

# PHASE I ENVIRONMENTAL SITE ASSESSMENT



*Standards:*  
ASTM E 1527-13 and  
40 CFR Part 312

*Prepared for:*



State of Idaho  
Department of Environmental Quality  
1445 North Orchard Street  
Boise, Idaho 83706

*Prepared by:*



Tetra Tech, Inc.  
316 West Boone Avenue,  
Suite 363  
Spokane, Washington 99201

September 19, 2017

Version 1.1 FINAL

Tt Project: 100-RED-T37396

---

This page intentionally left blank for printing purposes.

---

---

## Table of Contents

Section	Page
LIMITATIONS .....	iv
Executive Summary .....	v
1 Introduction.....	1
Purpose.....	1
Detailed Scope of Study.....	2
Shelf Life of ASTM and AAI Documents .....	3
Significant Assumptions.....	3
ADDITIONAL Limitations and Exceptions.....	4
2 Site Description .....	5
Location and Legal Description.....	5
Site and Vicinity General Characteristics .....	6
Current Use of the Site .....	7
Utilities .....	7
Electric/Gas.....	7
Potable Water Supply .....	7
Sewage Disposal System .....	7
Other Utilities .....	8
Current Use of Adjoining Property.....	8
Potential Offsite Impact Analysis.....	9
3 User-Provided Information.....	10
Title Records .....	10
Environmental Liens or Activity and Use Limitations .....	10
Lien Search.....	11
Specialized Knowledge .....	11
Valuation Reductions for Environmental Issues .....	11
Owner, Property Manager and Occupant Information .....	12
Reason for Performing Phase I.....	12
Other.....	12
4 Records Review .....	13
Physical Setting Sources .....	13
Climatology .....	13
Topography.....	13
Geological Conditions .....	14
Soils .....	14
Surface Hydrology.....	15
Groundwater Hydrology .....	15
Standard Environmental Records.....	16
Subject Property Database Listings .....	16
Adjoining and Nearby Database Listings.....	18
Orphan Sites Summary.....	18

---

Vapor Encroachment Screen.....	19
City Planning Department Records.....	19
City Engineering Department Records.....	20
City Water Department Records.....	20
City Wastewater Utility Department Records .....	20
City Building Services Department Records.....	20
County Building Records.....	20
Panhandle Health District Records.....	21
Department of Environmental Quality Records.....	22
Historical Use Information on the Property .....	28
Title Review.....	28
Historical Resources .....	30
Historical Summary .....	41
Review of Environmental Permits / Licenses .....	44
Previous Environmental Reports.....	44
Historical Use Information on Adjoining Properties.....	44
5 Site Reconnaissance.....	47
Methodology and Limiting Conditions .....	47
General Site Setting .....	47
Exterior and Interior Observations.....	47
Summary.....	51
6 Interviews .....	53
Interviews with Owner or representative.....	53
Interviews with Occupants.....	53
Interviews with Local Government Officials <sup>1</sup> .....	53
Interviews with others.....	54
7 Findings and conclusions .....	57
Findings.....	57
Conclusions .....	58
8 Data Gaps.....	59
9 Deviations.....	60
10 References .....	61
11 Signature of Environmental Professional.....	66
12 Qualifications of Environmental Professional.....	66

---

**List of Tables**

<b>No.</b>		<b>Page</b>
Table 1.	Site Overview.....	5
Table 2.	Valuation Information .....	11
Table 3.	Vapor Encroachment Distances .....	19
Table 4.	Summary of Kootenai County Building Permits.....	21
Table 5.	DEQ Records Review.....	22
Table 6.	Summary of Title Information .....	28
Table 7.	Historical Resource Summary.....	30

**List of Figures**

<b>No.</b>		<b>Page</b>
Figure 1.	Site Location Map.....	Appendix A
Figure 2.	Site Map with Topography.....	Appendix A
Figure 3.	Site Plan .....	Appendix A
Figure 4.	Historical Site Plan.....	Appendix A
Figure 5.	Welch-Comer Topographic Map.....	Appendix A

**Appendices**

Appendix A .....	Figures (1-5)
Appendix B.....	Site Photographs (1-30)
Appendix C .....	EDR Reports (Radius Map/GeoCheck, Aerials Photos, and other EDR Reports)
Appendix D .....	Historical Maps and Photographs
Appendix E.....	Title Information
Appendix F.....	Other Records and Prior Reports

---

## LIMITATIONS

This report has been prepared by Tetra Tech, Inc. (Tetra Tech) for use and reliance by Idaho Department of Environmental Quality (DEQ, the Client), and the City of Coeur d'Alene, with specific application to a Phase I Environmental Site Assessment (ESA) of the Former Atlas-Stimson Mill Property, consisting of 44.5 acres of land (MOL) at 3074 West Seltice Way, within the North ½ of Section 10, Township 50 North and Range 4 West of the Boise Meridian (BM), in Coeur d'Alene, in Kootenai County, Idaho 83814.

This report was compiled based partially on information supplied to Tetra Tech from outside sources and other information in the public domain. The conclusions and opinions herein are based on the information Tetra Tech obtained in compiling the report. This information is on file at Tetra Tech's office in Spokane, Washington. Tetra Tech makes no warranty as to the accuracy of statements made by others which may be contained in the report, nor are any other warranties or guarantees, expressed or implied, included or intended by the report except that it has been prepared in accordance with the current generally accepted practices and standards consistent with the level of care and skill exercised under similar circumstances by other professional consultants or firms performing the same or similar services. Because the facts forming the basis for the report are subject to professional interpretation, differing conclusions could be reached. Tetra Tech does not assume responsibility for the discovery and elimination of hazards that could possibly cause accidents, injuries, or damage. Compliance with submitted recommendations or suggestions does not assure elimination of hazards or the fulfillment of client's obligations under local, state, or federal laws or any modifications or changes to such laws. None of the work performed hereunder shall constitute or be represented as a legal opinion of any kind or nature, but shall be a representation of findings of fact from records examined.

---

## EXECUTIVE SUMMARY

Tetra Tech, Inc. (Tetra Tech) completed a Phase I Environmental Site Assessment (ESA) of the Former Atlas-Stimson Mill Property, an approximately 44.5-acre (MOL) site at 3074 West Seltice Way, within the North ½ of Section 10, Township 50 North and Range 4 West of the Boise Meridian (BM), in Coeur d'Alene, in Kootenai County, Idaho 83814. This site is hereafter referred to as the site, the subject property, or the property.

The purpose of this investigation is to determine whether hazardous substances and/or petroleum products have been released to the site under conditions that would represent a *recognized environmental condition (REC)*, as defined in prevailing practices for Phase I ESAs. The investigation included a visual inspection of the property, a visual inspection of the exteriors of adjoining properties, consultation with local and state regulatory offices, review of appropriate federal and state records, and acquisition and review of local historical and environmental records that are *reasonably ascertainable* and *practically reviewable*.

We have performed a Phase I ESA in general conformance with the scope and limitations of American Society for Testing and Materials (ASTM) Designation E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM E 1527-13) of the subject property. Any exceptions to, or deletions from this practice are described in the Limitations section and within **Section 1** of this report.

*In summary*, based upon the information uncovered, this Phase I ESA has revealed no evidence of *recognized environmental conditions* in connection with the property with the following exceptions:

- ❖ The northeastern portion of the subject property was utilized for the purposes of stockpiling surface soil and woody debris that may have been affected by mill and nearby railroad operations through the years. While no evidence was uncovered suggesting that releases have occurred beyond a *de minimis* condition, the quality of soil and woody debris within large stockpiles on the northeast portion of the site remains questionable. Until further investigation and/or possible sampling reveals otherwise, the likelihood of elevated concentrations of hazardous materials and/or petroleum products resting in stockpiles and former pits is considered to represent a *recognized environmental condition* in connection with the subject property at this time.
- ❖ The subject property operated as sizable lumber mill for nearly 100 years. The site was also crossed by four railroads and multiple spur lines. The topsoil on site appears to have generally been removed from most areas; however, the quality of remaining topsoil is unknown. Until further investigation and/or possible sampling reveals otherwise, the likelihood of elevated concentrations of hazardous materials and/or petroleum products resting in remaining topsoil is considered to represent a *recognized environmental condition* in connection with the subject property at this time.

*Closure of the site to vehicles is recommended to prevent potential releases of fluids from stranded vehicles and other unregulated usages. Understanding the quality of topsoil and stockpiles on site may alleviate concerns with further earthwork.*

---

# 1 INTRODUCTION

This report provides the results of the Phase I Environmental Site Assessment (ESA) for the Former Atlas-Stimson Mill Property, an approximately 44.5-acre (MOL) site at 3074 West Seltice Way, within the North ½ of Section 10, Township 50 North and Range 4 West of the Boise Meridian (BM), in Coeur d'Alene, in Kootenai County, Idaho 83814. The Former Atlas-Stimson Mill Property may hereafter be referred to as the site, the property or the subject property. The work has been performed for Idaho's Department of Environmental Quality (DEQ, the Client) and the City of Coeur d'Alene.

This report is subject to the limitations noted previously and by limitations set forth within the practices used to complete this scope. The practices utilized to complete this work include the American Society for Testing and Materials (ASTM) Designation E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM E 1527-13); and the Environmental Protection Agency (EPA) Rule, 40 CFR Part 312: Standards and Practices for All Appropriate Inquiries; Final Rule (AAI). The ASTM practice noted above has been accepted by the EPA as being sufficient to satisfy the requirements of AAI, thus ASTM E 1527-13 has primarily been used to guide the completion of this Phase I ESA.

## PURPOSE

The primary purpose of this report is to identify evidence, to extents reasonably achievable, of **recognized environmental conditions** (RECs) in connection with the subject property. ASTM E 1527-13 defines a REC as:

*“The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.”*

The definition of a REC above may be contrasted with the definition of a *de minimis condition*, below. ASTM E 1527-13 defines a **de minimis condition** as:

*“A condition that generally does not present a threat to human 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. Conditions determined to be de minimis are not recognized environmental conditions nor controlled recognized environmental conditions.”*

Furthermore, in addition to the generalized REC, ASTM E 1527-13 defines two specific types of RECs that may be present on a property. These include the **controlled recognized environmental condition** (CREC) and the **historical recognized environmental condition** (HREC). ASTM E 1527-13 defines these conditions as:

*“Controlled recognized environmental condition: A recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).”*

---

*“Historical recognized environmental condition: A past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (For example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).” However, it should be noted that criteria for HREC requires the past solution (cleanup, treatment, final sampling, etc.) to meet existing standards.*

This particular Phase I ESA includes a limited **Vapor Encroachment Screen** (VES) with respect to **chemicals of concern** that may migrate as vapors into the vadose zone of a property as a result of contaminated soil and/or groundwater. The goal of this process is to identify a **Vapor Encroachment Condition** (VEC), should one exist, as per ASTM Designation E 2600-15: Standard Guide for Vapor Encroachment Screening on a Property Involved in Real Estate Transactions (ASTM 2015). This process can include two “Tiers” where the first Tier is defined by adjusting the Area of Concern (AOC) to determine whether there are releases on or proximal to the property that result in a VEC. The second tier includes a detailed literature search or possible sampling to obtain greater certainty. ASTM E 2600-15 defines a VEC as:

*“Vapor Encroachment Condition is the presence or likely presence of COC vapors in the vadose zone of the target property (TP) caused by the release of vapors from contaminated soil and/or groundwater either on or near the TP as defined by Tier 1 or Tier 2 procedures.” However, it should be noted that a VEC is not necessarily a REC, and RECs may not result in a VEC. The evaluation of RECs versus VECs are separate processes.*

The Phase I ESA also serves to provide an understanding of site risk that can help a prospective purchaser, owner, or investor identify asset-management issues (business environmental risk) that may have a significant impact on the property value and the use of the asset. This knowledge can result in informed negotiations during real estate transactions or cleanup. The ESA can also assist in preserving, creating, and adding value to the asset and at the same time it can eliminate or reduce future contingent liability for the owner. Consideration of other business environmental risk may involve implementation of additional investigation beyond the scope of this ESA, such as soil sampling, groundwater sampling, or asbestos surveying, radon sampling, or other considerations listed later within this section.

## DETAILED SCOPE OF STUDY

This Phase I ESA is based upon:

- ❖ *Field observations made during a site and area reconnaissance;*
- ❖ *Correspondence and communications with persons familiar with the subject property;*
- ❖ *Review of available historical documents such as aerial photographs, Sanborn Maps, topographic maps, and tax assessment records when available;*
- ❖ *Review of federal, state, and local environmental regulatory databases. The search distances are those specified as minimum search distances in ASTM E 1527-13;*
- ❖ *Search (and request) of environmental records at state and local regulatory agencies;*
- ❖ *Review of available title information.*

---

## SHELF LIFE OF ASTM AND AAI DOCUMENTS

The AAI rule and the ASTM standard indicate that *all appropriate inquiries* or ESAs must be undertaken within a one-year period prior to the date a property is acquired. The EPA has defined the acquisition date to be the date on which the property title is transferred. To ensure full coverage under the ASTM standard and AAI rule, a valid ESA report should be completed within a 12-month period prior to transfer of title.

Furthermore, selected ESA report components and supporting information sources must be updated if they were completed more than six months (180 days) prior to title transfer. Materials within this report were last updated **September 19, 2017**.

The specific ESA components with a 180-day shelf life include:

- ❖ *Site inspection;*
- ❖ *Interviews with knowledgeable persons;*
- ❖ *Review of government regulatory records;*
- ❖ *Search for environmental cleanup liens; and*
- ❖ *Declaration/signature of certifying Environmental Professional.*

The date shown on the cover of this report generally indicates the date that research was completed for the different components of this Phase I ESA. Should the timeframe of the acquisition extend beyond 180 days, it is recommended that the above bulleted tasks be completed again.

## SIGNIFICANT ASSUMPTIONS

Certain significant assumptions can be made regarding environmental concerns on any site that is the subject of an ESA. For instance, a vent pipe on the side of a building could indicate the current or past presence of an underground storage tank (UST) where a release may be assumed until proven otherwise. Another example may include a septic drain field that is connected to sink or floor drains in a building where dry cleaning was common, where a release may also be assumed until proven otherwise. Based upon document reviews, interviews with knowledgeable people, and site reconnaissance, the following general assumptions have been made regarding the property:

- ❖ *Unless obviously inaccurate or if information exists to the contrary, Tetra Tech assumes that information collected during this ESA (e.g., regulatory database information, prior reports, etc.) is accurate and correct. Unless warranted, collected information has not been independently validated as part of this ESA.*
- ❖ *A hydrogeological assessment is beyond the scope of this Phase I ESA; however, it is assumed that the flow direction of groundwater flows northwesterly. See the Groundwater Hydrology portion of **Section 4** of this report for additional details.*

---

## ADDITIONAL LIMITATIONS AND EXCEPTIONS

This investigation focused on potential sources of hazardous substances and petroleum products that may be considered to represent a *recognized environmental condition* and a potential liability concern due to the presence of such materials in significant concentrations (*e.g.*, above acceptable limits set by the federal, state or local government) or due to the potential for contaminant migration through exposure pathways (*e.g.*, contact with groundwater). Materials that contain substances that are not currently deemed hazardous by the EPA or the prevailing state environmental regulatory agency were not considered as part of this study.

Unless specifically included in our scope of services, consideration of building materials such as asbestos, lead-based paint, Clean Water Act concerns, Clean Air Act concerns, shorelines concerns, Endangered Species Act concerns, water supply plumbing, urea, formaldehyde, and the presence of pressure-treated lumber are not considered in this report, nor are building issues such as fire safety, radon, indoor air quality, mold, or similar matters. Tetra Tech did not evaluate the site for compliance with land use, zoning, wetlands, or similar laws. This report is not intended to be relied upon as a full environmental compliance audit.

Hazardous substances occurring naturally in plants, soils, and rocks (*e.g.*, heavy metals, naturally occurring asbestos, or radon gas) are not typically considered during these investigations. Similarly, construction debris (*e.g.*, discarded concrete, asphalt) is not considered unless the observation suggests that hazardous substances have been disposed on the site, and/or have substances likely to be present in significant concentrations, and/or likely to migrate. Further, Tetra Tech may not identify materials that are concealed behind walls, floors, buried in the ground, located below heavy brush or snow, or are otherwise undetectable using prevailing assessment practices.

Certain other limitations could affect the accuracy and completeness of this report, as follows:

- ❖ **Site Access Limitations** – None.
- ❖ **Physical Obstructions to Observations** – None.
- ❖ **Outstanding Information Requests** – None.
- ❖ **Historical Data Sources Failure** – None.
- ❖ **Other Limitations** – None.

## 2 SITE DESCRIPTION

### LOCATION AND LEGAL DESCRIPTION

The subject Former Atlas-Stimson Mill property comprises 44.5 acres (MOL) of land along the north bank of the Spokane River several miles west of downtown Coeur d’Alene, Idaho. An aerial photograph depicting site location is presented as **Figure 1**. **Figure 2** is a site plan with topographic map. **Figure 3** is a current site plan. **Figure 4** is a historic site plan. **Figure 5** is a detailed topographic map from Welch-Comer, a Tetra Tech subcontractor. These five figures have been presented within **Appendix A**. The site overview in **Table 1** below provides details regarding the location, ownership, and uses of the subject property.

**Table 1. Site Overview**

<p><b>Address &amp; Parcel No. and Approximate Location</b></p>	<p><b>Former Atlas-Stimson Mill Property</b>, 3074 West Seltice Way, in Coeur d’Alene, Kootenai County, Idaho 83814. Other site addresses include 3815, 3385, 2850, 2772, and 2722 West Seltice Way.</p> <p><b>Kootenai County Parcel Numbers (10):</b> <u>50N04W-10-2500, 0-6680-036-006-B, 0-6680-018-001-A, 0-6680-036-005-A, 0-6680-036-006-A, 0-6680-038-001-A, 50N04W-10-0750, 0-6680-018-001-B, 0-6680-037-000-A, and 50N04W-10-3200.</u></p> <p><b>STR:</b> Within the North ½ of Section 10, in Township 50 North and Range 4 West of the Boise Meridian (BM)</p> <p><b>LAT:</b> 47° 41’ 53.70” North, <b>LONG:</b> 116° 49’ 12.13” West (EDR - Avg)  <b>ELEVATION:</b> Approximately 2,159 Feet Above Mean Sea Level (Avg)</p>
<p><b>Legal Description</b> (Assessor)</p>	<p>See Legal Description in <b>Title Information</b> in <b>Appendix E</b></p>
<p><b>Zoning</b></p>	<p>Industrial</p>
<p><b>Current Ownership</b></p>	<p>Bad Axe, LLC – 1645 Village Center Circle #170, Las Vegas, NV 89134</p>
<p><b>Land Area</b> (Assessor)</p>	<p>Approximately 1,936,494.648 square feet or 44.4558 acres. Roughly the 1,000 foot north-south by 2,800 foot east-west property located south of the 2,000 to 3,000 Block of West Seltice Way along the north side of the Spokane River.</p>
<p><b>Improvements</b></p>	<p>Some Subsurface Utilities, Drainage Features, and Pavement</p>
<p><b>Current Property Use</b></p>	<p>Vacant Lot</p>
<p><b>Prior Site Use</b></p>	<p>Primarily Atlas Tie (1909-2000) and Stimson Lumber (2000-2007)</p>

---

## SITE AND VICINITY GENERAL CHARACTERISTICS

The subject Atlas-Stimson Mill property is an approximate 44.5-acre vacant lot consisting of ten separate and contiguous parcels of real estate immediately south of the 2,000-3,000 blocks of West Seltice Way and immediately north of the Spokane River. The site generally adjoins to the west of the North Idaho Centennial Trail and the recent Riverstone development, and rests in the western Coeur d'Alene area, in central Kootenai County, Idaho 83814.



**Exhibit 1 (above):** Looking southwest at the Atlas Tie Mill circa 1930s.  
- From Museum of North Idaho.

The subject property fronts the south side of historic West Seltice Way, an arterial that stretches west from the western portion of the City of Coeur d'Alene through the cities of Post Falls and State Line, eventually connecting with Spokane, Washington, approximately 30 miles to the west.

Seltice Way generally parallels Interstate 90. Prior to the construction of the interstate in the late 1960s and early 1970s, Seltice Way was known as Highway 10, representing a local portion of the primary roadway between Seattle and New York. Proximal to the subject property, West Seltice Way is currently a divided arterial with a vegetated center median. The arterial is undergoing modernization construction at this time as part of the Seltice Way Revitalization Project (Welch-Comer 2017a).

The general vicinity of the subject property represents one of several historic industrial areas on the periphery of Coeur d'Alene. Such areas blossomed in the early 1900s with the advent of lumber mills, developing as a result of the demand for white pine and other products, and with the assistance of



**Exhibit 2 (above):** Looking southwest at the same area, August 2017.  
- Courtesy of Idaho DEQ.

historical logging transportation corridors represented by highways, rivers, and railroads. There were three transcontinental railroads servicing the area by 1909, and upwards of 500,000,000 million board feet of lumber was produced from the area during the peak of lumber production in 1925 (C-Span 2013). The subject property itself, initially the site of Atlas Tie Mill and Idaho Forest Products, and later Stimson Lumber, initially received and transported wood products using all

three transportation mediums. In later years the mill primarily utilized roadways (W.T. Richards 2017). Originally one of six major mills and later one of dozens of mills both small and large, the subject mill site was one of the few managed effectively enough to survive the Great Depression of the early 1930s, numerous catastrophic floods, and several mill and inventory-consuming fires.

Based upon the current USGS 7.5 Minute Topographical Map (USGS 2013), other physical-setting source information (Welch-Comer 2017b), and site reconnaissance, the subject property generally declines in elevation from north to south, from Seltice Way to the Spokane River, respectively. The site elevation ranges from a low of approximately 2,111 feet above mean sea level (AMSL) within its central pit (former canal from river) to a high of approximately 2,212 feet AMSL near the top of wood debris and

soil mounds to the northeast. The elevation of the Spokane River is approximately 2,122 feet AMSL; therefore, the low point on site appears to rest about 10 feet below the average summer pool elevation of water in Spokane River and Lake Coeur d'Alene. The majority of the site, including areas of prior development, is occupied by low-lying historic Spokane River floodplain resting approximately 20-30 feet above the current base level of the river. Photographs are provided in **Appendix B**.

## CURRENT USE OF THE SITE

The subject property is currently a vacant lot with no formal uses. Mounds of soil and crushed concrete, pits, trails, decaying paved and gravel roadways, occasional trees, riprap, fencing, garbage, old logs, and dilapidated dock and ramp areas remain prominent features onsite.

## UTILITIES

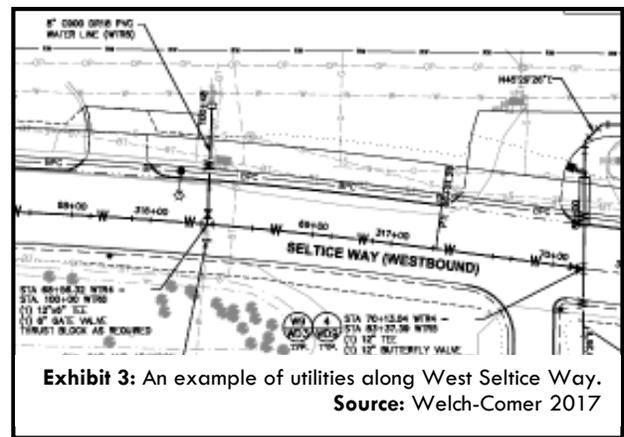
The subject Atlas-Stimson Mill property currently utilizes no utilities as the site is a 44.5-acre vacant lot. However, evidence of prior utility connections were observed on site and along its periphery. New utility work is being completed in the vicinity along West Seltice Way as part of the City of Coeur d'Alene's Seltice Way Revitalization Project. Recent development to the east at Riverstone also includes a full range of recently installed utilities. Utilities such as telephone, cable, electrical power, natural gas, and city sewer and water are located along public rights of way to the north and east. See below for additional details.

### Electric/Gas

Electrical and natural gas connections in the area are provided by Avista Utilities. There are no known existing electrical or natural gas connections to the site. Electrical and natural gas utilities were noted belowground along West Seltice Way on the northern periphery of the site, and proximal to the terminus of West Suzanne Road at the east end of the site. A pad-mounted transformer rests on adjoining property adjacent to the site's southeast border.

### Potable Water Supply

Potable water in the area is provided by the City of Coeur d'Alene. There are no known existing potable water connections to the site, although former connections were observed. Potable water supply lines were noted belowground along West Seltice Way on the northern periphery of the site, and proximal to the terminus of West Suzanne Road at the east end of the site (see **Exhibit 3**). Although not necessarily potable, Spokane River water rights claims #95-4597 and #95-8262 appear would cover portions of the subject property. However, an adjudication claim is required in the effort to preserve all or some of these rights.



### Sewage Disposal System

Sewage disposal system connections in the area are provided by the City of Coeur d'Alene. There are no known existing sewer or septic tank connections to the site and prior sewer connections are not suspected.

---

Sewage disposal piping is located belowground along West Seltice Way to the north and proximal to West Suzanne Road to the east. The site formerly relied upon onsite septic systems and outhouses for sewage management. As such, former septic drain fields and tanks were discovered, and some may still be located on site. Further details are available in **Sections 4 and 5**.

### **Other Utilities**

Garbage removal, streetlights, and stormwater in the vicinity is managed by through the City of Coeur d'Alene. Currently the site is not supplied garbage removal, street lights, or stormwater utilities. However, these services appear available to the site should development be planned. Remnant stormwater drainage features were noted on site during reconnaissance. Older stormwater features connected with old Seltice Way and Interstate 90 may exist at low points ending proximal to adjoining ROW. Further details concerning utilities are available in **Section 4**.

## **CURRENT USE OF ADJOINING PROPERTY**

The current uses of the adjoining properties were identified through a visual survey of the surrounding area. The property is located in an area of historic industrial development, and recent commercial and residential development. Adjoining property uses currently include:

- ❖ **North** – Immediately north of the site is West Seltice Way, an approximately 150 foot wide ROW. Further north, from west to east, is Diversified Machine Works (3125 W. Seltice Way), Morse Electric/Park & Sell Lot (3340 N. Atlas Road), Hallmark Homes – a residential housing development (3200 blocks of N. Rosalia Road and N. Laldalia Drive), a residential and shop property (2795 W. Seltice Way), Coeur d'Alene Honda and Coeur d'Alene Power Sports (2745 W. Seltice Way), Sundown Saloon (2691 W. Seltice Way), Window World (2623 W. Seltice Way), and Coeur d'Alene/Auto-Rain Sprinkler Supply and LeTourneau Sales and Service (2619 W. Seltice Way). However, it should be noted the northern boundary of the site diverges to the southeast from West Seltice Way and borders property owned by Mr. Lancze Douglass, dba Atlas Mill Development Corp (2772 W. Seltice Way). Therefore, of the above-listed properties, the residential and shop property and much of Coeur d'Alene Honda are not considered adjoining.

Further, the southeastern portion of the subject property stretches further southeast along the Spokane River. This portion of the site borders former railroad ROW and the Riverstone residential development to the north, prospective residential sites owned by Atlas Mill Development Corp to the east, and by the Spokane River to the south.

- ❖ **West** – Immediately west of the site is an approximately 3.19-acre vacant lot that was formerly Atlas Tie and later Atlas Pellet and Stimson Lumber. It is now owned by Rivers Edge Apartments, LLC, which may also be owned by Mr. Douglass.
- ❖ **East** – Immediately east of the site is former railroad ROW that is currently the North Idaho Centennial Trail; a paved recreational pathway. Further east is the Riverstone residential development. The southeastern stretch of the subject property borders vacant land to the east owned by the Atlas Mill Development Corp.
- ❖ **South** – Immediately south of the site is the Spokane River, which is approximately 550 feet in width. The site appears to include approximately 3,750 feet of river frontage. Further

---

south is vacant forested land owned by the Coeur d'Alene Land Company. It should be noted the southern portion of the subject property is transected by former railroad ROW that is owned by the City of Coeur d'Alene.

## POTENTIAL OFFSITE IMPACT ANALYSIS

No incidences of spills or significant environmental concerns associated with adjoining or nearby properties have been identified as impacting the site from initial review; however, this analysis is further refined in **Section 4, Records Review**.

---

### 3 USER-PROVIDED INFORMATION

Users of Phase I ESA reports and others affiliated with sites that are the focus of a Phase I ESA may have knowledge and information that may be indicative of a *recognized environmental condition*. Therefore, ASTM practices and the AAI rule require that users provide certain information regarding the subject property. This section summarizes the user-provided information obtained by Tetra Tech in connection with this ESA.

The designated users of this Phase I ESA report include the Idaho Department of Environmental Quality (DEQ) and the City of Coeur d'Alene (the City). No other users or third party reliance is authorized for reliance on this report. Tetra Tech contracted to complete this work through DEQ. DEQ and the City have provided records of the subject and nearby properties for review and inclusion within the due diligence process.

Additional information has been obtained through the Kootenai County Assessor and through the City. Information from these sources supplemented other standard sources and is included within further sections.

#### TITLE RECORDS

A *Commitment for Title Insurance* document issued by Westcor Land Title Insurance Company through North Idaho Title Insurance, Inc. was submitted by the City for review by Tetra Tech. Information from this document, from interviews, and from Kootenai County Assessor records indicates the subject property is fee simple and owned by Bad Axe, LLC – a Nevada limited liability company.

A total of seven (7) parcels are described within the commitment and a total of ten (10) parcels have been listed within this Phase I ESA report. According to North Idaho Title, all of the land included as part of the subject property has been described within the commitment; however, several of the parcels have been included within the descriptions of other parcels as a result of being right of way. Specifically, parcel 0-6680-018-001-B is a vacated street parcel that is included within the description of Parcel 4 of the commitment; similarly parcel 0-6680-036-006-B is described within Parcel 5, and parcels 0-6680-036-005-A and 0-6680-038-001-A are included within Parcel 7.

Further, an approximate 100-year chain of title document was ascertained by Tetra Tech from North Idaho Title. The document was obtained for assisting with determining historical site usage. Review of this document is included within **Section 4, Records Review**, below. Title information is presented in **Appendix E**.

#### ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

An investigation into the presence of activity use limitations (AULs) or covenants, liens, deed restrictions, or other restrictions that are specific to environmental concerns that can limit the uses of the site and value of the site was completed by Tetra Tech. No information indicating the presence of deed restrictions, AULs, or liens related to environmental concerns or releases were uncovered from review of title records ascertained or from review of Kootenai County Assessor data.

