

## **PHASE ONE ENVIRONMENTAL SITE ASSESSMENT**

**MWI East Wenatchee  
Near Intersection of 29<sup>th</sup> Street NW & Sunset Highway N  
East Wenatchee, Washington 98802**

**August 24, 2005**


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## EXECUTIVE SUMMARY

Mountain West Senior Housing LLC commissioned V Environmental LLC to complete a Phase One Environmental Site Assessment of the subject property. The objective of the study was to assess potential contamination issues on the property. The study included a review of historical documents regarding the property, review of current federal and state lists citing known and potentially contaminated sites, a site reconnaissance, and preparation of this report.

Based on information developed during this study, it appears that the site has been an orchard for more than 40 years. Recognized environmental conditions identified for the subject property itself include the rinse/mix station located on 29<sup>th</sup> Street NW near the equipment shed, the diesel above-ground storage tank and the soils in the orchard itself. Additionally, the area surrounding the subject site is, and has historically been, associated with orchards. Historic use of herbicides/pesticides at the surrounding orchard lands has the potential to contribute to adverse impact to the subject site.

Limitations to V Environmental liability concerning procedures, findings, and conclusions are presented in Section 6, Standard Limitations, at the end of this report.

This executive summary is presented solely for introductory purposes and the information contained in this section should be used only in conjunction with the full text of this report. A complete description of the project, site conditions, investigative methods, and assessment results is contained within this report.

## **1.0 INTRODUCTION**

### **1.1 PURPOSE OF STUDY**

V Environmental LLC (V Environmental) was commissioned by Mountain West Senior Housing LLC (MWH) to complete a Phase One Environmental Site Assessment (Phase One ESA) of the subject property, located near the intersection of 29<sup>th</sup> Street NW and Sunset Highway N in East Wenatchee, Washington (Parcel # 40600005501). The purpose of this ESA is to identify, to the extent feasible, recognized environmental conditions resulting from the improper use, manufacture, storage and/or disposal of hazardous or toxic substances that could affect the future acquisition and/or development of the property. This study is intended to satisfy the level of effort often referred to as "due diligence" in the Superfund Amendment and Reauthorization Act of 1986 (SARA), and similar requirements promulgated in the Model Toxics Control Act (MTCA), Chapter 70.105 D (Section 040) RCW with regard to liability.

### **1.2 METHODOLOGY/SCOPE OF WORK**

This ESA was conducted in general accordance with procedures outlined in ASTM E 1527-00, "Standard Practice for Environmental Site Assessments: Phase One Environmental Site Assessment Process." ASTM E 1527-00 uses the term "recognized environmental conditions" (RECs) to assess environmental risks associated with a property. The term is defined as "the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property." The term is not intended to include "de minimus" conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

The scope of work for this study included the following tasks:

- A review of various sources of historical information including reverse city street directories such as those published by Polk, Inc. and Cole, Inc.; Sanborn Fire Insurance Maps; historical topographic maps, Kroll Atlases; Washington State Archives; the Douglas County Assessor's Office; and aerial photographs of the site and vicinity dating back to 1966.
- A reconnaissance of the subject property and surrounding area to search for visual and/or olfactory evidence of contamination such as stained soils, unusual odors, distressed vegetation, pipes, drums, oil sheens and/or discolored water, and improper manufacturing or waste disposal practices.
- Review of current federal databases including the EPA Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS), the EPA National Priority List (NPL), the EPA Resource Conservation and Recovery Act (RCRA) Notifiers, RCRA Corrective Action Report (CORRACTS), Facility Index System (FINDS), Emergency Response Notification System (ERNS), and other lists.
- Review of current state databases including the Washington Department of Ecology (Ecology) listing of underground storage tanks (USTs), Leaking Underground Storage Tank (LUST) listing, and Confirmed and Suspected Contaminated Sites (CSCS) listing.
- Interviews with Mrs. Edith Zur Hausen, current owner, who is familiar with former and current uses of the subject property.

- Preparation of this report.

## 2.0 FINDINGS

### 2.1 DESCRIPTION OF SITE AND SURROUNDING AREA

The subject property is located approximately 3 miles north of downtown East Wenatchee, Washington, as shown on the Topographic Map, Figure 1. Figure 2, Site Plan, depicts a plan of the site. Site photographs are presented in the following section.

The property is essentially square, and comprises approximately 9 acres. The subject property is currently used as a commercial orchard.

#### 2.1.1 Legal Description of Property

The legal description of the property is as follows: *Township 23, Range 20, Section 26, S 1/3 of W 1/2. East Wenatchee Land Company Addition to the city of East Wenatchee, Block 55.*

#### 2.1.2 Adjoining Properties

Development in the vicinity of the property is mixed-use single-family residence and commercial orchards. The East Wenatchee area is included in the Washington State Department of Ecology (Ecology) designated area-wide contaminated zone as a result of historical orchard land use. As a result of historical orchard land use, many of the properties contain pesticides, herbicides and rodenticides in concentration greater than Model Toxics Control Act (MTCA) Method A Cleanup Standards for Soil. Usage of nearby properties at the time of the V Environmental site visit is summarized below, and is also shown on the Site Plan, Figure 2.

- **North:** Property to the north is mixed use, single-family residences and an idle commercial orchard. Based on historical aerial photographs, the property on the northwest corner of the intersection of 29<sup>th</sup> Street NW and Sunset Highway N has been a commercial orchard for more than 40 years. This site is topographically cross-gradient and hydraulically cross-gradient in the inferred direction of groundwater flow with respect to the subject property and unlikely to pose a threat to the subject site.
- **South:** The property to the south is occupied by a single-family residence and what appears to be a commercial orchard. Historical aerial photographs indicate this site has operated as a commercial orchard for more than 40 years. This site is topographically cross-gradient and hydraulically cross-gradient with inferred direction of groundwater flow with respect to the subject property and unlikely to pose a threat to the subject site.
- **West:** The west adjacent property is currently being developed with single-family houses. This property appears to have been a commercial orchard for more than 40 years. This site is topographically and hydraulically downgradient of the subject property and unlikely to pose a threat to the subject site.
- **East:** Property to the east across Sunset Highway North has been developed with single-family homes. Development appears to have occurred in the past 40 years. The 1966 aerial photograph shows much of the property on the east side of Sunset Highway N to be developed with commercial orchards. This site is both topographically and hydraulically upgradient in the inferred direction of groundwater flow with the subject property. For this

reason and because of the potential for past use of pesticides and herbicides associated with orchards at this time, it is possible that this site could, or could have, contributed to orchard-derived adverse impact to the subject site.

## **2.2 GEOLOGIC CONDITIONS**

Geologic conditions can often impact, to some extent, the environmental integrity of property. Underlying soil and bedrock formations may facilitate or impede the migration of chemical contaminants in groundwater, and may even be the source of contaminants such as radon and metals. This section of the report summarizes geologic factors that may impact the site with regard to environmental concerns.

### **2.2.1 Geology**

The subject site and surrounding area are located on the east bank of the Columbia River near the convergence of the Cascade Mountain Range and the Columbia Basin. The geology in this region is referred to as channeled scablands and is the result of a long series of basalt flows followed by a series of massive floods from glacial Lake Missoula. The region is underlain by the Miocene Columbia River Basalt Group. Much of the upper bank along the Columbia River consists of exposed basalt lava flows of the Columbia Plateau; but where the bank slope is reduced, as it is in the East Wenatchee region, deep soils and glacial sediments cover much of the basalt. Review of *Washington Geologic Maps* (Schuster 2002) indicates that the site soils (primarily Quincy, Argabak Rock Outcrop, and Burch series) are located on uplands, fan piedmonts, and terraces. The soils are formed in sands from mixed sources, but typically contain significant amounts of dark-colored basaltic sand.

Information on site soils was obtained from a website maintained by Washington State University (<http://remotesens.css.wsu.edu/washingtonsoil/default.htm>). No information for the Argabak Rock Outcrop complex soils could be located. The text for the NRCS Soil Survey for Douglas County is not available online at this time.

### **2.2.2 Hydrologic and Hydrogeologic Environment**

The site slopes gently downward to the west, and lies at an elevation of approximately 810 feet above sea level.

Based solely upon topography and local drainage patterns, it is inferred that shallow groundwater in the vicinity of the subject property flows in a generally westerly direction. Potential off-site sources of chemical contamination that might adversely affect the subject property would, therefore, be located to the east in an upgradient position.

The Columbia River is west of the subject site. The river flows north to south in this part of Washington and lies at an elevation of approximately 600 feet above sea level, which is about 200 feet lower in elevation from the subject site. An irrigation canal is located approximately one-quarter mile to the east. The canal is approximately 50 feet higher in elevation than the site.

### **2.2.3 Radon**

Radon, a gas produced by the radioactive decay of radium, is found in the soils, water, and rock around us. Radon levels vary from location to location, depending on bedrock type, fracturing, and soil gas permeability. There is potential for radon concentrations in homes and buildings in Eastern Washington to exceed EPA action levels.

Medical and environmental studies show that chronic exposure to radon can be a health risk, primarily as a cause of lung cancer (EPA, 1987). In an effort to minimize the potentially harmful effects of exposure to radon gas, the EPA has established an "action level" of 4 picocuries per liter (pCi/L). Concentrations greater than 4 pCi/L indicate a potential health threat and trigger mitigation measures to lower radon concentrations and/or exposure.

## 2.3 HISTORICAL REVIEW

Information regarding the history of environmental issues on the site and land uses in the area was gathered through interpretation of aerial photographs of the site locality, dated 1966, 1979, and 2003, review of available historical documents such as Kroll Atlases and Polk City Directories; review of property records at the Douglas County Assessor's Office and the local library; and interviews with persons having some knowledge of the site-use history. Information developed as a result of this effort is summarized in the following sections, and supporting documents including questionnaires, field notes, and copies of official documents reviewed are presented in Appendix A.

### 2.3.1 Historical Development of Site and Surrounding Area

The current owner of the property is Mrs. Edith Zur Hausen. Review of tract books at Pioneer Title in Wenatchee and at the Douglas County Assessor's Office revealed the limited chain-of-title summarized in the table below.

