

Appendix 10.6

Owner Provided Information

-----Original Message-----

From: Chris Kroupa [<mailto:ckroupa99@gmail.com>]

Sent: Friday, February 16, 2018 1:01 AM

To: Derry Callender

Subject: Environmental Site Assessment Letter

Derry,

I will attempt to answer pertinent questions with this letter. It is concerning property that I'm selling to WDFW. The most northern property is at 394 Kroupa Road. Parcel # 24004110004002 unsurveyed tract of survey 225705. It is the most northern parcel outlined in orange on the map. It is currently in Agricultural Open Space and used occasionally for pasture. I acquired it from my parents, Tom and Delores Kroupa in approx 1981. It has not been lived on since approximately 1962.

It is a peninsula boundried by the Kettle River on 3 sides , North, East , and South.

The properties are agricultural on the North and South. There is a home site and a county road to the east. On the West side there are 3 home sites. Bob Lattin, Dick Logan , and Don Keith. There is no evidence of and I'm not aware of any chemical dumps or the presence of any chemicals on the property or the surrounding property.

The most northern parcel was originally the homestead farm of Dave Mills. Picture 2 is photo of farm circa 1900. There is the original cabin and barn and outbuildings.

They were constructed of logs and rough cut lumber. Most of which came off the property. Picture 3 is Dave and Jessie mills around 1920 after an addition had been built on the cabin. After 1928 the owners of the property became the Eveleth family and Mrs. Eveleth picture 4, lived there alone until her death in 1962. The land was not actively farmed from shortly after the war until her death. She had a milk cow and some chickens. My father looked after her animals During the winter on our ranch and Mrs. Eveleth would live with her sisters in Montana. The buildings steadily deteriorated over that time. After her death her son Charles inherited and cared not for the property and sold it to my father in the late 60's. The old buildings were left abandoned. They were approximately 2 miles from our home on a dead end dirt road and many of the contents were stolen. The house was never plumbed except with a cold water pipe , but electricity was installed around 1950. See pictures 5&6. The house and the other structures continued to deteriorate and I removed them in 2014. They were taken down piece by piece and removed from the property pictures 7&8. The usable lumber and logs were salvaged and recycled. We spent the summer removing nails and sorting materials. There were no pipes or heating ducts in the house with the exception of one cold water pipe. The walls were constructed of cedar siding on the outside, a layer of paper and sheeted with shiplap 1x6. The inside walls were lathe and plaster.

See pictures 6&7. The painted wood from inside the house was stressed and given to a local picture frame maker.

Any useable barn boards were given to a crafter , Diane Fancher of Tonasket. The standing outbuilding was cut into

sections and moved along with the framing lumber by my cousin Kelvin to his ranch on pine creek in Tonasket. The unusable materials, plaster, and lathe, and rotten or unusable lumber was removed by John Stotts Construction. There are no old garbage dumps that I'm aware of on the property. The remaining logs from the cabin were numbered to reassemble on my cousins ranch. The remaining logs from the old barn were cut up for fire wood. There were some horse drawn farm implements. A buck rake, a mower, and a disc were given to my cousin. There remains a pile of scrap metal, bed springs a car frame , windmill parts etcetera. On the property is also old wire from forgotten fences.

The ground water runs from north to south. There was a hand dug well with well rings and a sand point driven down just west of the cabin. If you look closely at picture #2 , you can see the windmill near the right side and behind the cabin.

I deemed the well unsafe, removed the well rings and had Stotts fill the hole with the adjacent mound of sand and gravel that came from the well.

The second more southern parcel was my Grandfathers Wood lot , picture #9. It has been used as a wood lot since it was homesteaded. It is bordered by farmland to the north , east , and south. The Kettle River on the east and south.

National forest and state land on the west. It has only been used as a wood and timber source and for grazing. The picture is old the current trees are much thinner. The ground water also runs from north to south. There is a small metal scrap pile and a circa 1938 truck body in northwest area of the property. Also some old wire from fencing. In the Southwest corner is the remains of an old trappers cabin circa 1850 or before. I acquired this parcel upon the death of my mother in 2007.

There is a year around pond on the Northern property and the southern timbered area seasonally floods. There are three old channel/sloughs on the southern parcel that also seasonally flood.

I'm in hopes this letter and pictures gives you a clear background and information about the properties.

Chris Kroupa
99 Toroda Creek
Curlew, Washington
509-779-4695

I here by state that the information in this letter is accurate to the best of my knowledge.

ITEM: Kettle River Access

COUNTY: Ferry

LEGAL: Ptn. Sections 3, 4, 15 & 16, Township 40N, Range 32E

ACRES: 114.83+/-

