Several easements were identified and include a May 23, 1949 negative easement for the purposes of reallocation of irrigation and drainage ditches for highway construction, an October 15, 1959 sewer easement, a December 12, 1962 electric distribution line easement, a November 26, 1985 private roadway easement between Spokane International Railroad Company and Idaho Forest Industries, an April 29,

1998 electric distribution line easement, a February 7, 2006 electric distribution line, and easements for utilities or pipelines in that portion of the land that is an abandoned or vacated road or right-of-way.

## Lien Search

Tetra Tech contractor Environmental Data Resources (EDR) was tasked with completing a search for possible liens and AULs in connection with the primary parcel of the subject property, a 30.59 acre property (Kootenai County Assessor Parcel No. 50N-4W-10-3200) that supported the majority of the former lumber mill operations on site. This service was provided in the effort to ensure the subject property remains unaffected by liens and AULs. EDR published its results in its EDR *Environmental Lien and AUL Search Report*. The result of this inquiry found no liens or AULs in connection with this portion of the subject property. Additional review (above) found the remainder of the subject property unaffected by liens or AULs.

## SPECIALIZED KNOWLEDGE

The subject property was used to produce wood products beginning in 1909. The site continued operation for approximately 100 years through the mid-2000s before demolition. Dozens of environmental records were submitted for review, or were uncovered and then reviewed during the Phase I ESA process. These documents and/or references to these documents have been included within this report.

## VALUATION REDUCTIONS FOR ENVIRONMENTAL ISSUES

The subject property includes 10 parcels of real estate. Assessed value history information from the Kootenai County Assessor website indicates a range of values for each parcel over the past five years, since 2013. The values are stated below in Table 3.

**Table 2. Valuation Information**

Parcel No. (+ acres)	2017 Value	2013 Value	% Change
50N04W-10-3200 (30.59 acres)	\$4,667,328	\$4,878,300	-4.32%
50N04W-10-2500 (5.52 acres)	\$398,720	\$380,628	4.75%
50N-4W-10-0750 (4.18 acres)	\$323,180	\$293,216	10.22%
0-6680-038-001-A (1.75 acres)	\$1,995,000	\$2,052,000	-2.78%
0-6680-036-006-B (0.37 acres)	\$50,433	\$21,013	140.01%
0-6680-036-006-A (0.45 acres)	\$87,350	\$87,349	0.00%
0-6680-036-005-A (0.22 acres)	\$43,745	\$41,314	5.88%
0-6680-037-000-A (0.082 acres)	\$1,000	\$1,000	0.00%
0-6680-018-001-A (1.15 acres)	\$199,516	\$199,515	0.00%
0-6680-018-001-B (0.13 acres)	\$3,208	\$3,207	0.03%
<b>Total Values and % Change</b>	<b>\$7,769,480</b>	<b>\$7,957,542</b>	<b>-2.36%</b>

---

Information obtained from the Kootenai County Assessor indicates the 2017 total assessed value of the subject property is \$7,769,480. These values appear slightly greater in 2013. An overall reduction in assessed value of -2.36 percent was calculated since 2013. The difference appears a result of market adjustments. Further, it should be noted that the site has undergone significant demolition and other changes that have likely affected its value during the past 10 years.

## OWNER, PROPERTY MANAGER AND OCCUPANT INFORMATION

The current owner of all ten parcels that comprise the subject property is Ms. Holly Lahti (dba Bad Axe, LLC or Bad Axe). Bad Axe has owned the property since December of 2014. Mr. Mike Gregg of Coldwell Banker Schneidmiller (dba Coldwell Banker Commercial) in Coeur d'Alene is the current broker and property manager. There are no current occupants of the subject property, which is vacant land.

A Tetra Tech Comprehensive Property Questionnaire (CPQ) was forwarded to Ms. Lahti through Mr. Gregg on July 14, 2017. The site was previously owned by Stimson Lumber Company and by the Atlas Tie Company (currently Idaho Forest Industries, Inc. or IFI). Interviews with Mr. Gregg and others familiar with the subject property have been conducted as part of this assessment. (See **Section 6, Interviews**).

## REASON FOR PERFORMING PHASE I

This Phase I ESA report represents a portion of the *due diligence* process and has been composed in the effort to understand the current environmental condition of the subject property prior to a potential sale or transfer of property ownership.

## OTHER

Additional information was obtained from sources such as past property owners, the City, the regional health district, and Kootenai County. Please see **Section 4** (below) and **Section 6** for information gained from these sources.

---

## 4 RECORDS REVIEW

### PHYSICAL SETTING SOURCES

Physical setting sources were reviewed to assist in evaluating the physical setting of the property and to observe known or suspected environmental concerns. Sources reviewed included a 1903 United States Geological Survey (USGS) 30-Minute Topographic Quadrangle Map (USGS 1903), a 1957 USGS 15-Minute Topographic Quadrangle Map (USGS 1957), the Soil Survey of Kootenai County Area, Idaho [Soil Conservation Service (SCS), now the Natural Resources Conservation Service (NRCS), part of the US Department of Agriculture, issued April 1981], a 1981 USGS 7.5-Minute Topographic Quadrangle Map (USGS 1981), a 1996 USGS 7.5-Minute Topographic Quadrangle Map (USGS 1996), a 2013 USGS 7.5-Minute Topographic Quadrangle Map (USGS 2013), and the IDEQ Spokane Valley-Rathdrum Prairie Aquifer Atlas of 2015 (Aquifer Atlas 2015), a geotechnical evaluation of the northeastern portion of the site by AllWest (AllWest 2014), and additional physical setting information gathered online and through Environmental Data Resources (EDR), a Tetra Tech subcontractor capturing USGS mapping. Additional physical setting information included soils information, current National Wetland Inventory (NWI) map information, current data pertaining to nearby wells, current FEMA Flood Zone information (Panel 0405E – FEMA FIRM Flood Data), and other geologic and hydrological data in the public domain.

### **Climatology**

The climate of Coeur d'Alene includes hot and dry summers and cool and dry winters. In winter, the average temperature is 29.6 degrees F and the average daily minimum temperature is 22.8 degrees. The lowest temperature on record, which occurred on February 1, 1950, is -30 degrees F. In summer, the average temperature is 61.7 degrees F and the average daily maximum temperature is 76.0 degrees. The highest temperature, which occurred in 1961, is 109 degrees. Temperatures average about 4 degrees colder with every increase of 1,000 feet from the approximate 2,000 foot elevation of the site.

The average annual total precipitation is about 24.86 inches (at highest elevations, totals can average greater than 70 inches). Of this, about 7.87 inches, or 32 percent, usually falls in May through September. The growing season for most crops falls within this period. The heaviest 1-day rainfall during the period of record was 2.02 inches on July 24, 1955. Thunderstorms occur on about 17 days each year, and most occur in June.

The average seasonal snowfall is 34.8 inches (at highest elevations, totals can average 120 inches). The greatest snow depth at any one time during the period of record was 42 inches recorded on February 1, 1969. On an average, 31 days per year have at least 1 inch of snow on the ground (at highest elevation, snow cover can last more than seven months).

The average relative humidity in mid-afternoon is about 55 percent. Humidity is higher at night, and the average at dawn is about 82 percent. The sun shines 75 percent of the time in summer and 31 percent in winter. The prevailing wind is from the southwest. Average wind speed is highest, 10 miles per hour, in April (NRCS 2017).

### **Topography**

The subject property rests at an approximate average elevation of 2,160 feet AMSL. The topographic gradient of the site and vicinity declines from the northeast to the southwest. A topographic high of approximately 2,210 feet AMSL can be found at the apex of unconsolidated fill mounds on the northeast

---

quadrant of the site. The topographic low can be found on the southwestern portion of the site adjacent to the Spokane River, resting at approximately 2,122 feet AMSL. The variation is approximately 90 feet.

Within this variation, topography generally includes terraced, broadly level, and occasionally undulated well-drained loam and flood gravels that resulted from the geologically recent Bretz Flood event. The Bretz (or Missoula) Floods occurred before the end of the last Ice Age when enormous Missoula-located ice dams repeatedly burst causing northern Idaho and eastern Washington to be inundated with sediment-filled floodwaters. As the floodwaters subsided, sediments settled on bedrock and formed soils and undulated topography. More recent flooding from the Spokane River has further sculpted the site.

The subject property was developed as a lumber mill for nearly 100 years. The original topography that was primarily influenced by flooding has been more recently influenced by development.

### **Geological Conditions**

The Kootenai County Area is in the Panhandle of northern Idaho. Kootenai County generally consists of rugged, forested, mountainous or hilly terrain and of comparatively narrow valleys that open to the west, with exception to the contrasting Rathdrum Prairie area near the subject property. The prairie consists of generally level to undulated flood gravel deposits from repeated catastrophic glacial flooding. The site rests over Cretaceous (65-144 Million Years Ago or MYA) metamorphic and metasedimentary rock at depth and by Quaternary (1.6 MYA) flood gravel deposits nearer to the surface (Aquifer Atlas 2015).

The geologic conditions of the property were mapped on the Geologic Map of the Coeur d'Alene 30 minute by 60 minute Quadrangle, Idaho, by Lewis et al, 2002. The mapping indicates the geology is Channel gravel, undivided. The deposit consists of the latest Wisconsin catastrophic flood and outwash gravel and sand deposited in channel ways cut into high energy fans and bars of Glacial Lake Missoula flood origin (AllWest 2014).

### **Soils**

According to SCS data, the major soil component on site is #149 – McGuire-Marble Association, 0 to 7 Percent Slopes. Also included on site is #150 – McGuire-Marble Association, 20-45 Percent Slopes and #121 – Pits, Gravel (SCS 1981).

The McGuire-Marble association is made up of very deep somewhat excessively drained soils that formed in glacial outwash materials mixed with minor amounts of loess (windblown silt) and volcanic ash. Elevation is 2,000 to 2,400 feet. The average annual precipitation is 22 inches, the average annual air temperature is 47 degrees F, and the average frost-free period is about 140 days.

The 0 to 7 Percent association consists of about 60 percent McGuire gravelly sandy loam and about 30 percent Marble sandy loam, and the steeper 20 to 45 Percent association consists of about 70 percent gravelly sandy loam and 25 percent sandy loam. The shallow gradient McGuire-Marble association is located on outwash terraces and floodplains. It is a very deep, excessively drained soil that formed in wind and water-worked sandy outwash materials on lower terraces. The steeper association appears defined by existing hillside in the vicinity. The primary limitation for building is slope. Sanitary facilities are limited by the rapid and very rapid permeability of the substratum.

Typically the surface layer of the McGuire soil is dark brown and pale brown gravelly sandy loam about 8 inches thick. The subsoil is pale brown and light yellowish-brown very gravelly sandy loam about 14 inches thick. The substratum below a depth of about 22 inches is very pale brown and variegated very gravelly coarse sandy loam and very gravelly coarse sand, with a generally neutral pH (SCS 1981).

---

The northeast portion of the subject property was found mapped as designation #121 – Pits, Gravel. Maps indicate area was once a small gravel pit. The area was reportedly backfilled prior to the late 1990s (AllWest 2014). In general, it is evident soil on site and soil within the near vicinity has been altered as a result of prior development. Current soil conditions may differ substantially from mapped soil units, especially on the northeast portions of the site that includes areas of uncontrolled fill.

## **Surface Hydrology**

USGS topographic maps observed do not indicated the presence of historic or current drainages onsite. The very well drained McGuire-Marble soil type mapped across the site is not considered “hydric” soil (EDR 2017d), which is a primary wetland indicator. No natural wetlands are suspected on subject property.

In general, precipitation falling across the site is expected to infiltrate readily into very well drained McGuire-Marble soils and deep gravels. High intensity precipitation and rain-on-snow events may result in sheet flow from north to south, or from higher to lower elevations, and eventually reach the Spokane River to the south. Water may not infiltrate as quickly on man-made mounded areas that include uncontrolled fill.

The southern portion of the subject property consists of a low-lying bench of very well-drained sandy loam soils overlooking the Spokane River to the south. The middle portion of the site consists of similar soils covering historic river valley walls, and the upper or northern portions of the site include an elevated terrace of similar soils with intermittent natural undulation, mounded areas of uncontrolled from earthwork, and leveled areas that once supported wood product storage and transportation.

Low lying terraces on site were historically flattened from occasional flooding and sedimentary deposition. It is suspected these areas of the site were built up through time to protect the mill and railroad, and are currently characterized by undulation and pitting from mill operation, demolition, and limited cleanup. Occasional pooling of water within man-made pits was noted during precipitation events.

Middle portions of the site consist of steep valley walls. No natural drainages were noted along these areas. A stormwater conveyance feature was observed on the north side of an east-west running access road. The feature appears to receive drainage from a large paved former log storage and loading area along the upper northern boundary.

The northern or upper terrace portions of the site also appear void of natural drainage features. However, the northeast portion of the site remains undulated from earthwork, and shallow depressions amongst uncontrolled fill were noted to include hydrophytic vegetation.

The western portion of the low terrace on site historically supported a log elevator that consisted of a single chain elevator chute and a deep man-made canal stemming from the river. The elevator and canal system was once the primary method by which logs were delivered to the mill from the river. The former canal, which is now blocked at the river, remains a large pit and includes the lowest elevation observed on site, which is roughly 10 feet below that of the river. Topographic maps do not depict this historic channel, former or current stream channels, ephemeral drainages, or wetlands across the site’s southern bench or elsewhere. Narrow riparian areas adjacent to the Spokane River were observed amongst riprap.

## **Groundwater Hydrology**

Groundwater in the area and beneath the subject property rests in the unconfined Spokane Valley – Rathdrum Prairie (SRVP) Aquifer that meets the north side of the Spokane River. The depth to

---

groundwater on site is estimated to vary from as shallow as 60 feet below ground surface (bgs) near the river's edge to greater than 100 feet bgs on northern portions of the site. Groundwater on the northeastern portion of the site has been estimated at 100 feet bgs or greater (AllWest 2014). The subject property rests adjacent to a losing reach of the Spokane River (Aquifer Atlas 2009). Groundwater in the vicinity is predicted to move in a northwesterly direction from the river (Aquifer Atlas 2015).

A review of physical setting sources provided by EDR shows 43 groundwater wells within one mile of the site. No wells are known to exist on site, however several wells were mapped nearby. The closest well (EDR Well #1) was mapped at 47° 41' 49.02" North, -116° 49' 4.50" West. The coordinates for the well place it along the east side of the Centennial Trail in the Riverstone development, approximately 250 feet northeast of the Spokane River and approximately 40 feet east of the site. The well is listed as owned by Idaho Department of Water Resources (IDWR) and by the North Idaho Centennial Trail Foundation. Well data indicates the feature was constructed December 23, 2010 by United Crown Pump and Drilling, and that the well has a total depth of 120 feet and a static water level of 85 feet bgs.

EDR Well #2 is mapped within the northern portion of the Riverstone development, adjacent to the north of former railroad ROW. The owner of the well is reportedly Central Pre-Mix Concrete Company. The well is listed as installed in 1993. The total well depth is listed as 220 feet, and the static water level measured during installation is 135 feet. EDR Well #3 is mapped near the Spokane River and the southeastern parcel of the subject property. Additional well data was ascertained by Tetra Tech. The well was constructed by Hunt Brothers on April 15, 1975. IDWR data suggests the well is located several hundred feet east of the subject property in the Riverstone development, drilled to a depth of 120 feet bgs, and includes a static water level of 75 feet bgs.

Of the remaining 39 wells listed by EDR, none of those wells were mapped within 0.25 miles of the site. No violations were noted in connection to water well data provided by EDR. Overall, groundwater elevation appears to decline to the north and west; however, to accurately determine the direction of groundwater flow, a minimum of three groundwater monitoring wells should be installed, surveyed, and regularly observed.

## STANDARD ENVIRONMENTAL RECORDS

ASTM and AAI require a search of current federal, state, and tribal regulatory databases to identify local environmental concerns that may represent *recognized environmental conditions* in connection with the subject property. ASTM requires a review of database listings found within ASTM-specified minimum distances from the subject property so that a determination can be made by the *Environmental Professional* (EP) as to whether the listed sites represent an environmental concern.

EDR presented a list of local sites for review. ASTM-recommended search parameters were implemented. EDR's findings were presented in a report entitled "EDR Radius Map with GeoCheck®" (see **Appendix C**). This inquiry meets the regulatory records search requirement for ASTM E 1527-13.

### **Subject Property Database Listings**

The search conducted by EDR found the subject property identified on regulatory databases. The subject property (EDR Sites #A1, #A2, #A3, and #C8) is identified as Stimson Lumber Company / Atlas Operation and as Stimson Lumber Atlas Mill, and the addresses of 3074 West Seltice Way and 2722 West Seltice Way. The subject property is listed on the United States Environmental Protection Agency's (EPA's) Facility Index System/Facility Registry System (FINDS) database, the EPA's Enforcement and Compliance History Online (ECHO) database, and on the EPA's Tier 2 Data Listing (Tier 2) database.

---

The list of the site on the FINDS database relates to the site's inclusion with the National Compliance Data Base (NCDB) that supports the implementation of the Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA). This system tracks inspections and states with cooperated agreements, enforcement actions, and settlements. It also relates to the site's inclusion on the EPA's Toxics Release Inventory System (TRIS) database that contains information from facilities on the amounts of over 300 listed toxic chemicals that such facilities may have used or released directly to air, water, land, or that are transported off site. The listing further relates to other database listings such as State Master (DEQ), Tribal Master (Coeur d'Alene Tribe's Facility Location Program), Air Minor (Emission Inventory System or EIS), and the Integrated Compliance Information System (ICIS) database that include Federal Administrative and Judicial enforcement actions. Although the site is listed on multiple databases, it is important to note database listings may refer to chemical usage on site, a single release to air/water/soil, or multiple releases of hazardous materials and/or petroleum products, and additional inquiry is required to determine the actual site status.

The listing of the subject property on the ECHO database was investigated further. An EPA website was queried that displays listing information for the subject property:

- ❖ <https://echo.epa.gov/detailed-facility-report?fid=110012700719>

The above listing shows the subject Stimson Lumber property as permanently shut down and last reporting in 2005, where the website was last updated June 2, 2006, and with no details or history regarding any enforcement and compliance history, environmental condition, and pollutant discharge information.

An EPA FRS Facility Detail Report was queried to determine whether additional information regarding possible releases or judgments exist. The EPA FRS listing was investigated further at the following website:

- ❖ [https://oaspub.epa.gov/enviro/fii\\_query\\_dtl\\_disp\\_program\\_facility?p\\_registry\\_id=110012700719](https://oaspub.epa.gov/enviro/fii_query_dtl_disp_program_facility?p_registry_id=110012700719)

The above listing displays the site on multiple databases and includes former site contacts, NAICS codes, mailing addresses and other land use information. The query shows the location of the listing as the former headquarters of Stimson Lumber, which was located on the north-adjoining lot, along to West Seltice Way, and not on site. No violations or active releases were detailed. The subject property was further queried on the EPA's MyEnvironment database at the following web address:

- ❖ <https://www3.epa.gov/myenv/MYENVIEW2.html?minx=-116.850638&miny=47.686204&maxx=-116.796638&maxy=47.714204>

The above listing summarizes the sites involvement or inclusion within programs or databases and does not include detailed information concerning possible releases or violations.

The Tier 2 listings for the site were investigated further. Details suggest the listing is limited to the Atlas Operation, which is tied to hazardous materials management on the Atlas Pellet property that appears located offsite to the west. The most recent date of correspondence is February 19, 2007, and the facility is stated to have passed all validation checks.

The ALLSITES listing for the site was investigated further. According to records presented by EDR, the site underwent general remediation in approximately 2013. No other details were supplied. These details

---

corroborate information from other sources, such as Idaho's Facility Mapper Website, indicating limited environmental cleanup has been completed on site. Further details are available below and in **Section 6.0**.

### **Adjoining and Nearby Database Listings**

EDR identified additional potentially hazardous sites proximal to the the subject property. These sites include the following and associated databases:

- ❖ **EDR Site #4** – Riverstone Huetter Connector – DEQ Brownfields Site
- ❖ **EDR Sites #B5, #B6, #C10, #D12, #D13** – Coeur d'Alene Honda and Auto Body – RCRA, FINDS, ECHO, ALLSITES, UST, Financial Assurance, and SPILLS site
- ❖ **EDR Site #B7** – Steve's Toyota Repair – EDR Historical Auto Site
- ❖ **EDR Site #9** – Riverstone Former Central Pre-Mix Site – DEQ Brownfields Site and ALLSITES
- ❖ **EDR Site #14** – Central Pre-Mix Concrete – LUST, UST, ALLSITES, and SPILLS

With regard to the preceding sites, EDR Site #4 – Riverstone Huetter Connector, is a state brownfields site that includes the study of the quality of soil on former railroad ROW transecting the subject property. Additional information is available below and in **Section 6.0** concerning this listing. EDR Sites #B5, #B6, #C10, #D12, and #D13 – Coeur d'Alene Honda and Auto Body, include multiple databases. The site once reportedly released to wastewater; however, the concern has been closed. EDR Site #B7 – Steve's Toyota Repair is listed as a former auto repair location; however, no releases have been recorded. EDR Site #9 – Riverstone Former Central Pre-Mix listing is a DEQ managed Brownfields site located to the east of the subject property. Further information is available in **Section 6.0** concerning this listing. EDR Site #14 – Central Pre-Mix Concrete is reported on multiple databases including the leaking underground storage tank site list. However, there appear to be no active concerns associated with this site, and the concern regarding the leaking underground tank has been closed.

With regard to database listings of adjoining and nearby sites provided by EDR, none of the sites appear to threaten the subject property due to current status, distance from the subject property, local groundwater characteristics, and the position of the subject property along the Spokane River. Groundwater in the area is anticipated at depths of 60 to 100 feet and to move in a northwesterly direction. The position of the subject property along a losing reach of the Spokane River, where the river contributes to a northerly flow of groundwater, assists in mitigating concerns with database listings to the south, west, and east.

### **Orphan Sites Summary**

EDR often presents a listing of orphan sites that could not be mapped due to inaccurate or incomplete location information. However, no orphan sites were listed by EDR. Further inquiry of orphan sites is considered unnecessary.

## Vapor Encroachment Screen

This Phase I ESA includes a limited *Vapor Encroachment Screen* (VES) with respect to *chemicals of concern* that may migrate as vapors into the vadose zone of a property as a result of contaminated soil and/or groundwater. The following minimum search distances (**Table 3**, below) are outlined in ASTM E 2600-15 (ASTM 2015).

**Table 3. Vapor Encroachment Distances**

AREA OF CONCERN APPROXIMATE MINIMUM SEARCH DISTANCES SURROUNDING THE TARGET SITE IN MILES		
Standard Environmental Record Sources (when available)	Chemicals of Concern	Petroleum Hydrocarbon Chemicals of Concern
Federal NPL	1/3	1/10
Federal CERCLIS	1/3	1/10
Federal RCRA CORRACTS	1/3	1/10
Federal RCRA non-CORRACTS TSD	1/3	1/10
Federal RCRA Generators	Site Only	Site Only
Federal Institutional Control/Engineering Control	Site Only	Site Only
Federal ERNS	Site Only	Site Only
State and Tribal-equivalent NPL	1/3	1/10
State and Tribal-equivalent CERCLIS	1/3	1/10
State and Tribal Landfill or Solid Waste Disposal Sites	1/3	1/10
State and Tribal LUST	1/3	1/10
State and Tribal UST	Site Only	Site Only
State and Tribal Institutional Control/Engineering Control	Site Only	Site Only
State and Tribal Voluntary Cleanup	1/3	1/10
State and Tribal Brownfield	1/3	1/10

A Tier 1 non-invasive vapor encroachment screen was performed in accordance with the chemicals of concern and approximate minimum search distances included in ASTM E 2600-15. Based on the results of the initial vapor encroachment screening data that includes adjustments for presumed direction of groundwater flow, no facilities with chemicals of concern were identified in the EDR report as likely to affect the site. Therefore, a VEC was not found to exist.

## City Planning Department Records

A request for planning and other available records was completed through Ms. Hilary Anderson, Community Planning Director with the City of Coeur d'Alene, on Thursday, August 10, 2017. Ms. Anderson responded to the request, and also forwarded Tetra Tech's inquiry to local agencies and City departments.

According to Ms. Anderson, due to the subject property being located within Kootenai County and outside of the City of Coeur d'Alene, the City may not have many historical documents referring to the subject property.

Ms. Anderson forwarded current City planning documents, and referred to the City's website dedicated to the Atlas Mill Site Project:

❖ <https://www.cdaid.org/3383/departments/administration/atlasmillproject>

---

## **City Engineering Department Records**

Mr. Chris Bosley, PE, City Engineer for the City of Coeur d'Alene, responded to the records request and indicated that the City has limited information. He stated that the City's contractor for the Seltice Way Revitalization may have uncovered current or prior utilities connected with the subject property. Mr. Bosley forwarded plans of the Seltice Way Revitalization. These plans were later examined by Tetra Tech. Drainage swales and numerous underground utilities were noted in rights of way. No existing connections were observed.

## **City Water Department Records**

Mr. Terry Pickel, Water Superintendent for the City of Coeur d'Alene, responded to the records request for water service and stated that the City does not have a record of what existed on the subject property, but that he has personal knowledge. Mr. Pickel stated he believes the Atlas Mill had water service that was connected through the former Stimson Office that currently belongs to Mr. Lance Douglass. He indicated there were private fire hydrants on their system, and that most all of it was disconnected during the mill removal. He indicated he would be surprised if they used city water for irrigation other than around the office. Mr. Pickel also examined water rights concerns and indicated a claim for adjudication would need to be filed ASAP to preserve the rights.

## **City Wastewater Utility Department Records**

Mr. Mike Becker, Utility Project Manager for the City of Coeur d'Alene, responded to the records request for wastewater connections. He examined City records and used the Panhandle Health Department's website to search for records. He indicated that he could not verify if septic system exists or if the septic tank was abandoned properly or removed. Mr. Becker remembers that the Atlas Mill was mostly made up of lock decks and that it likely used privies or Honey Buckets. He said that with exception of the recent sewer extension completed as part of the Seltice Way Revitalization Project, that no City sewer record was uncovered.

## **City Building Services Department Records**

Mr. Terry Leigh, Supervisor for the City of Coeur d'Alene Building Services, responded to the records request. Mr. Leigh did not indicate the availability of records. He stated that he does not know of any recent storm water outfalls onto the subject property. Mr. Leigh indicated there would be outfalls from the old Seltice and I-90 areas located in natural low points. He believes outfalls would be just conveyance culverts from one site of the road to the other. Mr. Leigh stated that the culverts he knows of for certain would have been down somewhere near the call center coming from near the ice rink, as there is a large natural runoff that is mostly filled in now. He stated that the other would be just west of the current prairie trail, centennial trail, near where they are digging out all the unsuitable materials. He said that both came from the north side of I-90, and that he believes all would be just culverts ending somewhere near edge of right of way.

## **County Building Records**

Mr. David Callahan, Director of Kootenai County Community Development, responded to the records request. County personnel provided all available building department records on file with the county. A total of 29 records were uncovered. Tetra Tech examined the records and uncovered a variety of information including building permits, site plans, a stormwater pollution prevention plan, taxation dispute information, sale records, and limited description of the property. One record also stated the destination of materials disposed or removed during dismantling of the mill in the late 2000s. A summary

of building permits uncovered are provided below in **Table 4**. Records uncovered are available in **Appendix F** or are available upon request.

**Table 4. Summary of Kootenai County Building Permits**

DATE	DESCRIPTION OF PERMIT	ON CURRENT SITE?
11/30/2012	Demo of 10,000 SF Stimson Lumber Building	No
1/10/2011	Demo of Concrete Pump House by River	Yes
1/31/2006	Demo of Mill - 27 Structures	Yes
12/2005	Stimson Lumber Co. Pollution Prevention Plan	Yes
7/18/2000	4,650 Lumber Bander Building	No
9/28/1999	33,000 SF Trimmer Sorter Stacker Building Project	Yes
8/15/1997	1,680 SF Metal Building	No
3/6/1997	1,232 SF Boiler Shed	Yes
3/5/1988	IFI Office Alterations	No
12/18/1987	6,000 SF Loading Shed	Unknown
11/20/1987	6,000 SF Loading Shed Foundation	Unknown
11/6/1987	783 SF Chipper Addition to Existing Sawmill	Yes
10/29/1987	1,520 SF Trimmer Shelter Building	Yes
10/19/1987	1,188 SF Addition to Planer Sorter Building	Yes

**Note:** On current site refers to the permit's location with respect to current site boundaries. Several permits were for structures that are currently offsite.

### Panhandle Health District Records

Ms. Mailia Simpson of the Panhandle Health District (PHD) was contacted by Tetra Tech on August 13, 2017 to acquire records of the subject property. According to Ms. Simpson, the information sent to them that required PHD's sign offs were primarily for the critical materials program, and "a majority of the building permits from the 80s and 90s were either lean to's added on to existing buildings, and 2 were for mill buildings with machinery in it." According to Ms. Simpson, none of the records pertained to plumbing for bathrooms, only plumbing for emergency sprinklers. Ms. Simpson reports that PHD wouldn't have any information if the septic tank had been left or abandoned. She believes that if the septic systems and drain field still exists, it may be discovered or uncovered during development.

Records forwarded by Ms. Simpson include a list of chemicals that would appear stored on site. The term "Chem2009" is mentioned on the upper left of the list. The term may reflect the year of the inventory. If so, the majority of mill demolition would have been completed this timeframe. The list includes 13 chemicals and all but three are shown with zero quantity. It is suspected the list updates a prior list.

The following chemicals are listed: unleaded gasoline, diesel #2, saw oil, stove oil, waste/used oil, automatic transmission fluid, sodium hydroxide, transmission fluid 30 WT, hydraulic oil, motor oil, solvent, parts cleaner, and ethylene glycol. Chemicals listed as presently stored include saw oil (500 gallons in an aboveground tank), sodium hydroxide (boiler chemicals, 1800 gallons total in four aboveground tanks), and two drums of parts cleaner. The parts cleaner is listed as stored at the mechanic shop, which is now dismantled but was once located offsite to the west.