Grantor	Grantee	Recording Date	Instrument
GF Rhodes	State of Washington	8/29/13	R/WD
Wenatchee Canal Co	Union Trust Sp Bank	6/26/14	Mtg
Union Trust Bank	George Rhodes	1/4/15	QCD
East Wenatchee Land Company	DO	1/4/15	WD
Waitie Rhodes	Fannie Rhodes (widow)	4/20/25	QCD
Fannie Rhodes	P Willis Holden	5/12/27	Mtg
Fannie Rhodes	Melvin Metzger	5/20/27	L Cont
P Willis Holden	Fannie Rhodes	10/25/37	Tax Rep
P Willis Holden	Melvin Metzger	12/31/42	WD
Estate of Melvin Metzger	Spouse Ina	6/29/45	Probate
Ina Metzger	L E Chapman	2/20/53	WD
L E Chapman	Frank Galloher	10/5/53	Sac & D
Frank Galloher	Howard Wilkinson	4/22/58	WD
Howard B & Gladys Wilkinson	Elmar & Edith Zur Hausen	2/11/76	WD

According to general Wenatchee history, within two to three years of the opening of the south bridge (Hwy 285) and irrigation pipeline in 1907, the whole or nearly all of the land lying below the new canal was planted to orchard. This canal is the same as the one mentioned in Section 2.2.2.

The 1966 historical aerial photograph and 1966 historical topographic map notations identified commercial orchards on the site. The 1913 historical topographic map does not show the orchards.

Based on the rapid development of East Wenatchee into commercial orchards, it is possible that the site has been an orchard since the early 1900s.

One Metsker Map was available for review at Chelan County Library in downtown Wenatchee. The map showed the site as part of the East Wenatchee Land Company. Sunset Highway was paved and 29<sup>th</sup> Street NW was visible on the map. Other roads in the area appeared to be either covered with gravel or unpaved. No Sanborn Maps are available for this part of East Wenatchee.

Earliest city directories (1972 through the early 1980s) list the subject site and adjacent properties by box number rather than street address. The listings appeared to be residential and no land use indications were noted by the resident's names.

According to Mrs. Zur Hausen, she and her husband purchased the orchard in 1976 and have operated a commercial orchard from this site since that time.

According to Mr. Loren Carmichael, a residential neighbor to the north, the land was cleared, graded and replanted the land in the early 1990s. Before the land was graded, there was a small rise in the center of the orchard. That rise was leveled and the soil pushed to the southwest corner of the site.

### **2.3.2 Summary**

Based on our review of available historical information it would appear that the subject property has been used for commercial orchard purposes for more than 40 years. No RECs were identified during the historical investigation of the Phase One ESA, other than commercial orchards operations. Historically, herbicides/pesticides used at orchards have included lead and arsenic in their ingredients. Repeated use of such products has been known to produce accumulation of these metals in the surface soils of orchard lands. In addition to lead and arsenic, herbicides/pesticides used at orchards also include various organic chemicals that have potential to adversely impact a property, however these chemicals are subject to degradation, or decay, over time and are, therefore, less persistent over time.

## **2.4 REGULATORY REVIEW**

A review of regulatory agency records was conducted for the subject property and nearby properties to identify known or potential sources of contamination that could adversely impact the subject property. Records were obtained using the commercial database search services of Environmental Data Resources, Inc (EDR), which queries U.S. Environmental Protection Agency (EPA), Ecology, and other similar databases. The commercial database search report was reviewed for accuracy of site locations and was modified appropriately. The complete EDR report is included in Appendix B and contains figures showing the locations of the reportable sites within the appropriate search radius for each database queried. Each site located in the search is assigned an alphanumeric identifier.

No sites were listed in the EDR report. No RECs for the site or adjacent or nearby properties were identified during this part of the Phase One ESA.

## **2.5 SITE RECONNAISSANCE**

An environmental scientist from V Environmental visited the property on August 12, 2005, to review on-site conditions and land use practices on the subject property as well as on adjacent and nearby properties. Access to the property was provided by Mrs. Edith Zur Hausen, current owner, and Mr. Duane Eart, Orchard Manager, who were present on the site during the visit. During the site visit, areas inspected included the grounds. The equipment building was locked and neither Mrs. Zur Hausen nor Mr. Eart had a key. According



to Mrs. Zur Hausen, the building was empty at the time of the site walk. She also said that nothing is stored in the building during the growing season.

### **2.5.1 Grounds and Buildings**

There are no buildings other than the equipment shed on the subject property. The shed is stick frame construction and has no windows. The shed is on skids and is brought to the orchard in the spring and removed from the site during the winter. There are no utilities to the shed. According to Mrs. Zur Hausen, the shed is used to store tools and chemicals at specific times of the growing season. Once their use is no longer required, the tools and chemicals are transferred to the central orchard. The shed is kept locked at all times. There are no paved parking or landscaped areas on the subject site. Water is piped to the site for irrigation. There is a water station near the equipment shed. The water station is used as a rinsing and mixing station. No secondary containment was observed in the area, which was not paved. No drain was observed near the water station.

One above-ground storage tank (AST) was observed on the site. The tank holds approximately 220 gallons of diesel fuel and is used to fuel the tractors. There is no secondary containment for the tank, which sits on unpaved ground. The nozzle is hooked on the metal A-frame that supports the tank. There didn't appear to be any safety measures on the tank valves. No odors, stained soils or stained/distressed vegetation was observed near the tank, which appeared to be full.

According to Mrs. Zur Hausen, no hazardous waste is generated on the property nor was she aware of any past filling or illegal dumping. Mrs. Zur Hausen also stated that, to her knowledge, there are no underground storage tanks on the property, nor did the V Environmental representative note any evidence of USTs, such as fill pipes or vent lines. No groundwater monitoring wells were noted on the property. At the time of the visit, no unusual odors, discolored water, or sheens that might suggest the presence of hazardous materials were noted on the property.

### **2.5.2 Utilities and Solid Waste Management**

Irrigation water is supplied to the property by the City.

### **2.5.3 Summary**

Two RECs were identified during the site walk portion of the Phase One investigation: the diesel AST and the rinse/mix area near the shed. Although the diesel AST does not appear to have significantly impacted the subject site, the presence of the AST and the lack of secondary containment or spill/overspill protection represent a potential for release to the subject site. The rinse/mix area has the potential to adversely impact the subject site through the release of herbicides/pesticides directly to the soils of the subject site during rinsing and mixing activities.

## **3.0 CONCLUSIONS**

V Environmental has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of Parcel #40600005501 located near the corner of 29<sup>th</sup> Street NW and Sunset Highway North in East Wenatchee, Washington, the property. Any exceptions to, or deletions from, this practice are described in Section 5.0 of this report. This assessment has revealed three RECs in connection with the property: the diesel AST, the rinse/mix area near the shed, and orchard soils which may contain residual pesticides, herbicides and rodenticides historically associated with commercial orchards. Off site RECs include the adjacent orchard east across Sunset Highway N.

Based on V Environmental's review of the development and use history of the subject property, along with an examination of existing conditions, no hazardous, dangerous, or toxic substances were specifically identified as being improperly stored, used, generated, or disposed of on the property. This includes substances as defined under the Resource Conservation and Recovery Act (RCRA-42 USC § 6901, et seq.), the Federal Water Pollution Control Act (33 USC § 1257, et seq.), the Clean Air Act (42 USC § 2001, et seq.), the Comprehensive Environmental Response, Compensation, and Liability Act as amended by the Superfund Amendments and Reauthorization Act of 1986 (CERCLA: 42 USC § 9601, et seq.), the Washington State Dangerous Waste Regulations (173-303 WAC), and the Washington State Model Toxics Control Act (MTCA, 173-340 WAC).

Since the actual assessment of identified RECs is not possible at the Phase One ESA level of investigation, additional work would be necessary if greater confidence were required regarding the current condition of soils and groundwater on the subject property. Decision-making authority with regard to further environmental investigations is the sole decision of Mountain West Senior Housing, LLC and, and is dependent upon Mountain West Senior Housing's risk tolerance.

#### **4.0 PREPARER'S CREDENTIALS**

This Phase One ESA was researched and written by Ms. Verna Lee Teller, MSES. Ms. Teller is an experienced project manager/site manager. Projects include more than 200 Phase One Environmental Site Assessments, asbestos surveys and abatement air monitoring projects, groundwater monitoring well installation and sampling events, investigative drilling projects and remediation/cleanup projects. She has conducted wetland assessments and restoration projects and is experienced with NEPA-related issues.

#### **5.0 DEVIATIONS**

The V Environmental proposal dated August 1, 2005 defined the objectives of this Phase One ESA in general accordance with the American Society for Testing and Materials (ASTM) Standard E 1527-00. The locked equipment shed precluded inspection of storage area.

#### **6.0 LIMITATIONS**

This Phase One Environmental Site Assessment report is for the exclusive use of Mountain West Senior Housing LLC and their agents. The purpose of this report is to provide these parties with an assessment of the potential for the presence of contamination on the subject property. This report is neither an endorsement nor a condemnation of the subject property.

The findings and conclusions documented in this report have been prepared for specific application to this project and have been developed in a manner consistent with that level of care and skill normally exercised by environmental professionals currently practicing under similar conditions in the area, and in accordance with the terms and conditions set forth in our contract. Except where noted in this document, the work for this project has been completed in general accordance with procedures specified in ASTM E 1527-00. No other warranty, expressed or implied, is made.

The findings presented in this report are based upon the condition of the site during a single site visit by V Environmental personnel on August 12, 2005. Since soils or groundwater on the subject property were neither sampled nor tested there remains a potential for the presence of unknown, unidentified, or unforeseen surface or subsurface contamination. Further evidence against such potential contamination would require appropriate exploration and testing.

Certain information used by V Environmental in this assessment was obtained from various sources believed to be reliable, including the EPA, the state environmental agency, and personal interviews. V Environmental is not responsible for erroneous, inaccurate, omitted, or misleading information supplied to V Environmental during this investigation or for opinions based on such information. Should such information prove to be inaccurate or unreliable, V Environmental reserves the right to amend or revise its conclusion, opinions and/or recommendations.

Because the V Environmental report is based upon information, the accuracy of which was not determined, and because V Environmental observations made during the Site reconnaissance were limited as stated above, V Environmental cannot and does not guarantee that the Site is free of hazardous or potentially hazardous materials or conditions, or that latent or undiscovered conditions will not become evident in the future. Since Site activities beyond V Environmental's control could change at any time after the completion of this assessment, the observations, findings and opinions can only be considered valid as of the date hereof.

