

File Name BANK OF PACIFIC
PROPERTY
County WASHKIAKUM
File Type TCP

June 2005

Your Name ROBERT WARREN

To: Bob Warren – Washington State Department of Ecology

cc: John Van Dijk – Bank of the Pacific

From: William Fabian – City Attorney, Town of Cathlamet

Re: **Soil Contamination Beneath Butler Street**

This memorandum identifies specific actions the Town of Cathlamet has undertaken related to the presence of residual petroleum hydrocarbon contamination beneath Butler Street.

These actions include:

- Providing all Town of Cathlamet Public Works employees with a copy of the Contamination Notice and map included in Attachment 1.
- Posting the Contamination Notice in a conspicuous area of the Public Works office, and;
- Filing copies of the Contamination Notice for future distribution to potential Town contractors bidding on work in the Butler Street area.

Additionally, all relevant maps and plans for Butler Street in the Town files have been annotated with a Notice Label providing information on the presence of contamination beneath Butler Street. A copy of an example plan with the Notice Label affixed is included as Attachment 2.

The Town has also entered into a legal agreement with the Bank of the Pacific that identifies the Bank's specific responsibilities regarding any required future remediation of petroleum contamination beneath Butler Street that originated from the Bank of the Pacific's 20 Butler Street property. A copy of the executed agreement is included as Attachment 3.

Attachments: 1) Contamination Notice (Notification and Map)
2) Example Plan with Notification Label
3) Legal Agreement Between the Town of Cathlamet and the Bank of the Pacific

DRAFT

Month 1, 2002

MEMORANDUM

Project No. 123456-78Month 1, 2003

P:\Bank of Pacific\Restrictive Covenant\City Cover Letter for Institutional Controls.doc

20 BATTLE ST D.H.D

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BOOK 119 PAGE 0079

Recorded at the Request of
& After recording return to:

George F. Hanigan, P.S.
Wahkiakum County Abstract Company
P. O. Box 39
Cathlamet, WA 98612

Filed for record:

March 10, 2005 12:15 PM

Request of:

George F. Hanigan

Diana L. Tischer, Wahkiakum Co. Auditor

Title Order No. W-9583
Escrow No. W-9583-E

COVER PAGE

Document Title(s) (or transactions contained therein):

1. Statutory Warranty Deed

Reference number(s) of documents assigned or released:
on page of document

Grantor(s):

1. Bank of the Pacific

additional names on page of document

Grantee(s):

1. Ronna L. Hobson

additional names on page of document

Legal Description:

1. Abbreviated:

Portion Lot 2, Block 6, Town of Cathlamet

2. Full legal description is on page of document.

Assessor's Property Tax Parcel Account Number(s):

020806-430046

[] Assessor Tax # not yet assigned

GEORGE F. HANIGAN, P.S.
WAHIAKUM COUNTY ABSTRACT COMPANY
Telephone (360) 795-3741
Facsimile (360) 795-3001

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BOOK 119 PAGE 0030

**STATUTORY
WARRANTY DEED**

THE GRANTOR, BANK OF THE PACIFIC, a corporation, for and in consideration of the sum of One Thousand and No/One Hundreds Dollars (\$1,000.00) and other valuable consideration, to it in hand paid, conveys and warrants to **RONNA L. HOBSON**, a single woman, the following described real estate, to-wit:

That portion of Lot Two (2), in Block "G", TOWN OF CATHLAMET, as per plat thereof recorded in Book "A" of Plats, page 1, records of Wahkiakum County, Washington, described as follows, to-wit:

Beginning at the most Northerly corner of said Lot Two (2), being the corner common to Lots One (1), Two (2), Three (3) and Four (4) in said Block "G"; thence South 35° 30' East along the Northeasterly line of said Lot Two (2), 50 feet; thence South 54° 30' West, 102.74 feet, to a point on the Southwesterly line of said Lot Two (2) which is South 35° 30' East, 50 feet from the most Northwesterly corner of said Lot Two (2); thence North 35° 30' West along the West line of said Lot Two (2) to the most Northwesterly corner thereof; thence North 54° 30' East along the North line of said Lot Two (2), 102.74 feet, to the point of beginning; all as more particularly set-forth in that certain survey filed for record under Auditor's File No. 48274, in Volume 6 of Surveys, page 41, records of Wahkiakum County, Washington.

Situate in the County of Wahkiakum, State of Washington.

