

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

Kroupa Property
Curlew, WA

Prepared for:
Bobby Brown
Real Estate Services
Washington State Department of Fish and Wildlife
600 Capitol Way North
Olympia, WA 98501-1091

Prepared by:
Budinger & Associates, Inc.
1101 N Fancher Road
Spokane Valley, WA 99212
May 1, 2018

Contents

1 | EXECUTIVE SUMMARY 3

2 | INTRODUCTION 3

 2.1 | Purpose

 2.2 | Scope of Services

 2.3 | Significant Assumptions

 2.4 | Limitations and Exceptions

 2.5 | Special Terms and Conditions

 2.6 | User Reliance

3 | SITE DESCRIPTION..... 5

 3.1 | Location and Legal Description

 3.2 | Site and Vicinity General Characteristics

 3.3 | Past and Current Uses of the Property

 3.4 | Description of Improvements to the Site:

 3.5 | Past and Current Uses of the Adjoining Properties

4 | OWNER PROVIDED INFORMATION..... 7

 4.1 Property Ownership

 4.2 | Environmental Liens or Activity and Use Limitations

 4.3 | Specialized Knowledge

 4.4 | Commonly Known or Reasonably Ascertainable Information

 4.5 | Valuation Reduction for Environmental Issues

 4.6 | Owner/User Provided Information

 4.7 | Reason for Performing Environmental Assessment

 4.8 | Client Responsibility

5 | RECORDS REVIEW..... 8

 5.1 | Standard Environmental Record Source

 5.2 | Additional Environmental Record Source

 5.3 | Physical Setting Sources

 5.4 | Historical Use Information for the Property

 5.5 | Historical Use Information on Adjoining Properties

6 | SITE RECONNAISSANCE..... 11

 6.1 | Methodology and Limiting Conditions

 6.2 | Hazardous Substances and Petroleum Products with Identified Uses

 6.3 | Hazardous Substances and Petroleum Products with Unidentified Uses

 6.4 | Storage Tanks

 6.5 | Odors

 6.6 | Pools of Liquids or Wetlands

6.7 | *Drums and Other Containers*
6.8 | *Indications of PCBs*
6.9 | *Solid Waste Disposal*
7 | **INTERVIEWS**..... 13
8 | **CONCLUSIONS**..... 13
9 | **SIGNATURES OF ENVIRONMENTAL PROFESSIONAL**..... 14

10 | APPENDICES

10.1 | **VICINITY MAP**
10.2 | **SITE PLAN**
10.3 | **SITE PHOTOGRAPHS**
10.4 | **AERIAL PHOTOGRAPHS**
10.5 | **HISTORICAL RESEARCH DOCUMENTATION**
10.6 | **OWNER/CLIENT PROVIDED INFORMATION**
10.7 | **REGULATORY DATABASE REPORT**

Phase 1 Environmental Site Assessment

KROUPA PROPERTY

CURLEW, WA

1 | EXECUTIVE SUMMARY

The subject property comprises approximately 114.83 acres located adjacent to or near the Kettle River, northeast of Curlew, in Ferry County, Washington. The subject property is divided into three tax parcels and consists of northern and southern sections separated by privately owned range and agricultural land. The northern section has been historically used as a homestead and for small scale agriculture.

The current owner's family purchased the property from homesteaders in the late 1960's and it is currently used as agricultural and pasture land. The southern section has been in the owner's family since the early 1900's and has been used primarily as timber land. We understand both the additional properties will be acquired by Washington Department of Fish and Wildlife (WDFW) to provide access to the Kettle River.

We have not identified previous land use or development that would be likely to cause adverse environmental conditions at the subject property. We did not identify industrial or commercial development in the surrounding area, or nearby contaminated sites. Aside from some minor debris that should be removed, we conclude that the risk of environmental liability is very low and that additional assessment is not warranted.

2 | INTRODUCTION

2.1 | Purpose

We understand that WDFW is considering purchasing the property for incorporation into conservancy and public recreational use. WDFW will serve as the long-term management party for the subject property.