## 7.0 REFERENCES

American Society for Testing and Materials (ASTM), 1997, ASTM E 1527-00: Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

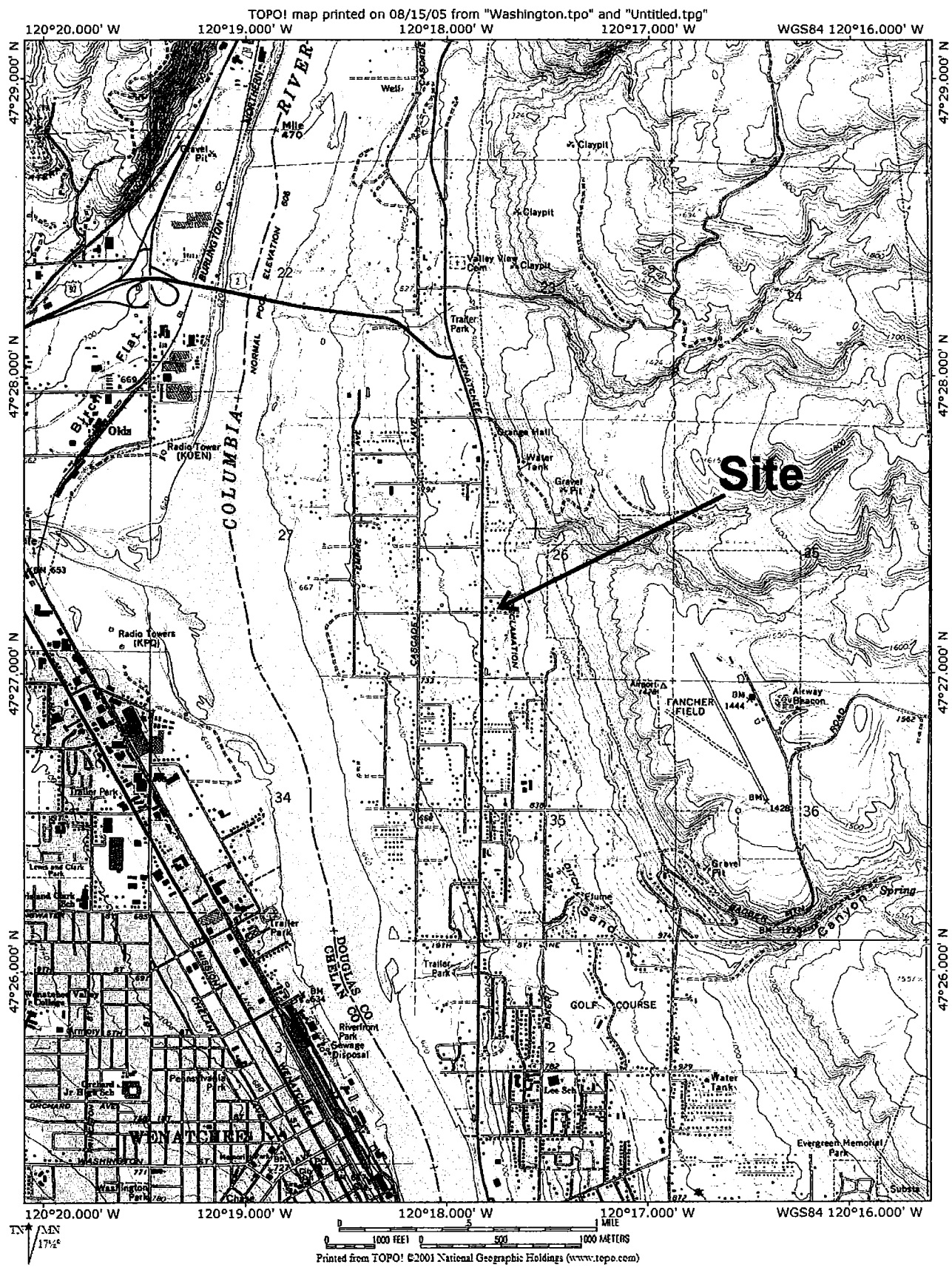
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[http://www.or.nrcs.usda.gov/pnw\\_soil/wa\\_reports.html](http://www.or.nrcs.usda.gov/pnw_soil/wa_reports.html).

Schuster, J. Eric, 2002, Washington State Department of Ecology, Department of Geology and Earth Resources website, *Geologic Map of Washington*.

USGS Topographical Maps, 1913, 1966, 1978, 1987, Wenatchee, WA Quadrangle.

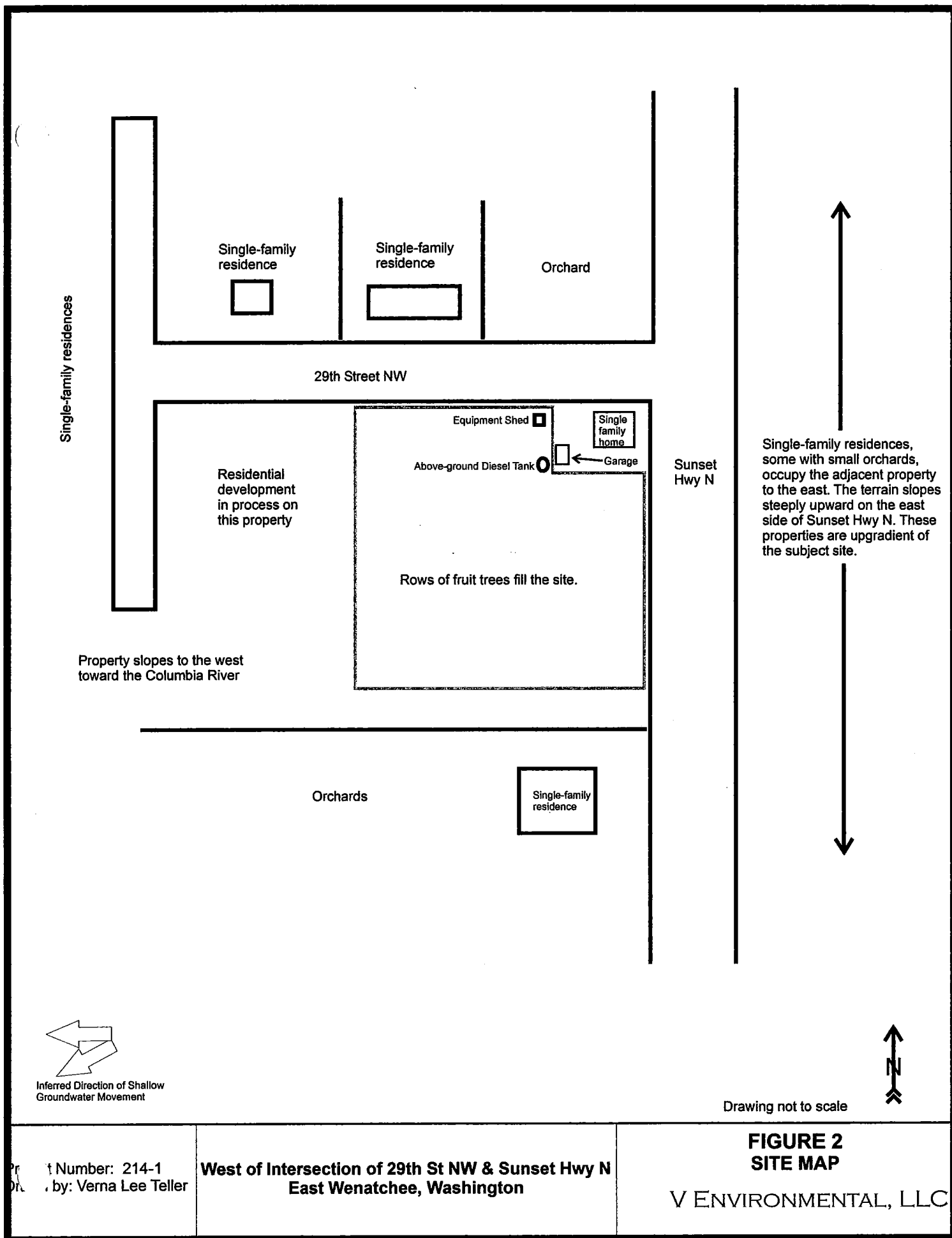
## FIGURES



Project Number: 214-2  
 Drawn by: Verna Lee Teller

Near 29th and Sunset Hwy N  
 East Wenatchee, Washington

**FIGURE 1**  
**SITE LOCATION MAP**  
 V ENVIRONMENTAL, LLC



Single-family residences, some with small orchards, occupy the adjacent property to the east. The terrain slopes steeply upward on the east side of Sunset Hwy N. These properties are upgradient of the subject site.

Inferred Direction of Shallow Groundwater Movement

Drawing not to scale

Project Number: 214-1  
Drawn by: Verna Lee Teller

West of Intersection of 29th St NW & Sunset Hwy N  
East Wenatchee, Washington

**FIGURE 2**  
**SITE MAP**

V ENVIRONMENTAL, LLC

## **SITE PHOTOGRAPHS**

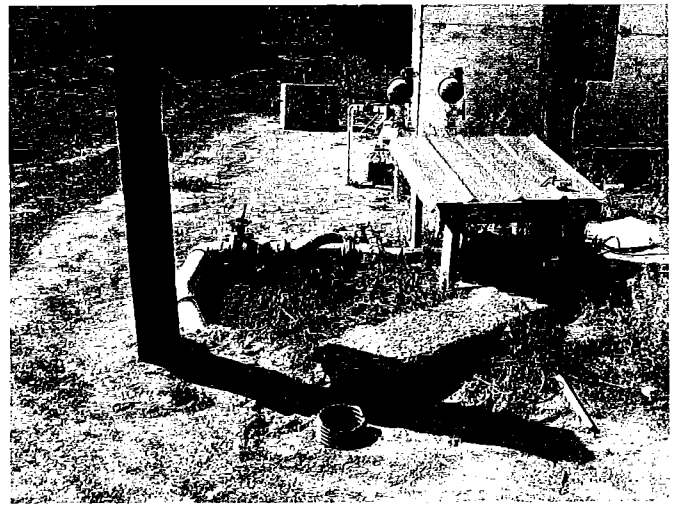
## Site Photographs

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Photograph 1. Mixing and rinse area. Equipment and storage shed is on the right.