The Department also forwarded a log that lists PHD's inspection dates and outcomes from November of 2000 through June of 2007. Nine entries have been recorded. The initial listing states that equipment

parking area is poorly drained to an “open air/uncovered” oil water separator (OWS). According to the inspector, the condition would present numerous opportunities for hydraulic, compressor oil to soak through in waste stream on its way to recycle ponds. Further, the inspector questions whether vehicle washing is ongoing, as it is apparently not permissible, and is inquiring about water discharge to ponds. Later entries are less informative regarding site condition. New drawings were submitted detailing the mechanic shop and fueling area (not currently on site), and no OWS approval was uncovered. The second to last entry, dated March 30, 2006, states “business being dismantled . . .”

## Department of Environmental Quality Records

Ms. Faye Beller of Idaho DEQ’s Coeur d’Alene Regional Office (CRO) was contacted by Tetra Tech on August 8, 2017 to acquire records of the subject property. Ms. Beller provided a weblink to a total of 62 individual DEQ documents and roughly 50 records in portable document format (PDF). Each of the documents provided by DEQ were reviewed by Tetra Tech. Below in **Table 5** is a chronological list of materials reviewed including dates, bibliographical references, and brief summaries. Primary report documents are **highlighted**.

**Table 5. DEQ Records Review**

DATE OF RECORD	REFERENCE	SUMMARY FROM REVIEW
August 11, 1989	Petroleum Systems and Service. 1989. Removal of Underground Storage Tanks. Prepared for Idaho Forest Industries. August 11.	Document is a form used by Petroleum Systems and Service of Blanchard, Idaho, to document removal of four USTs. It unknown where tanks were located, perhaps off site at Vehicle Maintenance Building (offsite to west). Four tanks were removed, including one 1,000 gal gasoline tank, one 1,000 gal diesel tank, one 2,000 gal diesel tank, and one 350 gal gasoline tank. Post removal confirmation sampling “in state limits” according to note.
January 5, 1990	Idaho DEQ. 1990. Idaho Underground Storage Tank 30 Day Notice of Closure Form completed by Idaho Forest Industries. Date stamped January 5.	Form details Idaho Forest Industries (IFI) closure notification for removal of 2,000-gallon gasoline UST with unknown age at the Atlas Building Center (onsite). Along with other tanks, later received NFA (May 19, 2010). No sample reports found.
May 24, 1996	URS Consultants, Inc. 1996. Site Inspection Report for the North Sandpoint Wood Treating Facilities, Sandpoint, Idaho. Prepared for EPA Region 10. May 24.	Report of site inspection completed by URS of the North Sandpoint Wood Treating Facilities, including Division Street Wood Treating, LD McFarland Co, and BJ Carney Industries. Discusses history of sites and historic usage of certain wood treating chemicals. Discusses pathways (groundwater, soil, air, surface water).
October 23, 1996	US EPA. 1996. Letter to Kreg Beck of DEQ from John Meyer of EPA, RE: North Sandpoint Wood Treating Facilities Update. October 23.	Letter updates DEQ with regard to EPA’s Site Inspection of Sandpoint Wood Treating Facilities, finding NFA required by the Federal Superfund Program, but informing owners in the area they are still obligated to comply with Idaho State regulations.
March 31, 2004	US EPA. 2004. Wood and Mill Yard Debris; Technical Guidance Manual (TGM). Original February 1998, Revised March 31.	Presents practical and approved best management practices for the handling, use, or disposal of wood and mill yard debris in the State of Idaho.

DATE OF RECORD	REFERENCE	SUMMARY FROM REVIEW
September 2006	Weston Solutions, Inc. (Weston). 2006. Phase II Environmental Site Assessment Report – Atlas Sawmill, Coeur d'Alene, Idaho. September.	Phase II ESA summarizing the findings from 2006 soil boring and soil and water sampling completed primarily on the west-adjointing property but also the eastern end of the subject property. Indicates none of the sampling contained concentrations of chemicals that prohibit unrestricted use. Recommends removal of visible staining on surface soil in Atlas Pellet bone yard (currently considered off-site).
December 7, 2006	Weston Solutions, Inc. (Weston). 2006. Memo – Atlas Stained Soil Excavation and Sampling Results Summary. December 7.	Memorandum summarizing limited excavation and confirmation sampling of five Atlas Pellet bone yard areas and one additional area near former Stimson gasoline and diesel ASTs. Five cubic yards (CuYds) of soil removed, sampled and found to have low results and reallocated in Phase 4 sale area (northeast on site). Another 20 CuYds of soil was transferred off site.
July 31, 2007	Weston Solutions, Inc. (Weston). 2007. Letter transmitting Weston 2006 Phase II ESA to DEQ. July 31.	A letter transmitting the 2006 Phase II ESA from Weston to DEQ, and restating findings of acceptability of unrestricted uses.
August 27, 2007	Weston Solutions, Inc. (Weston). 2007. Email from Mr. Greg Stuesse of Weston to Mr. Marc Kalbaugh of IDEQ. August 27.	Email summarizing findings of Weston's Phase II Report and limited remedial activity, citing results that indicate unrestricted land use is acceptable, and requesting no further action (NFA) from DEQ.
August 28, 2007	Idaho DEQ. 2007. NFA Letter from Marc Kalbaugh of DEQ to Jeff Webber of Stimson Lumber Company. August 28.	Letter granting a status of "No Further Action" (NFA) for the Phase I Sale Area portion of the former Stimson Mill, after review of 2006 Phase II ESA and subsequent 2007 Memo. It should be noted the majority of the Phase I Sale Area is currently off site to the west. A portion of the Phase I Sale Area is onsite and includes a sliver of land to the southeast, between the Centennial Trail and the Spokane River.
June 27, 2008	Gakievicz, M. 2008. Email from concerned citizen Mark Gakievicz to Dan Redline of DEQ. June 27.	Email from a concerned citizen expresses concern regarding spread of darkened soil below current east-adjointing property on former Central Pre-Mix or Riverstone development. Email was forwarded to others employed with DEQ.
June 11, 2009	Idaho DEQ. 2009. Letter from Kreg Beck to Susan Odom regarding Abandonment Exemption from Mileposts 8.9 to 12.34. June 11.	Letter states the Surface Water Section of DEQ has no comment on whether abandonment will be consistent with state water quality standards; however, Remedial Section of DEQ suggests narrative report, historical research, and sampling.
May 19, 2010	Idaho DEQ. 2010. File Note. Closure of 5 USTs at Idaho Forest Industries. May 19.	Mr. Kreg Beck of DEQ indicates, based on below cleanup level results after removal of 5 USTs, that <i>no further action</i> will be required.
August 4, 2010	Idaho DEQ. 2010. Letter from Kreg Beck to Susan Odom discussing Environmental Review of BNSF Rail Line from Milepost 8.9 to 12.34. August 4.	Letter indicating Mr. Beck performed a visual assessment of the segment of rail line that is schedule for abandonment, and while there are no significant concerns, there is a fair amount of solid waste. Indicates DEQ expects rail ties and other waste would be properly removed and disposed during abandonment.

DATE OF RECORD	REFERENCE	SUMMARY FROM REVIEW
May 8, 2014	AllWest Testing & Engineering. 2014. Geotechnical Evaluation of Stimson Mill Site Redevelopment. Report. May 8.	Report of three deep soil borings and eight test pits advanced into the northeast portion of the subject property that is known to include uncontrolled fill, often wood debris. The report assesses geotechnical aspects of northeast portion of site, and recommends procedures or excavation beforehand to ensure stable slopes for buildings. Uncontrolled fill was found up to a 62 foot depth. No groundwater encountered during boring. Groundwater expected at 100 feet or greater depths.
July 9, 2014	City of Coeur d'Alene. 2014. Railroad ROW – Highway 95 to Huetter. Map. August 12.	Map of BNSF ROW that depicts the ROW and area land use.
August 12, 2014	City of Coeur d'Alene. 2014. Railroad ROW – Highway 95 to Huetter Adjacent Property Owners. Map. August 12.	Map of BNSF ROW that depicts the ROW and adjoining parcels with ownership records.
December 5, 2014	TRC. 2014. Phase II Environmental Site Assessment – 2.2 Miles of ROW, Coeur d'Alene, ID. Letter Report. December 5.	Report of Phase II Environmental Site Assessment where the scope of work includes sampling along former BNSF ROW. Soil samples were collected from 18” – 24” in soil borings. Borings SB-7, SB-8, and SB-9 are proximal to subject property. Soil analyzed for RCRA Metals (8), TPH-D and Dx, and SB-9 was also analyzed for certain PAHs. Nearly all COCs found below cleanup levels, except As. Hg found above IDTLs in some samples, but all samples are below EPA RSLs for Hg. Some TPH noted in low levels.
February 5, 2015	Welch-Comer. 2015. Record of Survey for Coeur d'Alene Railroad Property. Survey Plans. February 5.	Survey of former railroad ROW that transects the subject property.
February 17, 2015	City of Coeur d'Alene. 2015. Email from Mike Gridley of the City to Steve Gill of DEQ. February 17.	Email provides details surrounding BNSF ROW and two title commitment reports.
March 2, 2015	City of Coeur d'Alene. 2015. Letter from Mike Gridley of the City to Don Bratton of BNSF. March 2.	Letter discusses pending sale of BNSF ROW from BNSF to the City of Coeur d'Alene, and respectfully requests an extension of the sale closing date.
March 5, 2015	Idaho DEQ. 2015. Email from Steve Gill to Mike Gridley. March 5.	Email responds to request from Mr. Mike Gridley for information regarding DeArmond Mill site (off site) environmental investigation and closure activities completed under Idaho's Voluntary Cleanup Program (VCP). Multiple files attached.
March 17, 2015	Cousins, K. 2015. Knowing What They are Getting. Coeur d'Alene Press. March 17.	Article discusses City of Coeur d'Alene plan to purchase land owned by BNSF Railway Co. and mentions delay until May for purchase so that Phase I ESA can be completed.

DATE OF RECORD	REFERENCE	SUMMARY FROM REVIEW
April 27, 2015	Idaho DEQ. 2015. Email from Steve Gill of DEQ to Jon Munkers and John Means of TerraGraphics. April 27	Email provides background information regarding possible environmental concerns or assessment needs at the former Ohio Match / Diamond Lumber mill site resting near the southern end of Huetter Road. Attachments include DEQ storage tank records and Brownfield Assessment Request information.
April 28, 2015	Idaho DEQ. 2015. Additional email from Steve Gill of DEQ to Jon Munkers and John Means of TerraGraphics. April 28	Email provides Figure 3 from 2006 Weston Phase II Environmental Site Assessment. The attached figure depicts sample locations mentioned within the Phase II ESA report.
May 12, 2015	TerraGraphics Environmental Engineering, Inc. 2015. Phase I Environmental Site Assessment Report – CDA BNSF Railroad Corridor, Coeur d’Alene, ID 83814. May 12.	<p>This is the Phase I ESA conducted for the 2.2 mile length of the former BNSF ROW (Zones 1, 2, and 3). The conclusions express concerns with historical railroad use and up-gradient heavy industry that includes lumber mills, a cement plant, burners, boneyards, historic bridge structures, vehicle wash pads, potential pole treatment, and ASTs. The report suggests shallow groundwater, soil vapor (from groundwater), and soil impacts, and recommends both site-wide sampling and sampling tailored to each of the three zones depending upon intended land usage.</p> <p>Specific to Zone 2 that includes the current subject property, the ESA recommends sampling for pentachlorophenol and creosote (SVOCs) within boneyard and trestle areas, and evaluation of subsurface soils and potentially groundwater to rule out possible off-site migration from activities up-gradient of the ROW.</p> <p>It should be noted the Figure 3 of Zone 2 in this report misplaces the mechanics shop and several ASTs as on the subject property. These features are located to the west and off-site.</p>
May 19, 2015	City of Coeur d’Alene. 2015. City Council Meeting Agenda. May 19.	Agenda items include City Attorney discussing Purchase and Sale Agreement with BNSF for 2.2 miles of ROW along the Spokane River.
May 20, 2015	Lake City Development Corp. 2015. Board Meeting Agenda. May 20.	Agenda items include presentation by Mr. Steve Gill of DEQ regarding due diligence of BNSF Railroad ROW.
August 7, 2015	Selle, J. 2015. Former Railroad Line is New Walking Trail. Coeur d’Alene Press. August 7.	Article from local newspaper indicating the former BNSF ROW will be 2.2-mile riverside walking trail open for pedestrian and bicycle use but not vehicle use.
January 21, 2016	Idaho DEQ. 2016. Letter from Steve Gill of DEQ to Jill Wagner, THPO of Coeur d’Alene Tribe. January 21.	Letter advising of environmental investigation work that may occur in an area that may include cultural concerns on abandoned BNSF ROW (off site). No large scale excavation are anticipated.
January 21, 2016	Idaho DEQ. 2016. Letter from Steve Gill to Ethan Morton of ISHS RE: Potential Historical Concerns – former BNSF ROW. January 21	Letter indicating plans to conduct assessment of former BNSF ROW and asking whether historical preservation concerns may be impacted.

<b>DATE OF RECORD</b>	<b>REFERENCE</b>	<b>SUMMARY FROM REVIEW</b>
January 25, 2016	United States Postal Service (USPS). 2016. Domestic Return Receipt for Letter from DEQ to THPO of Coeur d'Alene Tribe. January 25.	Receipt from certified mail that includes THPO letter from DEQ.
February 8, 2016	Idaho State Historical Society (ISHS). 2016. Letter from Ethan Morton of ISHS to Steve Gill of DEQ, advising using archaeologist. February 8.	This is a letter from the ISHS to DEQ regarding the potential need for an archaeologist to support the former BNSF ROW project. It specifies that the eastern portion of Zone 1 and the southeastern portion of Zone 3 may include resources. The record also includes an email chain with additional details.
April 11, 2016	Idaho DEQ. 2016. Email from Steve Gill of DEQ to Kiira Siitari of IDFG regarding T&E species evaluation. April 11.	This is an email sent to IDFG by DEQ requesting review concerning T&E species in the area of the former BNSF ROW.
April 21, 2016	Idaho Department of Fish and Game (IDFG). 2016. Email from Kiira Siitari of IDFG to Steve Gill of DEQ, regarding T&E species. April 21.	This is an email from IDFG indicating the former BNSF ROW property is in an area that offers little or no habitat value for certain threatened and/or endangered species preservation. Email also includes subsequent chain with explanation of project area.
April 22, 2016	Sappington, R.L. 2016. Cultural Resource Investigations for the Coeur d'Alene BNSF Railroad Corridor Study Along the Spokane River, Kootenai County, Idaho. April 22.	This is a paper from R.L Sappington summarizing the cultural importance and history of the former BNSF ROW project area.
April 29, 2016	Idaho DEQ. 2016. Email from Steve Gill of DEQ to Ethan Morton of ISHS forwarding Sappington Cultural Report. April 29.	Email clarifying the scope of the cultural resource protection and phase II site assessment activities.
May 17, 2016	Idaho State Historical Society (ISHS). 2016. Email from Ethan Morton of ISHS to Steve Gill of DEQ, concurring with monitoring approach. May 17.	This is an email from ISHS accepting the monitoring approach put forth by DEQ for cultural resource protection on the former BNSF ROW.
May 23, 2016	Idaho DEQ. 2016. Email from Steve Gill of DEQ to Susan Morales of EPA regarding eligibility of BNSF ROW. May 23.	This is an email from DEQ to EPA stating reasoning behind site eligibility for determining environmental condition of the former BNSF ROW. Many documents attached such as maps and forms.
May 23, 2016	Idaho DEQ. 2016. DEQ 128 Grant Site Eligibility Determination Form completed by Steve Gill of DEQ. May 23.	This is an Idaho DEQ Site Eligibility Determination for IDEQ Brownfields Response Program with regards to the Riverstone to Huetter Connector of the former BNSF ROW. The form summarizes site history and eligibility.
May 27, 2016	US EPA. 2016. Email from Susan Morales of EPA to Steve Gill of DEQ regarding 128(a) funds. May 27.	This is an email from the EPA to DEQ concerning former BNSF ROW Site Eligibility Form completion and related questions.
June 3, 2016	Idaho DEQ. 2016. Email from Steve Gill of DEQ to Susan Morales of EPA regarding 128(a) funds and former BNSF ROW. June 3.	This is an email from DEQ to EPA stating reasoning behind site eligibility for determining environmental condition of the former BNSF ROW. Email answers questions regarding NHPA concerns.

DATE OF RECORD	REFERENCE	SUMMARY FROM REVIEW
June 8, 2016	US EPA. 2016. Email from Susan Morales of EPA to Steve Gill of DEQ regarding 128(a) funds. June 8.	This is an email from EPA to DEQ indicating that ESA and NHPA have been adequately addressed by additional documentation provided by DEQ with respect to the former BNSF ROW Site Eligibility Forms.
June 16, 2016	Nicholson, J. 2016. Innovative Approaches to Brownfields Redevelopment in the U.S. On-Line Article. June 16	Writer discusses Canadian Brownfields Conference, techniques for assessment brownfields sites, and benefits of phytoremediation.
January 3, 2017	TerraGraphics Environmental Engineering, Inc. 2017. Phase II Environmental Site Assessment Report for BNSF ROW R2R, Coeur d'Alene, Idaho – Final. Revision 2. January 3.	Results of Phase II ESA summarizing the assessment (sampling) on the BNSF ROW from Riverstone to Huetter (R2R) section (transects site) completed to assess human health risk. COCs include PAHs, SVOCs and RCRA Metals 8. Decision units (DUs) 2.2A, 2.2B, and 2.2C transect the site. DU 2.2B was found to have some PAH and SVOC levels above RUSLs, and all 3 DUs near the site were found to have arsenic and chromium levels that exceed USEPA RSLs. However, the results appear near background (Tetra Tech). Recommends evaluation for risk potential based on future land use using the PetroREM.
April 27, 2017	Bartholdt, R. 2017. City May Purchase 47-Acre Atlas Mill Site. Coeur d'Alene Press. April 27.	Article indicating the possibility the City of Coeur d'Alene may purchase a 47-acre former mill site for 8 million from Mega Millions lottery winner.
April 28, 2017	Bartholdt, R. 2017. Land of Opportunity? Coeur d'Alene Press. April 28.	Article indicates the City plans to purchase the former Atlas Mill site and that there are many opportunities for further development. States the hill of log waste is called "Big Hank".
April 28, 2017	Kramer, B. 2017. Coeur d'Alene City Council will vote on purchase of old mill site on Spokane River. The Spokesman Review. April 28.	Article discusses the City's plan to purchase the former Atlas Mill site and possibly turn the area into a park and additional development.
May 3, 2017	Bartholdt, R. 2017. CD'A Moves Forward on Riverfront Property. Coeur d'Alene Press. May 3.	Article states that City of Coeur d'Alene has decided to enter into agreement to purchase 47 acres of riverfront property at the old Atlas Mill site.
May 10, 2017	North Idaho Title Company. 2017. Commitment for Title Insurance issued by Westcor Land Title Company. Title Insurance Document. 2017	The commitment to title of subject property by North Idaho Title Insurance, Inc. Seven parcels are included.
May 18, 2017	Bartholdt, R. 2017. Brownfields of Dreams; Officials like what Atlas site is offering. Coeur d'Alene Press. May 18.	Article reports tentative purchase of former Atlas Mill site and discusses environmental assessment requirements.
May 18, 2017	Idaho DEQ. 2017. Email from Steve Gill of DEQ to Jon Welge of Tetra Tech. May 18.	Email provides link to recent newspaper article in the Coeur d'Alene Free Press that discusses the potential for the City to acquire the former Atlas Mill property.

DATE OF RECORD	REFERENCE	SUMMARY FROM REVIEW
June 2, 2017	Idaho DEQ. 2017. Email from Steve Gill of DEQ to Terry Griffith of EPA transmitting Site Eligibility Form for Stimson Atlas Mill. June 2.	This is an email that transmits the EPA Site Eligibility Form completed by Steve Gill of DEQ. It also expresses interest in the Vision to Action program, includes articles from the Coeur d'Alene Free Press discussing the possibility of the City of Coeur d'Alene acquiring the subject property, and correspondence between DEQ and the City.
June 27, 2017	Idaho DEQ. 2017. Photographs and Video of Riverstone-Huetter Connector Soil Removal. June 27.	Photographs of soil loading and transportation of soil from former BNSF ROW in support of local road ballast need.
June 29, 2017	Idaho DEQ. 2017. EPA Site Eligibility Worksheet completed by Steve Gill of DEQ for Stimson Atlas Mill site. June 29.	The EPA worksheet summarizes the site history and eligibility of the site for Brownfields funding. The worksheet is digitally signed by Terry Griffith of EPA Region 10 on June 29, 2017.

Additional information provided by DEQ is available in **Section 6 – Interviews**.

## HISTORICAL USE INFORMATION ON THE PROPERTY

The objective of conducting historical research is to develop an understanding of the historical uses of the property and surrounding areas. This research helps to determine whether past site uses may have led to the development of *recognized environmental conditions* in connection with the property.

### Title Review

A Commitment for Title Insurance was observed and no environmental encumbrances, environmental covenants, or environmental activity use limitations were identified associated with the subject property that appear connected to a release of hazardous materials or petroleum products (see **Section 3 – User-Provided Information**).

Historical chain of title was provided by North Idaho Title, a Tetra Tech subcontractor. Below in **Table 6** is a summary of title information provided by North Idaho Title and the approximated areas of the site affected by land transactions. Title records uncovered are presented in **Appendix E**.

**Table 6. Summary of Title Information**

DATE	SELLERS	PURCHASERS	APPROX. PORTION OF SITE
April 16, 1909	Dahbom Lumber Company	M.D. Wright	Government Lots 1 & 2 in Section 10; or that portion west of Riverside Park (now Riverstone), east and south of the section lines, north of the Spokane River.

**Table 6. Summary of Title Information**

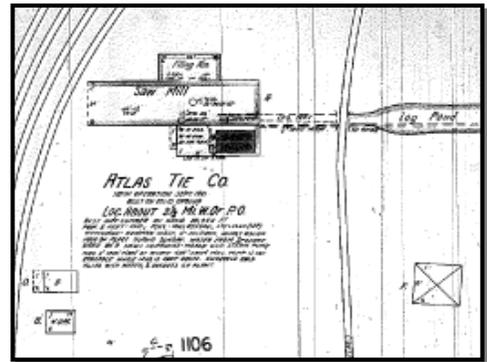
<b>DATE</b>	<b>SELLERS</b>	<b>PURCHASERS</b>	<b>APPROX. PORTION OF SITE</b>
<b>1910 Timeframe</b>	M.D. Wright	Three separate railroad companies	Deeds found indicate railroad companies purchased ROW across the site during this year.
<b>October 22, 1915</b>	M.D. Wright, Marie W. Wright, T.J. Stonestreet, Hester Stonestreet	Atlas Tie Company	Most of the subject property.
<b>May 20, 1953</b>	Atlas Tie Company	State of Idaho	Current 5.52-acre parcel no. 50N04W-10-2500 along West Seltice Way. Apparently for use as a gravel pit (K-132s) to support road construction.
<b>February 18, 1954</b>	Chicago, Milwaukee, St. Paul & Pacific Railroad	Atlas Tie Company	Railroad ROW sold to Atlas Tie Mill. Included ROW through central and northern portion of the site.
<b>May 17, 1972</b>	Idaho Forest Industries (Successor to Atlas Tie Company)	Burlington Northern, Inc.	A 60 foot strip of land for prospective railroad tracks.
<b>July 18, 1972</b>	Burlington Northern, Inc.	Idaho Forest Industries	Selling back a portion of the 60 foot strip of land. Presumed unused portion.
<b>July 26, 1974</b>	State of Idaho	Idaho Forest Industries	Selling back to Idaho Forest Industries the 5.52 acre parcel along West Seltice Way. It is a gravel pit at the time. Presumably I-90 and other roads completed and pit no longer required.
<b>November 11, 1986</b>	Burlington Northern Santa Fe Railroad (BNSF; Successor)	Idaho Forest Industries	Purchased 100 foot wide strip possibly in central portion of the subject property.
<b>May 19, 1987</b>	Burlington Northern Santa Fe Railroad (BNSF; Successor)	Idaho Forest Industries	Idaho Forest Industries purchased a 100-foot wide strip of land on southeast portion of subject property. Other portion sold to Central Pre-Mix Concrete by BNSF at the time.
<b>October 18, 1991</b>	Central Pre-Mix Concrete	Idaho Forest Industries	Purchased area sold four years earlier to Central Pre-Mix Concrete on southeast portion of the site.

**Table 6. Summary of Title Information**

DATE	SELLERS	PURCHASERS	APPROX. PORTION OF SITE
November 2, 2000	Idaho Forest Industries	Stimson Lumber Company	Idaho Forest Industries sold the mill and land to Stimson Lumber Company. Deed legal description adjusted September 10, 2001.
December 31, 2014	Stimson Lumber Company	Bad Axe, LLC	Mill demolished in 2006 and cleaned up afterwards. Stimson Lumber Company sells majority of its land to Bad Axe, LLC in 2014. Stimson sold headquarters building portion earlier to Marshall Chesrown, who sold to Lance Douglas.

**Historical Resources**

Current and historical aerial photographs and maps were obtained by Tetra Tech through research of Kootenai County Assessor records, records ordered through EDR databases, information from EDR, and information in the public domain. The records are listed from the 1900s onward in **Table 7, Historical Resource Summary**, available below. Copies of many of these resources are included as in **Appendix D** and within EDR Reports in **Appendix C**.



**Exhibit 4:** 1921 Sanborn Map uncovered.

**Table 7. Historical Resource Summary**

RESOURCE	OBSERVATIONS AND SUBJECT PROPERTY USES	ADJOINING PROPERTY USES
1903 USGS 30-Minute Topographic Quadrangle Map of Rathdrum, Idaho – acquired from EDR (APPENDIX C)	<ul style="list-style-type: none"> <li>On this map is the subject property appears to include two structures and a roadway that parallels the Spokane River on lower elevations of the site.</li> <li>The Ft. Sherman Branch of a local railroad transects the central portion of the site at higher elevations.</li> </ul>	<ul style="list-style-type: none"> <li>Adjoining property appears generally undeveloped.</li> <li>Roads and the railroad appear to serve east and west adjoining properties at this time.</li> </ul>

**Table 7. Historical Resource Summary**

RESOURCE	OBSERVATIONS AND SUBJECT PROPERTY USES	ADJOINING PROPERTY USES
<p><b>White Pine: King of Many Waters</b> – Published 1970, acquired from Museum of North Idaho</p>	<ul style="list-style-type: none"> <li>• 1909 – Atlas Tie Company built tie mill at Atlas (on site).</li> <li>• Atlas Shingle Company operates 1911 – 1915.</li> <li>• 1912 – Atlas receives contract from Northern Pacific to deliver 650,000 ties.</li> <li>• Flooding occurs in 1909, 1913, twice in 1917.</li> <li>• Additional details in summary, below.</li> </ul>	<ul style="list-style-type: none"> <li>• Not applicable to this listing.</li> </ul>
<p><b>1921 Sanborn Map of Coeur d’Alene, Idaho</b> – acquired from Spokane Public Library (APPENDIX D)</p>	<ul style="list-style-type: none"> <li>• Subject property depicted as including the Atlas Tie Co. on pull-out box (not within context).</li> <li>• States mill is shut down at the time.</li> <li>• Site notably operated by mill refuse and steam heat.</li> <li>• Mill located approximately 250 feet north of the river along west bank of log pond that accesses river via canal.</li> <li>• Oil house on site located approximately 250 feet WNW of mill site. Dwelling and icehouse nearby.</li> <li>• Five sets of RR tracks noted across the site running east to west. Coeur d’Alene and Spokane Railroad (electric) is located across the site. A second electric line is also noted.</li> </ul>	<ul style="list-style-type: none"> <li>• Adjoining properties do not appear shown on resource.</li> </ul>
<p><b>1927 Historic Photographs</b> – acquired from Museum of North Idaho</p>	<ul style="list-style-type: none"> <li>• Two historic photos of original interchange track near southeast boundary of subject property, looking west and east.</li> <li>• Third photo of Atlas Mill looking east. Old wooden buildings.</li> </ul>	<ul style="list-style-type: none"> <li>• Interchange track heading north may be pathway of Centennial Trail.</li> </ul>
<p><b>White Pine: King of Many Waters</b> – Published 1970, acquired from Museum of North Idaho</p>	<ul style="list-style-type: none"> <li>• Flooding occurs in 1925 and 1933.</li> <li>• Height of depression, most mills closed in 1932.</li> <li>• Atlas sawmill burned – Saved Planer in 1937.</li> </ul>	<ul style="list-style-type: none"> <li>• Not applicable to this listing.</li> </ul>

**Table 7. Historical Resource Summary**

RESOURCE	OBSERVATIONS AND SUBJECT PROPERTY USES	ADJOINING PROPERTY USES
<p><b>1939 Metsker’s Map of Kootenai County, Idaho</b> – acquired from Spokane Public Library (APPENDIX D)</p>	<ul style="list-style-type: none"> <li>• The subject property is labeled Atlas Tie Co. and the Atlas Tie area appears to include about 87 acres at the time on three large parcels.</li> <li>• The site is depicted with four railroad tracks that wind generally west across the site, and a fifth track along the east boundary of the site.</li> <li>• One larger structure is located on the east side of the site adjacent to railroad tracks.</li> <li>• The southeast leg of the subject property is included as Track 38 in Riverside Park.</li> </ul>	<ul style="list-style-type: none"> <li>• The west-adjointing property includes a larger structure near the northwest section corner.</li> <li>• The Riverside Park Addition is visible to the east beyond railroad tracks. This area is now Riverstone.</li> <li>• No distinguishing features were noted on the north adjoining properties.</li> <li>• West Seltice Way is denoted as U.S. Highway 10. It is not divided at the time.</li> </ul>
<p><b>White Pine: King of Many Waters</b> – Published 1970, acquired from Museum of North Idaho</p>	<ul style="list-style-type: none"> <li>• Atlas sawmill burned but other equipment saved in 1947.</li> </ul>	<ul style="list-style-type: none"> <li>• Not applicable to this listing.</li> </ul>
<p><b>1949 Revision of 1921 Sanborn Map of Coeur d’Alene, Idaho</b> – acquired from Spokane Public Library (APPENDIX D)</p>	<ul style="list-style-type: none"> <li>• New building at site of former structure likely the result of 1947 fire.</li> <li>• Additional hydrants noted on site.</li> <li>• Railroad spur lines observed onsite.</li> <li>• Oil house, switch house, and garage with 12 autos noted 200 feet west of mill.</li> <li>• Dwelling observed adjacent west of log elevator leading from river.</li> <li>• Oil house on site located approximately 250 feet WNW of mill site. Dwelling and icehouse nearby.</li> <li>• Fewer sets of railroad tracks noted as mill expands northward.</li> <li>• Refuse burner east of mill connected to sawmill via conveyor.</li> <li>• Gadget assembly area, lumber sheds, stacked lumber also noted.</li> </ul>	<ul style="list-style-type: none"> <li>• Adjoining properties do not appear shown on resource.</li> </ul>