The purpose of this phase I environmental site assessment is to provide information on Recognized Environmental Conditions at the property that may represent potentially significant liabilities. This preliminary site evaluation develops an understanding of past activities through a review of historical information and a physical reconnaissance of the site. Recognized Environmental Conditions are defined as the "likely presence of hazardous substances or petroleum products on a property under conditions that would indicate an existing release, a past release, or material threat of release.

If such conditions were brought to the attention of the appropriate environmental regulatory agency such as the Washington State Department of Ecology (WSDOE) or Environmental Protection Agency (EPA), these agencies would require additional assessment and possibly remedial action. Minor or “De-Minimus” conditions that do not represent a significant risk to human health or the environment, and those which may be readily corrected with ordinary expense and effort are not considered Recognized Environmental Conditions in the context of a phase I environmental site assessment.

This environmental site assessment was performed in general accordance with the American Society for Testing and Materials (ASTM) Practice E 1527-13: *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The format of this report generally follows the format recommended by the ASTM Standard Practice.

2.2 |Scope of Services

The scope of service conducted was outlined in a WDFW Work Order under Master Contract #05014 signed February 6, 2018. The methodology used follows the general approach of ASTM Practice E 1527-13. ASTM 1527 describes a standard practice for conducting environmental site assessments for commercial real estate with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). Phase II assessment services such as chemical analysis, lead paint surveys or sampling are beyond this scope of work.

2.3 |Significant Assumptions

We assume the information available from public databases is accurate. We assume that the information provided by the property owner and others interviewed for this report is accurate. We assume that there has not been an attempt to conceal the disposal, discharge, or spillage of hazardous substances or petroleum products on the property. The Client understands that this is not a comprehensive environmental characterization of the property, and the limitations of the phase I environmental site assessment process. Please contact us to review the findings and opinions expressed in this report if the above assumptions are found to be incorrect.

2.4 |Limitations and Exceptions

Budinger & Associates, Inc. performed the services for this assessment by generally following the approach of ASTM Practice E 1527-13, which describes the limitations of the practice. Other specific limitations and exceptions, such as data gaps in some of the available information, may be described in various sections of this report.

2.5 |Special Terms and Conditions

This report includes special terms and conditions as described in the ASTM standard, our contract agreement, and as described in various sections of this report. The observations, conclusions and recommendations presented in this report comprise professional opinions based on the information we have reviewed for this assessment; no expressed or implied warranties are offered.

2.6 |User Reliance

Budinger & Associates, Inc. developed this scope of work for the use and benefit of our Client, WDFW for the purposes stated herein. The work performed and data produced or made available by Budinger & Associates, Inc. to the Client is solely for the benefit of the Client.

The Clients do not have the right to assign or provide this report to a third party for their use without the consent of Budinger & Associates, Inc. Reliance by third parties on this report may be inappropriate or misleading. Furthermore, possession of a complete report with all exhibits, photographs, and appendices as listed in the Table of Contents is a condition for use of this report.

With the permission of the Clients, Budinger & Associates, Inc. is willing to consult with interested third parties and provide a written Letter of Reliance to permit such third parties to rely on this report. This report will require updating if different activities take place on the property, after one year, or as required by a potential User or Lender.

3 |SITE DESCRIPTION

3.1|Location and Legal Description

The subject property is located northeast of Curlew, in Ferry County, Washington and south of Midway, British Columbia. The subject property consists of northern and southern sections. The northern section is parcel number 24004110004002 and is approximately 50.48 acres. The southern section is divided into two parcels; 24016140001002 and 24015220004002, 34.75 and 29.60 acres, respectively. The Vicinity Map and Site Plan presented in Appendices 10.1 and 10.2 illustrate the location of the subject property.

3.2 |Site and Vicinity General Characteristics

The northern section of the subject property is a point bar bound on three sides by the Kettle River. It is primarily open flat land covered in grasses with sparse trees, and wetlands near the river in the south. There is an approximately one-acre pond in the north portion of the property which reportedly persists year-round.