Photograph 2. Water pipes and pump for rinse station.



Photograph 3. View of the diesel AST looking south. Orchard behind (south) and to the right (west) of AST.



Photograph 4. View of diesel AST looking north. Orchard on the left (west).

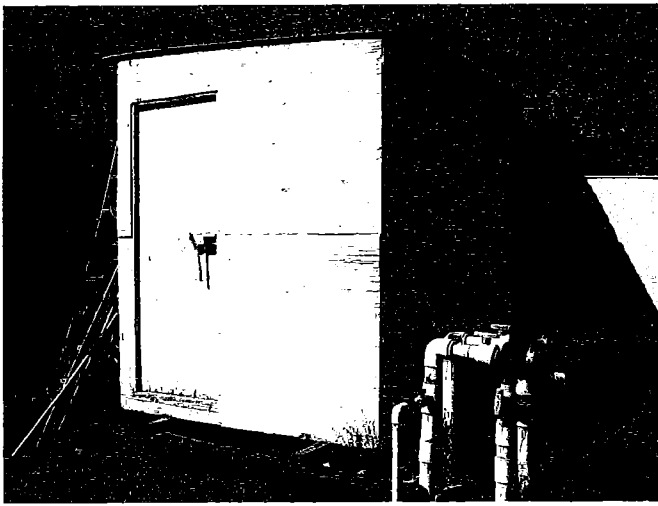


Photograph 5. Empty drum located at the corner of the adjacent property garage and near the diesel AST.



Photograph 6. View of dispensing hose and nozzle. No secondary containment for diesel AST.

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Photograph 7. Equipment/chemical shed on the northeast corner of the site.



Photograph 8. Looking west along the northern property line. 29<sup>th</sup> Street NW is on the left.



Photograph 9. Looking south along the west property boundary.



Photograph 10. Looking west along the south property boundary.



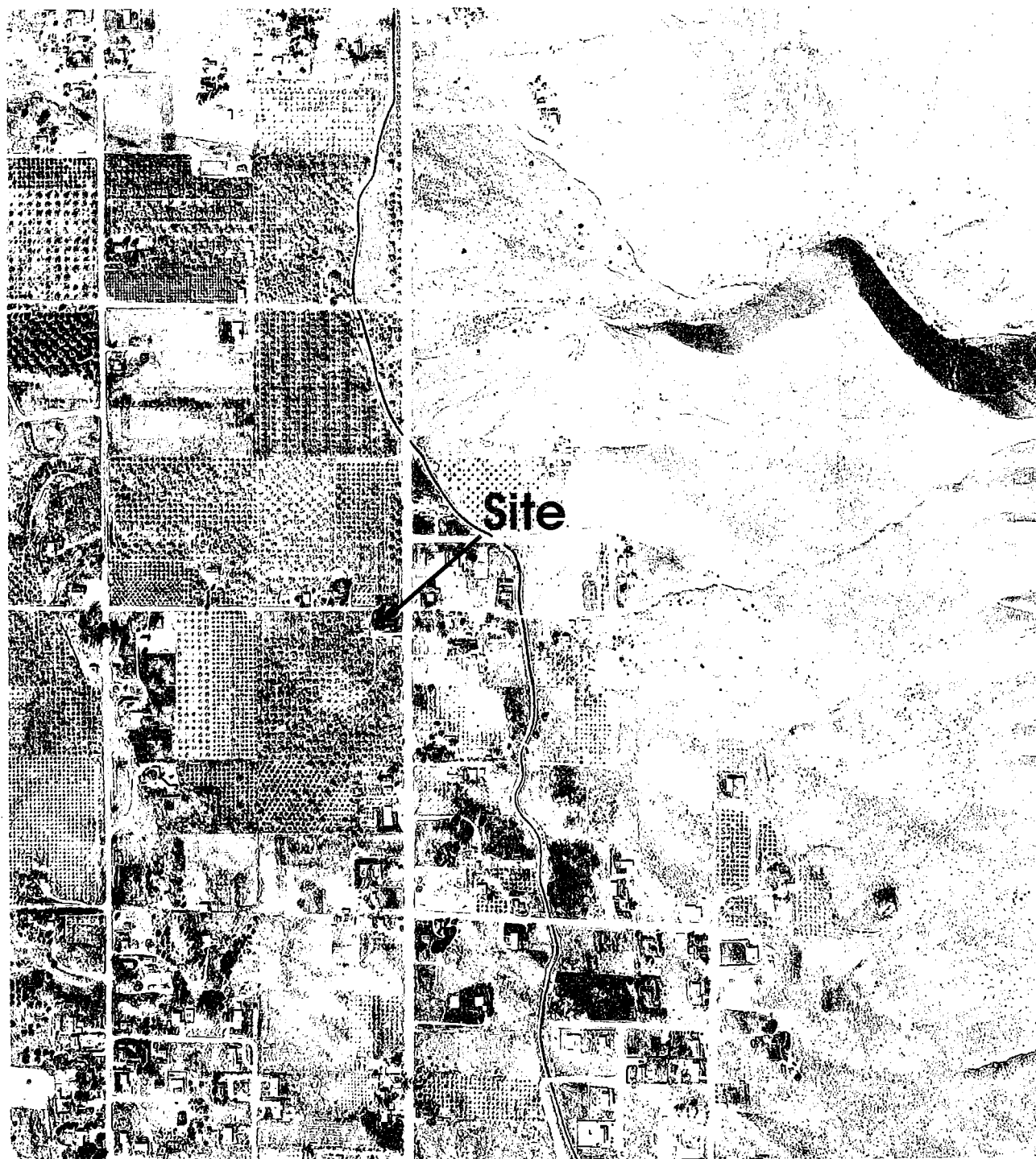
Photograph 11. Looking north along the east property boundary. Sunset Hwy N is visible on the right.



Photograph 12. Typical view of the orchard.

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## **AERIAL PHOTOGRAPHS**



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**1966**  
**Aerial Photograph**

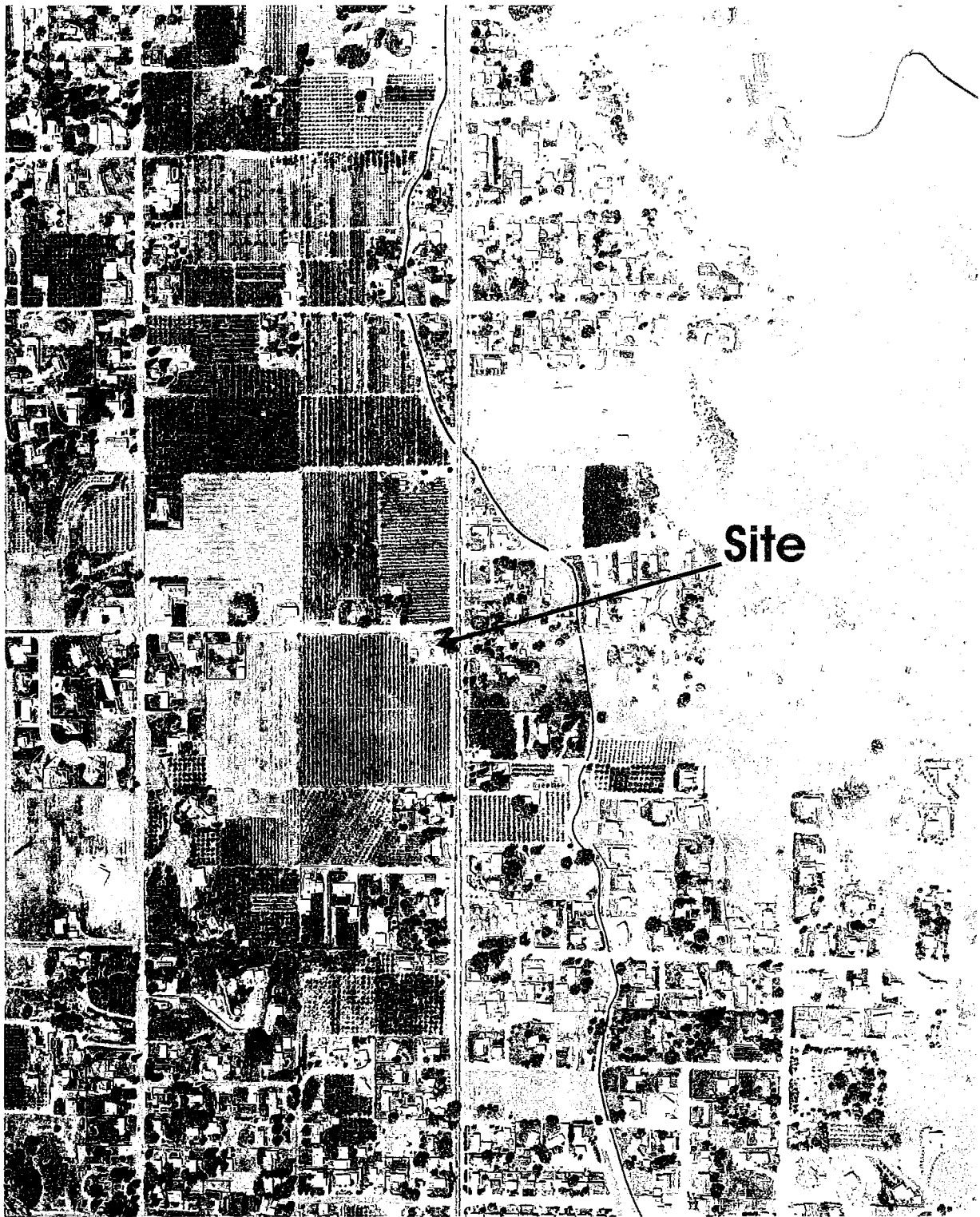
Near SW Corner of 29th St NW & Sunset Hwy N  
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## 1979 Aerial Photograph

Near Intersection of 29th St NW & Sunset Hwy N  
E Wenatchee, Washington



V ENVIRONMENTAL, LLC  
PO Box 18612  
SPOKANE, WASHINGTON 99228  
PHONE: 509-482-2959  
FACSIMILE: 509-482-7959  
VERNALEE@QWEST.NET

## 2003 Aerial Photograph

1 Near Intersection of 29th St NW & Sunset Hwy N  
E Wenatchee, Washington

**APPENDIX A**  
**Copies of Supporting Documents**

2

## VE PHASE 1 ESA CHECKLIST

### Site Location

Project Number: 214-1

Site Name:

Business Name:

Owner Name:

Owner Phone:

Owner E-Mail:

Owner FAX:

Period of Ownership:

Client Name: Mountain West Investment

Client Phone: 503-373-3154

Daniel Sosnovske

Client E-Mail: daniel@mwinv.

