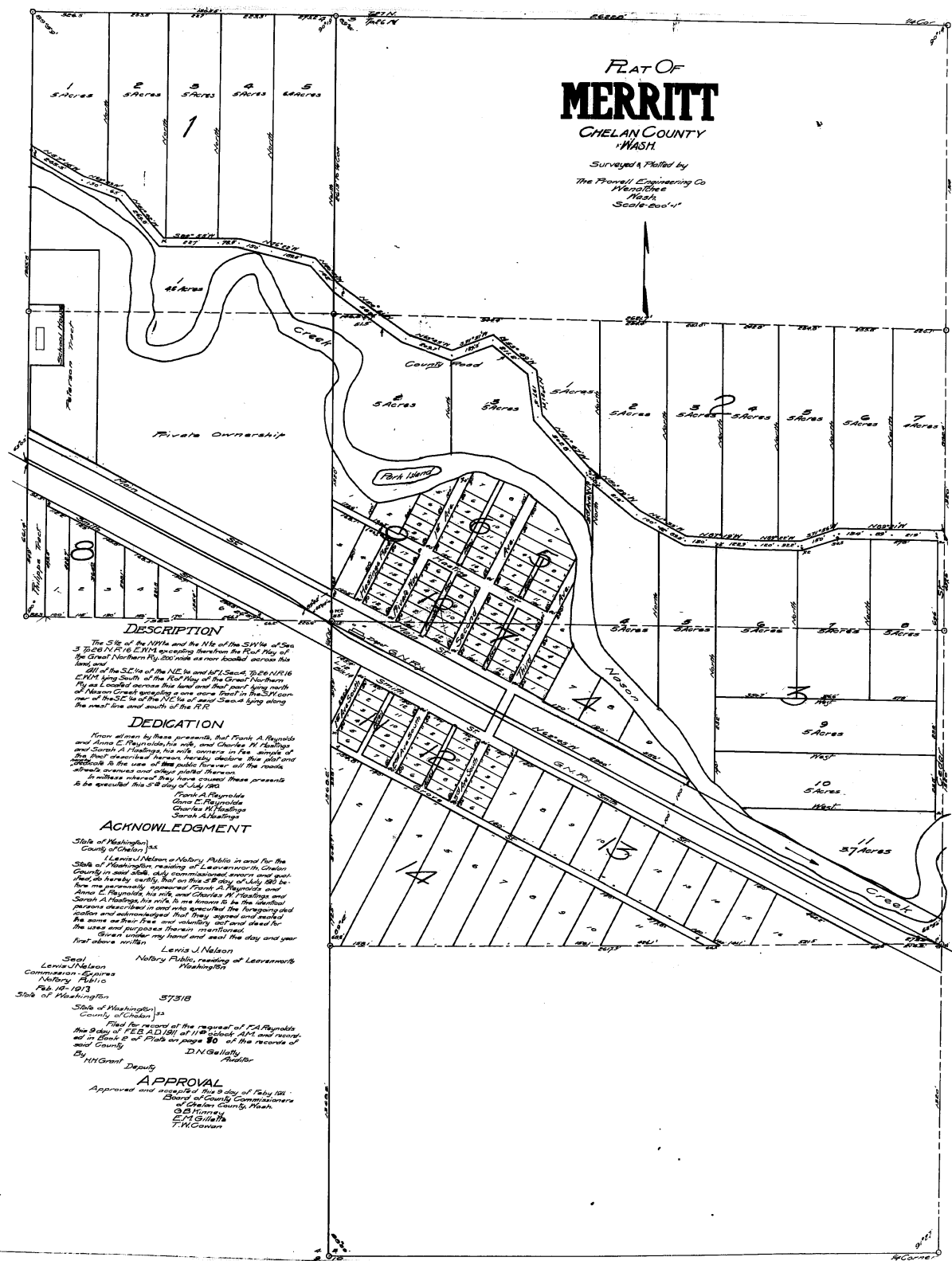
Public Record We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

Use We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

Accuracy We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

Education We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

Security We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.