The southern section contains timber land on either side of Kroupa Rd and is bound to the east and south by the Kettle River. The land east of Kroupa Rd is relatively level and moderately forested. There are three channels which cut across from northeast to southwest which occasionally flood. West of Kroupa Rd the property is much steeper and contains dense forests and exposed rock outcrops.

The area around the subject property is generally flat agricultural land in the Kettle River floodplain. Sparse residences are scattered along the valley or among slightly higher terraces. Relatively unpopulated forested hills and mountains rise on the west and east sides of the Kettle River valley. The valley continues to the south past the community of Toroda. There is increased development north of the subject property in the town of Midway, British Columbia.

3.3 |Current and Past Uses of the Property

The subject property is currently unused. The northern section was a farm homestead from the early 1900's to the late 1940's. It was occupied by one owner until 1962 and then generally abandoned until 2014 when some cleanup of old buildings on the property took place. The southern section was a wooded area used for timber and occasional cattle grazing. We have not found records or other evidence to suggest other use or previous development of the property.

3.4 |Description of Improvements to the Site

The northern section is accessible by Kroupa Rd. It had a wooden cabin with several outbuildings and fencing which deteriorated through the late 1900's and was eventually removed in 2014. A hand dug well was filled in at that time as well. A dirt driveway cuts through the northern part of the property and forms a loop around the old cabin site before reaching the river. There remains a pile of scrap metal near the previous cabin. Power transmission lines cross the center of the parcel from east to west.

The southern section is also accessible by Kroupa Rd. The only building on the site is the remains of an old trapper's wood cabin, circa 1850. There is some old fencing, a small pile of scrap metal, and an abandoned car in the northwest area of the property.

3.5 |Past and Current Uses of the Adjoining Properties

NORTH: The northern section is bordered to the north by land listed as current use agriculture across the Kettle River. The nearest significant development is the town of Midway, approximately 0.5 miles to the north. The southern property is bordered to the north by Ace High Ranch, also listed as current use agriculture land. Additional agriculture land lies between the southern and northern sections of the subject property.

WEST: The area to the west of the northern section contains several privately owned agricultural parcels with isolated residences. The land quickly rises to steep, forested mountains, under public and private ownership. The area to the west of the southern section of the subject property is rugged forestland under ownership of the Washington Department of Natural Resources (WDNR). Commercial development is not known to occur within significant distance west of either section of the subject property.

SOUTH: South of the northern section of the subject property are flat agricultural lands with isolated residences along the Kettle River continuing to the southern section. South of the southern section is agriculture and forest land adjacent to the Kettle River owned privately and by WDNR. The small community of Toroda lies approximate two miles south and contains several residences and a US Job Corps Employment Center. Major commercial development is not known to occur within significant distance south of either section of the subject property.

EAST: Both sections of the subject property are bordered by several ranches and agricultural lands east across the Kettle River. Further east are scattered residences and undeveloped forest land. Major commercial development is not known to occur within significant distance east of either section of the subject property.

4 | OWNER PROVIDED INFORMATION

4.1 | Property Ownership

The subject property is owned by Mr. Chris Kroupa. According to Mr. Kroupa the northern section of the subject property was acquired by his family in the late 1960's from previous homesteaders. Mr. Chris Kroupa became the legal owner in 1981. The southern section was historically owned by Mr. Kroupa's grandfather and was acquired by Mr. Kroupa himself in 2007. We have not identified previous commercial or industrial ownership of the property. Mr. Kroupa indicated the previous owners of the property were the Mills family in the 1920's, and the Eveleth's from 1928 to the late 1960's.

4.2 | Environmental Liens or Activity and Use Limitations

The owner does not report environmental liens or activity and use limitations. The WSDOE was queried and did not report liens, restrictive covenants or environmental land use limitation records on file for the subject property. The environmental records database review did not report environmental liens or covenants. We have not found records of land use or conditions at the site that would warrant environmental liens, covenants, or activity and use limitations due to adverse environmental conditions.