Client FAX:

com

Site Contact Name:

Site Contact Phone:

Site Contact E-Mail:

Site Contact FAX:

Site Address:

Tax ID #: 40600005501

Legal:

Addn:

Block:

Lots: 53

Available Previous Docs:

One-Mile Zips:

Available Chain of Title:

Knowledge of pending, threatened, or past litigation relevant to property or administrative proceedings relevant to hazardous substances or petroleum products in, on or from property?

Knowledge of notices from government entities regarding any possible violation of environmental laws or possible litigation?

**Adjacent Sites (Include business names, nature of operations, addresses. Note if upgradient or downgradient from subject property)**

North: Orchard - apples -

Street: 29th / Wisteria St

South:

Street: none

East: single-family homes

Street: Sunset Hwy



## VE PHASE 1 ESA CHECKLIST

West: *single family home* Street:

Slope Direction: *~ 5% on side to West*

Nearby Roads:

Adjacent site topography:

### **Building Information**

Date Built:

Land Area:

# Buildings:

# Floors:

Building Area:

Zoning:

Current Owner(s):

Occupants:

# VE PHASE 1 ESA CHECKLIST

## Site Walk Info

Date of Site Walk:

Tour By (name):

Title:

Relevant Knowledge of Past Ownership, Tenancy, Land Use:

Construction type:

Ceilings:

Walls:

Floors:

Roof:

Lighting:

Heating:

Ballasts (brand):

Transformers:

*none*

Utility Corridors:

Waste Type:

*none*

Recycler:

UST?:

AST?:

Drum:

Location:

Drum:

Location:

Spills/Stains on Floors:

Location:

Distressed/Stained Vegetation:

Location:

Sumps, Oil/Water Separators, Clarifiers, Pits, Trenches, Lagoons, Patched Subsurface Piping:

Groundwater Wells, Monitoring Wells:

Location:

Utility Providers: (natural gas, electricity, water, sewer)

Floor Drains:

Source of Heat/Air Conditioning:

# VE PHASE 1 ESA CHECKLIST

## Asbestos Samples

1	Material:	Location:
2	Material:	Location:
3	Material:	Location:
4	Material:	Location:

## Leaded Paint

Location:	Description:	Result:
Location:	Description:	Result:
Location:	Description:	Result:
Location:	Description:	Result:

## Dumpsters

Number:	Location/Description:
---------	-----------------------

Service Provider:

ARBS 40-80  
VE PHASE 1 ESA CHECKLIST under Lot 55

Chain of Ownership

<u>Date</u>	<u>Grantee</u>	<u>Instrument</u>	<u>Grantor</u>
3/5/57	Archie VanDoren	SA CD	Virginia Charles McKenzie
7/18/60		DO	
7/1/64	NBC	1	

---

<u>Date</u>	<u>Grantor</u>	<u>Grantee</u>	<u>Instrument</u>
3/5/57	Virginia Charles McKenzie	Archie Van Doren	SACD
7/18/60	DO	DO	
7/1/64	Howard Gladys Wilkins	NBC	m
7/2/64	SFNB		Sats
			Sat
7/29/68	NBC		
2/3/76	Albert M Benny	Elmar Zur Hausen	survey
2/3/76	DO	Howard Wilkins	survey
2/25/76	Howard Wilkins	Elmar + Edith Zur Hausen	Rec
7/9/80	Howard Wilkins	Elmar + Edith Zur Hausen	WD
1/4/85	DCW	Elmar Zur Hausen	Farm Class
1/9/87	Howard Wilkins	Gladys Wilkins	QCD
2/2/87	Wayne Kerer Hamelton	FFSL	DT
			SD
2/2/87	Gladys Wilkins	Wayne Hamelton	

4/28/37 Wen Jarmers Exchange Melvin Metzger Cfs  
 1<sup>st</sup> 6/37 P Willis Holden Jannie Rhodes TWO Repts  
 5/10/38 P Willis Holden Jannie Rhodes Henkel & Sons Pens  
 12/1/39 Sheriff P Willis Holden Sh Devere  
 12/31/42 P Willis Holden Melvin Metzger WD  
 6/29/45 Estate of Melvin Metzger spoke Ina Probate  
 2/16/53 LE Chapman Clinton Baumgarner Cont  
 2/20/53 Ina Metzger LE Chapman WD  
 10/5/53 LE Chapman Frank Galloher SAC + deed  
 2/11/54 Clinton Baumgarner Growers Credit Corp Mts  
 8/27/56 Clinton Baumgarner Archie Van Doren Cont  
 3/5/57 Archie Van Doren Charles McKenzie S  
 9/14/57 McKenzie & Van Doren Howard Wilkinson Need  
 4/22/58 Frank Galloher Howard Wilkinson WD  
 6/5/58 Archie Van Doren Howard Wilkinson S/m

	Grantor	Grantor	
7/29/99	Thayne Namietn	Douglas Namietn	MtS
9/29/99	Thayne Namietn	DO	DT
6/22/02	Thayne Namietn	Karen Namietn	QCD

---

8/29/13	GF Rhodes & Kay Kate	State of WA	R/W D
6/26/14	Wenatchee Canal Co	Union Trust Sp BK	MtS
1/2/15	Geo Rhodes	De Tweede	
1/4/15	Union Trust Bank	Hypothek BK	MtS
1/4/15		Geo Rhodes	QCD
2/3/15	East Wenatchee Land Co	DO	WD
1/4/18	De Tweede Hypothek BK	George Rhodes	Rel MtS
6/20/18	Geo Rhodes	Federal Land Bank	MtS
4/20/25	Walter Rhodes	Jannie Rhodes under	QCD
5/12/27	Jannie Rhodes	P Willis Halden	MtS
9/16/27	Federal Land Bank	Geo + Jannie Rhodes	Rel MtS
5/20/27	Jannie Rhodes	Melvin Metzger	L Cont
9/20/35	P Willis Halden	1st BK Wenatchee	Assn MtS
2/2/36	1st BK Wenatchee	P Willis Halden	Assn MtS
3/12/36	John + Barbara Evered	Wen. Lec Diet Melvin Metzger	w/ R agmt Frank

# VE PHASE 1 ESA CHECKLIST

## Polk City Directory Info

Year

### Comment

see sheets following -

## Kroll/Sanborn/Metsker Maps Info

Year

### Comment

<u>Year</u>	<u>Comment</u>
not dated	prop part of E. Wenatchee Land Company across Sunset Hwy is East Wenatchee fruit farm. next to lot 55 (Subject prop). J. W. R. Boddy

40	39	38	37	36	35	34	33	32	31	30	29	28	27	26	25	24	23	22	21	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
41	40	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80

Sunset Hwy was paved  
in 2nd Street constructed  
other roads in area were  
not paved or gravelled

### County Archive Info

Date Built:

Heating Type:

Other:

Proprietor  
1974-1975  
City Directory  
1975 - vacant  
1974 vacant  
1973 vacant  
1976 Wilkinson  
1977 Wilkinson

1977 -  
N Sunset Hwy

bx 3096 Gerald Dixon  
bx 3346 Howard Wilkinson  
bx 3347 B Braun  
bx 3348 L Brawley

1968  
N Sunset Hwy

bx 3089 S. Gamel  
bx 3090 E Rasmussen  
bx 3092 Carmichael's grocery  
bx 3094 V Rosebrook  
bx 3096 J Field  
bx 3346 H Wilkinson  
bx 3347 B Braun  
bx 3348 L Brawley

1975

bx 3096 G Dixon  
bx 3346 vacant  
bx 3347 B Braun  
bx 3348 L Brawley

2901 L Cain  
2950 H Cunningham  
3066 R Shank

1979

bx 3096 G Dixon  
bx 3346 Wilkinson  
bx 3347 no number  
bx 3348 L Brawley

1982-1983 - 29th Ave constructed  
addresses changed to house numbers  
no evidence of Wilkinson

1983

2710 Sunset Body Paint  
2726 L Daniel  
2730 J Kibler  
2734 H Wolf  
2821 W Rosenkranz  
2841 J Everhart  
2901 A Reinman  
2950 H Cunningham  
3065 W Rosenkranz

no H Wilkinson listed in 1983

1984

H Wilkinson listed at 2840

1984

2710 Sunset Body Paint  
2724 W Rosenkranz  
2725 J Pranger  
2726 L Daniels  
2730 J Kibler  
2734 H Wolf  
2821 W Rosenkranz  
2840 H Wilkinson  
2841 J Mueller



1. 2

2700 B Braun  
2710 Sunset Landscaping Supplies  
2718 R Pelton  
2720 J Simpson  
2724 W Rosenkranz  
2725 J Pranger  
2726 C Daniels  
2730 J Kibler  
2731 R Shank  
2734 H Waez  
2815 A Manke  
2821 D Offutt  
2825 J Smith  
2835 D Visser  
2840 Thayne Hamelton  
2841 D Shepherd  
2901 J Cain  
2950 Vacant

1995

2700 B Braun  
2710 P Cook  
2711 NV  
2718 R Pelton  
2720 J Simpson  
2721-2725 NV  
2730 J Kibler  
2731 R Shank  
2734 R Waez  
2815 A Manke  
2821 D Offutt  
2825 J Smith  
2835 D Visser  
2840 Thayne Hamelton  
2841 S Shepherd  
2845 E Van Hoven  
2901 M Lee  
2950 Vacant