**Table 7. Historical Resource Summary**

RESOURCE	OBSERVATIONS AND SUBJECT PROPERTY USES	ADJOINING PROPERTY USES
<p><b>1954 Aerial Photograph</b> – acquired from EDR (APPENDIX C)</p>	<ul style="list-style-type: none"> <li>• Subject property’s western end appears significantly developed as a mill site that is functioning.</li> <li>• Southeast portion of the subject property includes railroads and vegetated land.</li> <li>• Northeast portion of the subject property includes two sizable gravel pits.</li> <li>• Numerous railroad lines cross the subject property – perhaps four completed tracks.</li> </ul>	<ul style="list-style-type: none"> <li>• Adjoining land to the east appears to include a pit (north) and vacant land (south) at the time.</li> <li>• Adjoining land to the west appears open and also includes multiple railroad tracks.</li> <li>• West Seltice Way is a divided highway that abuts the north side of the subject property.</li> <li>• North of Seltice Way is generally vacant land.</li> <li>• South of the site is the Spokane River and further south is vacant forestland.</li> </ul>
<p><b>1957 USGS 15-Minute Topographic Quadrangle Map of Coeur d’Alene, Idaho</b> – acquired from EDR (APPENDIX D)</p>	<ul style="list-style-type: none"> <li>• Subject property depicted including up to seven structures clustered at the west end of the current boundary of the subject property.</li> <li>• Multiple railroad tracks noted crossing the site.</li> <li>• A roadway appears to provide access to the southeast boat launch area at the time.</li> <li>• A gravel pit symbol is depicted on the northeast corner of the subject property at the time.</li> </ul>	<ul style="list-style-type: none"> <li>• East of the northeast portion of the site is an apparent large gravel pit.</li> <li>• Land located to the west appears unused on the map.</li> <li>• Two roadways are now depicted within Section 8.</li> <li>• The area west of Coeur d’Alene appears to include additional roadways by this time, south of the canal.</li> <li>• North of Highway 10 (Seltice) are several structures adjacent to highway ROW.</li> <li>• The pathway of Highway 10 includes Northwest Boulevard at the time.</li> </ul>
<p><b>1959 Metsker’s Map of Kootenai County, Idaho</b> – acquired from Spokane Public Library (APPENDIX D)</p>	<ul style="list-style-type: none"> <li>• The subject property appears generally the same as depicted in the prior Metsker’s Map.</li> <li>• The northeast corner of the subject property is listed as owned by the Coeur d’Alene Highway District at the time (Small Tract #75).</li> <li>• An inferior roadway is depicted meandering from north to south through the east portion of the site to reach the river.</li> </ul>	<ul style="list-style-type: none"> <li>• The northern east-adjointing property is depicted as owned by Central Pre-Mix Company.</li> <li>• The Riverside Park Addition is visible to the east beyond railroad tracks. This area is now Riverstone.</li> <li>• No distinguishing features were noted on the north adjoining properties.</li> <li>• West Seltice Way is denoted as U.S. Highway 10, which is divided highway at the time.</li> </ul>
<p><b>Circa 1960s Historic Photographs</b> – acquired from Museum of North Idaho</p>	<ul style="list-style-type: none"> <li>• Oblique aerial photo depicts lumber stored on west end of subject property and east end of west-adjointing property.</li> <li>• Photo looking south along log elevator shows wood floating in to mill from canal and river.</li> <li>• Photo looking southeast depicts cyclone incinerator, hopper and sawdust chute from sawmill.</li> </ul>	<ul style="list-style-type: none"> <li>• Looking northwest across western portion of site and west adjoining property, divided Highway 10 (Seltice) can be seen. Development north of Highway 10 that would adjoin to the north of the subject property appears minimal at the time.</li> <li>• Gravel pit started on southern portion of east-adjointing property by 1963.</li> </ul>

**Table 7. Historical Resource Summary**

RESOURCE	OBSERVATIONS AND SUBJECT PROPERTY USES	ADJOINING PROPERTY USES
<p><b>1967 Polk’s City Directory</b> – acquired from EDR (APPENDIX C)</p>	<ul style="list-style-type: none"> <li>• Subject property shown without address along Highway 10.</li> <li>• Site includes Atlas Building Center and Atlas Tie Co. Sawmill.</li> <li>• Idaho Forest Industries also listed along the highway, presumably on site or on north-adjoining property.</li> </ul>	<ul style="list-style-type: none"> <li>• Northeast adjoining site includes Clare Pendar Co. Electronic Components.</li> <li>• Property to the west includes the Diamond National Corp (Coeur d’Alene Unit)</li> <li>• Central Pre-Mix also listed nearby.</li> <li>• Other nearby properties appear residential.</li> </ul>
<p><b>1971 Aerial Photograph</b> – acquired from EDR (APPENDIX C)</p>	<ul style="list-style-type: none"> <li>• Subject property depicted with most mill structures on west half of subject property. East half of subject property appears to have no significant structures at the time.</li> <li>• Northeast corner of the subject property includes gravel pits.</li> <li>• The southeastern leg of the subject property appears to consist of taller trees.</li> </ul>	<ul style="list-style-type: none"> <li>• The northern east adjoining property appears as a large pit – known at the time to be Central Pre-Mix.</li> <li>• The southern east-adjoining property also appears to have gravel pit uses.</li> <li>• Development appears beginning to the north of the subject property across divided Highway 10.</li> <li>• The current west adjoining property includes the remainder of the mill and rows of stacked lumber. Further west is vacant land.</li> </ul>
<p><b>1971 Polk’s City Directory</b> – acquired from EDR (APPENDIX C)</p>	<ul style="list-style-type: none"> <li>• Subject property shown without address along Highway 10.</li> <li>• Site includes Atlas Building Center and Atlas Tie Co. Sawmill.</li> <li>• Idaho Forest Industries also listed along the highway, presumably on site or on north-adjoining property.</li> </ul>	<ul style="list-style-type: none"> <li>• North adjoining property includes Clare-Pendar Co. Electronics, Anderson Iron Works (Ornamental), Coeur d’Alene Honda, Coeur d’Alene Livestock, and possibly D-J Custom Cabinets and Dale’s (Farm) Equipment Company.</li> <li>• Property to the west includes the Diamond National Corp (Coeur d’Alene Unit) and possibly Empire Concrete.</li> <li>• Central Pre-Mix also listed nearby.</li> <li>• Other nearby properties appear residential.</li> </ul>
<p><b>1975 Aerial Photograph</b> – acquired from EDR (APPENDIX C)</p>	<ul style="list-style-type: none"> <li>• Few changes were observed on site since the prior year resource.</li> <li>• A structure appears to the east of the mill approximately 200 feet. This may be a sawdust building.</li> </ul>	<ul style="list-style-type: none"> <li>• Few changes were observed on adjoining property since the prior year resource.</li> <li>• The mill headquarters building is depicted on the north-adjoining property.</li> </ul>

**Table 7. Historical Resource Summary**

RESOURCE	OBSERVATIONS AND SUBJECT PROPERTY USES	ADJOINING PROPERTY USES
<p><b>1981 USGS 7.5-Minute Topographic Quadrangle Map of Coeur d'Alene, Idaho</b> – acquired from EDR (APPENDIX D)</p>	<ul style="list-style-type: none"> <li>• Subject property depicted as Atlas Mill where most structures are located on eastern half of subject property.</li> <li>• The northeast portion of the subject property includes two gravel pits.</li> <li>• The site appears to include just two separate sets of railroad tracks at the time, with one spur line leading to the west to join a main set of tracks.</li> </ul>	<ul style="list-style-type: none"> <li>• East of the northeast portion of the site is an apparent large gravel pit. The pit is depicted with water. It is suspected to be over 100 feet deep.</li> <li>• East of the southeast portion of the site is a shallower perhaps larger pit, in area.</li> <li>• The railroad entering the subject property from the east appears to cross overhead of the railroad line that currently defines the Centennial Trail.</li> <li>• Development along the north site of West Seltice Way appears limited with only several structures noted in the area.</li> <li>• The headquarters building is depicted on the north adjoining property.</li> <li>• West of the site appears generally void of structures with exception to railroad tracks.</li> </ul>
<p><b>1981 Aerial Photograph</b> – acquired from EDR (APPENDIX C)</p>	<ul style="list-style-type: none"> <li>• The subject property appears used as a lumber mill with approximately 20 buildings.</li> <li>• The actual mill portion rests on the west end of the subject property and crosses into the east end of the west-adjoining property at the time.</li> <li>• The current paved log yard area appears being filled in at the time with materials.</li> <li>• The northeast corner of the site appears as two pits.</li> <li>• The southeast portion of the site includes lumber storage.</li> </ul>	<ul style="list-style-type: none"> <li>• The west-adjoining property appears used as a portion of the mill and as a materials storage area. Farther west is the Atlas Pellet operation.</li> <li>• Property to the east beyond the current Centennial Trail consists of gravel pits.</li> <li>• North of the subject property and Seltice Way are approximately six recently constructed buildings such as an apparent strip mall structure and the Honda dealership.</li> <li>• Most of the northerly structures appear to have been constructed since the prior aerial photograph of 1975.</li> </ul>
<p><b>1982 Polk's City Directory</b> – acquired from EDR (APPENDIX C)</p>	<ul style="list-style-type: none"> <li>• Subject property now listed with address along West Seltice Way (no longer Highway 10).</li> <li>• Site would include even-numbered addresses in low 3000 block or high 2000 block.</li> <li>• Idaho Forest Industries listed at 3815 West Seltice Way, along with duplexes, Coeur d'Alene Livestock, residences, Central Pre-Mix, Boulevard Motel, Y-J Foods, and possibly Surveyors Supply &amp; Service and Country Boys, Inc.</li> </ul>	<ul style="list-style-type: none"> <li>• North adjoining property would include odd-numbered addresses along West Seltice Way.</li> <li>• North adjoining property appears to include Cabinetree, Etc., Paige Construction Company, Quality Form Setters (Concrete), Sundown Saloon, Road Construction (possible company), and possibly Coeur d'Alene Livestock, and residences.</li> <li>• Central Pre-Mix also listed nearby.</li> </ul>

**Table 7. Historical Resource Summary**

RESOURCE	OBSERVATIONS AND SUBJECT PROPERTY USES	ADJOINING PROPERTY USES
<p><b>1987 Polk’s City Directory</b> – acquired from EDR (APPENDIX C)</p>	<ul style="list-style-type: none"> <li>• Site listed at 3385 W. Seltice Way address. Addresses seem to change for site. Likely due to rural nature of area at the time.</li> <li>• Idaho Forest Industries listed at 3385 West Seltice Way, along with Coeur d’Alene Livestock, Y-J Foods, and a residence.</li> </ul>	<ul style="list-style-type: none"> <li>• North adjoining addresses along West Seltice Way also appear inconsistent. Likely due to rural nature of area at the time.</li> <li>• North adjoining property appears to include Coeur d’Alene Honda Auto Body, Sundown Saloon (at odd address, but known located on north side of Seltice), Road Construction general builders, Tortilla Factory, and residents.</li> <li>• Central Pre-Mix, the east adjoining site at the time, is listed at 2745 West Seltice Way at the time.</li> </ul>
<p><b>1992 Aerial Photograph</b> – acquired from EDR (APPENDIX C)</p>	<ul style="list-style-type: none"> <li>• Minimal significant changes were observed on site since the prior year resource.</li> <li>• The northeast pit now appears to be a log yard.</li> <li>• The current paved log yard area appears finished with a grade or pavement.</li> <li>• Last period where canal appears used to direct logs into the mill.</li> </ul>	<ul style="list-style-type: none"> <li>• Minimal significant changes were observed on site since the prior year resource.</li> </ul>
<p><b>1992 Cole Information Services Directory</b> – acquired from EDR (APPENDIX C)</p>	<ul style="list-style-type: none"> <li>• Addresses appear inconsistent.</li> <li>• Idaho Forest Industries, representing the subject property, is listed at 2850 West Seltice Way.</li> </ul>	<ul style="list-style-type: none"> <li>• North adjoining addresses along West Seltice Way also continue to appear inconsistent.</li> <li>• North adjoining properties, from east to west, appear to include Dings, Dents &amp; Paint and Mink Auto Body (even numbered), the Sundown Saloon, Centennial Marine, Coeur d’Alene Honda, Y-J Foods, Ski-CUurity Bags, and possibly NW Roofing Company.</li> <li>• East adjoining properties appear to include Central Pre-Mix Concrete at 2500 West Seltice Way.</li> <li>• West adjoining property appears to include Coeur d’Alene Fiber Fuels at the time, which is suspected leasing the area once known as Atlas Pellet.</li> </ul>

**Table 7. Historical Resource Summary**

RESOURCE	OBSERVATIONS AND SUBJECT PROPERTY USES	ADJOINING PROPERTY USES
<p><b>1995 Cole Information Services Directory</b> – acquired from EDR (APPENDIX C)</p>	<ul style="list-style-type: none"> <li>• Addresses appear inconsistent.</li> <li>• No listings appear to refer to the subject property at the time.</li> </ul>	<ul style="list-style-type: none"> <li>• North adjoining addresses along West Seltice Way also continue to appear inconsistent.</li> <li>• North adjoining properties, from east to west, appear to include residences, possibly Northwest Liquidation, Inc. (even), Sundown Saloon, Coeur d'Alene Honda, Industrial Construction, Diversified Machine Works, McFeron and Marcus Exploration, and Coeur d'Alene Auction Yard</li> <li>• East adjoining properties appear to include Central Pre-Mix Concrete at 2500 West Seltice Way.</li> <li>• West adjoining property appears to include Coeur d'Alene Fiber Fuels at the time, at 3550 West Seltice Way.</li> </ul>
<p><b>1996 USGS 7.5-Minute Topographic Quadrangle Map of Coeur d'Alene, Idaho</b> – acquired from EDR (APPENDIX C)</p>	<ul style="list-style-type: none"> <li>• No significant changes were observed on site since the prior year USGS resource.</li> </ul>	<ul style="list-style-type: none"> <li>• No significant changes were observed on site since the prior year USGS resource.</li> </ul>
<p><b>1997 Proposed Boiler Building Construction Drainage Plan</b> – acquired from Kootenai County Building Department</p>	<ul style="list-style-type: none"> <li>• Plan depicts grass lined ditch along site access road from the east, midway along current Centennial Trail pathway. Ditch ends east with settlement basin and detention/retention area.</li> <li>• Detention ponds shown along southern boundary by river with one longer pond and a smaller one to the east. Ponds used for log yard sprinkling and includes oil skimming.</li> <li>• Depicted south of trimmer and planer building are grassy swales that direct water to swales to the east.</li> <li>• Map depicts truck scale on north property boundary.</li> <li>• Refueling AST area south of log yard is shown.</li> </ul>	<ul style="list-style-type: none"> <li>• Minimal features depicted on north and east adjoining properties. The river rests to the south.</li> <li>• West is a continuation of the mill. Further west are structures associated with Atlas Pellet and other operations, land owned by Atlas Mill at the time.</li> </ul>

**Table 7. Historical Resource Summary**

RESOURCE	OBSERVATIONS AND SUBJECT PROPERTY USES	ADJOINING PROPERTY USES
<p><b>1998 Aerial Photograph</b> – acquired from EDR (APPENDIX C)</p>	<ul style="list-style-type: none"> <li>• The southeast portion of the subject property appears used as a log yard with possible dust control (watering, sawdust wetting, or road oiling) for roadways.</li> <li>• Canal no longer appears used to direct logs into mill by this time. Loading completed just east of former canal on dock.</li> <li>• Further south from the southeast log yard a large swale that is filled with water is now in evidence. Concrete basin that combines settlement and oil skimming and sprinkling is depicted near former canal.</li> <li>• The northeast portion of the site appears used as a log yard. Use of scales appears evident.</li> <li>• Diesel AST area first observed by south road to northeast log yard.</li> <li>• The primary mill area now appears to include paved roadways.</li> </ul>	<ul style="list-style-type: none"> <li>• The north adjoining headquarters parcel appears with the headquarters structure and possible adjoining parking lot.</li> <li>• To the east are the Central Pre-Mix pits</li> <li>• The structures housing businesses on the north side of West Seltice Way appear constructed by this time.</li> <li>• The eastern portion of the west adjoining property is a continuation of the Atlas Mill site at the time.</li> </ul>
<p><b>1999 Cole Information Services Directory</b> – acquired from EDR (APPENDIX C)</p>	<ul style="list-style-type: none"> <li>• Addresses appear inconsistent.</li> <li>• Idaho Forest Industries, representing the subject property, is listed at 2850 West Seltice Way.</li> </ul>	<ul style="list-style-type: none"> <li>• North adjoining addresses along West Seltice Way also continue to appear inconsistent.</li> <li>• North adjoining properties, from east to west, appear to include Bedini Electronics, Sundown Saloon (2691), Coeur d’Alene Honda Superstore, Affordable Home Center, Custom Building and Supply, Diversified Machine Works, McFeron &amp; Marcus Exploration, DHB Company (even), and Coeur d’Alene Auction Yards.</li> <li>• East adjoining properties appear to include Central Pre-Mix Concrete at 2500 West Seltice Way. This listing appears expanded from earlier years.</li> <li>• West adjoining property appears to include Coeur d’Alene Fiber Fuels and Atlas Marketing, LLC.</li> </ul>

**Table 7. Historical Resource Summary**

RESOURCE	OBSERVATIONS AND SUBJECT PROPERTY USES	ADJOINING PROPERTY USES
<p><b>2003 Cole Information Services Directory</b> – acquired from EDR (APPENDIX C)</p>	<ul style="list-style-type: none"> <li>• Addresses appear inconsistent.</li> <li>• Idaho Forest Industries, representing the subject property, is listed at 3074 West Seltice Way.</li> <li>• Also representing the site is Stimson Lumber Company, listed at 2772 West Seltice Way.</li> </ul>	<ul style="list-style-type: none"> <li>• North adjoining addresses along West Seltice Way appear less inconsistent.</li> <li>• North adjoining properties, from east to west, appear to include LeTourneau Sales &amp; Service Co, Auto Rain Coeur d’Alene Sprinklers Supply, Steve’s Toyota Repair, Sundown Saloon (2691), McFeron &amp; Marcus Exploration, and Olympic Communications.</li> <li>• East adjoining property that was once Central Pre-Mix Concrete at 2500 West Seltice Way is now listed as occupant unknown.</li> <li>• West adjoining property that previously included Coeur d’Alene Fiber Fuels and Atlas Marketing, LLC. At 3550 West Seltice Way is now listed as occupant unknown.</li> </ul>
<p><b>2005 Aerial Photograph</b> – acquired from public domain (Google Earth) (APPENDIX D)</p>	<ul style="list-style-type: none"> <li>• Probably the most distinctive aerial photograph acquired depicting site uses during the Stimson Lumber period of ownership – Atlas Mill sold to Stimson Lumber in 2000.</li> <li>• Lumber mill appears in operation at the time but without full log yards.</li> <li>• The northern and northeastern portions of the site that were once pits are functional log yards.</li> <li>• The southeastern lumber yard appears to have regular sprinkling and the soil appears dark.</li> <li>• The southeastern portion of the site includes a new roadway and appears used as a swale area.</li> <li>• The southern swale area south of the southeastern lumber yard appears to have skimming or aeration for treatment.</li> <li>• Concrete dock area southeast on site appears to be primary area where loading of floating logs can be completed.</li> <li>• Some wood debris or other materials stored at northeast corner of northeast log yard.</li> </ul>	<ul style="list-style-type: none"> <li>• The property to the east at Riverstone is a large-scale Central Pre-Mix pit at the time.</li> <li>• North of the site across West Seltice Way are structures that appears consistent with observations made during site reconnaissance. These structures include a multi-use building, Coeur d’Alene Honda, an apparent trucking company, several warehouses, the headquarters building, and vacant land.</li> <li>• To the east is a continuation of the mill and a paved area of materials storage. Further east are four apparent warehouse structures and further east is a smaller sawmill or pellet operation.</li> </ul>

**Table 7. Historical Resource Summary**

RESOURCE	OBSERVATIONS AND SUBJECT PROPERTY USES	ADJOINING PROPERTY USES
<p><b>2006 Aerial Photograph</b> – acquired from EDR (APPENDIX C)</p>	<ul style="list-style-type: none"> <li>• The subject property is being demolished at the time. Most buildings appear gone. Lumber storage continues on the northeast portion of the site in two log yards, and somewhat to the south on site.</li> <li>• Materials appear strewn out on site. Some foundations remaining.</li> <li>• Southeast log yard appears generally vacant of logs.</li> <li>• Swale to the far southeast appears dry; however, the primary swale to the south appears filled with water.</li> </ul>	<ul style="list-style-type: none"> <li>• Property to the east appears as the Central Pre-Mix pit.</li> <li>• Property to the west that included a continuation of the mill appears to have demolished structures also.</li> </ul>
<p><b>2008 Cole Information Services Directory</b> – acquired from EDR (APPENDIX C)</p>	<ul style="list-style-type: none"> <li>• Addresses appear inconsistent.</li> <li>• Representing the site is Stimson Lumber Company, now listed at 3075 West Seltice Way.</li> </ul>	<ul style="list-style-type: none"> <li>• North adjoining properties, from east to west, appear to include Auto Rain Sprinklers, LeTourneau Sales &amp; Service Co, a second listing of Auto Rain, Sundown Saloon (2691), Coeur d’Alene Honda Superstore, Darrel &amp; Bob’s Cycle Sales, KDRK Management, and Diversified Machine Works.</li> <li>• East adjoining property is unknown.</li> <li>• West adjoining property is unknown.</li> </ul>
<p><b>2009 Aerial Photograph</b> – acquired from EDR (APPENDIX C)</p>	<ul style="list-style-type: none"> <li>• The subject property appears to have been almost entirely bulldozed. Minimal vegetation exists.</li> <li>• Northeast portions of the site appear to be receiving smaller dump truck loads in piles. Grading appears active.</li> <li>• The swale area to the south appears free of water and wood storage at the time.</li> <li>• Piles of crushed concrete are located on a west central portion of the site and at the west boundary.</li> <li>• Railroad trestle across the former canal area remains.</li> </ul>	<ul style="list-style-type: none"> <li>• Headquarters building remains in place.</li> <li>• Property to the east that was once the Central Pre-Mix series of pits appears being filled in and graded to accept residential units.</li> <li>• Property to the west appears similarly bulldozed and includes a portion of mounds of crushed concrete.</li> <li>• Some log booms remain within the river.</li> </ul>

**Table 7. Historical Resource Summary**

RESOURCE	OBSERVATIONS AND SUBJECT PROPERTY USES	ADJOINING PROPERTY USES
<p><b>2011 Aerial Photograph</b> – acquired from EDR (APPENDIX C)</p>	<ul style="list-style-type: none"> <li>• Subject property appears with only minor changes from prior aerial photograph.</li> <li>• Site appears to have recovering vegetation from earthwork.</li> <li>• Soil placed in paved log yard north is no longer in evidence.</li> <li>• The refueling area that once included a 10,000 gallon AST is no longer in evidence.</li> <li>• Demo of pump house occurred during this year.</li> </ul>	<ul style="list-style-type: none"> <li>• Continued earthwork to the east at Riverstone is apparent.</li> <li>• No changes noted to the north across West Seltice Way.</li> <li>• To the east the subject property abuts vacant former mill property.</li> <li>• To the south is the Spokane River.</li> <li>• The headquarters building is still in place on the north adjoining property.</li> </ul>
<p><b>2013 Cole Information Services Directory</b> – acquired from EDR (APPENDIX C)</p>	<ul style="list-style-type: none"> <li>• Site does not appear listed. Site is known to be vacant at the time.</li> <li>• Demo of headquarters building known to have occurred in 2012.</li> </ul>	<ul style="list-style-type: none"> <li>• North adjoining properties, from east to west, appear to include Coeur d’Alene Sprinkler, Stove, and Fire, LeTourneau Sales &amp; Service Co, Window World, Sundown Saloon (2691), Coeur d’Alene Honda, Diversified Machine Works, and RJ Driven Consulting.</li> <li>• East adjoining property is unknown.</li> <li>• West adjoining property is unknown.</li> </ul>
<p><b>2013 USGS 7.5-Minute Topographic Quadrangle Map of Coeur d’Alene, Idaho</b> – acquired from EDR (APPENDIX C)</p>	<ul style="list-style-type: none"> <li>• No significant changes were observed on site since the prior year resource.</li> </ul>	<ul style="list-style-type: none"> <li>• No significant changes were observed on adjoining properties since the prior year resource.</li> </ul>
<p><b>2016 Aerial Photograph</b> – acquired from Google Earth (APPENDIX A)</p>	<ul style="list-style-type: none"> <li>• The subject property remains undeveloped land with no uses.</li> <li>• Entrance to canal area from river appears filled in and trestle dismantled.</li> <li>• Trestle logs appear located in former swale area that is dry.</li> </ul>	<ul style="list-style-type: none"> <li>• Property to the north appears relatively unchanged.</li> <li>• Riverstone to the east appears to include residential structures by this timeframe.</li> <li>• Crushed rock at the west boundary of the site appears to have been partly removed.</li> </ul>

**End of Table 7**

**Historical Summary**

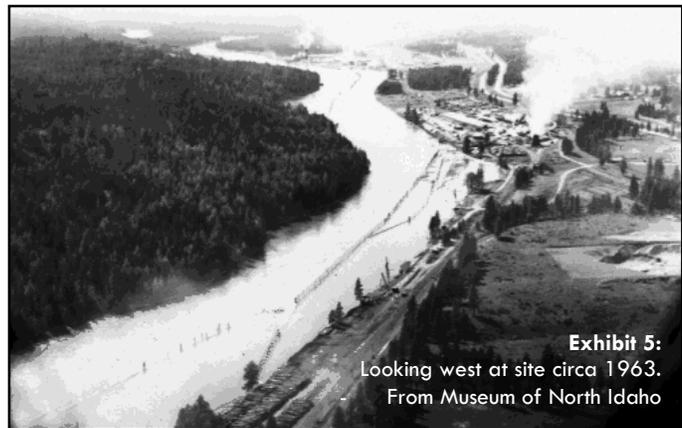
Information from a cultural resource investigation completed in 2016 indicates the area was occupied by Native Americans for at least 10,000 years. A series of fur traders, missionaries, miners, and others traveled through the area from the 1810s and beyond. Euroamerican settlement began in the area in the 1870s when the U.S. Army established Fort Sherman on Lake Coeur d’Alene near the entrance of the river from the lake. A trading post was established nearby and the community eventually grew (Sappington 2016).

---

According to a C-Span report, a late 1800s government report citing the abundance of lumber in the area assisted attention toward the timber industry in the area, and the Coeur d'Alene area grew from hundreds of people to many thousands in several years (C-Span 2013). In the early 1900s the community was served by several transcontinental railroads, which assisted in the economic growth of the timber industry. Reportedly, there were 45 regional sawmills by that timeframe (Richards, T. 1999). At the height of lumber production in the area, there were over 70 mills.

Lumber mills in the area have historically located along rivers and lakes to assist with moving logs. Mills through the years have been challenged by floods, fire, and significant fluctuations in lumber prices. Local flooding occurred and shut down most mills in 1909, 1913, twice in 1917, 1925, 1933, 1948, and 1963. The subject property was likely affected by flooding due to its interaction with the river; however, it remains unclear how much the site itself has flooded in the past. In 1932 the depression created an all-time low demand for lumber, and few local mills were reportedly operating at the time. The former Atlas mill on the subject property was also twice damaged by fire. In 1937 the Atlas sawmill burned but the planer was saved, and a similar event occurred in 1947.

In 1909, Marcus D. "Dick" Wright purchased the subject property and the remainder of Government Lots 1 and 2 in Section 10 from Dahbom Lumber Company. The site is located in area west of Coeur d'Alene known as Atlas. Wright and his partner T.J. Stonestreet, opened a mill at the location, and Wright's business was first known as Atlas Mill Company. The mill specialized in hand hewn ties and early on it produced shingles as part of the Atlas Shingle Company. The firm



**Exhibit 5:**  
Looking west at site circa 1963.  
From Museum of North Idaho

The firm was reorganized and reincorporated in 1915 as the Atlas Tie Company. Wright and his partner sold the mill to the Atlas Tie Company in 1915. Wright passed on in 1916. The mill also produced slab and cordwood as a byproduct from tie production and was later adapted to produce dimensional lumber.



**Exhibit 6:**  
Looking west at site 2016..  
From Public Domain

The earliest map of the subject property uncovered is the 1910 Sanborn Map. The map lays out the original north-south oriented shape of the mill, where the mill uses a log elevator and a river-connected log pond channel to feed logs into the mill. The majority of the mill structures were located on a central western portion of the subject property. Railroad uses were noted nearby, as the subject property is positioned along an important historic railroad corridor. Other structures on site include dwellings, an

oil house, and a wagon shed. The Northern Pacific railroad, the electric Spokane & Eastern Railway & Power Company railroad, Great Northern railroad, and the Chicago, Milwaukee, St. Paul & Pacific railroad are each onsite or nearby.

---

Subsequent early maps depict the mill operation expanding on site to include a planer building, shavings bins, sorting areas, a lunch room, a blacksmith, a boiler house, a refuse burner, an electric switch house, auto storage areas, a slash warehouse, lumber yards, and similar features. Mill operations continued to fluctuate through the peaks and valleys of lumber production, labor strikes, the opening of the Panama Canal, the Great Depression, two documented fires, and use by night shift crews when fire affected other mills. However, the sale of ties directly to the railroad and the harvesting of Douglas fir were considered the primary reasons why the mill continued to operate (Richards 1999).

The Richards family began operating the mill when Mr. John M. Richards purchased a controlling interest in 1920. Four generations of Richards operated the mill or were employed on site including John M. Richards, his son John S. Richards, his son William T. (Tom) Richards, and his son Tom Richards. The youngest Richards operated the Atlas Building Center on site and W.T. (Tom) Richards is still active with Idaho Forest Industries locally. Both men were interviewed for this Phase I ESA (See **Section 6.0**).