DESCRIPTION

The Site of the NW 1/4 and NE 1/4 of the SW 1/4 of Sec. 3 T26N R16E M14 excepting therefrom the Flat of Sec. 3 of Grant Northern Ry. 200' wide as now located across this land, and all of the SE 1/4 of the NE 1/4 and NW 1/4 Sec. 3 T26N R16E M14 lying South of the Flat of the Grant Northern Ry. as located across this land and that part lying north of Mason Creek excepting a one acre tract in the SW 1/4 corner of the SE 1/4 of the NE 1/4 of said Sec. 3 lying along the east line and south of the RR.

DEDICATION

Known to us by these presents, that Frank A. Reynolds and Anna C. Reynolds, his wife, and Charles M. Hastings and Sarah A. Hastings, his wife, owners in fee simple of the tract described herein, hereby declare this plat and dedicate to the use of the public forever all the roads, streets, avenues and other public thereon.

In witness whereof they have caused these presents to be executed this 5th day of July 1903.

Frank A. Reynolds
Anna C. Reynolds
Charles M. Hastings
Sarah A. Hastings

ACKNOWLEDGMENT

State of Washington) ss
County of Chelan)
Lewis J. Nelson, a Notary Public in and for the State of Washington, residing at Leavenworth, Chelan County in and said duly commissioned, do hereby certify that on this 5th day of July 1903 he has personally appeared Frank A. Reynolds and Anna C. Reynolds, his wife, and Charles M. Hastings and Sarah A. Hastings, his wife, he has known to be the identical persons described in and who executed the foregoing plat and acknowledges that they agreed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

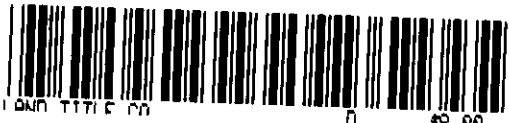
Given under my hand and seal this day and year first above written.

Lewis J. Nelson

Notary Public, residing at Leavenworth, Washington

Seal
Lewis J. Nelson
Commission Expires
Notary Public
Feb. 10, 1913
State of Washington

State of Washington) ss
County of Chelan)
Filed for record at the request of F.A. Reynolds and S.A. Hastings at 11:00 o'clock AM and received in Book 2 of Plats on page 80 of the records of said County.
D. H. Grant
Deputy
Approved and recorded this 5th day of July 1903.
County of Chelan, Washington
G. B. Turner
C. M. Gillette
J. M. Conner



2105666
Page: 1 of 1
11/30/2001 11:32A
Chelan Co. WA

AFTER RECORDING MAIL TO:
Edward William Coaker
23000 32nd W.
Brier WA 98036

112158

REAL ESTATE EXCISE TAX
PAID \$ 267.00
Chelan County Treasurer
David E. Griffiths, C.P.A.
By [Signature] 11-30-01
Deputy

Filed for Record at Request of
Pacific NorthWest Escrow Corporation
Escrow Number: P2864

Statutory Warranty Deed

76105

Grantor(s): Gordon H. Koetje
Grantee(s): Edward William Coaker
Abbreviated Legal

Portion Lot 1 Block 3 Plat of Merritt, as per plat recorded in Volume 2 Page 80. Situate in the County of Chelan, State of Washington.

Assessor's Tax Parcel Number(s): 26-16-03-695-025

THE GRANTOR Gordon H. Koetje, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Edward William Coaker, a single person the following described real estate, situated in the County of Chelan, State of Washington

THAT PORTION OF LOT 1, BLOCK 3, PLAT OF MERRITT, CHELAN COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 80, LYING SOUTHERLY OF THE RIGHT OF WAY OF STATE HIGHWAY NO. 15, (U.S. NO. 2)

EXCEPT THAT PORTION, IF ANY, LYING SOUTHERLY OF NASON CREEK.

Dated November 9, 2001

[Signature]
Gordon H. Koetje

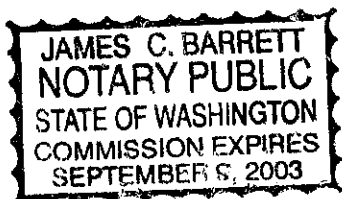
State of Washington }
County of FRONTIER } SS:

I certify that I know or have satisfactory evidence that **Gordon H. Koetje**

is/are the person(s) who appeared before me, and said person(s) acknowledged that **he / she / they** signed this instrument and acknowledge it to be **his/ her/ their** free and voluntary act for the uses and purposes mentioned in this instrument.