1999

2700 NV  
2710 P Cook  
2711 R Winn  
2718 R Pelton  
2720 J Simpson  
2721 M Halmgust  
2724 W Rosenkranz  
2725 J Pranger  
2726 W Phillips  
2730 J Kibler  
2731 R Shank  
2734 H Waez  
2815 NV  
2821 D Offutt (orchard-decid tree fruit)  
2825 J Smith  
2835 D Visser  
2840 Cornwell Hardware  
2841 S Shepherd  
2845 E Van Hoven  
2901 M Lee  
2905 R Williams  
2909 E Walker  
2911 B Williams  
2924 J Chappell  
2950 S Ramirez

2002

2700 NV	2841 S Shepherd
2710 P Cook	2845 E Van Hoven
2711 R Winn	2901 M Lee
2718 R Pelton	2905 R Whinery
2720 J Simpson	2909 NV
2721 C Southland	2911 B Williams
2724 NV	2950 NV
2725 J Pranger	
2726 R Buchmann	
2730 J Kibler	
2731 R Shank	
2734 R Waez	
2815 NV	
2821 M Day	
2825 C Smith	
2835 D Visser	
2840 Karen Hamelton	

Great Northern Railway midway between Spokane and Seattle. The State of Washington is generally known as located in the northwest corner of the United States, being bounded on the north by British Columbia in Canada, on the West by the Pacific Ocean, on the South by the State of Oregon, and on the East by the State of Idaho. The latitude of Wenatchee is approximately 47 degrees and the longitude is approximately 120 degrees. The elevation above sea level runs from 600 to 700 feet. Wenatchee proper is nestled on the westerly bank of the mighty Columbia River, that life-giving stream immortalized 100 years ago by the famous poet, William Cullen Bryant, in his Thanatopsis, "Where Rolls the Oregon". In passing will note that the Columbia River in the days before we knew anything about bridges, extensive irrigation or electric power, was considered more or less as a nuisance, especially to the first immigrants who had much difficulty in crossing it. The great stream of boiling water forms a sort of a letter "S" as it crosses the State. Its source is in the Western slope of the Canadian Rockies and later crosses the Canadian border near the northeast corner of our State, and then it runs in a southwesterly direction to a point near the center of the State and approximately 90 miles south of the border, where it turns and runs in a southerly direction for some 60 miles, and then turns and flows in a southeasterly direction to the southeastern corner of the State where it turns again and flows almost due west to the Pacific Ocean, the latter course forming the boundary line between the States of Oregon and Washington. Later on I'll go more into detail about this great life-giving stream and its potentialities.

It seems timely to note here a brief description of the general topography of the area surrounding Wenatchee as the potential income to sustain the town or a city of any size will of necessity have to depend upon it. Obviously no city just happens to exist because some promoters or over-zealous boosters wanted to, or did start on planning one. It is self evident that to have and to maintain a city it must have access to some substantial sustaining resources. For instance, Spokane has its mining interests, its vast forest of available timber and its adjacent fields of grain from the Palouse and Big Bend districts. Seattle has its harbor second to none, its fisheries, its dairy and poultry farms, its timber and manufacturing plants to say nothing of the more recently established airplane and allied factories and scores of other payroll producing activities. Yakima has its tens of thousands of acres of rich farm lands where everything but tropical fruits can be produced in abundance, and every kind of livestock including cattle, hogs, horses, sheep and even goats grow fat in spite of themselves.

Wenatchee has her principal backlog the "BIG RED APPLE", which has justified the slogan "WHERE MONEY GROWS ON TREES".

As stated elsewhere the soil in Central Washington is very productive when treated by irrigation, but cultivatable acreage around Wenatchee is limited. The foothills and mountains produce almost to the water edge of the Columbia River, but at various intervals of from 15 to 20 miles to the north and to the west there are small valleys bordering on fresh water streams which lead from the Cascade Mountains to the Columbia, and all of these valleys are very productive and each sustains a thriving community, now that they are fully developed. Three miles up-stream from Wenatchee the Wenatchee River joins forces with the Columbia. This river rises some 75 to 80 miles to the west with headwaters on the eastern slope of the Cascade range of mountains, a rugged range that bisects the State from north to

south, at elevations from 4,000 to 15,000 feet. The Wenatchee River and its tributaries are very useful from many angles as they provide great fishing and recreational possibilities in addition to creating a perpetual supply of irrigation water for many thousands of acres of tillable land which border it, and on down to supply the land surrounding Wenatchee on both the east and the west sides of the Columbia, the water being carried through a siphon to the east side over what once was the old highway bridge. I have told you something of the value of the rich soil bordering on both sides of this stream, extending from the point where it empties into the Columbia River westerly for some 30 or 40 miles. This water supply has been the means of providing the wherewith for the growth and maintenance of several thrifty, modern and prosperous towns or small cities.

## EAST WENATCHEE

Usually when we speak of East Wenatchee, we think of the entire area directly across the Columbia River from Wenatchee consisting of some 15 or 20 thousand acres and extending from the easterly end of the highway bridge across said river up-stream in a northerly direction for a distance of about 5 or 6 miles, easterly to the foothills a distance of 3 to 5 miles, and down-stream or southerly for a distance of ten miles to the small town of Rock Island, all being in Douglas County (Wenatchee being in Chelan County).

Until the year 1907, when this bridge was constructed and opened for travel, the entire area was one vast waste of sandy land covered with sagebrush, but had very few inhabitants. In my story about the construction of the High Line Canal (now the Wenatchee Reclamation District canal) I explained that this bridge, it being the first highway bridge ever built across the Columbia River, was built for two purposes. First, to support an irrigation pipeline, that was to extend from the main canal (located on the west side of the river), for the purpose of conveying irrigation water to several thousand acres of arid land on the east side, lying below the gravity level of the main canal and to provide a means of crossing the river for all types of vehicles, thereby doing away with the unreliable ferry which had been the only means of crossing since the beginning of civilization in this whole district.

When the bridge was ready for use and the pipeline began to deliver water to the thirsty land, the development proceeded rapidly and within two or three years the whole or nearly all of the land lying below the new canal was planted to orchard, many homes were constructed by the owners and as most of it had been platted for five and ten acre tracts, it made for quite a sizable population. Within a short time, the extending population gave indication of a demand for mercantile and other services on the east side of the river. It was not long until several enterprising young men began to construct various types of mercantile and office buildings near the east end of the aforementioned bridge, thereby supplying the ordinary community requirements and avoiding the necessity of traveling into Wenatchee.

For many years this community or business center, in order to preserve law and order, organized a committee to look after local affairs and a special deputy sheriff was provided by the county commissioners and a make-believe mayor was selected. This condition prevailed until the year 1935, when an incorporation was formed under the laws of the state, and it is assumed that the population by that time had the required 300, as prescribed by state statutes.

The boundary lines of the new town were quite limited for a number of years, however, as the area surrounding the town began to increase in population, the limits have been extended until as of November, 1961, the population was 553, and plans were in the making to extend the limits still farther. (More about the town later.)

One of the handicaps which the community had to exist under for many years, was the lack of a domestic water supply, and the residents were having to be content with the use of cisterns which were stocked with water taken from the irrigation canal. In the year 1923, a corporation was formed under the name of the East Wenatchee Domestic Water Co., for the purpose of providing domestic water, not only for the residents of the town, but also for a large area surrounding it. Obviously, this was an expensive undertaking because of the long distances between outlets or taps, which took miles of pipe and besides this a well had to be dug at the edge of the Columbia River and expensive machinery installed, consisting of pumps, motors, filtration apparatus, etc.

This installation was first made by a private capital company, but it was decided later by the users or customers, to form a cooperative company or district, and the holdings were taken over by the new concern, a concern which still operates the facility and provides the service, to approximately 2,400 outlets. New reservoirs have been added as needed, new extensions have been made until the plant has an estimated value of approximately one million dollars.

While there had been many fine homes built in the East Wenatchee district during the last ten or fifteen years, mostly by Wenatchee business men, because of the gorgeous view, the real growth was augmented soon after the Aluminum Company of America built its multimillion dollar plant, a few miles below Wenatchee in the years 1950 and 1951. When said plant was established here, it was taken for granted that a new townsite would be constructed near the plant, however, the managers of the plant let it be known that they preferred to have their employees live nearer to Wenatchee where such facilities as public markets, schools, churches and athletic conveniences were available. The company did purchase a sizable acreage adjoining the city limits of Wenatchee and arranged for the construction of 75 or 100 modern homes. There were, however, many of the employees who preferred to live farther out and where values were not so high. This brought to the fore, the desirability of either buying or building homes in the East Wenatchee area, and after the boom got under way, many hundreds of modern 4, 5 and 6 room homes were constructed and immediately occupied, mostly by the employees of the Aluminum plant or by the owners of new business enterprises who located here because of the enlarged population. As a steady growth seemed imminent, and market accommodations nearby being very limited, Mr. Edward Gensinger and his enterprising wife, Opal, residents of the locality for many years, purchased a sizable tract of land about one-fourth of a mile south from the established town of East Wenatchee, and proceeded to construct a market center, giving it the name of Eastmont Shopping Center. On this tract, a large public parking lot was laid out and paved, a large grocery building, a bank, a large restaurant, a men's ready-to-wear store, a drug store, a general merchandise and ladies' ready-to-wear store, and a modern bowling alley establishment were constructed. This market center, having been built near the east end of the two million dollar highway bridge across the Columbia River,

soon became a very popular shopping area. Since that time, the Wenatchee Federal Savings and Loan Association has constructed a branch place of business and the Standard Oil Company has installed one of its ultra modern gas stations. Still another shopping center has been built about a quarter mile south of the aforementioned center, and on this tract a large grocery, drug establishment and a general store have been built and a large parking area laid out and paved. In addition to these improvements, a large trailer court, a transfer and storage establishment and several modern gas stations have been built.

It is now estimated that there is a population of approximately nine thousand people in the East Wenatchee community, and this obviously has made necessary the construction of several modern school buildings, which include a High School with an attendance of 417 students as of November, 1961, 694 in the Junior High School, 1,566 pupils in the five modern grade buildings. The school system is known as the Eastmont school system of Douglas County, and includes the entire area extending about 8 miles to the north and as far south as the small town of Rock Island.