The mill on site was reportedly modernized in the 1940s or 1950s and revamped again in the late 1990s (Idaho Board of Tax Appeals 2002). The mill had been revamped to support production of dimensional lumber in the 1940s. The later versions of the mill primarily produced planking and was considered a board mill. Stimson Lumber also added computer equipment to the mill. Essentially, the subject property has been retooled and has experienced various milling usages through time to keep up with demand of certain types of lumber products.

The use of the subject property as a mill and for gravel extraction resulted in certain general uses of specific areas of the subject property. The early mill area was concentrated on a western central portion of the subject property, where railroad uses dominated the northern portion of the site. The mill expanded through the years to the west when a large planer building was established in the 1940s, when the Atlas Building Center was constructed in the 1950s, and when the headquarters building was constructed in the 1960s on what is currently the north-adjointing property. The entire western portion of the site appears used to support the mill structures from the 1950s and beyond. During the early 1990s the canal was closed and no longer used to bring logs into the site from the river, and a loading dock was used along the east bank of the former canal.

During the 1950s and 1960s the northeast portion of the subject property was used for gravel extraction by the State of Idaho (highway district) to support local road construction projects such as Interstate 90. This resulted in the formation of pits on the northern central and northeastern portions of the subject property. The pits were eventually filled in during the 1980s and the northeastern portion of the site was used to store and load lumber. A truck scale was established near the northern boundary of the site during this timeframe.

The southeastern portions of the site did not appear frequently used until the late 1960s and 1970s, after the web of railroads on that portion of the site had been removed. The southeastern portion of the site appears used to support lumber storage from the 1970s through 2006. Portions of log yards to the north and southeast were paved and eventually received drainage appurtenances to assist in preventing runoff to the river.

During the 1990s the subject property was fitted with swales to prevent stormwater and wastewater runoff to the river. There was a primary swale that ran parallel to the river and a second swale that rested adjacent to the current Centennial Trail as the subject property bends southeast. Other small or narrow grassy swales along the southern boundary of the site and within a central eastern portion of the site were part of the overall drainage system. Water was captured from the mill via a web of drains and pumped into the larger swales, which were often observed generally full when used by the mill. The drainage

---

basins included skimmers to collect potential oil from site drainage. Water from the drainage basins was then reportedly recycled and used to sprinkle logs stored on site.

The more modern version of the mill in the late 1990s included many paved areas, use of secondary containment for the fueling areas, and many newly constructed buildings. The site was sold to Stimson Lumber in 2000, which used the mill to produce dimensional lumber. The mill appears in its most advanced state on a 2005 aerial photograph. During this time it appears logs were loaded at the southeastern most dock area, and no longer in a central dock adjacent to the former canal.

From this point forward, reportedly due to market and economic conditions, and to some degree due to interest from developers, the site was demolished. Aerial photographs and building department records suggest most of a total of 27 structures at the mill site were demolished over the period of several years from 2006 to 2009. Records of the demolition indicate half of the structures were salvaged and the other half were removed and disposed off site. The 2009 aerial photograph depicts the site as nearly vacant of structures; almost the entire site, including the subject property, had been bulldozed.

According to interviews, during demolition the wood debris from the site was deposited in the area of the on the northeastern quadrant of the site, where it remains piled currently. Concrete foundations from mill buildings was crushed and sorted and left in two locations; a primary location on a western central portion of the site and a secondary location along the west property boundary. The 2011 aerial photograph depicts vegetation recovering on site and the apparent removal of the former refueling area south of the log yard. Later the concrete pump house adjacent to the river, the trestle, and leftover structures were removed. The headquarters building was demolished in approximately 2012 on the north-adjoining property.

Currently the site includes the truck scale and paved log yard to the north, wood from the trestle within the former large drainage pond to the south, crushed concrete piles, concrete drainage features, a large mound and smaller mounds of wood debris, and occasional smaller features such as broken piping, wood, concrete blocks, and apparent illegally dumped materials. The majority of the canal once in place to feed the mill remains but has been bermed to block entrance by the river. Additional information regarding site condition is described in **Section 5**.

## **Review of Environmental Permits / Licenses**

The subject property is currently vacant land. No current environmental licenses or permits were found relating to the site's uses, with exception to use of former railroad ROW for walking and biking purposes. No actual records of septic systems were uncovered; however, several former septic systems reportedly existed on site (Weston 2006). It appears these systems were removed or affected by site demolition.

## **Previous Environmental Reports**

Numerous prior environmental reports were discovered pertaining to the subject property. Most records were obtained through an Idaho DEQ public records request. The primary reports pertaining to the condition of the subject property are highlighted above in **Table 5**.

## **HISTORICAL USE INFORMATION ON ADJOINING PROPERTIES**

Historical use information on adjoining properties can be found in prior sections and above within **Table 7, Historical Resource Summary**. To summarize, the subject property was initially vacant land utilized by local Native Americans. Transcontinental and local railroads were installed on site and adjoining property in the late 1800s. In the early 1900s the subject property was developed as a tie mill, occupying

---

approximately 80 acres in the northern half of Section 10. Historically the site bordered the railroad and vacant land to the east, Highway 10 and vacant land to the north, the Ohio Match/Diamond mill to the west, and the Spokane River to the south.

The current subject property is approximately 44.5 acres and borders the North Idaho Centennial Trail and the Riverstone residential development to the east, West Seltice Way (former Highway 10) and numerous businesses to the north, former additional portions of the Atlas-Stimson Mill to the west, and the Spokane River to the south. These areas are considered adjoining property currently.

To the east the current Centennial Trail is the former pathway of Great Northern Railway. This portion of track appears to have been completed in the early 1900s. The railroad terminated usage of the track in the mid-1980s. The track was recommissioned and paved as the Centennial Trail, as part of the celebration of Washington's and Idaho's state centennials in the late 1980s and early 1990s.

Further east the Riverstone residential development was originally platted as the "Riverside Park Addition" to Coeur d'Alene. The southeastern leg of the subject property was once a portion of Lot 38 in the plat. The northern area of east of the site appears used as a gravel pit beginning in the late 1940s or early 1950s. Two railroads stretched south of the pit to enter the subject property during that time, generally isolating the southern portion of the east adjoining property. It is suspected regular use of the tracks by the railroad subsided by the 1960s, as much of the original Riverside Park Addition appears used for gravel extraction by Central Pre-Mix (1967 Polk Directory) in an early 1970s aerial photograph. These uses continued through 2006, when the area was restored and redeveloped as the Riverstone residential development. The southeastern portion of the east adjoining property received multi-unit development by 2011, and construction of new units is ongoing on the northern portion of the east adjoining property.

To the north the subject property borders an approximate 150-foot ROW of West Seltice Way, a divided four-lane, two-way arterial that connects Coeur d'Alene with Spokane via roadways that parallel Interstate 90. Part of historic Highway 10, the highway was once a two-lane, two-way highway. The highway appears divided as of the 1954 aerial photograph, and north adjoining property across the highway appears vacant at that time. The highway has remained as the primary automotive thoroughfare accessing the subject property and the west and east adjoining properties through time. The highway received less usage after the development of Interstate 90 in the late 1960s. The highway, known as West Seltice Way after Interstate 90 was constructed, is undergoing a revitalization effort currently and has restricted traffic. New utilities to serve the area and the roadway are being installed.

Property on the north side of West Seltice Way began developing in the late 1960s. An apparent possible horse racing track was noted on the north side of West Seltice Way in the 1970s. By the 1980s the track lands gave way to expanding businesses in the area. Early businesses in the area north of the subject property along West Seltice Way included residential property, an electronics components store, and apparent farm equipment and automotive facilities. Coeur d'Alene Honda was first documented occupying the area in the early 1970s and is present at the location currently. The Sundown Saloon is similar. Other nearby businesses included farm equipment and sales, livestock sales, a cabinet carpentry business, and various construction companies.

The area is currently occupied, from west to east, by Diversified Machine Works (3125 W. Seltice Way), Morse Electric/Park & Sell Lot (3340 N. Atlas Road), Hallmark Homes – a residential housing development (3200 blocks of N. Rosalia Road and N. Ladalina Drive), a residential and shop property (2795 W. Seltice Way), Coeur d'Alene Honda and Coeur d'Alene Power Sports (2745 W. Seltice Way), Sundown Saloon (2691 W. Seltice Way), Window World (2623 W. Seltice Way), and Coeur d'Alene/Auto-Rain Sprinkler Supply and LeTourneau Sales and Service (2619 W. Seltice Way).

---

However, it should be noted the northern boundary of the site diverges to the southeast from West Seltice Way and borders property owned by Mr. Lance Douglass, dba Atlas Mill Development Corp (2772 W. Seltice Way). Of the above-listed properties, the residential and shop property and Coeur d'Alene Honda are partially adjoining.

The area adjoining to the west of the subject property once included former mill structures. The current west adjoining property was generally undeveloped as of the 1950s; however, significant development including numerous structures occurred by the early 1970s. The area once included Atlas Pellet / Coeur d'Alene Fiber Fuels (pellets), and mill-related structures such as the vehicle wash pad, mechanic's shop, a vehicle refueling area, a shipping office, lumber storage areas, and septic tanks connected to the primary planer/dry shed building and mechanic's shop. These structures were demolished beginning in 2006 and leveled by 2009. Currently this area consist of vacant nearly flat ground that slopes gently toward the Spokane River.

The southeastern leg of the subject property stretches along the Spokane River, resting between the river and former railroad ROW. This portion of the site borders former railroad ROW to the north that is currently owned by the City of Coeur d'Alene. Further north is the Centennial Trail and the Riverstone residential development. To the east are prospective residential sites owned by Atlas Mill Development Corp. To the south is the Spokane River.

---

## 5 SITE RECONNAISSANCE

### METHODOLOGY AND LIMITING CONDITIONS

The general methods used and limitations to this ESA are discussed in **Section 1** of this report. No specific limitations (e.g., access restrictions) or special methods were required for site reconnaissance. On September 4, 2017, Mr. Jon Welge of Tetra Tech conducted a walk-through visual inspection of the property and visual assessment of the surrounding properties. The weather at the time was sunny with outdoor temperatures in the 80s. The site and surrounding properties were visually inspected for areas of obvious or suspected hazardous substance contamination, such as stained soils, dying vegetation, odors, wells, exposed trash, fill ports or vent pipes from underground storage tanks, or other indications of *RECs*. With exception to dense vegetation, no limiting conditions were noted. Photographs from the site reconnaissance are included in **Appendix B**.

### GENERAL SITE SETTING

The subject Atlas-Stimson Mill property is an approximate 44.5-acre vacant lot consisting of ten separate and contiguous parcels of real estate immediately south of the 2,000-3,000 blocks of West Seltice Way and immediately north of the Spokane River. The site generally adjoins to the west of the North Idaho Centennial Trail and the recent Riverstone development, and rests in the western Coeur d'Alene area, in central Kootenai County, Idaho 83814.

The subject property fronts the south side of historic West Seltice Way, an arterial that stretches west from the western portion of the City of Coeur d'Alene through the cities of Post Falls and State Line, eventually connecting with Spokane, Washington, approximately 30 miles to the west. Seltice Way generally parallels Interstate 90 nearby. Proximal to the subject property, West Seltice Way is currently a divided arterial with a vegetated center median. The arterial is undergoing modernization construction at this time (Seltice Way Revitalization Project).

Based upon the current USGS 7.5 Minute Topographical Map (USGS 2013), other physical setting source information (Welch Comer 2017), the subject property generally declines in elevation from north to south, from West Seltice Way to the Spokane River, respectively. The site elevation ranges from a low of approximately 2,111 feet above mean sea level (AMSL) within its central pit (former canal from river) to a high of approximately 2,212 feet AMSL near the top of wood debris and soil mounds to the northeast. The elevation of the Spokane River is approximately 2,122 feet AMSL; therefore, the low point on site appears to rest about 10 feet below the average summer pool elevation of water in Spokane River and Lake Coeur d'Alene. The majority of the site, including areas of prior development, is occupied by low-lying historic Spokane River floodplain resting approximately 20-30 feet above the current base level of the river. Photographs are provided in **Appendix B**.

### EXTERIOR AND INTERIOR OBSERVATIONS

The subject property is the demolished former Atlas-Stimson Mill site. The site includes vacant land at this time with no habitable interior spaces. The following includes the exterior observations recorded during site reconnaissance.

---

For the purposes of reconnaissance, the site has been divided into seven distinct current and/or former usage categories:

- ❖ *Former mill structure areas;*
- ❖ *Former upper log storage areas;*
- ❖ *Former lower log storage areas;*
- ❖ *Former railroads;*
- ❖ *Former canal area;*
- ❖ *Former drainage features;*
- ❖ *Shoreline.*

Former mill structure areas on site include the western half of the subject property from a position proximal to the canal in the center of the site to the western property boundary. This area once included various structures such as the green sorter building, the weld shop, the 600 foot long dry shed, the sawmill, kiln buildings, the former Atlas Building Supply store that later became Stimson sawmill offices, and additional structures. The area also once included multiple railroad tracks and aboveground and underground tanks. Spur lines may have been implemented for railcar storage and loading in the area.

This area currently includes mounds of crushed concrete, occasional pits, a web of unpaved roadways, occasional garbage, and the remnants of concrete and steel leftover from demolition. A large casement of iron and concrete rests east of the crushed concrete mounds. Nearby to the northeast is a former septic tank where clay tile pipe and other piping was noted. The tank itself would have been located approximately 60 feet east of the weld shop and approximately 60 feet north of the sawmill building. The tank is suspected to have been connected to the sawmill building and perhaps other structures nearby. A pit located along the west side of the current crushed concrete mounds is located in the center of the former green stacker structure. Former AST and UST areas east and west of the concrete mounds were inspected and not found to contain fill pipes, lines, or odors. Near the northern boundary of the subject property are apparent wench-related appurtenances for moving railcars. The lower former pathway of the railroad is currently an unpaved walking path that runs the length of the site from west to east. This area is currently owned by the City of Coeur d'Alene and is considered an offsite adjoining property. South of this area is a former lumber storage area that occupies elevated ground adjacent to the river. The area once included the river side lumber storage building and a concrete pump house. Proximal to the canal area in the center of the site the property slopes downward significantly.

The former upper log storage area includes an approximate 400 foot by 600 foot paved area that occupies a former pit once used by the State of Idaho for gravel extraction. The pit was later filled in, paved, and used for lumber storage and log loading. The eastern portion of this area was also used as a pit. This area was also filled in and used for log storage; however the area was never recorded as paved.

The center portion of the paved lot was notably subsiding. A pile of woody debris was observed proximal to the subsidence. The southeast portion of the paved lot includes an approximately 15 foot high by 150 foot long and 250 foot wide pile of rock and wood debris. On the northern side of the area is a former truck scale and two entrances to the subject property from West Seltice Way. Stubbed utilities were found along the northern and western edges of the paved lot. The eastern edge of the paved lot includes a concrete foundation and an apparent lid from a septic tank. The disposition of the tank is unknown.

---

The eastern portion of the former upper log storage area currently includes large mounds of woody debris mixed with soil. Also included are mounds of broken asphalt, rock, wood, and an occasional tire. Significant earthwork has formed mounds on site in this area that climb approximately 60 feet from the elevation of the eastern edges of the subject property. Between the mounded areas are valleys that include apparent tipped loads from dump trucks forming rows of smaller approximately 10 cubic yard mounds of soil. A small pit was noted within the mounds and concrete debris was also observed in rows of mounds. Garbage and occasional dumped materials were also observed. West of the north-easternmost mound is a small depression that supports broadleaf cattails. Vegetation is continuing to recover.

Former lower log storage areas comprise the southeastern portion of the site, including the southeastern leg of the property. The southeastern log areas of the site are divided from the northeast by an unpaved roadway extending from the current West Suzanne Road. The roadway extended appears to have once included a trestle structure allowing the former north-south curving Great Northern Railroad (that later became a portion of the Centennial Trail) to be crossed overhead by the Northern Pacific Railroad entering the site from the east. The railroad was later abandoned and purchased by the mill, and adjacent to the north of the current unpaved roadway on site is a former drainage feature, discussed further below. The southeastern leg of the site included several log debarkation areas and an apparent dike system that resulted in a swale adjacent to the river on the interior or northern edge of the leg. Concrete remaining from log debarking remains in several positions along this portion of the site.

The current former lower log storage area is pockmarked and undulated, consisting of pits and mounds of generally coarse gravels, winding unpaved roadways, and occasional concrete, wood, PVC, and similar debris resulting from mill demolition. The majority of area includes recovering vegetation with pine saplings, upland grasses, and noxious weeds. The southeastern leg of the area is covered with deciduous and occasional evergreen vegetation, upland grasses, and riparian vegetation proximal to the river. A hiking trail winds southeast along the apex of the leg parallel to the river.

Former railroad areas on site include areas that appear to have once included railroad tracks. Records indicate that by 1909, the Coeur d'Alene area was served by three transcontinental railroads. The subject property once included the former Spokane and Eastern Railway & Power Co. Railroad (later known as the Coeur d'Alene & Spokane Railroad – an electric railroad or C&SRR), the Chicago, Milwaukee, Minneapolis, St. Paul & Pacific Railroad (CMSP&PRR), the Great Northern Railroad (GNRR), and the Northern Pacific Railroad (NPRR). A branch of the NPRR once traversed the northern boundary of the site parallel to Highway 10. The NPRR also appears to have entered the site from the east through the former Central Pre-Mix site via a trestle near the current West Suzanne Road. This line curved northwest through the site, skirting hillside to the north. The CMSP&PRR appears to have generally paralleled the NPRR line to the south, entering the site from the east approximately south of the current West Suzanne Road, and travelling due west through the site. Spur lines were noted at the northwest corner of the subject property along apparent former NPRR line. The GNRR and the CSRR lines appear to have traversed lower elevations of the site, paralleling the river. The former GNRR line appears to be the land currently owned by the City of Coeur d'Alene, and considered adjoining to the south or north, as the former line and ROW truncates the southern portion of the subject property.

Many former railroad rights of way were relinquished or purchased through time for use by the mill. Railroad ROW was often used as roadway by the mill, as such ROW consisted of built up beds capable of supporting log trucks and heavy traffic. In 2005, the western former mill structure areas of the site appear to have access to the railroad; however, railcar traffic does not appear to move more than a few hundred feet beyond the structures by that timeframe. The pellet manufacturing to the west appears to utilize rail cars during that timeframe. Current former railway areas are generally paved or unpaved interior access roads with few distinguishing features.

---

It should be noted the former aboveground storage tank (AST) or truck refueling area existed along a paved lobe adjacent to the access road west of the southern entry to the former upper log yard areas. The former AST area once included a shelter and secondary containment housing a 10,000 gallon diesel AST. The concrete pad formerly supporting the tank and surrounding soils were observed and not found to include staining or odors. Subsidence within the asphalt west of the former tank area was noted, which suggests the lobe may have been constructed over wood debris.

The former canal area on site consists of a former water filled ditch stemming to the north from the Spokane River. The canal is approximately 100 feet east to west by roughly 350 feet north to south. The canal is not included as a topographical feature on early USGS maps. The earliest known depiction of the canal is on the 1921 Sanborn Map. The map depicts the canal as 30 feet in width and perhaps 200 to 300 feet in length. The canal appears to neck-down moving north to include a log way or elevator. It appears likely the canal was created using a railcar-mounted steam shovel and/or hand dug. A railroad trestle was constructed at the mouth of the canal as it entered the river to provide continued railroad transportation along tracks paralleling and proximal to the river.

The canal provided access to logs driven via the Spokane River and Lake Coeur d'Alene from other areas nearby. The Spokane River flows westerly, and logs were trapped by pilings positioned from the edge of the thalweg of the river to the littoral sections western canal edge so the drive could be floated into the canal and loaded via a log elevator (log way) conveyor system and debarked into the mill. The mill was originally positioned at the northern end of the canal and was later located along its western bank. The southern end of the canal was crossed by a small railroad trestle. The canal system appears to have been used until the Atlas Mill was sold to the Stimson Lumber Company in 2000. After that time, log debarkation appears to have occurred at several positions along the shoreline, including at a point near the east bank of the canal and the river, at several positions along the southeast portion of the site where concrete docks or ramps remain. Interviews suggest log drives on the river were somewhat rare, as logs primarily arrived via truck from the 1950s onward. The mouth of the canal was effectively plugged with soil when the mill was shut down and demolished, rendering the former canal as a sizable pit.

The former canal (pit) was observed during site reconnaissance. The deepest portions of the pit appear to rest at 10 feet below the current level of the river. The area includes some deciduous vegetation; however, no standing water was observed in the pit during site reconnaissance in September of 2017. The pit areas consist of undulated side slopes among uneven roadways provided by earth moving equipment for access during demolition. Vegetation continues to recover within this area.

Several former drainage features were also observed on site. It appears the drainage features on site were constructed in the late 1990s to address concerns with BOD loading from tannins and wood debris as well as possible stormwater pollutants from other operations on site.

The northernmost drainage feature observed is an approximately 600 foot long partially-lined drainage way that rests adjacent to the access road leading to the former upper log storage area. This roadway appears to rest along the former grade of the NPRR and the drainage feature runs parallel to the north of the roadway. The western portion of the feature includes concrete weirs where it appears floating log debris could be sorted from water and removed. Several cells were observed along the drainage way. At an approximate mid-point heading east the drainage way appears unlined. The feature flows downward to the east ending at an apparent infiltration basin. Adjacent to the basin is a standpipe with a bolt-on flange that is surrounded by a protective concrete casing. The casing appears to be a former well or a possible water line that has been filled. It is possible the line was connected to a pump whereby water could be recycled for use or transferred to other water holding areas to the south.

---

The southern central drainage feature observed includes an elongated swale (primary swale). The primary swale rests between diked areas along the river and more elevated portions of the site to the north. The swale once reportedly received most of the drainage from the site, which was pumped from several areas. Water within the swale received treatment using aerators and skimmers. Water from the swale may have also been pumped elsewhere or into the river post treatment. The swale may also have been connected to additional swale areas resting on the north side of the southeastern leg of the site.

The swale is currently dry and noted to include a small abandoned Caterpillar bulldozer that is missing vital engine components. Also within the swale are stacks of creosote timbers that appear to comprise pieces of the former railroad trestle that once crossed the southern end of the canal. Several creosote logs were found along the top of the berm adjacent to the river. The eastern end of the swale includes fill materials that appear to result from recent earthwork. An abandoned car was noted south of the swale along an access road that reaches the former concrete dock used for debarkation.

The southeastern drainage feature is a small basin located approximately 100 feet northeast of the primary swale. The basin rests between the diked banks of the river to the south, the Centennial Trail to the northeast, and the elevated access road that leads to the nearby concrete dock. The basin appears was once connected to the elongated primary swale and appears to have drained via an approximate 10 inch PVC conduit to the river. The PVC is exposed in a small swale to the north of the southeastern leg of the site.

Currently the small basin is covered with vegetation and occasional gravels from recent earthwork. Cyclone fencing abuts the swale on two sides, and a utility box was noted near the east property boundary adjacent to the Centennial Trail.

Shoreline areas of the subject property appear diked and unnatural compared to areas along the south side of the Spokane River. Historical flooding in the area may have resulted in the need to elevate railroads and the mill operations, and the need to introduce inert riprap debris to stabilize shoreline. Riprap such as large pieces of concrete and asphalt were observed along the river bank at various locations. Stacks of old logs were noted east of the existing concrete dock area at the southeast bank of the site, and concrete was observed submerged proximal to the former canal area.

General observations of the site include occasional encampments, garbage, sleeping bags, fire pits, dumped materials, broken culverts, stubbed utilities, wood, concrete, and various detritus resulting from demolition. No active utilities were found on site; however, evidence of past utilities was observed. Occasional small staining was observed on bare ground. Recreationalists were also observed on site during reconnaissance, including dog walkers, families hiking, bicyclists, joggers, and anglers.

## Summary

An itemized summary of current property uses and conditions consistent with ASTM E 1527-13 is provided below. For each of the uses or conditions, detailed information is presented following the summary where Tetra Tech has provided an opinion whether the described condition constitutes a *recognized environmental condition* in connection with the property, or perhaps a *de minimis condition* or no significant concern. A *yes* answer below does not necessarily constitute a *recognized environmental condition*. See conclusions in **Section 7** of this report for details.

---

## IDENTIFIED

- | Y                                   | N                                   |   |
|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Hazardous Substance in Connection with the Site Use                       |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Petroleum Products in Connection with the Site Use                        |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Aboveground or Underground Storage Tanks (ASTs/USTs)                      |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Suspect Containers Not in Connection with Site Use (or With Unknown Uses) |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Electrical or Mechanical Equipment Likely to Contain PCBs                 |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Drywells, Drains or Sumps ( <i>no active utilities noted</i> )            |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Process Wastewater Discharges   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Septic or Sewage Tanks or Drain Fields                                    |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <b>Pits, Ponds or Lagoons</b>   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Pools of Liquid or Standing Water   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <b>Solid Waste Dumping, Landfills or Suspected Fill Material</b>          |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Pesticide and Herbicide Management  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Stained Soil or Stained Pavement, Leaking Pipes and Equipment             |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <b>Stressed Vegetation</b>  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <b>Wells</b>  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Air Emissions   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Odors   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <b>General Housekeeping Concerns</b>                                      |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Other Uses or Conditions of Concern                                       |

## RESULTS

The subject property includes a former lumber mill that has been demolished. The resulting earthwork has left the site with significant piles and burials of wood debris, pits, physically stressed vegetation, a possible former well, and general housekeeping concerns. Furthermore dumping of junk and occasional camping was noted on site that has contributed to housekeeping concerns.

---

## 6 INTERVIEWS

### INTERVIEWS WITH OWNER OR REPRESENTATIVE

#### **Mr. Mike Gregg – Coldwell Banker Commercial**

Mr. Mike Gregg, a realtor with Coldwell Banker Commercial realty, is a representative of the subject property owner Ms. Holly Lahti (dba Bad Axe, LLC). Ms. Lahti purchased the subject property in 2014 and is considering selling the subject property to the City of Coeur d’Alene.

Mr. Gregg was contacted in early July concerning his knowledge and his client’s knowledge of the subject property. Mr. Gregg reported that Ms. Lahti would be unavailable to complete a CPQ on her own, and that she’s not available for interview or contact. An email from Mr. Gregg received on July 12, 2017 indicates the Ms. Lahti did not complete a Phase I ESA when she purchased the site in 2014. Mr. Gregg stated that a geotechnical report has been forwarded to the buyer. He indicated, from comments made to him by Ms. Lahti, that she is not knowledgeable of any environmental issues.

Mr. Gregg completed a Tetra Tech Comprehensive Property Questionnaire (CPQ) to document his knowledge of the subject property. The form is dated August 30, 2017. According to responses on the form, Mr. Gregg understands the subject property is a former industrial use mill site. He also reports no knowledge of environmental issues that may affect the subject property (see **Appendix F**).

### INTERVIEWS WITH OCCUPANTS

The subject property is a vacant lot. There are no permanent occupants of the subject property at this time. No occupants were interviewed.

### INTERVIEWS WITH LOCAL GOVERNMENT OFFICIALS<sup>1</sup>

#### **Mr. Marc Kalbaugh – Idaho Department of Environmental Quality**

Mr. Marc Kalbaugh, UST/Remediation Manager with the Idaho DEQ was contacted on August 18, 2017 regarding the environmental condition of the subject property. Mr. Kalbaugh has been familiar with the subject property over the past approximately 12 or 15 years. Mr. Kalbaugh recalled that in 2007 he issued a no further action (NFA) determination for a portion of the mill site. He indicated no knowledge of releases on site or of any releases since that time. Mr. Kalbaugh indicated a transformer at Riverstone to the east was broken into by thieves in search of copper, but that the affected soils were dug out and appropriately disposed. Mr. Kalbaugh also recommended viewing DEQ’s facility mapper website to see what DEQ has mapped in the area.

#### **Mr. Steve Gill – Idaho Department of Environmental Quality**

Ms. Steve Gill, Brownfields and VCP Specialist with DEQ, was interviewed during a site visit on August 3, 2017. Mr. Gill reports that wood debris was piled on the northeastern portion of the subject property and that the entire mill site was demolished approximately eight to 10 years ago. Since that time Mr. Gill reports he has walked the subject property numerous times to discover occasional debris such as a tire, garbage, and similar items. He stated that the site has former industrial uses and that he’s unaware of any significant releases.

<sup>1</sup> Personnel representing other governmental organizations were interviewed regarding specific site information. Data gathered from contact with those entities is presented in **Section 4** of this report.

---

## INTERVIEWS WITH OTHERS

### **Mr. Steven Petrin – Employee of Stimson Lumber Company**

Mr. Steven Petrin, Corporate Environmental and Health Manager of Stimson Lumber Company, was interviewed briefly on August 31, 2017. Mr. Petrin has known of the subject property since it was purchased in 2000. He was asked whether any wood treatment activities occurred on site during Stimson's operation of the site. Mr. Petrin indicated there was no activity like that to his knowledge. Mr. Petrin indicated that there may be former environmental reports available and that he'd query his management to determine if the materials can be released. He said there were several documents including Phase Is. Mr. Petrin stated that there is a large amount of wood debris on site, as he recalls. He said that a Phase II was completed of the Phase I Sale Area, which he calls "sale area 1" to keep from being confused. Mr. Petrin indicated that he doesn't know if any work was completed on other sections of the mill. He said that he had no knowledge of the truck scales area. He recalled Atlas might have been in a similar condition to the DeArmond site. He said the results of the Phase II sampling of a portion of the Atlas mill site found nothing, and it has a no further action letter from DEQ. Mr. Petrin said that he's unaware of any releases on site.

### **Mr. Don Pischner – Former Employee of Atlas and Stimson Mills**

Mr. Don Pischner, a former employee of Mr. W.T. Richards who owned the Atlas Mill, and former employee of Stimson Lumber Company that owned and demolished the mill after purchase by Stimson, was interviewed regarding the condition of the subject property on August 29, 2017. Mr. Pischner reports that he's been familiar with the subject property since working there initially in 1993 and spending approximately 15 years working onsite, through most of the demolition.