TOGETHERWITH all interest and estate in such real estate that may be hereafter acquired and togetherwith the buildings, all improvements thereon and all of the rights, waters, privileges, appurtenances, access, easements and advantages thereto belonging or in any manner appertaining thereto.

SUBJECT TO:

1. Easements, restrictions, surveys and reservations of record, if any.

Dated this 3 day of March, Nineteen Hundred and Ninety Eight.

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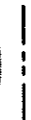
Legend



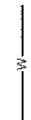
Monitoring Well Location



Extent of Excavation Completed in 2003



Approximate Property Boundary



Approximate Location of 8" Water Main



Approximate limit of remaining soil beneath Butler Street impacted with TPH's/BTEX and/or PNA's at concentrations above MTCA Method A cleanup levels.

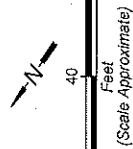
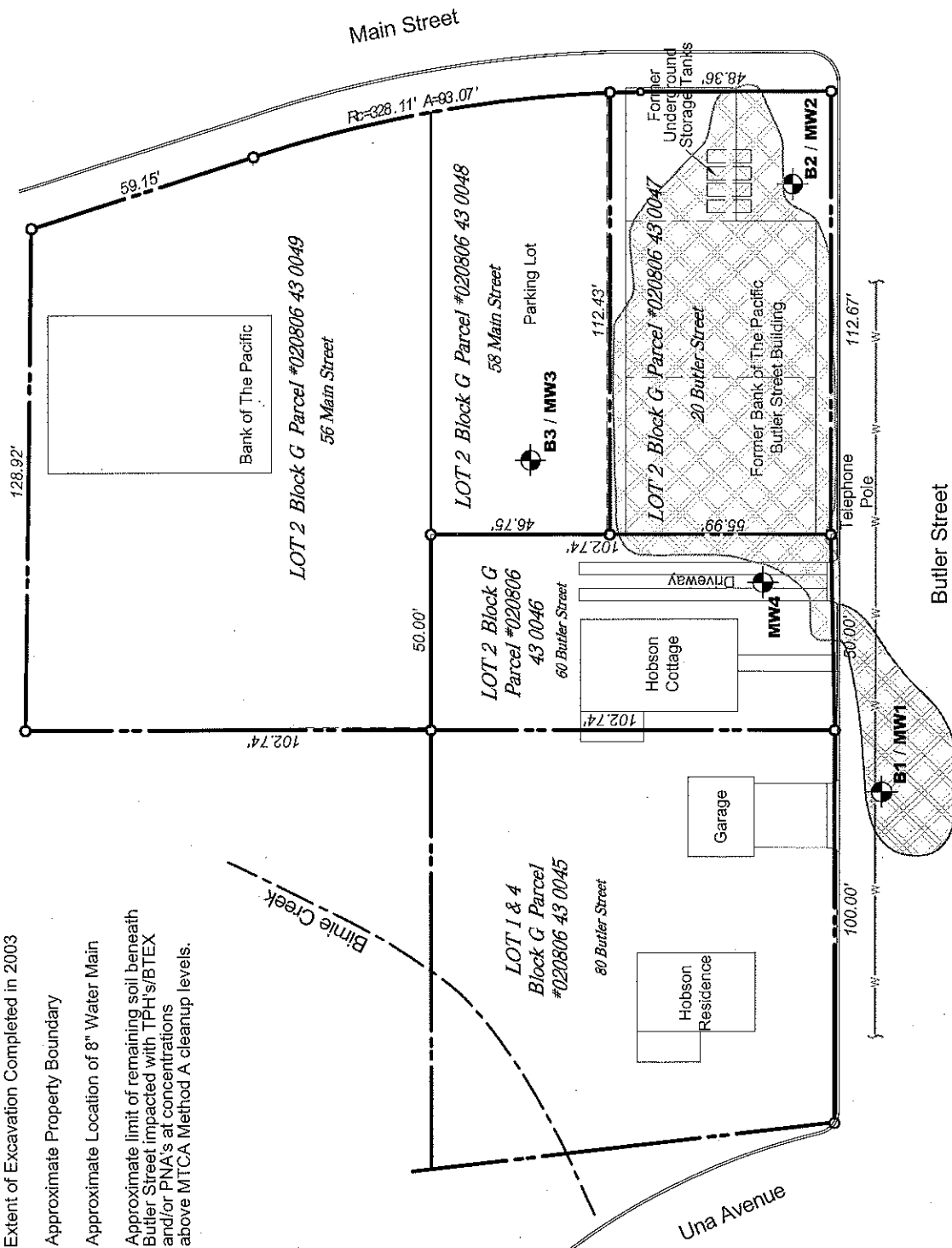