As Douglas County has no factories except the Ferro Silicon plant (a concern that makes ingots to be used in the making of certain kinds of steel or other products) located 10 miles down-stream from East Wenatchee at the town of Rock Island, it is safe to say that 80 to 90 percent of the entire population of East Wenatchee, either have their business in Wenatchee or are employed there. However, it should be noted that East Wenatchee has a very active Chamber of Commerce, a live-wire Junior Chamber of Commerce, an on-the-job planning commission, meaning bigger things are most certainly in the offing. It is safe to say, too, that if it were not for the Columbia River which divides the main city of Wenatchee from East Wenatchee, it might be considered a suburb of Wenatchee. For instance, the magnificent golf course, the Wenatchee Municipal air field, the Wenatchee Gun Club are all located in the East Wenatchee area, having been placed there because of greater available space.

As previously stated, all of the irrigable land lying below the gravity level of the High Line canal, plus a sizable acreage lying above the canal have been under cultivation for many years also, several hundred acres which are being watered by pumps from the Columbia River. As this is being written, the Government Reclamation Department is now constructing a large pumping installation, which will irrigate all of the available lands within a ten-mile radius of the town of East Wenatchee, and this is sure to add materially to the production income of the entire community, particularly when the fruit trees being planted come into bearing. This is known as the Greater Wenatchee Project, a project that had its beginning many years ago.

East Wenatchee is also the headquarters for the Douglas County Public Utility District, and the claim is made that its rates are the lowest available anywhere and this concern is now in the planning stage for the construction of a dam across the Columbia River at a point known as Wells Station, about 60 miles north of Wenatchee. When completed this is sure to add materially to the financial stability of Douglas County and to the town of East Wenatchee as well.

## NOTE:

● = Found Monument

○ = Set P.K. Nail

○ = Set 5/8" Iron Rod

Bearings from Plat

"For the exclusive use of Elmar Zur Hausen"

## SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of Elmar Zur Hausen (Name)  
in January, 1976 (Month)

Name of Person  
(Signed and Sealed)Albert M. BerryCertificate No. 2989

AUDITOR'S CERTIFICATE 178883

Filed for record this 3 day of Feb, 1976 A.M.  
in book 23-20 of Surveys at page 13 at the request of  
Albert M. Berry

(Signed) Eding Jensen  
County Auditor

By Elmar Zur Hausen, Rep.

LOT 42

29th N.W.

S 89° 57' 30" E

460.18'

659.78'

S 0° 07' 00" E

123.08'

S 89° 57' 30" E

157.00'

B-1822

SUNSET HWY.

521.94'

S 0° 07' 00" E

8.81 ± Acres

LOT 55

N 0° 09' 30" W

649.00'

LOT 56

N 89° 57' 30" W

526.80'

LOT 58

N 89° 57' 30" W

27th N.W.

N.W. CASCADE AVE.

W. 08° 09' 30" W

27th N.W.

N.W. CASCADE AVE.

27th N.W.

N.W. CASCADE AVE.

27th N.W.

N.W. CASCADE AVE.

27th N.W.

N.W. CASCADE AVE.

27th N.W.

N.W. CASCADE AVE.

27th N.W.

N.W. CASCADE AVE.

27th N.W.

N.W. CASCADE AVE.

## SURVEY OF

PART OF LOT 55

E.W.L. CO. PLAT OF

PART OF SEC. 26 &amp; 27

T. 23 N., R. 20 E., W. M.

DOUGLAS COUNTY, WASH.

FOR

ELMAR ZUR HAUSEN

JAN. 21, 1976

SCALE 1" = 100'

Horton Dennis &amp; Associates, Inc.

Consulting Engineers

WENATCHEE, WASHINGTON

Date Created 05/09/1997	*** ***	DOUGLAS COUNTY ASSESSOR'S OFFICE ASSESSMENT RECORD	*** ***	Last Update 06/15/2005
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Parcel # : 40600005501	Cadastral # :
Owners ID # : 12603	1 DOR Codes : 83 00 12 OPEN SPACE
ZUR HAUSEN, EDITH	Market Assessed
401 LOWE ST	Improvements
WENATCHEE WA	Land 270,000 23,500
98801-0000	Perm Crop
	Total Value 270,000 23,500
Map # : 2320-26-22-000406-000-00000	Deeded Acres : 9.00
Situs : SUNSET HWY	
Legal Desc : LOT 55 EX E 10 FT. & N 123.05 FT. OF E 177 FT.; EWLP 26-23-20	
Frozen Value : 0	Neighborhood : 2108
Exempt Code :	Appraisal Zone: 2
Exempt Amount:	New Const : 0
Taxable Value: 23,500	Property Class: 13
Tax District : 55	Appraisal Type: FARM
	Prev Impr : 270,000
	Prev Land : 270,000
	Prev Perm Crop: 270,000
	Prev Total : 23,500
	Prev Taxable : 23,500

Page 1 of 3  
40600005501

Misc Assessments	Land Use	
GWMA Dist :	Dry Ac : 0.000	OSP Date :
Flood Dist:	Irrg Ac : 9.000	Parent ID # :
Weed Dist : 1	Other Ac : 0.000	Last Appeal :
Pest Cntrl:	Site Ac : 0.000	Appeal Status:
Timber	Timber Ac : 0.000	
Value : 0	Total Ac : 9.000	Record Status : 1 ACTIVE
DNR Ac :	Pest Cntrl:	Review Status : SWU

Page 2 of 3

Number	Date Opened	Last Visit	Date Closed	Permit Description	Amount

Book & Page	Grantor	Sale Date	Sale Price	Cnt	Code

40600005501

Primary Owner : ZUR HAUSEN, EDITH	12603	100%	1 Of : 1
Primary Situs : SUNSET HWY			1 Of : 1

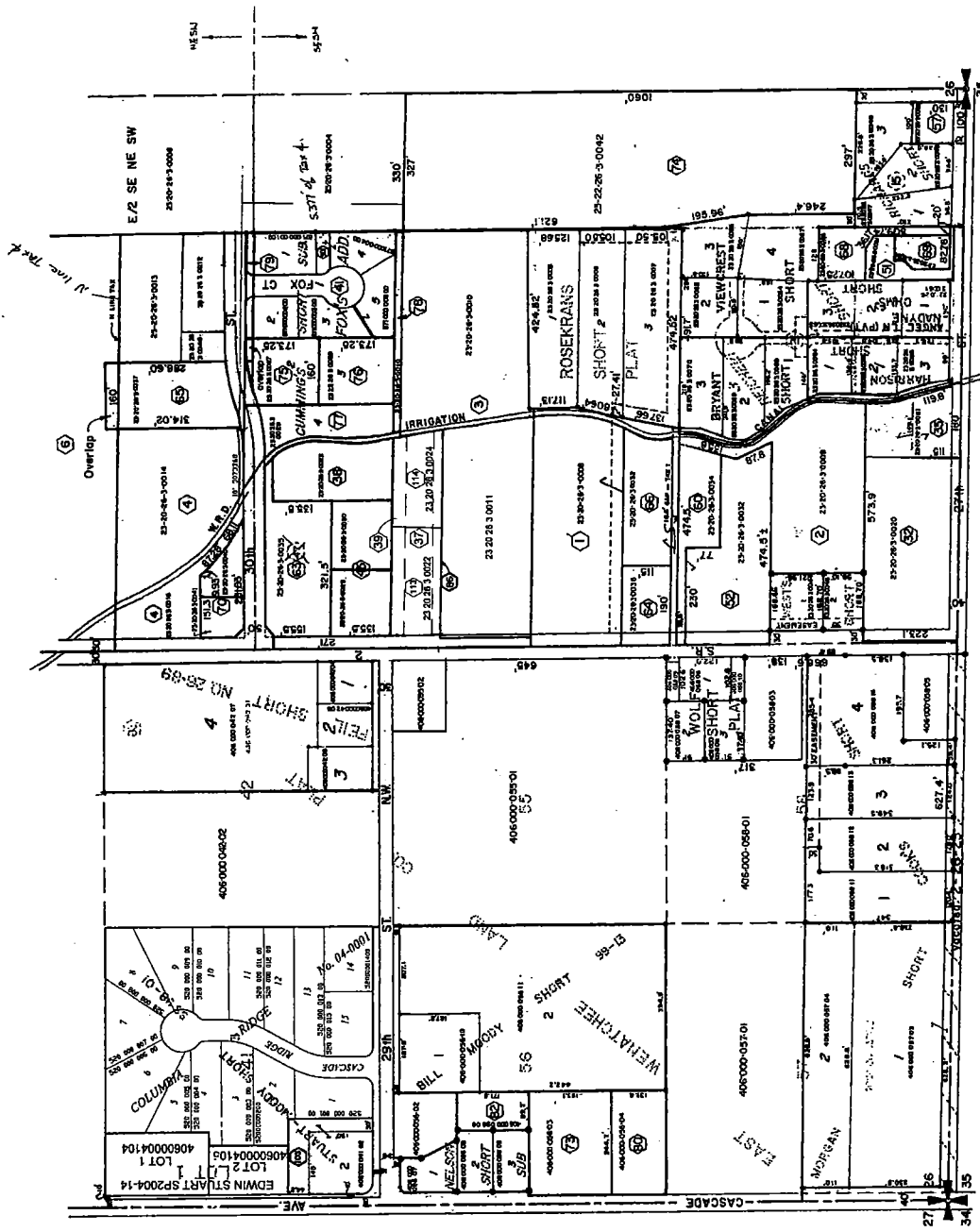
Code	Type	Year	User ID	Change Date	Value Change	Tax Change
13	VALUE_CHANGE	1999	JANAA	03/23/1999	-111,900	-1,538.43

Year	District	Statement #	Source	Assessed	Taxable	Billed Tax
2005	55	2005-40600005501	REAL	23,500	23,500	338.76
2005	101	2005-40600005501-1-1	IRRIGATI			858.00
2004	55	2004-40600005501	REAL	23,500	23,500	336.16
2004	101	2004-40600005501-1-1	IRRIGATI			858.00
2003	55	2003-40600005501	REAL	23,500	23,500	343.13

# DOUGLAS COUNTY, WASHINGTON

## SOUTH 1/3 OF W 1/2 OF SEC. 26, TWP. 23 N., RGE. 20 E. W.M.

SCALE IN FEET  
0 200 400 600  
SCALE: 1" = 200'