Mr. Pischner stated that there has never to his knowledge been any post and pole wood treatment on the subject property. He said there are about five environmental studies of the property but could not recall when the studies were completed. He said that the Atlas Mill was Idaho Forest Products (IFI), and that IFI sold the mill in 2000 to Stimson Lumber Company (Stimson), and that Stimson sold a portion of the mill site that included the former headquarters building to Mr. Marshall Chesrown, and he suspects that area was later sold to Mr. Lance Douglass, who owns the area currently (Atlas Development Corp). He indicated that a lot of money had been spent demolishing and cleaning the site and that companies, perhaps Taylor Engineering in Spokane, had completed testing of the site.

Mr. Pischner indicated that he was hired initially to think outside of the box when it came to increasing the environmental stewardship of the mill, and remembers planting flowers and greenspaces around the log yards. He said that Mr. (W.T) Richards didn't want any water running into the Spokane River, so he spent four or five years with an open checkbook creating the site drainage system that used multiple swales and treatment. He said that his initial purpose was to eliminate stormwater so that it could be recycled. He helped design a system where the water on site could be recycled to irrigate log decks. Mr. Pischner said that tannins were of concern, but that they're natural. When tannins are concentrated they look bad but they're not toxic. He implied that his system helped to reduce the release of tannins. He said that the swales on site were broken into parts. Water was collected from paved areas, and that much of the area was paved by Mr. Richards. He said that water was collected into the long swale by the ecology blocks on the south side of the property, where the system had been built to a one percent grade, and where the swales were grass-lined. He said that the system was nearly always full, and that he mentioned to others that the system was supposed to fill up. Mr. Pischner stated that he completed routine maintenance of the swales and that the dredged material was used on site.

Mr. Pischner recalled that the difficult issue he dealt with was process water from sawmill operation. He said that environmental personnel didn't allow water that had been a part of a mechanical process to be

---

treated and released, and that disposal of the water became unsustainable. He mentioned that Mr. Richards was a very pro-active boss. He stated that he knows of no violations or issues on site.

Mr. Pischner remembered there being a piece of asbestos pipe that was a culvert pipe. He indicated that he may be able to find it if he went on site but could not recall its location. He stated that it was under a driveway and that it may be installed on city property, actually, as the right-of-way for Seltice Way is really wide. He said the ROW seems to go right onto IFI property.

Mr. Pischner indicated that he completed a lot of work disposing of wood debris and that he helped create the mounds of wood debris on site. He indicated that visual barrier berms may be on city property, and that boiler ash was mixed with concrete and applied to the northeast portion of the site. He indicated that the upper paved log yard area has settled two to three feet and that there used to be fires in the old log yard that burned for days. He stated that there is still displacement on that section of the site. He didn't think the 10 to 12-acre area where wood debris was disposed would be very buildable. Mr. Pischner stated that the (northeast) areas were excavated 40 to 50 feet when they built I-90, and that after years the material exceeded the backfill, and that now it's a mountain of wood debris and ash. He stated that the material is not junk, and that he's not aware of any junk debris buried there. He indicated the area should be made into a park or something. He said that pure sawdust is fairly stable but that cedar and other bark is terrible. He recalled figuring that each log truck that came in probably had two wheel barrows full of bark, and that over time it all adds up. He said that when you figure 100 trucks per day, that's 200 wheel barrows full per day. As time goes by though, he had more interest from the paper manufacturing people.

He indicated that the aboveground tanks onsite all had secondary containment. He said that the fueling station (west adjoining property) had spill protection and that he took classes in the safe operation of the diesel tank. He said that the 10-inch PVC pipe on the southeastern leg of the site was used to move fresh water. He said that when Chesrown purchased the site from Stimson that Chesrown had any wood debris removed. He indicated that the former headquarters area is pretty much all native. He said that old railroad tracks were removed. He indicated that the lower sections of the site to the southeast are pitted areas where wood debris was chased with a trackhoe down to soil. He said he had a system down for that, where if soil was good – he had a pile, and if it was 50-50 or so-so, he had a pile for that, too. He stated that all the piles on site mean something, and that there's 2,000-3,000 tons of log deck structures removed during the demolition work. He said the area down below, referring to the lower-elevation portions of the site, were pretty much all natural, somewhat. He said that the northeast area is 12 acres of mounded wood debris.

When asked about site condition, Mr. Pischner stated that there's nothing dangerous on site. Mr. Pischner indicated that he's unaware of any releases of hazardous materials or petroleum products on site. (see **Figure 4**).

**Mr. Tom Richards (younger) – Former Employee of Atlas Tie and Mill**

Mr. Tom Richards, son of Mr. William Thomas (W.T. or Tom) Richards who used to own Atlas Tie, was contacted on August 16, 2017 regarding his knowledge of the Atlas Tie Mill. Mr. Tom Richards (younger) has been familiar with the subject property since the late 1960s when he was about five or six years old. He remembers when an office was constructed for his dad (W.T.) in the late 1960s at the former location of the Atlas Building Center. Mr. Richards (younger) occasionally worked at the mill, and eventually managed the Atlas Building Center from 1992 to 1996. Mr. Richards (younger) is also the author of two articles submitted to the Museum of North Idaho in 1999. The articles provide a history of the Atlas Tie Company and the eventual formulation of Idaho Forest Industries.

According to Mr. Richards (younger), the Atlas Tie Company formed in 1909 when Mr. Marcus D. Wright opened a lumber mill at the site to provide Douglas fir railroad ties to the railroad. Mr. Wright had

---

previously supplied fir ties to the railroad using small mills positioned within forested areas, and the new mill, located in the Atlas area west of Coeur d'Alene, would provide a means of mass production along an important transportation corridor. Mr. Richards stated that his great-grandfather, Mr. John Morgan (J.M.) Richards, purchased the mill from a former partner of Mr. Wright around 1920. Mr. J.M. Richards operated the mill and eventually his son, Mr. John Smith (J.S.) Richards, took over running the mill in the early 1930s, although his father remained president. The Atlas Building Center business was formed after this timeframe to address the needs of local builders. Mr. Richards' father, W.T. Richards, took over the in the 1960s and is still employed today as part of Idaho Forest Industries, which he helped to form in 1958.

According to Mr. Richards (younger), the Atlas mill specialized in fir ties from its inception in 1909 through the 1960s, at which time the mill focused upon pine and cedar boards. The mill never focused on 2x4 studs until after the mill was purchased by Stimson in 2000. Mr. Richards (younger) was not significantly involved in the production of lumber. He reports that to the best of his knowledge, there has never been any bulk wood treatment of railroad ties or other lumber on the subject property. He stated that Atlas sold untreated ties to the railroad, indicating "they would pick them up and give us a check." Mr. Richards also indicated that he has observed many years of financial records, and that he has never found indications that treated wood was sold. Mr. Richards also stated that he's unaware of any significant releases of hazardous materials and/or petroleum products on site.

Mr. Richards (younger) also indicated that the mill was sold to Anderson in 2000 before Anderson sold to Stimson. He indicated the reasons for the sale as too much competition from Home Depot and Eagle at the time, and that the time was right.

**Mr. William Thomas (W.T. or Tom) Richards – Former Owner of Atlas Tie and Mill**

Mr. William Thomas (W.T. or Tom) Richards, who used to own Atlas Tie, was contacted on August 18, 2017 regarding his knowledge of the Atlas Tie Mill. Mr. Richards indicated that he remembers the mill from his earliest days in the 1940s as a child. He said he took over mill operations in 1961 at the age of 25, and that he ran the mill for 39 years until 2000, when the mill was sold.

According to Mr. Richards, there has never been any wood treatment on site. He said that the ponds used to collect water and to preserve logs were skimmed and that it was likely an environmental requirement more than a real concern. He said that it might be because there's oil used in equipment to cut logs.

Mr. Richards indicated that he's unaware of any significant releases, but that there could have been an area near the old hydraulic debarker adjacent to the shoreline, where logs were sent into the river. He said that he can't remember where there were septic systems. He also indicated that during his tenure of ownership that he does not remember using the railroad to transport many logs, but that the logs primarily came to the site from the river and by truck. Mr. Richards indicated that further information might be available from Mr. Paul Hackala of Cougar Gulch.

---

## 7 FINDINGS AND CONCLUSIONS

We have performed a Phase I ESA in general conformance with the scope and limitations of American Society for Testing and Materials (ASTM) Designation E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM E 1527-13) and AAI (40 CFR Part 312) of the subject property. Any exceptions to, or deletions from this practice are described in the Limitations section and within **Section 1** of this report.

### FINDINGS

The subject property is an approximate 44.5 acre portion of a former lumber mill that operated on site between approximately 1909 and 2006. Portions of the site included railroad and heavy industrial activity. No wood treatment or significant releases of hazardous materials or petroleum products are known to have occurred on site. No further action (NFA) letters are in effect for former tanks and portions of the mill site to the west and southeast that are considered offsite. The approximate upper two feet of soil on the lower half of the subject property was bulldozed and minimal traces of past activity remain. It does not appear soil on the subject property has been sampled during prior Phase II investigatory efforts conducted within the vicinity.

The subject property rests along the north side of a losing reach of the Spokane River, where a portion of the flow in the river contributes to groundwater. Groundwater is anticipated to flow in a northwesterly direction from the river at 60 to 100 foot depths across the site. Depressions on site, including an area below the elevation of the river nearby, do not appear to hold water due to the low water holding capacity of site soil and the significant depth to groundwater. Local impacts to groundwater on the subject property from offsite sources are not suspected. A vapor encroachment condition (VEC) was not found to exist.

Pits were advanced on the approximate 12-acre northeastern quadrant of the subject property in the 1950s and 1960s for the purposes of supplying gravel for local roads. These pits were reportedly filled in with wood debris and soil through the years. The subject former mill site was primarily demolished between 2006 and 2009. Most building materials were removed and sold or disposed offsite.

Demolition concluded using heavy equipment to scour soil, occasional demolition debris, and wood debris from western, southern, and southeastern portions of the subject property. These materials were transferred to upper areas, resulting in the creation of multiple 20-60 foot high stockpiles on the northeastern quadrant of the site. Information from credible sources suggests an absence of junk and hazardous materials disposal during the activity.

The site is currently vacant land that is undulated, pockmarked, and that includes occasional demolition detritus, stockpiled woody demolition debris, former utilities, and discarded or dumped materials. A pile of creosote logs and a disabled Caterpillar bulldozer are located on the southern edge of the site proximal to the river. An apparent abandoned car is located near the southeastern concrete dock. A former septic tank is located in a western central portion of the site. Debris such as occasional garbage and dumped materials were also observed. An asbestos-containing culvert pipe may be buried onsite or on adjoining land. Without further disturbance, these conditions appear *de minimis*.

---

## CONCLUSIONS

Based upon the information uncovered, this Phase I ESA has revealed no evidence of *recognized environmental conditions* in connection with the property with the following exceptions:

- ❖ The northeastern portion of the subject property was utilized for the purposes of stockpiling surface soil and woody debris that may have been affected by mill and nearby railroad operations through the years. While no evidence was uncovered suggesting that releases have occurred beyond a *de minimis* condition, the quality of soil and woody debris within large stockpiles on the northeast portion of the site remains questionable. Until further investigation and/or possible sampling reveals otherwise, the likelihood of elevated concentrations of hazardous materials and/or petroleum products resting in stockpiles and former pits is considered to represent a *recognized environmental condition* in connection with the subject property at this time.
- ❖ The subject property operated as sizable lumber mill for nearly 100 years. The site was also crossed by four railroads and multiple spur lines. The topsoil on site appears to have generally been removed from most areas; however, the quality of remaining topsoil is unknown. Until further investigation and/or possible sampling reveals otherwise, the likelihood of elevated concentrations of hazardous materials and/or petroleum products resting in remaining topsoil is considered to represent a *recognized environmental condition* in connection with the subject property at this time.

*Closure of the site to vehicles is recommended to prevent potential releases of fluids from stranded vehicles and other unregulated usages. Understanding the quality of topsoil and stockpiles on site may alleviate concerns with further earthwork.*

---

## 8 DATA GAPS

ASTM E 1527-13 and 40 CFR Part 312 (AAI) require that *data gaps* in the research be identified, and comments be made by the Environmental Professional regarding the significance of the data gaps on the ability to identify *RECs*. This report has uncovered no significant data gaps, with exception to *RECs* recommended for additional investigation or sampling.

---

## 9 DEVIATIONS

This Phase I ESA was conducted in general conformance with ASTM E 1527-13. This Phase I ESA was conducted to assist the Client in evaluating current environmental condition of the subject property. No significant deviations from this standard guidance document were required to complete this work.

---

## 10 REFERENCES

Documentation of sources, records, and resources utilized in conducting the inquiry required by ASTM E 1527-13 and 40 CFR Part 312 and used in assembling this report are either appended to the report and/or are referenced below. This documentation helps support the findings, opinions and conclusions of this assessment. Also, it is anticipated such documentation may help facilitate the reconstruction of the assessment at a later date.

*The following references and materials were used in assembling this report:*

AllWest Testing & Engineering. 2014. Geotechnical Evaluation of Stimson Mill Site Redevelopment. Report. May 8.

ASTM Designation E1527-13, 2013. Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. ASTM International. Effective November 1, 2013.

ASTM Designation E2600-15, 2015. Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions. ASTM International. Effective December 1, 2015.

Atlas Team. 2009. Spokane Valley – Rathdrum Prairie Aquifer Atlas 2009. Many contributors including Idaho Department of Water Resources. December 31.

Atlas Team. 2015. Spokane Valley – Rathdrum Prairie Aquifer Atlas 2015. Many contributors including Idaho Department of Water Resources. June 15.

Bartholdt, R. 2017. Brownfields of Dreams; Officials like what Atlas site is offering. Coeur d’Alene Press. May 18.

Bartholdt, R. 2017. City May Purchase 47-Acre Atlas Mill Site. Coeur d’Alene Press. April 27.

Bartholdt, R. 2017. Land of Opportunity? Coeur d’Alene Press. April 28.

Bartholdt, R. 2017. CD’A Moves Forward on Riverfront Property. Coeur d’Alene Press. May 3.

C-Span, 2013. Coeur d’Alene and the Lumber Industry. Video. 6:12 Minutes. Via the World Wide Web: <https://www.c-span.org/video/?316583-1/coeur-dalene-lumber-industry>

City of Coeur d’Alene. 2014. Railroad ROW – Highway 95 to Huetter. Map. August 12.

City of Coeur d’Alene. 2014. Railroad ROW – Highway 95 to Huetter Adjacent Property Owners. Map. August 12.

City of Coeur d’Alene. 2015. Email from Mike Gridley of the City to Steve Gill of DEQ. February 17.

City of Coeur d’Alene. 2015. Letter from Mike Gridley of the City to Don Bratton of BNSF. March 2.

City of Coeur d’Alene. 2015. City Council Meeting Agenda. May 19.

Cousins, K. 2015. Knowing What They are Getting. Coeur d’Alene Press. March 17.

---

Environmental Data Resources, Inc. (EDR). 1996. EDR Sanborn Map Legend. Symbols specific to Sanborn Maps. No specific date.

EDR. 2017a. The EDR Aerial Photo Decade Package. Inquiry No. 5001261.9. Includes various aerial photos dated 1954 through 2011. July 24.

EDR. 2017b. EDR Certified Sanborn Map Report. Inquiry No. 5001261.3. Documents no coverage of the areas of the site by EDR. July 24.

EDR. 2017c. EDR City Image Report. Inquiry No. 5001261.5. Includes Polk's and Cole Directory information from 1967 and more recent years. July 26.

EDR. 2017d. EDR Historical Topo Map Report with QuadMatch. Inquiry No. 5001261.4. Includes various USGS topographic maps dated 1903 through 2013. July 24.

EDR. 2017e. EDR Environmental Lien and AUL Search. Inquiry No. 5001261.12s. Deed exhibit plus lien and AUL search results that includes primary parcel of current subject property. July 26.

EDR. 2017f. EDR Radius Map Report with GeoCheck Report. Inquiry No. 5001261.2s. Includes NRCS, FEMA, NWI, and other information. July 24.

EDR. 2017g. EDR Site Report. Inquiry No. August 28, 2017. Includes site data specific to Stimson Lumber Company Atlas Operation. August 28.

EDR. 2017h. EDR Vapor Encroachment Screen. Inquiry No. 5001261.2s. Includes vapor encroachment condition (VEC) data and potential VECs based upon presumed direction of groundwater flow. September 6.

Federal Emergency Management Agency (FEMA). 2010. FIRM Flood Insurance Rate Map, Kootenai County, Idaho, and Incorporated Areas. Panel 405 of 975. Map No. 16055C0405E. May 3.

Gakievicz, M. 2008. Email from concerned citizen Mark Gakievicz to Dan Redline of DEQ. June 27.

Gill, Steve. 2017. Personal Communication Regarding Site Condition. Conversation. Idaho DEQ. Aug. 3.

Gregg, Mike. 2017. Email from Mike Gregg to Jon Welge Regarding Owner Knowledge. July 12.

Gregg, Mike. 2017. Completed Tetra Tech Comprehensive Property Questionnaire. Form. August 30.

Idaho Board of Tax Appeals. 2002. Stimson Lumber Company. Appeals Nos. 2002-804 & 2002-805. Testimony of Mr. Larry Tampenen. July 8.

Idaho Department of Environmental Quality (Idaho DEQ). 1990. Idaho Underground Storage Tank 30 Day Notice of Closure Form completed by Idaho Forest Industries. Date stamped January 5.

Idaho DEQ. 2007. NFA Letter from Marc Kalbaugh of DEQ to Jeff Webber of Stimson Lumber Company. August 28.

Idaho DEQ. 2009. Letter from Kreg Beck to Susan Odom regarding Abandonment Exemption from Mileposts 8.9 to 12.34. June 11.

---

Idaho DEQ. 2010a. Closure of 5 USTs at Idaho Forest Industries. File Note. May 19.

Idaho DEQ. 2010b. Letter from Kreg Beck to Susan Odom discussing Environmental Review of BNSF Rail Line from Milepost 8.9 to 12.34. August 4.

Idaho DEQ. 2015a. Email from Steve Gill to Mike Gridley. March 5.

Idaho DEQ. 2015b. Email from Steve Gill of DEQ to Jon Munkers and John Means of TerraGraphics. April 27.

Idaho DEQ. 2015c. Additional email from Steve Gill of DEQ to Jon Munkers and John Means of TerraGraphics. April 28.

Idaho DEQ. 2016a. Letter from Steve Gill of DEQ to Jill Wagner, THPO of Coeur d'Alene Tribe. January 21.

Idaho DEQ. 2016b. Letter from Steve Gill to Ethan Morton of ISHS RE: Potential Historical Concerns – former BNSF ROW. January 21

Idaho DEQ. 2016c. Email from Steve Gill of DEQ to Kiira Siitari of IDFG regarding T&E species evaluation. April 11.

Idaho DEQ. 2016d. Email from Steve Gill of DEQ to Ethan Morton of ISHS forwarding Sappington Cultural Report. April 29.

Idaho DEQ. 2016e. Email from Steve Gill of DEQ to Susan Morales of EPA regarding eligibility of BNSF ROW. May 23.

Idaho DEQ. 2016f. DEQ 128 Grant Site Eligibility Determination Form completed by Steve Gill of DEQ. May 23.

Idaho DEQ. 2016g. Email from Steve Gill of DEQ to Susan Morales of EPA regarding 128(a) funds and former BNSF ROW. June 3.

Idaho DEQ. 2017a. Email from Steve Gill of DEQ to Jon Welge of Tetra Tech. May 18.

Idaho DEQ. 2017b. Email from Steve Gill of DEQ to Terry Griffith of EPA transmitting Site Eligibility Form for Stimson Atlas Mill. June 2.

Idaho DEQ. 2017c. Photographs and Video of Riverstone-Huetter Connector Soil Removal. June 27.

Idaho DEQ. 2017d. EPA Site Eligibility Worksheet completed by Steve Gill of DEQ for Stimson Atlas Mill site. June 29.

Idaho Department of Fish and Game (IDFG). 2016. Email from Kiira Siitari of IDFG to Steve Gill of DEQ, regarding T&E species. April 21.

Idaho State Historical Society (ISHS). 2016. Letter from Ethan Morton of ISHS to Steve Gill of DEQ, advising using archaeologist. February 8.

---

Idaho State Historical Society (ISHS). 2016. Email from Ethan Morton of ISHS to Steve Gill of DEQ, concurring with monitoring approach. May 17.

Kalbaugh, Marc. 2017. Personal Communication Regarding Site Condition. Telephone Call. Idaho DEQ. August 18.

Kootenai County Assessor. 2017. Property Ownership Information. From Kootenai County GIS and Assessor Website: <http://kcearth.kcgov.us/map/default2.html>

Kramer, B. 2017. Coeur d'Alene City Council will vote on purchase of old mill site on Spokane River. The Spokesman Review. April 28.

Lake City Development Corp. 2015. Board Meeting Agenda. May 20.

Natural Resources Conservation Service (NRCS). 2017. Coeur d'Alene Weather Data. Website: <http://www.wcc.nrcs.usda.gov%2Flegacy%2Fftp%2Fsupport%2Fclimate%2Fsoil-nar%2Fid%2FKootenai.doc&usg=AFQjCNGYuZk02pKdDCvSfouNpO1hKDX0Qw>

Nicholson, J. 2016. Innovative Approaches to Brownfields Redevelopment in the U.S. On-Line Article. June 16

North Idaho Title Company. 2017. Commitment for Title Insurance issued by Westcor Land Title Company. Title Insurance Document. 2017.

Kalbaugh, Marc. 2017. Personal Communication Regarding Site Condition. Telephone Call. Idaho DEQ. August 18.

Petrin, Steven. 2017. Personal Communication Regarding Site Condition. Telephone Call. Stimson Lumber Company. August 31.

Petroleum Systems and Service. 1989. Removal of Underground Storage Tanks. Prepared for Idaho Forest Industries. August 11.

Pischner, Don. 2017. Personal Communication Regarding Site Condition. Telephone Call. Former Atlas and Stimson Employee. August 29.

Richards, T. 1999. A History of Idaho Forest Industries and the Atlas Tie Company Part I. Museum of North Idaho Quarterly Newsletter. Volume 18, Number 4. Fall.

Richards, Tom. 2017. Personal Communication Regarding Site Condition. Telephone Call. Former Atlas Employee. August 16.

Richards, W. T. 2017. Personal Communication Regarding Site Condition. Telephone Call. Former Atlas Owner and Employee. August 18.

Sappington, R.L. 2016. Cultural Resource Investigations for the Coeur d'Alene BNSF Railroad Corridor Study Along the Spokane River, Kootenai County, Idaho. April 22.

Selle, J. 2015. Former Railroad Line is New Walking Trail. Coeur d'Alene Press. August 7.

Soil Conservation Service (SCS – now NRCS). 1981. Soil Survey of Kootenai Area, Idaho. April.

---

Strong, C. and Webb, C. 1970. White Pine: King of Many Waters. Mountain Press Publishing. Missoula, Montana. Website: <https://www.lib.uidaho.edu/special-collections/Manuscripts/mg069.htm>

TerraGraphics Environmental Engineering, Inc. 2015. Phase I Environmental Site Assessment Report – CDA BNSF Railroad Corridor, Coeur d’Alene, ID 83814. May 12.

TerraGraphics Environmental Engineering, Inc. 2017. Phase II Environmental Site Assessment Report for BNSF ROW R2R, Coeur d’Alene, Idaho – Final. Revision 2. January 3.

TRC. 2014. Phase II Environmental Site Assessment – 2.2 Miles of ROW, Coeur d’Alene, ID. Letter Report. December 5.

United States Environmental Protection Agency (EPA). 1996. Letter to Kreg Beck of DEQ from John Meyer of EPA, RE: North Sandpoint Wood Treating Facilities Update. October 23.

US EPA. 2004. Wood and Mill Yard Debris; Technical Guidance Manual (TGM). Original February 1998, Revised March 31.

US EPA. 2005. 40 CFR Part 312: Standards and Practices for All Appropriate Inquiries; Final Rule (AAD). Effective November 1, 2005.

US EPA. 2016a. Email from Susan Morales of EPA to Steve Gill of DEQ regarding 128(a) funds. May 27.

US EPA. 2016b. Email from Susan Morales of EPA to Steve Gill of DEQ regarding 128(a) funds. June 8.

United States Geological Survey (USGS). 2017. USGS Topographic Maps Website. Various years available at: <https://www.usgs.gov/products/maps/topo-maps>

United States Postal Service (USPS). 2016. Domestic Return Receipt for Letter from DEQ to THPO of Coeur d’Alene Tribe. January 25.

URS Consultants, Inc. 1996. Site Inspection Report for the North Sandpoint Wood Treating Facilities, Sandpoint, Idaho. Prepared for EPA Region 10. May 24.

Welch-Comer. 2015. Record of Survey for Coeur d’Alene Railroad Property. Survey Plans. February 5.

Welch-Comer. 2017a. Construction Drawings for Seltice Way Revitalization. Complete for City of Coeur d’Alene, Idaho. Project 41239. February.

Welch-Comer. 2017b. Topographic Map of Subject Property. Drawing 41292PL01.DWG. July 17.

Weston Solutions, Inc. (Weston). 2006. Memo of Atlas Stained Soil Excavation and Sampling Results Summary. December 7.

Weston. 2006b. Phase II Environmental Site Assessment Report – Atlas Sawmill, Coeur d’Alene, Idaho. September.

Weston. 2007. Email from Mr. Greg Stuesse of Weston to Mr. Marc Kalbaugh of IDEQ. August 27.

Weston. 2007b. Letter transmitting Weston 2006 Phase II ESA to DEQ. July 31.

---

## 11 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

Tetra Tech has performed the Phase I ESA in general conformance with the scope and limitations of ASTM E 1527-13. The work is consistent with generally accepted environmental due diligence standards.

Tetra Tech declares that, to the best of our professional knowledge and belief, these individuals meet the definition of an Environmental Professional as defined in §312.10 of 40 CFR 312. Resumes for the individual below, and other Tetra Tech staff who participated on this project, are available upon request. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have conducted / completed the *all appropriate inquiries* in conformance with the standards and practices set forth in 40 CFR Part 312.



---

Jon Welge  
Senior Environmental Scientist



Tetra Tech, Inc.  
316 West Boone Avenue,  
Suite 363  
Spokane, Washington 99201

---

## 12 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL

*This Phase I ESA was prepared by or under the supervision or by the following professional(s):*

**Jon Welge** has over 20 years of experience in environmental assessment. Mr. Welge has a broad range of interests and experience that includes performing over 1,000 environmental assessments; dozens of wetland investigations; drywell investigations; storm water and water quality sampling; groundwater and soil remediation projects; underground storage tank site assessments; air sampling; lead and asbestos sampling, abatement project design and oversight; SPCC plans; and historic, biological and cultural resource surveys. As an ASTM member and E-50 Committee Member over the past 15 years who has contributed to the formulation of ASTM standards, and as a performer of wetland and environmental assessment since 1993, Mr. Welge has become an industry expert in environmental assessment of many varieties. Mr. Welge takes pride in his ability to communicate and in his ability to formulate and implement successful work plans.

---

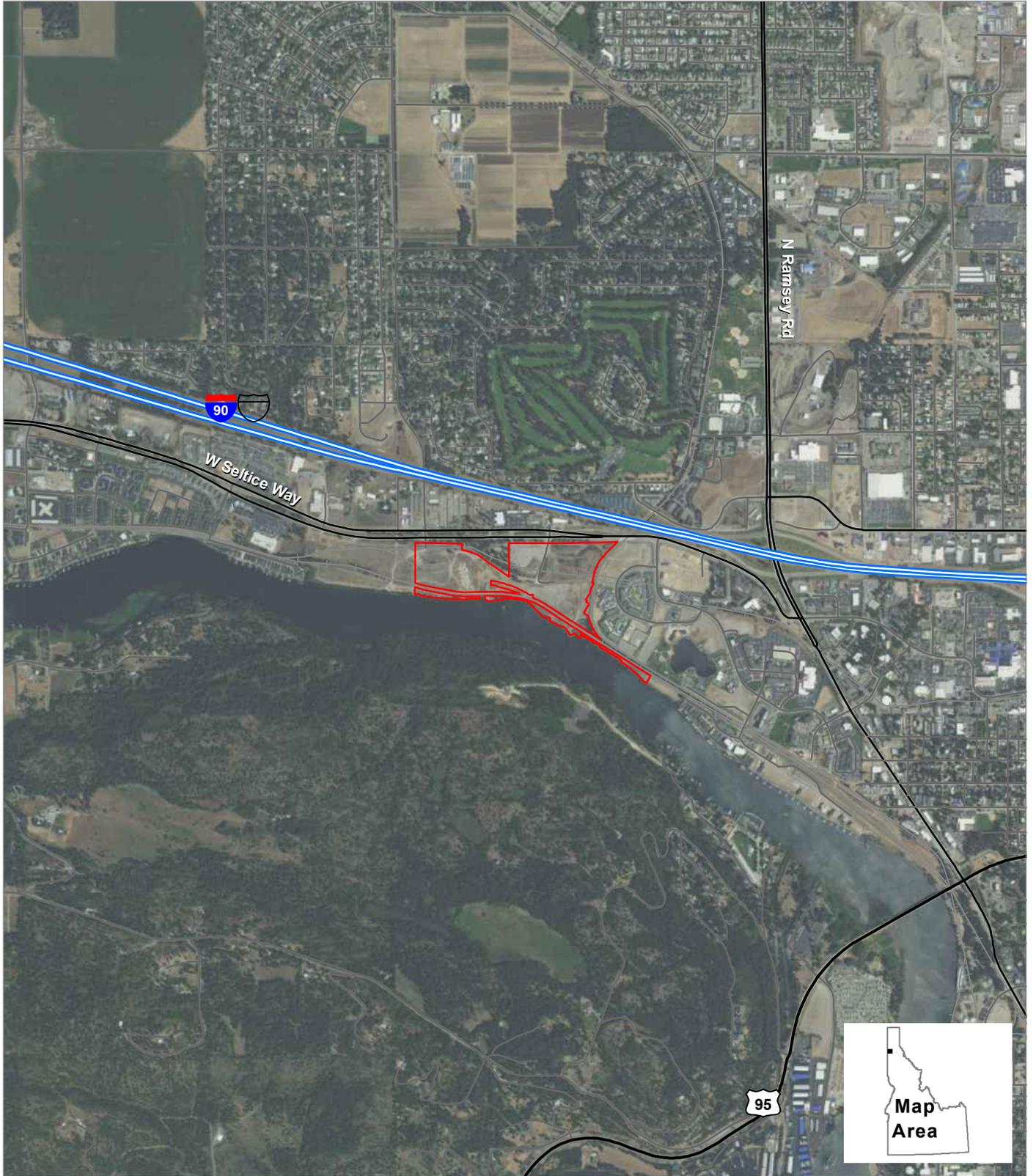
**APPENDIX A**

**FIGURES (1-5)**

---

This page intentionally left blank for printing purposes.