170 Madrone Lane North
Bainbridge Island, WA 98110
(206) 790-9370

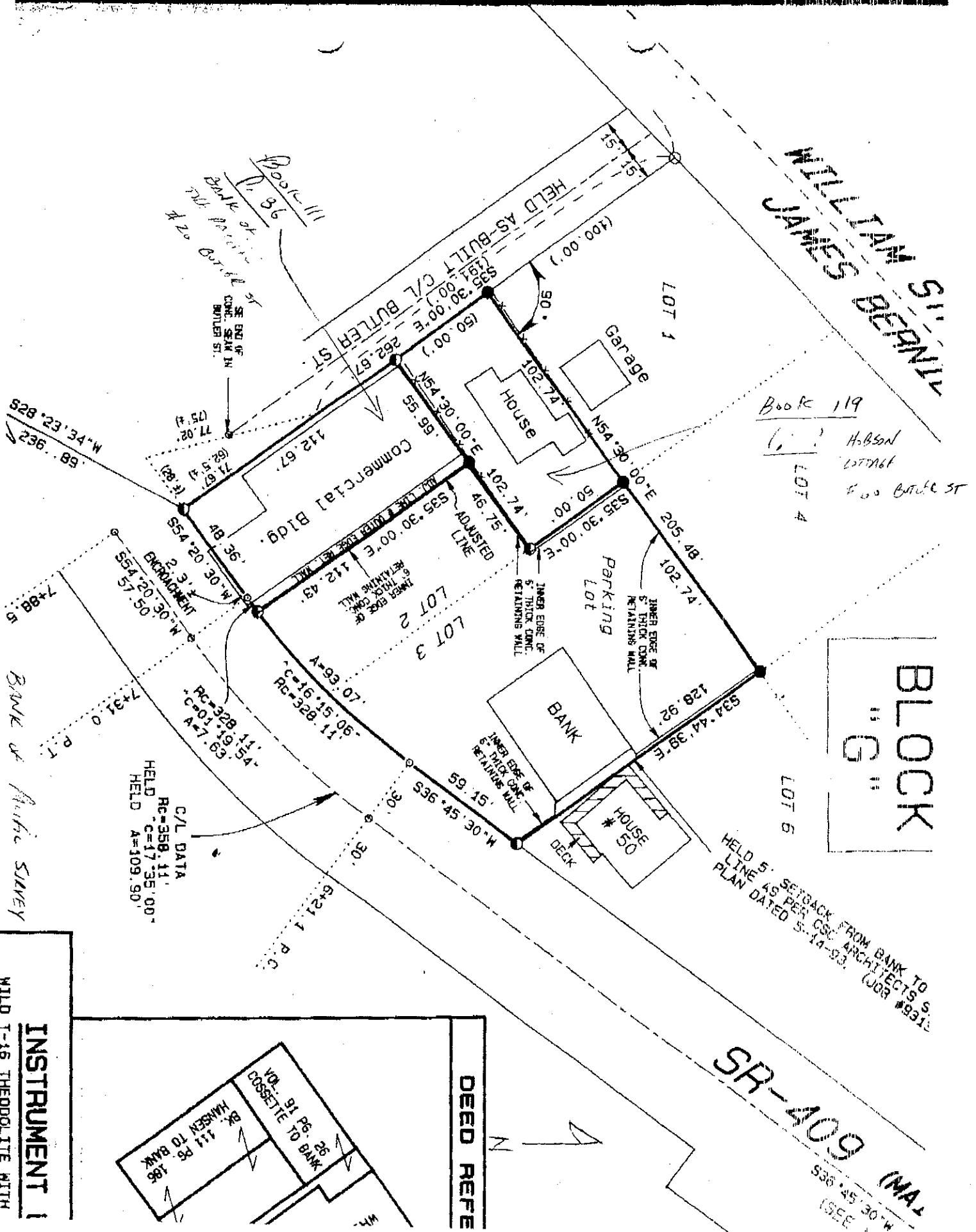
811 First Avenue #480
Seattle, WA 98104
(206) 328-7443

Approximate Extent of Residual Contaminated Soil beneath Butler Street

Town of Cathlamet
Butler Street, Cathlamet, Washington



Reference:
Base map provided by Robert D. Miller Consulting, Inc.
Lot lines and descriptions provided by the Waukegan County Assessor's Office, Cathlamet, Washington.
All locations and site features are approximate.