Current environmental regulations limit the use of the property. These regulatory considerations along with planning and zoning issues are not considered Recognized Environmental Conditions in the context of a phase 1 environmental site assessment, and are beyond the scope of this assessment.

4.3 | Specialized Knowledge

ASTM Standard Practice 1527-13 for environmental assessment defines "specialized knowledge" as information the user of the report or property owner would have due to previous and current use of the property. The property has been in Mr. Kroupa's family for over 50 years and he is very knowledgeable about the property.

4.4 | Commonly Known or Reasonably Ascertainable Information

We use environmental records reviews, familiarity with the general area and interviews to help identify commonly known or reasonably ascertainable information about generally known contaminated sites, historic orchards, former landfills or areas that may not be listed in regulatory databases. We have not identified such sites near the subject property.

4.5 | Valuation Reduction for Environmental Issues

Properties with known environmental contamination sometimes experience a reduction in property value as a result. The Ferry County Tax Assessor records show all three parcels having a small drop in tax value from 2015 to 2016. This likely does not indicate an unexplained drop in valuation for the subject property due to environmental concerns as other unaffiliated parcels in the general area also experienced reductions in tax value from 2015 to 2016. The three parcels are under the designation of current use agriculture.

4.6 | Owner/User Provided Information

Mr. Chris Kroupa, the current owner, completed an environmental site assessment letter for

the subject property. See Appendix 10.6.

The current owner reports the northern section of the subject property was originally a homestead farm owned by Dave and Jessie Mills circa 1900. They built a cabin and several outbuildings and sold the property to Mrs. Eveleth in 1928. After the late 1940's the land was not actively farmed. Mrs. Eveleth was often not around and the buildings and other infrastructure on the property slowly deteriorated until the property was sold to the current owner's parents in the late 1960's. The current owner acquired the property in 1981. The property was generally abandoned until 2014 when the current owner removed the old buildings and structures. There currently remains a pile of scrap metal, bed springs, a car frame, windmill parts, etc. as well as wire from old fences scattered around the property. A hand dug well was also removed and filled in by the current owner.

The current owner reports the southern section of the subject property has historically been a wood lot owned by his grandfather. There are the remains of an old trapper's cabin in the southwest corner as well as a metal scrap pile including an old truck in the northwest area of the property.

4.7 | Reason for Performing Environmental Assessment

We understand that this environmental site assessment was requested to evaluate environmental conditions prior to WDFW purchasing the property for Kettle River Access. We are not aware of other reasons that environmental assessment services were requested.

4.8 | Client Responsibility

The Client was responsible for providing information they had available relating to the environmental condition of the property, as outlined in our proposed scope of work, to include:

- Access to the subject property;
- Person(s) knowledgeable about the site during site reconnaissance; and,
- Available documents or information concerning known or potential environmental liabilities, if they exist.

5 | RECORDS REVIEW

5.1 | Standard Environmental Record Source

We reviewed an environmental database report from ERS for the subject property. The subject property is not listed as a known or contaminated site. Furthermore, there are not known or suspected contaminated sites within the required radius.

5.2 | Additional Environmental Record Sources

Budinger & Associates, Inc. used WSDOE's Facility/Site database to locate known contaminated and regulatory sites in the surrounding area (See Appendix 10.7). The subject property is not listed as a Facility/Site in the database and does not have records of adverse environmental conditions affecting the subject property. The nearest regulated site to the

subject property is a UST located at the border patrol station to the north. The UST system is not reported to have had previous known or suspected releases and is not believed to be an environmental risk to the subject property.

The Tri-County Health Department does not have records of wells or septic systems on the subject property (See Appendix 10.5). According to the current owner, the plumbing on the northern section of the subject property was only a cold water pipe from a hand dug well.

4.2 | Physical Setting Sources

Physical setting sources include previous geologic studies, U.S. Geological Survey (USGS) topographic maps, historical aerial photos, and nearby well log reports available from the WSDOE.