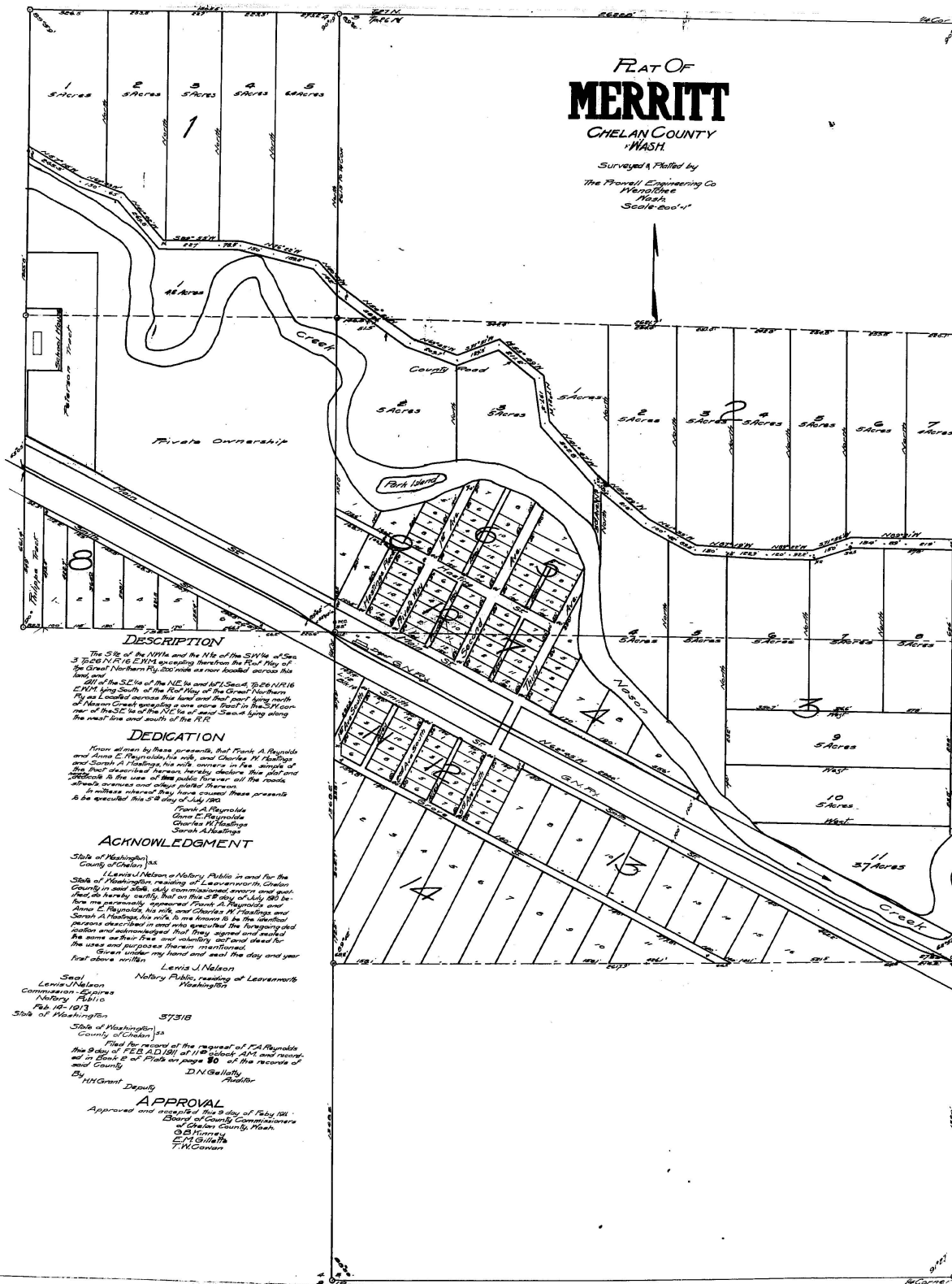
Dated: 11-9-01

[Signature]
JAMES C. BARRETT
Notary Public in and for the State of Washington
Residing at KENMORE
My appointment expires: 9-9-03



PLAT OF **MERRITT** CHELAN COUNTY WASH.