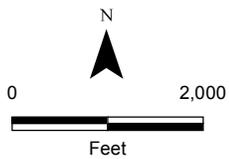
---



**Site Location Map**

Stimson Site  
Coeur d'Alene, ID  
Figure 1

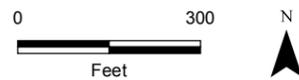
 Approximate Boundaries of the Subject Property



---

This page intentionally left blank for printing purposes.

---



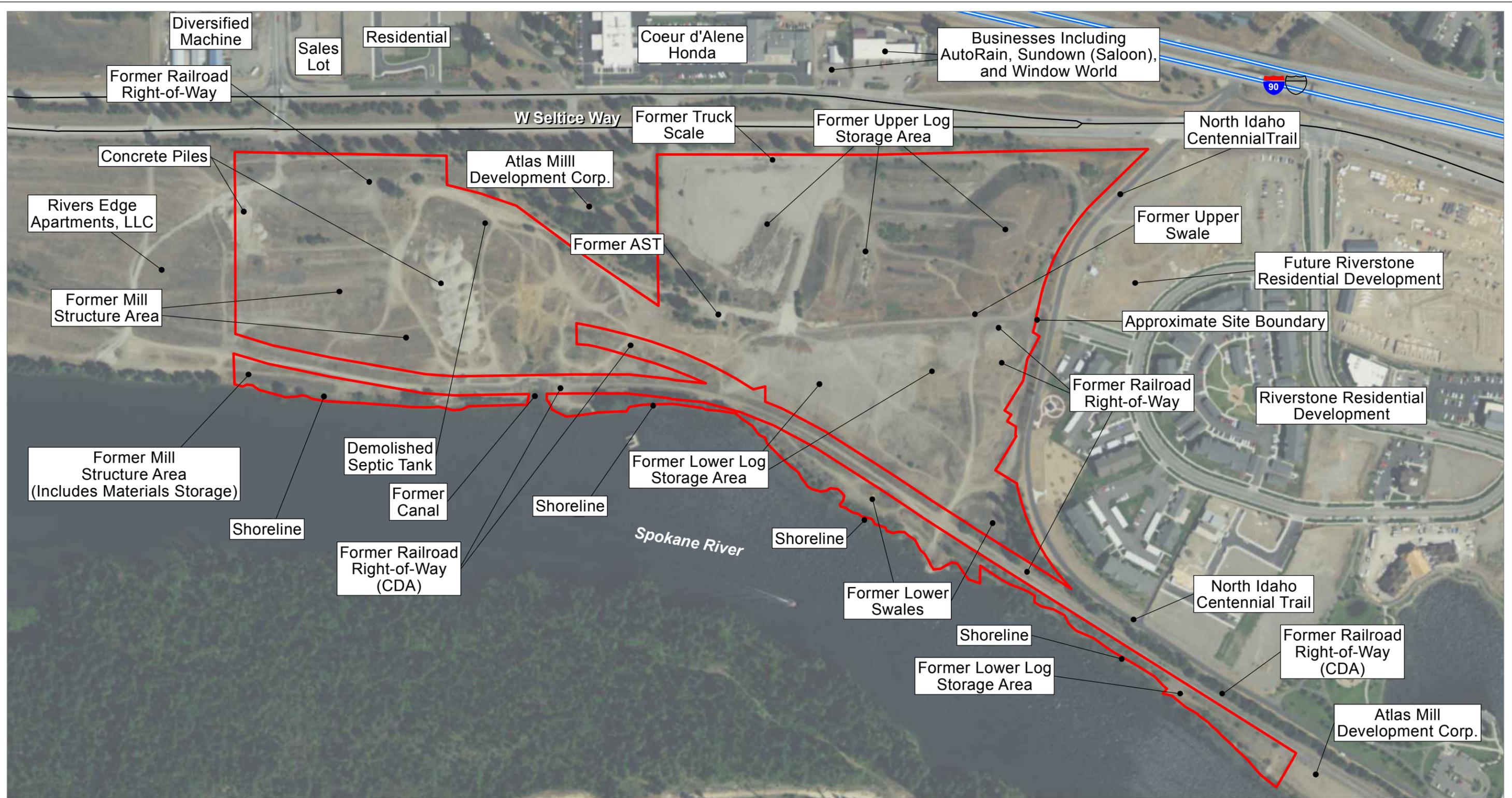
Source: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Z:\GeoServ\Stimson\Report\Figure2\_SiteMap.mxd

- Approximate Boundaries of the Subject Property
- Contour Lines of the Subject Property (2017)



**Site Map**  
Stimson Site  
Coeur d'Alene, ID  
Figure 2



 Approximate Boundaries of the Subject Property

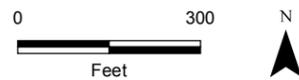
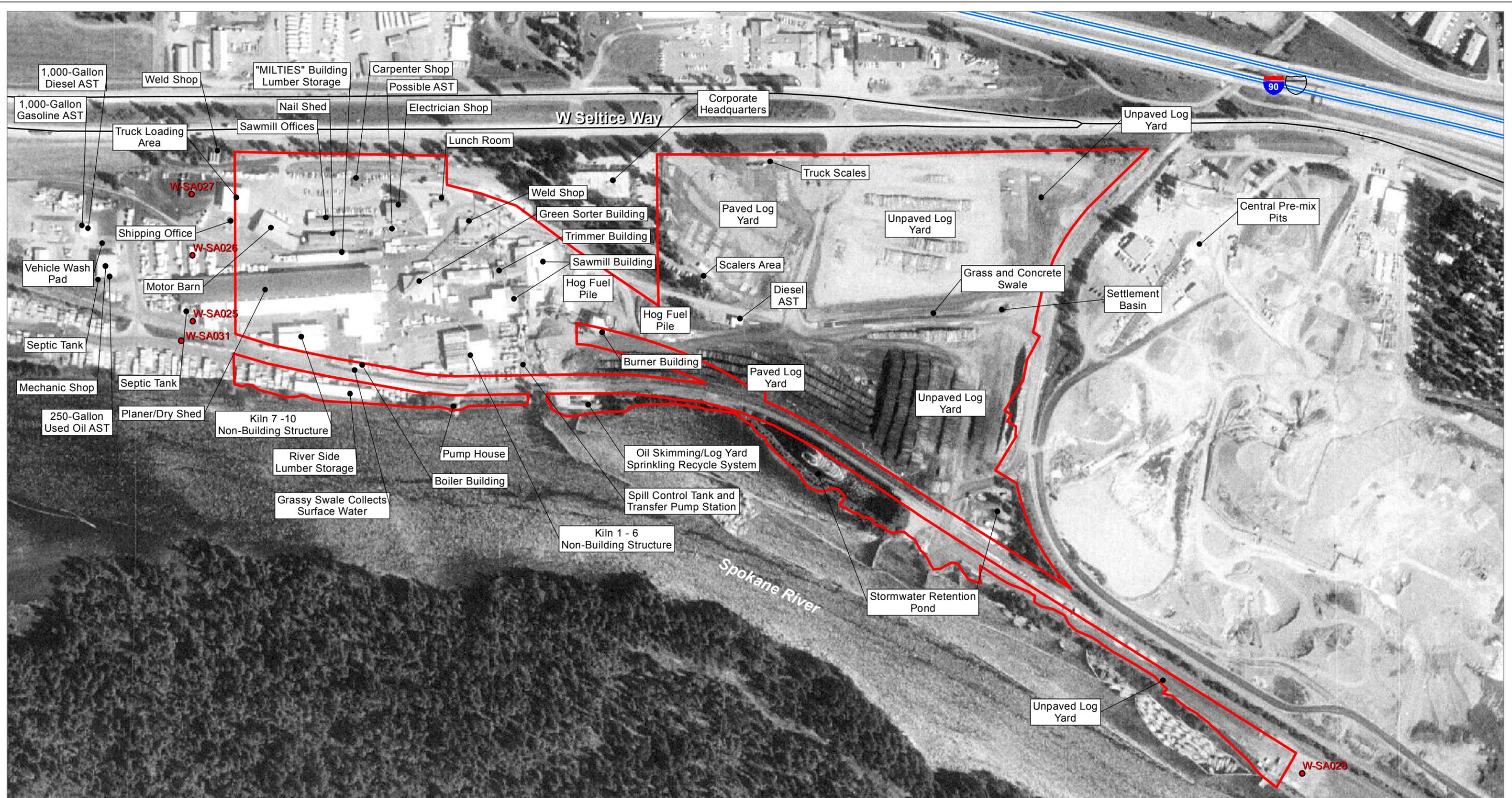
Source: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Z:\GeoServ\Stimson\Report\Figure3\_SitePlan.mxd



**Site Plan**

Stimson Site  
Coeur d'Alene, ID  
Figure 3



Source: Weston Solutions 2006

Z:\GeoServ\Stimson\Report\Figure4\_HistoricalSitePlan.mxd

□ Approximate Boundaries of the Subject Property

● Weston Sampling Location (2006)



**Historical Site Plan**

Stimson Site  
Coeur d'Alene, ID  
Figure 4

SELTICE WAY  
(EASTBOUND)

PRAIRIE TRAIL

RIVERSTONE DR

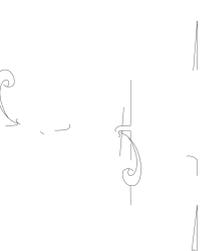
SPOKANE RIVER

www.welchomer.com  
 208-664-6382  
 877-815-6672 (toll free)  
 208-664-5946 (fax)  
 350 E. Kathleen Ave.  
 Coeur d'Alene, ID 83815

**WELCH-COMER**  
 ENGINEERS & SURVEYORS

41292PL01.DWG 07-17-2017

ALE  
0  
ft



---

**APPENDIX B**

**SITE PHOTOGRAPHS**

---

This page intentionally left blank for printing purposes.

---



**Photo 1:** Looking southeast across the former lower log storage area on site (see **Figure 3**) and the former ROW of the NPRR. The area was scraped of top soil and debris, which was stockpiled on the northeast portion of the site. The Riverstone residential development and the North Idaho Centennial Trail are in the background.



**Photo 2:** Panning right and looking generally southeast across the lower log storage area. The creosote logs stockpiled that appear once a part of the trestle spanning the canal on site rest within a former drainage feature (swale). The area does not appear to pool water. The west flowing (flowing to the right) Spokane River can be seen in the background.



**Photo 3:** Panning right and looking southerly across the eastern central portion of the subject property. A partially concrete-lined drainage feature rests in the foreground. Water lines and utilities were observed behind trees on the lower right, but appeared disconnected and perhaps damaged.



**Photo 4:** Panning right and looking southwest across the subject property from the apex of a hill consisting of woody debris from the former mill.



**Photo 5:** Panning right and looking west at the former upper log storage area on site. This area was once a pit that was later filled in with woody debris from the mill. The former truck scale is on the upper right of the photo. Stockpiled concrete and soil can be seen on the left.



**Photo 6:** Looking east at the former truck scale area. The scales and related equipment appear to have been removed.



**Photo 7:** Panning right from **Photo 5** and looking north across the northeastern portion of the subject property. The primary entrance to the site from West Seltice Way can be seen in the background. Further north are businesses along the north site of West Seltice Way, which is roughly 150 feet wide.



**Photo 8:** Panning right and looking easterly at the wood waste stockpile that also includes concrete debris. Subsidence is notable within the stockpile, which rises as much as 60 feet above surrounding landscape.



**Photo 9:** Looking south from the northeast corner of the subject property at the Riverstone residential development and at the North Idaho Centennial Trail. The subject property is on the right.



**Photo 10:** Looking southeast at the former aboveground storage tank area. This area was once used for refueling log trucks and included a 10,000 gallon diesel aboveground tank in secondary containment.



**Photo 11:** Looking southwest from the elevated interior access road that was previously an NRR ROW. The canal area is on the upper right of the photo.



**Photo 12:** Looking north across the site opposite the position of **Photo 11**. This is an eastern portion of the former mill area just east of the canal.



**Photo 13:** Looking north from the top of fill materials supplied to block the canal from the river. The depth of the pit in the location is approximately 10 feet below the elevation of the river. The saw mill previously used the canal, which was open to the river at its southern end, to float logs into the property for processing.



**Photo 14:** Looking at a former septic tank once located near the northern end of the sawmill building. Clay tile pipe was observed leading to this feature.



**Photo 15:** Looking south from the former septic tank (lower right) at the piles of crushed concrete proximal to the former mill location. The former canal is on the upper left of the photo.



**Photo 16:** Looking along the western portion of the site that once included a 600 foot long planer building. Piles of crushed basalt rock and asphalt remain.



**Photo 17:** Looking east at a former winch anchor point along railroad ROW or a spur line. The device was used to move railcars.



**Photo 18:** Looking west at the former weir system used for the partial concrete drainage area on the east portion of the site.



**Photo 19:** Looking northwesterly at the wood and soil debris mounds in the background, the lower log storage area in the foreground left, and the Centennial Trail on the right.



**Photo 20:** View southeast along the southeastern leg of the subject property. The City of Coeur d'Alene owns the former RR ROW on the upper left. The elevated land ahead was once used for materials and log storage. Some debarkation appears to have occurred in the area at concrete dock and ramp areas.



**Photo 21:** Looking northeast at the southeastern property boundary (foreground). This area represents the east end of the southeastern leg of the subject property.



**Photo 22:** Looking southeast within the former long drainage swale once used by the mill for pollution prevention purposes. Portions of this feature appear to rest at an elevation that is below the current elevation of the river. The car on the right appeared abandoned.



**Photo 23:** Looking northwesterly within the former swale area at a small bulldozer that also appears abandoned. Creosote log storage from the former trestle is located on the right.



**Photo 24:** View to the west at the former canal entrance that was blocked with fill on the right.



**Photo 25:** Looking east along West Seltice Way at the primary entrance to the upper former log yard area. West Seltice Way is currently being revitalized.



**Photo 26:** Looking west from City of Coeur d'Alene property that is former railroad ROW. The subject property rests on the north and south sides of this land. The dished area in the upper left was recently used to contribute to ballast for the West Seltice Way revitalization.



**Photo 27:** Looking west across the northeast portion of the site. The fence in the background represents the west boundary of the subject property. This area once included a parking lot and the Atlas Building Materials operation.



**Photo 28:** View east along the northwest boundary of the site. The roadway pictured appears to have once been the pathway of a railroad. This roadway leads to the Atlas Mill Development Corp. property that is considered a northern adjoining property.



**Photo 29:** View southwest from along West Seltice Way at the former headquarters area of the Atlas-Stimson Mill. The headquarters structure was demolished. This area is considered adjoining to the north.



**Photo 30:** Looking westerly along the Spokane River at the pilings once used to herd logs into the canal area on site from the river.

---

This page intentionally left blank for printing purposes.

---

---

## **APPENDIX C**

### **EDR REPORTS**

#### **Includes:**

**Radius Map Report with GeoCheck®**

**Aerial Photo Decade® Package**

**Other EDR Reports**

---

This page intentionally left blank for printing purposes.

---

**Former Atlas-Stimson Mill Property**

3074 W. Seltice Way  
Coeur D Alene, ID 83814

Inquiry Number: 5001261.2s  
July 24, 2017

# The EDR Radius Map™ Report with GeoCheck®



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

# TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
Executive Summary .....	ES1
Overview Map .....	2
Detail Map .....	3
Map Findings Summary .....	4
Map Findings .....	8
Orphan Summary .....	20
Government Records Searched/Data Currency Tracking .....	GR-1
 <b><u>GEOCHECK ADDENDUM</u></b>	
Physical Setting Source Addendum .....	A-1
Physical Setting Source Summary .....	A-2
Physical Setting SSURGO Soil Map .....	A-5
Physical Setting Source Map .....	A-10
Physical Setting Source Map Findings .....	A-12
Physical Setting Source Records Searched .....	PSGR-1

***Thank you for your business.***  
 Please contact EDR at 1-800-352-0050  
 with any questions or comments.

### Disclaimer - Copyright and Trademark Notice

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.

Copyright 2017 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission. EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

## EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

### TARGET PROPERTY INFORMATION

#### ADDRESS

3074 W. SELTICE WAY  
COEUR D ALENE, ID 83814

#### COORDINATES

Latitude (North): 47.6982500 - 47° 41' 53.70"  
Longitude (West): 116.8200350 - 116° 49' 12.12"  
Universal Transverse Mercator: Zone 11  
UTM X (Meters): 513503.1  
UTM Y (Meters): 5282559.5  
Elevation: 2159 ft. above sea level

### USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 5992605 COEUR D'ALENE, ID  
Version Date: 2013

### AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20150722  
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:  
 3074 W. SELTICE WAY  
 COEUR D ALENE, ID 83814

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
<a href="#">A1</a>	STIMSON LUMBER CO AT	3074 WEST SELTICE WA	FINDS, ECHO		TP
<a href="#">A2</a>	STIMSON LUMBER COMPA	3074 WEST SELTICE WA	TIER 2		TP
<a href="#">A3</a>	STIMSON LUMBER CO.,	3074 WEST SELTICE WA	TIER 2		TP
<a href="#">4</a>	RIVERSTONE HUETTER C		BROWNFIELDS, ALLSITES	Lower	15, 0.003, West
<a href="#">B5</a>	COEUR D'ALENE HONDA	2620 SELTICE WAY	RCRA NonGen / NLR, FINDS, ECHO	Higher	59, 0.011, North
<a href="#">B6</a>	CDA HONDA	2620 SELTICE WAY	ALLSITES, SPILLS	Higher	59, 0.011, North
<a href="#">B7</a>	STEVES TOYOTA REPAIR	2623 SELTICE WAY	EDR Hist Auto	Higher	199, 0.038, North
<a href="#">C8</a>	STIMSON LUMBER ATLAS	2722 W SELTICE WAY	ALLSITES	Higher	329, 0.062, NW
<a href="#">9</a>	RIVERSTONE FORMER CE	2200 W JOHN LOOP	BROWNFIELDS, ALLSITES	Higher	388, 0.073, ESE
<a href="#">C10</a>	COEUR D ALENE HONDA	2785 W SELTICE WAY	ALLSITES	Higher	499, 0.095, NW
<a href="#">11</a>	RAYS TRUCK AND AUTO	3340 N ATLAS RD	EDR Hist Auto	Higher	501, 0.095, NW
<a href="#">D12</a>	COEUR D'ALENE HONDA	2745 SELTICE WY	UST, Financial Assurance	Higher	520, 0.098, NNW
<a href="#">D13</a>	COEUR D ALENE HONDA	2745 SELTICE WY	ALLSITES	Higher	520, 0.098, NNW
<a href="#">14</a>	CENTRAL PRE-MIX CONC	2500 W SELTICE	LUST, UST, ALLSITES, SPILLS	Higher	694, 0.131, ENE
<a href="#">15</a>	COEUR D'ALENE GOLF C	2201 S FAIRWAY DR	LUST, UST, ALLSITES, SPILLS	Higher	869, 0.165, NNE
<a href="#">16</a>	FAIRWOOD APARTMENT H	1905 W APPLEWAY AVE	ALLSITES	Higher	1135, 0.215, NE
<a href="#">17</a>	KOOTENAI CNTY 1	501 N GOVT WAY	ALLSITES	Higher	1206, 0.228, SSE
<a href="#">18</a>	Y-J FOODS INC	3585 W SELTICE WY	ALLSITES	Higher	1542, 0.292, WNW
<a href="#">E19</a>	GOODIES TEXACO	1650 W APPLEWAY	UST, ALLSITES, Financial Assurance	Higher	2172, 0.411, ENE
<a href="#">E20</a>	GOODIES COUNTRY QUIC	1675 W APPLEWAY	UST, ALLSITES, Financial Assurance	Higher	2194, 0.416, ENE
<a href="#">F21</a>	KOOTENAI CNTY FIRE P	1712 GOLF COURSE RD	ALLSITES	Higher	2304, 0.436, NE
<a href="#">F22</a>	UNITED PARCEL SERVIC	1704 GOLF COURSE RD	ALLSITES	Higher	2325, 0.440, NE
<a href="#">23</a>	HUCKLEBERRY WHOLESAL	NW BLVD	ALLSITES	Higher	2541, 0.481, ESE

# EXECUTIVE SUMMARY

## **TARGET PROPERTY SEARCH RESULTS**

The target property was identified in the following records. For more information on this property see page 8 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
STIMSON LUMBER CO AT 3074 WEST SELTICE WA COEUR D ALENE, ID 83814	FINDS Registry ID:: 110012700719  ECHO	N/A
STIMSON LUMBER COMPA 3074 WEST SELTICE WA COEUR D'ALENE, ID	TIER 2 Facility Id: FATR20043U68690EVZEJ Facility Id: FATR20064YHPVG0021CE Facility Id: FATR200549HC9Z04GYXE	N/A
STIMSON LUMBER CO., 3074 WEST SELTICE WA COEUR D'ALENE, ID	TIER 2 Facility Id: FATR20075JPHZZ00GT2G	N/A

## **DATABASES WITH NO MAPPED SITES**

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

## **STANDARD ENVIRONMENTAL RECORDS**

### ***Federal NPL site list***

NPL..... National Priority List  
Proposed NPL..... Proposed National Priority List Sites  
NPL LIENS..... Federal Superfund Liens

### ***Federal Delisted NPL site list***

Delisted NPL..... National Priority List Deletions

### ***Federal CERCLIS list***

FEDERAL FACILITY..... Federal Facility Site Information listing  
SEMS..... Superfund Enterprise Management System

### ***Federal CERCLIS NFRAP site list***

SEMS-ARCHIVE..... Superfund Enterprise Management System Archive

## EXECUTIVE SUMMARY

### ***Federal RCRA CORRACTS facilities list***

CORRACTS..... Corrective Action Report

### ***Federal RCRA non-CORRACTS TSD facilities list***

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

### ***Federal RCRA generators list***

RCRA-LQG..... RCRA - Large Quantity Generators

RCRA-SQG..... RCRA - Small Quantity Generators

RCRA-CESQG..... RCRA - Conditionally Exempt Small Quantity Generator

### ***Federal institutional controls / engineering controls registries***

LUCIS..... Land Use Control Information System

US ENG CONTROLS..... Engineering Controls Sites List

US INST CONTROL..... Sites with Institutional Controls

### ***Federal ERNS list***

ERNS..... Emergency Response Notification System

### ***State- and tribal - equivalent CERCLIS***

SHWS..... This state does not maintain a SHWS list. See the Federal CERCLIS list and Federal NPL list.

### ***State and tribal landfill and/or solid waste disposal site lists***

SWF/LF..... Solid Waste Landfills

### ***State and tribal leaking storage tank lists***

LAST..... Leaking Aboveground Storage Tanks

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

### ***State and tribal registered storage tank lists***

FEMA UST..... Underground Storage Tank Listing

INDIAN UST..... Underground Storage Tanks on Indian Land

### ***State and tribal institutional control / engineering control registries***

INST CONTROL..... Sites with Institutional Controls Restricting Use

### ***State and tribal voluntary cleanup sites***

VCP..... Voluntary Cleanup Program Sites

INDIAN VCP..... Voluntary Cleanup Priority Listing

### **ADDITIONAL ENVIRONMENTAL RECORDS**

### ***Local Brownfield lists***

US BROWNFIELDS..... A Listing of Brownfields Sites

## EXECUTIVE SUMMARY

### **Local Lists of Landfill / Solid Waste Disposal Sites**

SWTIRE.....	Waste Tire Collection Sites
HIST LF.....	Idaho Historical Landfills
INDIAN ODI.....	Report on the Status of Open Dumps on Indian Lands
DEBRIS REGION 9.....	Torres Martinez Reservation Illegal Dump Site Locations
ODI.....	Open Dump Inventory
IHS OPEN DUMPS.....	Open Dumps on Indian Land

### **Local Lists of Hazardous waste / Contaminated Sites**

US HIST CDL.....	Delisted National Clandestine Laboratory Register
CDL.....	Clandestine Drug Labs
US CDL.....	National Clandestine Laboratory Register

### **Local Land Records**

LIENS 2.....	CERCLA Lien Information
--------------	-------------------------

### **Records of Emergency Release Reports**

HMIRS.....	Hazardous Materials Information Reporting System
SPILLS.....	Spills Data
SPILLS 90.....	SPILLS 90 data from FirstSearch

### **Other Ascertainable Records**

FUDS.....	Formerly Used Defense Sites
DOD.....	Department of Defense Sites
SCRD DRYCLEANERS.....	State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR.....	Financial Assurance Information
EPA WATCH LIST.....	EPA WATCH LIST
2020 COR ACTION.....	2020 Corrective Action Program List
TSCA.....	Toxic Substances Control Act
TRIS.....	Toxic Chemical Release Inventory System
SSTS.....	Section 7 Tracking Systems
ROD.....	Records Of Decision
RMP.....	Risk Management Plans
RAATS.....	RCRA Administrative Action Tracking System
PRP.....	Potentially Responsible Parties
PADS.....	PCB Activity Database System
ICIS.....	Integrated Compliance Information System
FTTS.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS.....	Material Licensing Tracking System
COAL ASH DOE.....	Steam-Electric Plant Operation Data
COAL ASH EPA.....	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER.....	PCB Transformer Registration Database
RADINFO.....	Radiation Information Database
HIST FTTS.....	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS.....	Incident and Accident Data
CONSENT.....	Superfund (CERCLA) Consent Decrees
INDIAN RESERV.....	Indian Reservations
FUSRAP.....	Formerly Utilized Sites Remedial Action Program

## EXECUTIVE SUMMARY

UMTRA.....	Uranium Mill Tailings Sites
LEAD SMELTERS.....	Lead Smelter Sites
US AIRS.....	Aerometric Information Retrieval System Facility Subsystem
US MINES.....	Mines Master Index File
ABANDONED MINES.....	Abandoned Mines
DOCKET HWC.....	Hazardous Waste Compliance Docket Listing
UXO.....	Unexploded Ordnance Sites
FUELS PROGRAM.....	EPA Fuels Program Registered Listing
AIRS.....	Permitted Sources & Emissions Listing
DRYCLEANERS.....	Drycleaner Listing
Financial Assurance.....	Financial Assurance Information Listing
UIC.....	Underground Injection Wells Database Listing

### EDR HIGH RISK HISTORICAL RECORDS

#### ***EDR Exclusive Records***

EDR MGP.....	EDR Proprietary Manufactured Gas Plants
EDR Hist Cleaner.....	EDR Exclusive Historic Dry Cleaners

### EDR RECOVERED GOVERNMENT ARCHIVES

#### ***Exclusive Recovered Govt. Archives***

RGA LF.....	Recovered Government Archive Solid Waste Facilities List
RGA LUST.....	Recovered Government Archive Leaking Underground Storage Tank

### SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

### STANDARD ENVIRONMENTAL RECORDS

#### ***State and tribal leaking storage tank lists***

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the Department of Environmental Quality's Idaho Leaking UST Tracking Form database.

A review of the LUST list, as provided by EDR, and dated 04/03/2017 has revealed that there are 2 LUST sites within approximately 0.5 miles of the target property.

## EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>CENTRAL PRE-MIX CONC</b> Cleanup Date: 06/27/1994 Status: Site Cleanup Completed Facility Id: 1-280032	<b>2500 W SELTICE</b>	<b>ENE 1/8 - 1/4 (0.131 mi.)</b>	<b>14</b>	<b>16</b>
<b>COEUR D'ALENE GOLF C</b> Cleanup Date: 06/27/1994 Status: Site Cleanup Completed Facility Id: 1-280636	<b>2201 S FAIRWAY DR</b>	<b>NNE 1/8 - 1/4 (0.165 mi.)</b>	<b>15</b>	<b>16</b>

### **State and tribal registered storage tank lists**

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Environmental Quality's Registered UST's in Idaho list.

A review of the UST list, as provided by EDR, and dated 04/03/2017 has revealed that there are 3 UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>COEUR D'ALENE HONDA</b> Facility Id: 1-280082 Tank Status: Closed	<b>2745 SELTICE WY</b>	<b>NNW 0 - 1/8 (0.098 mi.)</b>	<b>D12</b>	<b>15</b>
<b>CENTRAL PRE-MIX CONC</b> Facility Id: 1-280032 Tank Status: Closed	<b>2500 W SELTICE</b>	<b>ENE 1/8 - 1/4 (0.131 mi.)</b>	<b>14</b>	<b>16</b>
<b>COEUR D'ALENE GOLF C</b> Facility Id: 1-280636 Tank Status: Closed	<b>2201 S FAIRWAY DR</b>	<b>NNE 1/8 - 1/4 (0.165 mi.)</b>	<b>15</b>	<b>16</b>

### **State and tribal Brownfields sites**

BROWNFIELDS: Brownfields are abandoned or underutilized properties where the reuse is complicated by actual or perceived environmental contamination. With the help of Idaho Counties, Cities, Economic Development Districts, Urban Renewal Entities, developers and brokers, DEQ is developing a comprehensive, statewide inventory of Brownfields.

A review of the BROWNFIELDS list, as provided by EDR, and dated 03/06/2017 has revealed that there are 2 BROWNFIELDS sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>RIVERSTONE FORMER CE</b> Facility Id: 2014BAZ86	<b>2200 W JOHN LOOP</b>	<b>ESE 0 - 1/8 (0.073 mi.)</b>	<b>9</b>	<b>14</b>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>RIVERSTONE HUETTER C</b>		<b>W 0 - 1/8 (0.003 mi.)</b>	<b>4</b>	<b>11</b>

## EXECUTIVE SUMMARY

Facility Id: 2015BAZ9

### ADDITIONAL ENVIRONMENTAL RECORDS

#### **Local Lists of Hazardous waste / Contaminated Sites**

ALLSITES: Idaho's remediation database is a compilation of data on all the state and delegated federal remediation programs operated by the DEQ.