Geologic Setting

Local geologic conditions include Tertiary volcanic and sedimentary bedrock exposed in the hillsides above the Kettle River, and Quaternary alluvial deposits along the low flood plains.

The areas of the subject property near the Kettle River are mapped as Quaternary Alluvium (Qa). They are classic examples of point bars; peninsulas of land that build up on the inside edge of meander bends. These landforms often seasonally flood, suggesting the presence of finer sediments near the surface with coarser material below. Tertiary Klondike Mountain Formation (Tk) is exposed in the western slopes of the southern section of the subject property. Two distinct members of the formation are exposed on this part of the property: volcanic flows with pyroclastic breccia (Tkv), and sedimentary breccia with sandstone and shale (Tkb). Several of the shale layers in Tkb contain abundant, exceptionally well-preserved plant and insect fossils representing the ancient Okanogan lake system.

Volcanic ash and alluvial deposits are found at the surface throughout the area. The alluvial deposits include occasional lenses or layers of fine-grained sediments, however geologic conditions are generally permeable. Radon mitigation is customary if residential structures are considered. We have not identified contaminated sites in the nearby area that would be likely to cause vapor encroachment on the subject property.

Water Well Reports from the general vicinity of the subject property indicate unconsolidated sediments of silt, sand, and gravel up to depths of 80 feet below ground surface.

The U. S. Department of Agriculture, Natural Resources Conservation Service, lists ten soil types on the subject property, five in the northern section and five in the southern section.

The soil in the west side of the northern section is classified as Area Code BmD- Brisbee loamy fine sand, 0 to 25 percent slopes. The soil is described as terrace loamy fine sand derived from sandy glacial outwash reworked by wind. The soil in the middle area of the northern section is classified as Area Code DaB- Dart coarse sandy loam, 0 to 5 percent slopes. The soil is described as terrace coarse sandy loam derived from sandy alluvium. The soil on the east side of the northern section is classified as Area Code Mo- Mires loam. The soil is described as terrace ashy loam derived from volcanic ash over glacial outwash. The soil

in the northeast and south side of the northern property, adjacent to the Kettle River is listed as Area Code Mb- Malo sandy loam, coarse subsoil variant. The soil is described as floodplain sandy loam derived from recent alluvium. A portion of the property extends out into the Kettle River and includes temporary sand bars designated as Area Code Rv- Riverwash. The soil is described as recently deposited coarse sand and gravel.

The soil adjacent to the Kettle River in the southern section is mapped as Area Code Ma-Malo silt loam. The soil is described as floodplain silt loam derived from alluvium from acid igneous rocks and volcanic ash. The soil along the eastern side of Kroupa road in the southern section is listed as Area Code MrC- Mires sandy loam, alkaline subsoil variant, 0 to 15 percent slopes. The soil is described as terrace sandy loam derived from alluvium. The soil on the hills in the southern section is listed as Area Code DrE- Donavan-Rock land-Nevine complex, 15 to 50 percent slopes. The soil is described as side slope stony ashy loam derived from volcanic ash over glacial till. The soil higher on the slopes of the southern section is mapped as VrE- Vallan-Rock land complex, 15 to 50 percent slopes. It is described as mountain ashy loam derived from residuum weathered from andesite mixed with glacial till and outwash. The soil in the northwestern slopes of the southern section is mapped as GlE- Goosmus very stony sandy loam, 0 to 45 percent slopes. The soil is described as terrace stony ashy sandy loam derived from volcanic ash mantle over coarse sandy glacial till.

Hydrogeologic Setting

Both sections of the subject property are adjacent to the Kettle River. Hyporheic flow adjacent and parallel to the river is expected to occur at relatively shallow depths under portions of the subject property. The properties are reported to seasonally flood, and this is evidenced by channels seen in aerial imagery on the southern section. The current owner reports that property groundwater runs from north to south. A one-acre pond in the northwest property is observed to persist year-round in aerial photographs. Intermittent livestock grazing on the subject property may have impacted surface water quality to some degree.