Surveyed & Platted by
The Powell Engineering Co.
Hendone
Wash.
Scale 800' = 1"



DESCRIPTION

The Site of the NW 1/4 and NE 1/4 of the SE 1/4 of Sec. 3 T26N R16E M4M excepting therefrom the Flat Plat of Sec. 3 T26N R16E M4M as now located across this land, and all of the SE 1/4 of the NE 1/4 and NE 1/4 of Sec. 3 T26N R16E M4M lying South of the Flat Plat of the Great Northern Ry. as located across this land and that part lying north of Mason Creek excepting a one acre tract in the SE 1/4 corner of the SE 1/4 of the NE 1/4 of said Sec. 3 lying along the east line and south of the RR.

DEDICATION

Know all men by these presents, that Frank A. Reynolds and Anna C. Reynolds, his wife, and Charles H. Hastings and Sarah A. Hastings, his wife, owners in fee simple of the tract described herein, hereby declare this plat and dedicate to the use of the public forever, all the roads, streets, avenues and other public therein.

In witness whereof they have caused these presents to be executed this 5th day of July 1903.

Frank A. Reynolds
Anna C. Reynolds
Charles H. Hastings
Sarah A. Hastings

ACKNOWLEDGMENT

State of Washington) ss.
County of Chelan)
I, Lewis J. Nelson, a Notary Public in and for the State of Washington, residing at Leavenworth, Chelan County, in said State, duly commissioned, do hereby certify that on this 5th day of July 1903, before me personally appeared Frank A. Reynolds and Anna C. Reynolds, his wife, and Charles H. Hastings and Sarah A. Hastings, his wife, to me known to be the identical persons described in and duly executed the foregoing plat and acknowledged that they agreed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and seal this day and year first above written.

Lewis J. Nelson

Notary Public, residing at Leavenworth, Washington

Seal
Lewis J. Nelson
Commission Expires
Notary Public
Feb. 15, 1913
State of Washington

57318

State of Washington) ss.
County of Chelan)

I, D. B. Gillette, a Notary Public, residing at Leavenworth, Chelan County, in said State, duly commissioned, do hereby certify that on this 5th day of Feb. 1904, before me personally appeared Frank A. Reynolds and Anna C. Reynolds, his wife, and Charles H. Hastings and Sarah A. Hastings, his wife, to me known to be the identical persons described in and duly executed the foregoing plat and acknowledged that they agreed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and seal this day and year first above written.

D. B. Gillette

Notary Public, residing at Leavenworth, Washington

Seal

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**SONYA KRASKI
COUNTY CLERK
SNOHOMISH CO. WASH**



CL17123960

**SUPERIOR COURT OF STATE OF WASHINGTON
IN AND FOR THE COUNTY OF SNOHOMISH**

Estate of

EDWARD WILLIAM COAKER

Deceased

CASE NO. 14-4-01297-2

LETTERS TESTAMENTARY

(LTRTS)

WHEREAS, the Last Will of the above named deceased having been proven and recorded in this court on:
February 13, 2015

Now, therefore, know all men by these presents that

MICHAEL E. COAKER

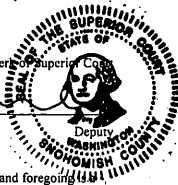
is hereby appointed and qualified as Personal Representative of said estate, and that we do hereby authorize the
above named to execute said Last Will according to law.

Dated: 2/13/2015

Sonya Kraski, Clerk of Superior Court

By

M. T. D.



CERTIFICATE

I Sonya Kraski, Clerk of the Snohomish County Superior Court, certify that the above and foregoing is a
true and correct copy of the Letters Testamentary in the above named case and were entered on: February 13, 2015
I further certify that these letters are now in full force and effect.

Dated: _____

Sonya Kraski, Clerk of Superior Court

By _____

Deputy