#60 BUTLER BUTLER ST.
DEED

46910

BOOK 111 PAGE 0186

RECORDING REQUESTED
BY AND RETURN TO:George F. Hanigan, P.S.
Wahkiakum County Abstract Company
P.O. Box 39
Cathlamet, WA 98612**STATUTORY
WARRANTY DEED**

THE GRANTORS, RONALD H. HANSEN and THELMA JEAN HANSEN, husband and wife, for and in consideration of the sum of One Thousand and No/One Hundreds Dollars (\$1,000.00) and other valuable consideration, to them in hand paid, convey and warrant to BANK OF THE PACIFIC, a Washington corporation, the following described real estate, to-wit:

Parcel No. One:

That portion of the Northeasterly 50 feet of Lot Two (2), in Block "G", TOWN OF CATHLAMET, as per plat thereof recorded in Book "A" of Plats, page 1, records of Wahkiakum County, Washington, lying Southeasterly of the Southeasterly line of that certain tract heretofore conveyed to George Witham, et. ux., by deed recorded in Book 4 of Deeds, page 285, lying Northeasterly of that certain tract heretofore conveyed to Howard V. Carriker, et. ux., by deed recorded in Book 22 of Deeds, page 327, lying Northwesterly of the Northwesterly line of Main Street, of said TOWN OF CATHLAMET, as the same presently exists, TOGETHERWITH that certain driveway easement executed by Irving Koths, et. ux., recorded under Auditor's File No. 25493, in Volume 28 of Deeds & Mortgages, page 45, records of Wahkiakum County, Washington.

Parcel No. Two:

That portion of Lot Two (2), in Block "G", TOWN OF CATHLAMET, as per plat thereof recorded in Book "A" of plats, page 1, records of Wahkiakum County, Washington, EXCEPTING THEREFROM the Northeasterly 50 feet of said lot measured perpendicular to the Northeasterly line thereof; EXCEPT the Northwesterly 30 feet of said lot measured perpendicular to the Northwesterly line of said lot; and ALSO EXCEPTING THEREFROM that certain triangular tract described as follows, to-wit:

Beginning at the most Southerly corner of said lot, thence Northeasterly along the Southeasterly line thereof, 28 feet, more or less, to the intersection of Main Street with the Southwesterly line of said lot extended Southeasterly; thence Northwesterly along said line extended 62.5 feet, more or less, to a point on Alley Street; thence Southeasterly, along the Southwesterly line of said lot, 75 feet, more or less, to the point of beginning.

All situate in the County of Wahkiakum, State of Washington.

TOGETHERWITH all interest and estate in such real estate that may be hereafter acquired and togetherwith the buildings, all improvements thereon and all of the rights, waters, privileges, appurtenances, access, easements and advantages thereto belonging or in any manner appertaining thereto.

SUBJECT TO:

1. Easements, restrictions, surveys and reservations of record, if any.

George F. Hanigan, P.S.
Attorney at Law
W.S.A. No. 2417
60 Main Street-Wahkiakum Building
P.O. Box 39
Cathlamet, Washington 98612
Telephone 360-735-4444

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BOOK 111 PAGE 0187

Dated this 22 day of December, Nineteen Hundred and Ninety Six.

Ronald H. Hansen
 Ronald H. Hansen

Thelma Jean Hansen
 Thelma Jean Hansen

STATE OF WASHINGTON

COUNTY OF SNOHOMISH

)-ss.

On this day personally appeared before me RONALD H. HANSEN and THELMA JEAN HANSEN, husband and wife, to me known to be the individuals named and described in the foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 20th day of December, Nineteen Hundred and Ninety Six.

[Signature]
 Notary Public in and for the State of
 Washington, residing at Everett

W-9324

This is to certify that Transaction Tax in
 the sum of 1377.4 has been paid
 on entire instrument.
 See Recd. No. 9279 dtd 8-23-96
[Signature]
 Snohomish County Treas.

Filed for record Dec. 23 7:16 AM
 Request of: George F. Hansen
 Diane L. Tischer, Snohomish Co. Auditor

Garrett F. Bowman, P.E.
 ATTORNEY AT LAW
 W.S.B.A. No. 3417
 44 Main Street-Harbor Building
 P.O. Box 59
 Everett, Washington 98202
 Telephone 360-793-3494

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old Plat map - city