Water Well Reports of the surrounding area show a varying static water level from 19 to 37 feet deep that differs by location. Wells in the immediate area encounter substantial flows (25 to 65 gpm) in the sands and gravels and terminate before 80 feet.

Aerial Photographs

We reviewed historic aerial photographs of the subject property from 1953 to present.

In the 1953 aerial photograph the lower two parcels are forested with Kroupa Road transecting. The northern parcel is forested on the northern and southern sides, but bare in the center. A dirt road is located on the northern parcel leading to what appears to be the homestead located on the eastern part of the parcel. The area surrounding the property has limited residential development with some agricultural use. The area to the west is undeveloped, steeper, and forested.

There does not appear to be significant changes to the subject property or adjacent areas in the 1975, 1983, 1992, 1995, 1998, 2006, and 2011 aerial photographs. In the 2016 aerial photograph, the previous homestead structures appear to have been demolished.

We reviewed Google Earth Images from 1995 to present. The structures on the northern parcel were demolished between 2014 and 2016.

Topographic Maps

We reviewed historic topographic maps for the subject property from 1951 to present. In the 1951 topographic map, the southern part of the property is not illustrated as developed. The nearest elevation marker illustrated is to the north, at 1,865 feet Mean Sea Level. Kroupa Road is illustrated on the map. The northern parcel has two structures illustrated on the eastern side of the property. The adjacent areas have limited development. Significant changes to the subject property or adjacent areas are not illustrated on the 1957/1961 topographic maps.

The 1988 topographic map only illustrates one structure on the northern parcel. The southern part of this parcel is illustrated as a sand bar. The northeastern and southern portions of the southern property are also illustrated as having sand bars. There appears to be some increased development just north of the southern parcel. Significant changes were not observed on the 1996 topographic map. Structures are not illustrated on the 2017 topographic map.

Sanborn Maps

Sanborn Fire Insurance Maps were not available for the property. This usually indicates a lack of significant industrial or commercial development of the area.

Local Agency Records

Ferry County Tax Assessor Records classify parcel numbers 24004110004002, 24016140001002, and 24015220004002 as current use agriculture.

The Tri County Health Department did not have records indicating the existence of septic systems located on the parcels.

The Ferry County Building Department did not have records for building permits or plans for the parcels. Two of the parcels were listed as “land only” in their records; parcel 24004110004002 was identified in their system as having a barn that predates their records.

5.5 | Historical Use Information on Adjoining Properties

Aerial photographs and topographic maps also illustrate development of adjacent and nearby properties. Aside from agricultural use and logging, we have not identified nearby businesses, industries, or land use that would be likely to impact the subject property.

6 | SITE RECONNAISSANCE

6.1 | Methodology and Limiting Conditions

We visited the property on April 5, 2018, along with Mr. Chris Kroupa and two members of the Washington Department of Fish and Wildlife. The snow cover had melted from the majority of the property and we had full access to the three parcels. Representative photographs of the site are presented in Appendix 10.3.

6.2 | Hazardous Substances and Petroleum Products with Identified Uses

We assume that use of agricultural chemical products and herbicides occurred on the subject property while it was a homestead. We did not find records or other information to indicate that agricultural use involved orchards or other crops that would require significant use of agricultural chemicals. We did not find indications hazardous substances or petroleum products stored or disposed on the property. The property has been unutilized for several decades so the risk of these substances is relatively low.

6.3 | Hazardous Substances and Petroleum Products with Unidentified Uses We have not identified obvious hazardous substances or petroleum products with unidentified use on the subject property and do not believe that such is likely.

6.4 | Storage Tanks

We have not found evidence or records of underground storage tanks present on the subject property. Past utilization of the site would not likely require the existence of underground storage tanks. We observed a very old, corroded storage tank along the river bank on the northern parcel. This tank has obviously been washed downstream during a previous flooding event. It is not an environmental concern to the subject property as it is very old and does not have attached ends or contents.