⑦ DENOTES TAX NUMBER

Cascad

## DOUGLAS COUNTY ASSESSOR'S OFFICE

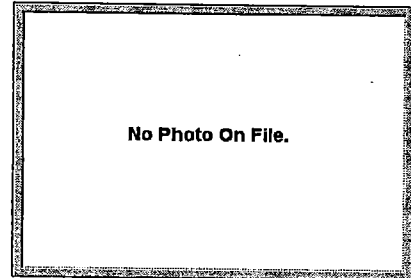


Parcel No. 40600005501  
 Owner ZUR HAUSEN, EDITH  
 Situs SUNSET HWY  
 Neighborhood 2108  
 Width/Depth  
 Legal LOT 55 EX E 10 FT. & N 123.05 FT. OF E 177 FT.; EWLP 26-23-20

Topography  
 Street Type  
 Utilities  
 Amenities  
 Amenities

Impr Value  
 Other Bldgs  
 Land Value 25,000  
 Total Value 25,000  
 Dd Acres 9.00

Component	Recorded	Observed
Condition	0	
Type	0	
Quality	0	
Arch Type		
Ext Wall		
Base Area		
Total Area		
Style		
Roofing	0	
HVAC		
Foundation	0	
Slab Area		
Crawl Area		
Basement Area/Min		
Rec./Partition Finish		
Fixture Count/Baths		
Bdrms/Total Rooms		
Gar. Type/Area		
Year Built		
Remodel Type/Year		
Effective Age		
Phys Depr.		
Econ Depr.		
Func Depr.		
Total Depr.		
Appraiser Name		
Entry Code		
Data Entry		
Tenant/Owner		
Signature		



Miscellaneous Improvements						Building Permits				
Code	Description	Year	Units	Depr	Value	Number	Opened	Closed	Description	Amount

Sale Information				
Book/Page	Sale Date	Code	Grantor	Amount

Notes

Field Notes

Date &amp; Time 08/11/2005 01:12:58P

ReviewSheet 2006







EDR® Environmental  
Data Resources Inc

"Linking Technology with Tradition"®

## Sanborn® Map Report

**Ship To:** Verna Lee Teller

V Environmental, LLC

328 East Olympic Avenue

Spokane, WA 99207

**Order Date:** 8/15/2005 **Completion Date:** 8/15/2005

**Inquiry #:** 1487896.3

**P.O. #:** NA

**Site Name:** MWI E Wenatchee

**Address:** 2840 Sunset Hwy N

**City/State:** East Wenatchee, WA 98801

**Customer Project:** 214-1

8012744BRU

509-482-2959

**Cross Streets:**

This document reports that the largest and most complete collection of Sanborn fire insurance maps has been reviewed based on client supplied information, and fire insurance maps depicting the target property at the specified address were not identified.

**NO COVERAGE**

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report AS IS. Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

# VE PHASE 1 ESA CHECKLIST

## Air Photo Review



Year

Observations





T23 R20

26

35

# VE PHASE 1 ESA CHECKLIST

## Topographic/Geologic Map Info

Map Name:

Date:

P.R.

Site Elevation:

819' asl

GW Direction:

W

Nearby Bodies of Water:

Columbia River  
610' asl

Distance Away:

0.67 mi

Geology:

Township:

23

Range:

20

Section 26

Mapper/Map ID:

S1/3 of W1/4

Otr

## Radon

# Readings:

# Over 4:

Average:

Soil Surveys  
75 - Burcham 3-8 slopes  
274 - small dunes to any fine sand 0-15 ft  
30 - primarily Argabak-Rock outcrop complex 0-30 ft slope



WASHINGTON STATE DEPARTMENT OF TRANSPORTATION  
DRILLING DATABASE FORM

## GENERAL INFORMATION

STATE ROUTE	28	CONTROL SECTION	0901	PROJECT NUMBER	XL-1217
PROJECT NAME	31 <sup>st</sup> To Hadley Canal Crossing - Box culvert				
COUNTY	Douglas	D.O.E REGION	09 CRO	D.O.T. REGION	NC
DRILLER	James Fetterly	LICENSE NUMBER	2507		
D.O.E S NUMBER	04731	D.O.E R NUMBER	<del>04731</del>		
14 NE	14 SW	SEC 26	TOWNSHIP 23	RANGE 20 E 001	

AUG 20 2001



## HOLE INFORMATION

[illegible]

WASHINGTON STATE DEPARTMENT OF TRANSPORTATION  
DRILLING DATABASE FORM

STATE ROUTE: 28	CONTROL SECTION: 0901	PROJECT NUMBER: XL-1217
PROJECT NAME: 31 <sup>st</sup> To Hadley Canal Crossing - Box Culvert		
COUNTY: Douglas	D.O.E. REGION: 09 CRO	D.O.T. REGION: NC
DRILLER: James Fetterly		LICENSE NUMBER: 2507
D.O.E. S. NUMBER: 04731	D.O.E. R. NUMBER: <i>04731</i>	
1/4: NE	1/4: SW	SEC: 26
TOWNSHIP: 23		RANGE: 20 <i>20</i>

AUG 20 2001  
CENTRAL REGION OFFICE

[illegible]

# WATER WELL REPORT

STATE OF WASHINGTON

Start Card No.

5121  
027343 A

Water Right Permit No.

OWNER: Name Juli Marshall

Address \_\_\_\_\_

(2) LOCATION OF WELL: County Douglas NE 1/4 NE 1/4 Sec 34 T. 23 N. R. 20 W.M.

(2a) STREET ADDRESS OF WELL (or nearest address) 362 27<sup>th</sup> St NW E. Wenatchee WA 98801

(3) PROPOSED USE: ☒ Domestic ☐ Industrial ☐ Municipal ☐  
☐ DeWater ☐ Test Well ☐ Other ☐

(4) TYPE OF WORK: Owner's number of well (if more than one)

Abandoned ☐ New well ☒ Method: Dug ☐ Bored ☐  
Deepened ☐ Cable ☐ Driven ☐  
Reconditioned ☐ Rotary ☒ Jetted ☐

(5) DIMENSIONS: Diameter of well 6 inches.  
Drilled 62 feet. Depth of completed well 45 ft.

(6) CONSTRUCTION DETAILS:

Casing installed: 6 Diam. from -1 ft. to 44 ft.  
Welded ☒ Diam. from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.  
Liner installed ☐ Diam. from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.  
Threaded ☐ Diam. from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.

Perforations: Yes ☒ No ☐  
Type of perforator used Wheel  
SIZE of perforations 3/16 in. by 1 1/4 in.  
35 perforations from 30 ft. to 35 ft.  
\_\_\_\_\_ perforations from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.  
\_\_\_\_\_ perforations from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.

Screens: Yes ☐ No ☒  
Manufacturer's Name \_\_\_\_\_  
Type \_\_\_\_\_ Model No. \_\_\_\_\_  
Diam. \_\_\_\_\_ Slot size \_\_\_\_\_ from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.  
Diam. \_\_\_\_\_ Slot size \_\_\_\_\_ from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.

Gravel packed: Yes ☐ No ☒ Size of gravel \_\_\_\_\_  
Gravel placed from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.

Surface seal: Yes ☒ No ☐ To what depth? 18 ft.  
Material used in seal Bentonite  
Did any strata contain unusable water? Yes ☐ No ☒  
Type of water? \_\_\_\_\_ Depth of strata \_\_\_\_\_  
Method of sealing strata off \_\_\_\_\_

(7) PUMP: Manufacturer's Name NP

Type: \_\_\_\_\_ H.P. \_\_\_\_\_

(8) WATER LEVELS: Land-surface elevation 800 ft.  
Static level 26 ft. below top of well Date 6-16-91  
Artesian pressure \_\_\_\_\_ lbs. per square inch Date \_\_\_\_\_  
Artesian water is controlled by \_\_\_\_\_ (Cap, valve, etc.)

(9) WELL TESTS: Drawdown is amount water level is lowered below static level  
Was a pump test made? Yes ☐ No ☒ If yes, by whom?  
Yield: \_\_\_\_\_ gal./min. with \_\_\_\_\_ ft. drawdown after \_\_\_\_\_ hrs.

Recovery data (time taken as zero when pump turned off) (water level measured from well top to water level)

Time Water Level Time Water Level Time Water Level

Date of test \_\_\_\_\_

Ballot test \_\_\_\_\_ gal./min. with \_\_\_\_\_ ft. drawdown after \_\_\_\_\_ hrs.

Airtest 2 gal./min. with stem set at 45 ft. for 2 hrs.

Artesian flow \_\_\_\_\_ g.p.m. Date \_\_\_\_\_

Temperature of water 58 Was a chemical analysis made? Yes ☐ No ☒

(10) WELL LOG or ABANDONMENT PROCEDURE DESCRIPTION

Formation: Describe by color, character, size of material and structure, and show thickness of aquifers and the kind and nature of the material in each stratum penetrated, with at least one entry for each change of information.

MATERIAL	FROM	TO
Top Soil	0	7
Gravel + sand	7	12
Gravel Boulders	12	35
Fine Brown sand	35	43
gray clay	43	55
gray shale	55	62

Work started 6-15, 1991 completed 6-16, 1991

WELL CONSTRUCTOR CERTIFICATION:

I constructed and/or accept responsibility for construction of this well, and its compliance with all Washington well construction standards. Materials used and the information reported above are true to my best knowledge and belief.

NAME 5B<sup>5</sup> Drilling  
(PERSON, FIRM, OR CORPORATION)

(TYPE OR PRINT)

Address 342 NW 27<sup>th</sup> St E. Wenatchee WA 98801

(Signed) Richard Buggitt License No. 0780  
(WELL DRILLER)

Contractor's Registration No. FIVE BDI32N Date 6-18, 1991

(USE ADDITIONAL SHEETS IF NECESSARY)



UNIQUE WELL I.D. # AA1096

ECY 060-1-20 (M/3) \* \* 1

Address 231 Wilshire - E. Westchester 9800

NE 1/4 NE 1/4 Sec 34 T. 26 N. R. 15 W. M.

**(10) WELL LOG or ABANDONMENT PROCEDURE DESCRIPTION**

**Formation:** Describe by color, character, size of material and structure, and show thickness of aquifers and the kind and nature of the material in each stratum penetrated, with at least one entry for each change of information.

ECY 060-1-20 (10/87) -1329-  3