6.5 | Odors

Unusual, noxious or chemical odors were not noted during reconnaissance of the property in April 2018.

6.6 | Pools of Liquids or Wetlands

Both the northern and southern sections of the subject property border to the Kettle River and contain large flat areas at elevations slightly above mean river level. The southern area of the northern property is known to seasonally flood, and some aerial images show standing water present. There is an approximately 1 acre-pond in the northern area; Mr. Kroupa reports the pond has water present during most of the year. The southern section of the subject property is also known to seasonally flood but review of aerial imagery indicates an absence of year-round surface water on the property.

6.7 | Drums and Other Containers

We did not observe intact drums or other containers on the subject property during the April 2018 site reconnaissance.

6.8 | Indications of PCBs

We have not found evidence that PCBs are present or would likely have been used or disposed of on the subject property. We have not identified past use of the site that would require the use of PCBs.

6.9 | Solid Waste Disposal

The subject property has not been subjected to significant illegal dumping. Mr. Kroupa reported one case of neighbors improperly dumping on the parcel north of the subject property but that is an isolated case. The northern parcel of the subject property has some waste

materials which should be removed. These materials are mainly the remaining pieces of the old homestead barn, coupe, and cabin. A pile of metal debris from these structures has been left on the property. Some addition debris (tires, axel, and stove pipes) was observed in the center of the field. The lower levels of the property have some flood transferred debris including the previously mentioned storage tank.

An old truck and abandoned farm equipment is located along the boundary of the northwest corner of the southern parcels. Per a discussion between Mr. Kroupa and the WA Fish and Wildlife personnel, it is presently unclear if this debris is on the subject property. Some wood and structural debris are located on the northeast corner of the southern property. Mr. Kroupa said this is a remnant of an old butcher building his grandfather used. Additionally, the southern part of the property has an old trapper's cabin. Minimal amounts of flood and wind-blown debris were found along the river bank.

7 | INTERVIEWS

Along with completing responses on the environmental questionnaire, Mr. Chris Kroupa provided much historical background information for the property which was used in previous sections of this report. Daro Palmer, WA Department of Fish and Game, has been to the property several times and provided historical information during the reconnaissance.

Mr. Kroupa did not encounter materials during the demolition of the cabin that were likely to contain asbestos. The cabin was of primitive build, lacking heating ducts or piping, and the walls were cedar exterior with paper insulation, shiplap, and lathe and plaster. The presence of asbestos is likely low. A hand dug well supplied cold water to the cabin via piping and a windmill power source.

8 | CONCLUSIONS

The northern parcel was a homestead for the Mills family during the early part of the 20th Century. The Eveleth family purchased the property and lived there from 1928 to the late 1960's when it was sold to Mr. Kroupa's father. The property remained undeveloped and unutilized since then. The cabin and barn were demolished by Mr. Kroupa in the past couple years. The southern parcels were used for occasional grazing and logging. Remnants of an 1800's trapper's cabin are presently located on the parcel, but significant development or use of the property has not been established.

We have not identified past land use at the site, or in the surrounding area that would be likely to cause adverse environmental conditions or elevated financial liability at the site. The subject property is not listed as a known or suspected contaminated site. Additionally, there are not contaminated sites close enough to be an elevated risk. A small amount of debris remains on the property that should be removed but the property is not a significant environmental concern.

Based on the results of this assessment, we conclude that there is a very low risk of significant

environmental liability associated with the subject property and that further environmental assessment is not warranted.

9 | SIGNATURES OF ENVIRONMENTAL PROFESSIONAL

I declare that Budinger & Associates, Inc. environmental assessment personnel meet the definition of *Environmental Professionals* as defined in 312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the appropriate inquiries in substantial conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared by:
Budinger & Associates, Inc.



Derry D. Callender
Staff Geologist



Stephen D. Burchett, PE
Manager Environmental Services, Principal