A review of the ALLSITES list, as provided by EDR, and dated 03/06/2017 has revealed that there are 16 ALLSITES sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>CDA HONDA</b> Facility Id: 2011BAZ1405	<b>2620 SELTICE WAY</b>	<b>N 0 - 1/8 (0.011 mi.)</b>	<b>B6</b>	<b>13</b>
STIMSON LUMBER ATLAS Facility Id: 2013BAZ144	2722 W SELTICE WAY	NW 0 - 1/8 (0.062 mi.)	C8	14
<b>RIVERSTONE FORMER CE</b> Facility Id: 2014BAZ86	<b>2200 W JOHN LOOP</b>	<b>ESE 0 - 1/8 (0.073 mi.)</b>	<b>9</b>	<b>14</b>
COEUR D ALENE HONDA Facility Id: 2011BAZ1397	2785 W SELTICE WAY	NW 0 - 1/8 (0.095 mi.)	C10	15
COEUR D ALENE HONDA Facility Id: 2011BAZ1404	2745 SELTICE WY	NNW 0 - 1/8 (0.098 mi.)	D13	16
<b>CENTRAL PRE-MIX CONC</b> Facility Id: 2011BAZ1129	<b>2500 W SELTICE</b>	<b>ENE 1/8 - 1/4 (0.131 mi.)</b>	<b>14</b>	<b>16</b>
<b>COEUR D'ALENE GOLF C</b> Facility Id: 2011BAZ1402	<b>2201 S FAIRWAY DR</b>	<b>NNE 1/8 - 1/4 (0.165 mi.)</b>	<b>15</b>	<b>16</b>
FAIRWOOD APARTMENT H Facility Id: 2011BAZ2096	1905 W APPLEWAY AVE	NE 1/8 - 1/4 (0.215 mi.)	16	17
KOOTENAI CNTY 1 Facility Id: 2011BAZ3817	501 N GOVT WAY	SSE 1/8 - 1/4 (0.228 mi.)	17	17
Y-J FOODS INC Facility Id: 2011BAZ7535	3585 W SELTICE WY	WNW 1/4 - 1/2 (0.292 mi.)	18	17
<b>GOODIES TEXACO</b> Facility Id: 2011BAZ2519	<b>1650 W APPLEWAY</b>	<b>ENE 1/4 - 1/2 (0.411 mi.)</b>	<b>E19</b>	<b>18</b>
<b>GOODIES COUNTRY QUIC</b> Facility Id: 2011BAZ2518	<b>1675 W APPLEWAY</b>	<b>ENE 1/4 - 1/2 (0.416 mi.)</b>	<b>E20</b>	<b>18</b>
KOOTENAI CNTY FIRE P Facility Id: 2011BAZ3819	1712 GOLF COURSE RD	NE 1/4 - 1/2 (0.436 mi.)	F21	19
UNITED PARCEL SERVIC Facility Id: 2011BAZ6698	1704 GOLF COURSE RD	NE 1/4 - 1/2 (0.440 mi.)	F22	19
HUCKLEBERRY WHOLESAL Facility Id: 2013BAZ127	NW BLVD	ESE 1/4 - 1/2 (0.481 mi.)	23	19
<b>Lower Elevation</b>	<b>Address</b>	<b>Direction / Distance</b>	<b>Map ID</b>	<b>Page</b>
	<b>RIVERSTONE HUETTER C</b>	<b>W 0 - 1/8 (0.003 mi.)</b>	<b>4</b>	<b>11</b>

## EXECUTIVE SUMMARY

Facility Id: 2015BAZ9

### ***Other Ascertainable Records***

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 12/12/2016 has revealed that there is 1 RCRA NonGen / NLR site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
COEUR D'ALENE HONDA	2620 SELTICE WAY	N 0 - 1/8 (0.011 mi.)	B5	12

### **EDR HIGH RISK HISTORICAL RECORDS**

#### ***EDR Exclusive Records***

EDR Hist Auto: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

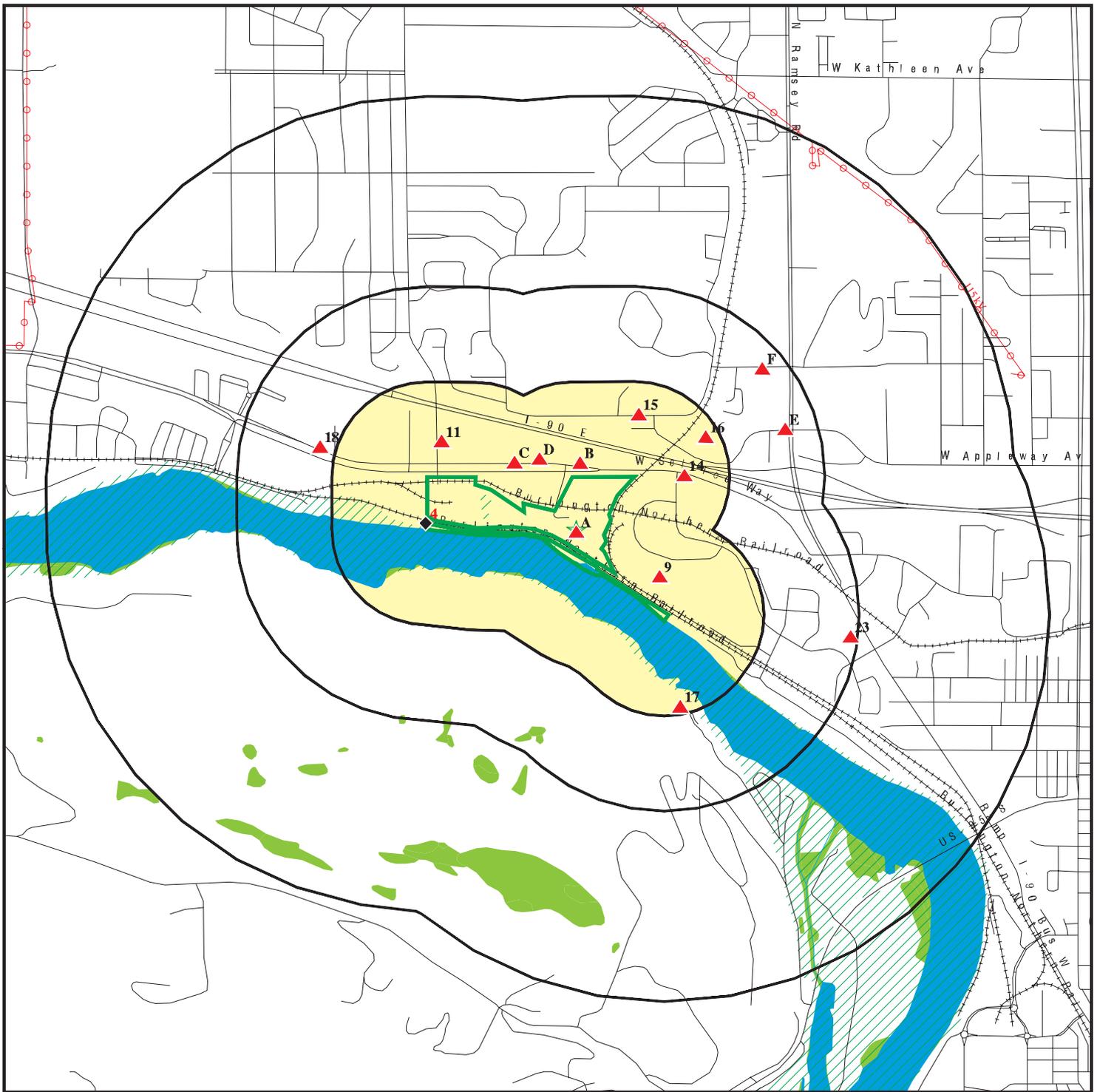
A review of the EDR Hist Auto list, as provided by EDR, has revealed that there are 2 EDR Hist Auto sites within approximately 0.125 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
STEVES TOYOTA REPAIR	2623 SELTICE WAY	N 0 - 1/8 (0.038 mi.)	B7	14
RAYS TRUCK AND AUTO	3340 N ATLAS RD	NW 0 - 1/8 (0.095 mi.)	11	15

## EXECUTIVE SUMMARY

There were no unmapped sites in this report.

# OVERVIEW MAP - 5001261.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

Power transmission lines

100-year flood zone

500-year flood zone

National Wetland Inventory

State Wetlands

Upgradient Area

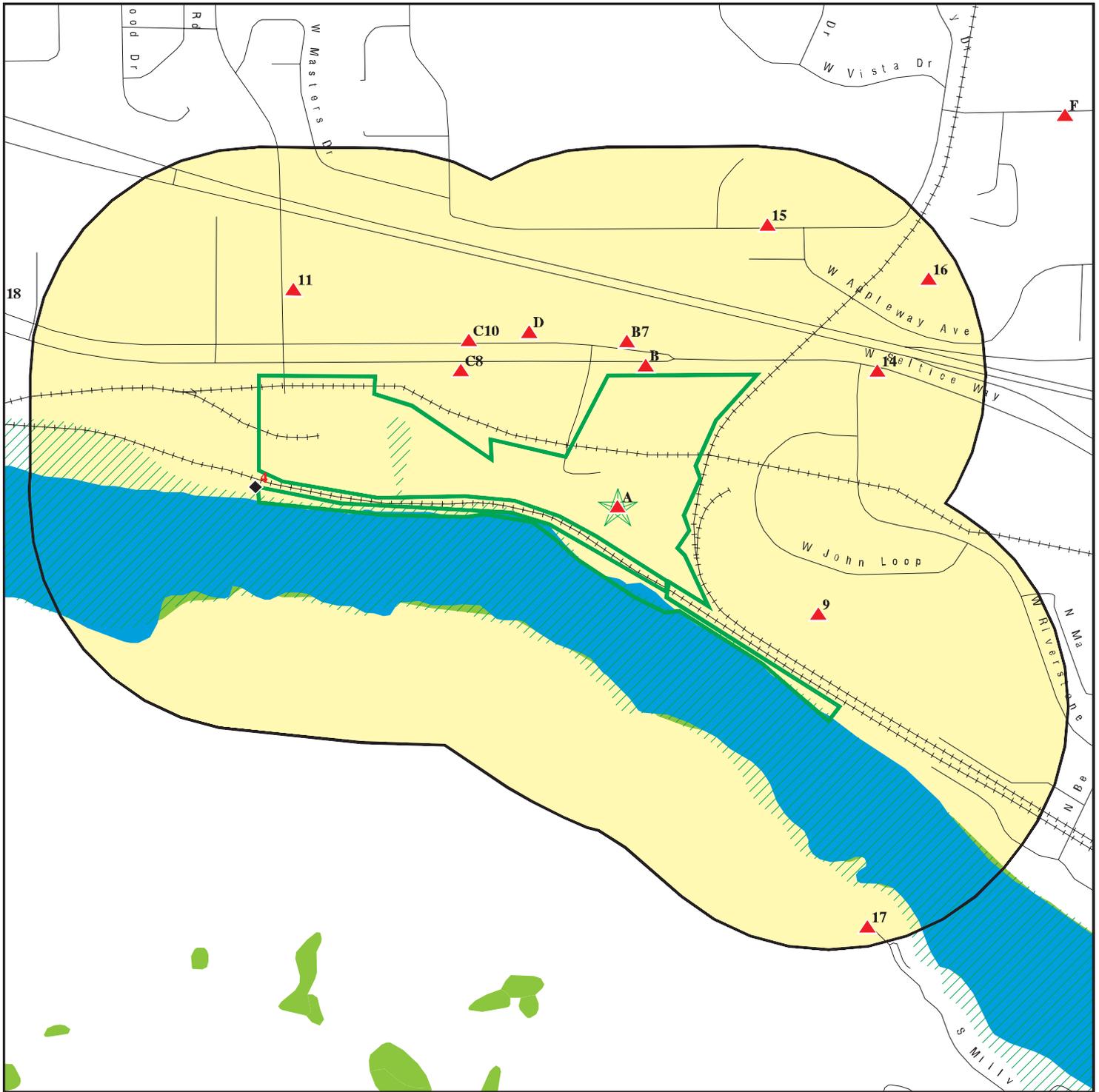


This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Former Atlas-Stimson Mill Property  
 ADDRESS: 3074 W. Seltice Way  
 Coeur D Alene ID 83814  
 LAT/LONG: 47.69825 / 116.820035

CLIENT: Tetra Tech, Inc.  
 CONTACT: Jon Welge  
 INQUIRY #: 5001261.2s  
 DATE: July 24, 2017 4:54 pm

# DETAIL MAP - 5001261.2S



-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  Sensitive Receptors
-  National Priority List Sites
-  Dept. Defense Sites

-  Indian Reservations BIA
-  100-year flood zone
-  500-year flood zone
-  National Wetland Inventory
-  State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Former Atlas-Stimson Mill Property  
 ADDRESS: 3074 W. Seltice Way  
 Coeur D Alene ID 83814  
 LAT/LONG: 47.69825 / 116.820035

CLIENT: Tetra Tech, Inc.  
 CONTACT: Jon Welge  
 INQUIRY #: 5001261.2s  
 DATE: July 24, 2017 4:55 pm

## MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<b>STANDARD ENVIRONMENTAL RECORDS</b>								
<b><i>Federal NPL site list</i></b>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	0.001		0	NR	NR	NR	NR	0
<b><i>Federal Delisted NPL site list</i></b>								
Delisted NPL	1.000		0	0	0	0	NR	0
<b><i>Federal CERCLIS list</i></b>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
<b><i>Federal CERCLIS NFRAP site list</i></b>								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
<b><i>Federal RCRA CORRACTS facilities list</i></b>								
CORRACTS	1.000		0	0	0	0	NR	0
<b><i>Federal RCRA non-CORRACTS TSD facilities list</i></b>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<b><i>Federal RCRA generators list</i></b>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
<b><i>Federal institutional controls / engineering controls registries</i></b>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
<b><i>Federal ERNS list</i></b>								
ERNS	0.001		0	NR	NR	NR	NR	0
<b><i>State- and tribal - equivalent CERCLIS</i></b>								
SHWS	N/A		N/A	N/A	N/A	N/A	N/A	N/A
<b><i>State and tribal landfill and/or solid waste disposal site lists</i></b>								
SWF/LF	0.500		0	0	0	NR	NR	0
<b><i>State and tribal leaking storage tank lists</i></b>								
LUST	0.500		0	2	0	NR	NR	2
LAST	0.500		0	0	0	NR	NR	0
INDIAN LUST	0.500		0	0	0	NR	NR	0
<b><i>State and tribal registered storage tank lists</i></b>								
FEMA UST	0.250		0	0	NR	NR	NR	0

## MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
UST	0.250		1	2	NR	NR	NR	3
INDIAN UST	0.250		0	0	NR	NR	NR	0
<b>State and tribal institutional control / engineering control registries</b>								
INST CONTROL	0.500		0	0	0	NR	NR	0
<b>State and tribal voluntary cleanup sites</b>								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
<b>State and tribal Brownfields sites</b>								
BROWNFIELDS	0.500		2	0	0	NR	NR	2
<b>ADDITIONAL ENVIRONMENTAL RECORDS</b>								
<b>Local Brownfield lists</b>								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
<b>Local Lists of Landfill / Solid Waste Disposal Sites</b>								
SWTIRE	0.500		0	0	0	NR	NR	0
HIST LF	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
<b>Local Lists of Hazardous waste / Contaminated Sites</b>								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
ALLSITES	0.500		6	4	6	NR	NR	16
CDL	0.001		0	NR	NR	NR	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
<b>Local Land Records</b>								
LIENS 2	0.001		0	NR	NR	NR	NR	0
<b>Records of Emergency Release Reports</b>								
HMIRS	0.001		0	NR	NR	NR	NR	0
SPILLS	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0
<b>Other Ascertainable Records</b>								
RCRA NonGen / NLR	0.250		1	0	NR	NR	NR	1
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0



## MAP FINDINGS SUMMARY

<u>Database</u>	<u>Search Distance (Miles)</u>	<u>Target Property</u>	<u>&lt; 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>&gt; 1</u>	<u>Total Plotted</u>
-----------------	--	----------------------------	-----------------	------------------	------------------	----------------	---------------	--------------------------

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

N/A = This State does not maintain a SHWS list. See the Federal CERCLIS list.

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

A1  
Target  
Property

STIMSON LUMBER CO ATLAS OPERATION  
3074 WEST SELTICE WAY  
COEUR D ALENE, ID 83814

FINDS 1006328463  
ECHO N/A

Site 1 of 3 in cluster A

Actual:  
2159 ft.

FINDS:

Registry ID: 110012700719

Environmental Interest/Information System

NCDB (National Compliance Data Base) supports implementation of the Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) and the Toxic Substances Control Act (TSCA). The system tracks inspections in regions and states with cooperative agreements, enforcement actions, and settlements.

US EPA TRIS (Toxics Release Inventory System) contains information from facilities on the amounts of over 300 listed toxic chemicals that these facilities release directly to air, water, land, or that are transported off-site.

STATE MASTER

TRIBAL MASTER

AIR MINOR

ICIS (Integrated Compliance Information System) is the Integrated Compliance Information System and provides a database that, when complete, will contain integrated Enforcement and Compliance information across most of EPA's programs. The vision for ICIS is to replace EPA's independent databases that contain Enforcement data with a single repository for that information. Currently, ICIS contains all Federal Administrative and Judicial enforcement actions. This information is maintained in ICIS by EPA in the Regional offices and it Headquarters. A future release of ICIS will replace the Permit Compliance System (PCS) which supports the NPDES and will integrate that information with Federal actions already in the system. ICIS also has the capability to track other activities occurring in the Region that support Compliance and Enforcement programs. These include; Incident Tracking, Compliance Assistance, and Compliance Monitoring.

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid: 1006328463  
Registry ID: 110012700719  
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110012700719>

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)  
EDR ID Number  
EPA ID Number

**A2** **STIMSON LUMBER COMPANY**  
**Target** **3074 WEST SELTICE WAY**  
**Property** **COEUR D'ALENE, ID**

**TIER 2** **S107789863**  
**N/A**

**Site 2 of 3 in cluster A**

**Actual:**  
**2159 ft.**

TIER 2:  
Report Year: 2006  
Facility ID: FATR20064YHPVG0021CE  
Facility Department: Atlas Operation  
Facility Country: USA  
All Chemicals Same as Last Yr: Not reported  
Date Signed: 2/19/2007  
Dike or Other Safeguard: Not reported  
Failed Validation: Not reported  
Date Modified: 6/26/2007  
Fees Total: Not reported  
Mailing Address: P.O. Box 7400  
Mailing City,St,Zip: Coeur d'Alene, ID 83816  
Mailing Country: USA  
Latitude: 47.4157  
Lat/Long Location Description: UN - Unknown  
Lat/Long Method: UN - Unknown  
Longitude: 116.4925  
Number of Employees: 46  
Site Coord Abbreviation: Not reported  
Site Map: Not reported  
State Fire District Required: Not reported  
State ID: Not reported  
State ID Required: Not reported  
State Label Code: ID2006  
Submitted By: Mike Telford  
Fire District: Not reported  
Mail District: Not reported  
Mail City: Not reported  
Mail State: Not reported  
Mail County: Not reported  
Mail Zip: Not reported  
Notes: Not reported  
Validation: Not reported

Report Year: 2005  
Facility ID: FATR200549HC9Z04GYXE  
Facility Department: Not reported  
Facility Country: USA  
All Chemicals Same as Last Yr: Not reported  
Date Signed: 2/24/2006  
Dike or Other Safeguard: Not reported  
Failed Validation: Not reported  
Date Modified: 8/22/2006  
Fees Total: Not reported  
Mailing Address: PO Box 7400  
Mailing City,St,Zip: Coeur d'Alene, ID 83816  
Mailing Country: USA  
Latitude: 47.4157  
Lat/Long Location Description: Not reported  
Lat/Long Method: Not reported  
Longitude: 116.4925

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**STIMSON LUMBER COMPANY (Continued)**

**S107789863**

Number of Employees:	Not reported
Site Coord Abbreviation:	Not reported
Site Map:	Not reported
State Fire District Required:	Not reported
State ID:	Not reported
State ID Required:	Not reported
State Label Code:	IL2005
Submitted By:	John Chopot, Environmental Manager
Fire District:	Not reported
Mail District:	Not reported
Mail City:	Not reported
Mail State:	Not reported
Mail County:	Not reported
Mail Zip:	Not reported
Notes:	Not reported
Validation:	Not reported
Report Year:	2004
Facility ID:	FATR20043U68690EVZEJ
Facility Department:	Not reported
Facility Country:	USA
All Chemicals Same as Last Yr:	Not reported
Date Signed:	2/21/2005
Dike or Other Safeguard:	Not reported
Failed Validation:	Not reported
Date Modified:	11/21/2005
Fees Total:	Not reported
Mailing Address:	PO Box 7400
Mailing City, St, Zip:	Coeur d'Alene, ID 83816-1943
Mailing Country:	USA
Latitude:	Not reported
Lat/Long Location Description:	Not reported
Lat/Long Method:	Not reported
Longitude:	Not reported
Number of Employees:	Not reported
Site Coord Abbreviation:	Not reported
Site Map:	Not reported
State Fire District Required:	Not reported
State ID:	Not reported
State ID Required:	Not reported
State Label Code:	ID2004
Submitted By:	John Chopot, Safety & Environmental Manager
Fire District:	Not reported
Mail District:	Not reported
Mail City:	Not reported
Mail State:	Not reported
Mail County:	Not reported
Mail Zip:	Not reported
Notes:	Not reported
Validation:	Not reported

MAP FINDINGS

Map ID			EDR ID Number
Direction			EPA ID Number
Distance			
Elevation	Site	Database(s)	

---

<b>A3</b>	<b>STIMSON LUMBER CO., ATLAS OPERATION</b>	<b>TIER 2</b>	<b>S109116365</b>
<b>Target</b>	<b>3074 WEST SELTICE WAY</b>		<b>N/A</b>
<b>Property</b>	<b>COEUR D'ALENE, ID</b>		

**Site 3 of 3 in cluster A**

<b>Actual:</b>	TIER 2:	
<b>2159 ft.</b>	Report Year:	2007
	Facility ID:	FATR20075JPHZZ00GT2G
	Facility Department:	Not reported
	Facility Country:	USA
	All Chemicals Same as Last Yr:	True
	Date Signed:	12/29/2007
	Dike or Other Safeguard:	Not reported
	Failed Validation:	Not reported
	Date Modified:	5/19/2008
	Fees Total:	Not reported
	Mailing Address:	P.O. Box 7400
	Mailing City,St,Zip:	Coeur D'Alene, ID 83816
	Mailing Country:	USA
	Latitude:	47.4157
	Lat/Long Location Description:	Not reported
	Lat/Long Method:	Not reported
	Longitude:	116.4925
	Number of Employees:	Not reported
	Site Coord Abbreviation:	Not reported
	Site Map:	Not reported
	State Fire District Required:	Not reported
	State ID:	Not reported
	State ID Required:	Not reported
	State Label Code:	ID2007
	Submitted By:	Mike Telford
	Fire District:	Not reported
	Mail District:	Not reported
	Mail City:	Not reported
	Mail State:	Not reported
	Mail County:	Not reported
	Mail Zip:	Not reported
	Notes:	Not reported
	Validation:	This facility passed all validation checks.

<b>4</b>	<b>RIVERSTONE HUETTER CONNECTOR</b>	<b>BROWNFIELDS</b>	<b>S117540653</b>
<b>West</b>		<b>ALLSITES</b>	<b>N/A</b>
<b>&lt; 1/8</b>	<b>COEUR DALENE, ID</b>		
<b>0.003 mi.</b>			
<b>15 ft.</b>			

<b>Relative:</b>	BROWNFIELDS:	
<b>Lower</b>	Facility ID:	2015BAZ9
	Program:	Brownfields
<b>Actual:</b>	Latitude:	47.698556
<b>2140 ft.</b>	Longitude:	-116.828522
	All programs for site:	Brownfields
	ALLSITES:	
	Facility Id:	2015BAZ9
	Site ID:	Not reported
	All Programs for site:	Brownfields

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

RIVERSTONE HUETTER CONNECTOR (Continued)

S117540653

Latitude/Longitude: 47.698556 / -116.828522

B5  
North  
< 1/8  
0.011 mi.  
59 ft.

COEUR D'ALENE HONDA AUTO BODY

2620 SELTICE WAY  
COEUR D'ALENE, ID 83814

RCRA NonGen / NLR  
FINDS  
ECHO

1004691755  
IDD980988380

Site 1 of 3 in cluster B

Relative:  
Higher

RCRA NonGen / NLR:

Date form received by agency: 10/21/2005

Facility name: COEUR D ALENE HONDA AUTO BODY

Facility address: 2620 SELTICE WAY  
COEUR D'ALENE, ID 83814

EPA ID: IDD980988380

Mailing address: SELTICE WAY  
COEUR D'ALENE, ID 83814

Contact: PAUL SOLAMITO

Contact address: SELTICE WAY  
COEUR D'ALENE, ID 83814

Contact country: US

Contact telephone: (208) 765-4679

Contact email: Not reported

EPA Region: 10

Classification: Non-Generator

Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: PAUL SOLAMITO

Owner/operator address: Not reported  
Not reported

Owner/operator country: Not reported

Owner/operator telephone: Not reported

Legal status: Private

Owner/Operator Type: Owner

Owner/Op start date: Not reported

Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No

Mixed waste (haz. and radioactive): No

Recycler of hazardous waste: No

Transporter of hazardous waste: No

Treater, storer or disposer of HW: No

Underground injection activity: No

On-site burner exemption: No

Furnace exemption: No

Used oil fuel burner: No

Used oil processor: No

User oil refiner: No

Used oil fuel marketer to burner: No

Used oil Specification marketer: No

Used oil transfer facility: No

Used oil transporter: No

Historical Generators:

Date form received by agency: 07/31/1989

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**COEUR D'ALENE HONDA AUTO BODY (Continued)**

**1004691755**

Site name: COEUR D ALENE HONDA AUTO BODY  
Classification: Not a generator, verified

Date form received by agency: 10/10/1986  
Site name: COEUR D ALENE HONDA AUTO BODY  
Classification: Conditionally Exempt Small Quantity Generator

Waste code: D001  
Waste name: IGNITABLE WASTE

Violation Status: No violations found

**FINDS:**

Registry ID: 110005785329

**Environmental Interest/Information System**

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

TRIBAL MASTER

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

**ECHO:**

Envid: 1004691755  
Registry ID: 110005785329  
DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110005785329>

**B6**  
North  
< 1/8  
0.011 mi.  
59 ft.

**CDA HONDA**  
**2620 SELTICE WAY**  
**COEUR D'ALENE, ID 83814**

**ALLSITES** **S106168747**  
**SPILLS** **N/A**

**Site 2 of 3 in cluster B**

**Relative:**  
**Higher**

ALLSITES:  
Facility Id: 2011BAZ1405  
Site ID: RCRA Hazardous Waste Site  
All Programs for site: RCRA Hazardous Waste Site  
Latitude/Longitude: 47.699965 / -116.8218

**Actual:**  
**2184 ft.**

**ID SPILL:**

Program: Not reported  
**Contaminant: Wastewater**  
Facility ID: Not reported  
Open Date: 7/1/2001  
Close Date: 11/28/2003

MAP FINDINGS

Map ID  
 Direction  
 Distance  
 Elevation

Site

Database(s)

EDR ID Number  
 EPA ID Number

**B7**            **STEVES TOYOTA REPAIR**  
**North**        **2623 SELTICE WAY**  
**< 1/8**         **COEUR D ALENE, ID 83814**  
**0.038 mi.**  
**199 ft.**        **Site 3 of 3 in cluster B**

**EDR Hist Auto**    **1021478522**  
**N/A**

**Relative:**  
**Higher**

EDR Hist Auto

**Actual:**  
**2186 ft.**

Year:	Name:	Type:
2003	STEVES TOYOTA REPAIR	General Automotive Repair Shops
2004	STEVES TOYOTA REPAIR	General Automotive Repair Shops
2005	STEVES TOYOTA REPAIR	General Automotive Repair Shops
2006	STEVES TOYOTA REPAIR	General Automotive Repair Shops
2007	STEVES TOYOTA REPAIR	General Automotive Repair Shops
2008	STEVES TOYOTA REPAIR	General Automotive Repair Shops

**C8**            **STIMSON LUMBER ATLAS MILL**  
**NW**            **2722 W SELTICE WAY**  
**< 1/8**         **COEUR D ALENE, ID**  
**0.062 mi.**  
**329 ft.**        **Site 1 of 2 in cluster C**

**ALLSITES**    **S113716109**  
**N/A**

**Relative:**  
**Higher**

<b>ALLSITES:</b>		
Facility Id:	2013BAZ144	
Site ID:	General Remediation	
All Programs for site:	General Remediation	
Latitude/Longitude:	47.700214 / -116.822153	

**Actual:**  
**2196 ft.**

**9**             **RIVERSTONE FORMER CENTRAL PRE\_MIX**  
**ESE**         **2200 W JOHN LOOP**  
**< 1/8**         **COEUR D ALENE, ID**  
**0.073 mi.**  
**388 ft.**

**BROWNFIELDS**    **S117540651**  
**ALLSITES**        **N/A**

**Relative:**  
**Higher**

<b>BROWNFIELDS:</b>		
Facility ID:	2014BAZ86	
Program:	Brownfields	
Latitude:	47.6964	
Longitude:	-116.815692	
All programs for site:	Brownfields	

**Actual:**  
**2166 ft.**

<b>ALLSITES:</b>		
Facility Id:	2014BAZ86	
Site ID:	Not reported	
All Programs for site:	Brownfields	
Latitude/Longitude:	47.6964 / -116.815692	

MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Site

Database(s)

EDR ID Number  
EPA ID Number

**C10**  
**NW**  
**< 1/8**  
**0.095 mi.**  
**499 ft.**

**COEUR D ALENE HONDA**  
**2785 W SELTICE WAY**  
**COEUR D ALENE, ID**  
  
**Site 2 of 2 in cluster C**

**ALLSITES**    **S118839498**  
**N/A**

**Relative:**  
**Higher**

ALLSITES:  
Facility Id:                    2011BAZ1397  
Site ID:                        RCRA Hazardous Waste Site  
All Programs for site:        RCRA Hazardous Waste Site  
Latitude/Longitude:         47.701184 / -116.823464

**Actual:**  
**2203 ft.**

**11**  
**NW**  
**< 1/8**  
**0.095 mi.**  
**501 ft.**

**RAYS TRUCK AND AUTO SALES**  
**3340 N ATLAS RD**  
**COEUR D ALENE, ID 83814**

**EDR Hist Auto**    **1020297536**  
**N/A**

**Relative:**  
**Higher**

EDR Hist Auto

**Actual:**  
**2179 ft.**

Year:	Name:	Type:
1987	RAYS TRUCK AND AUTO SALES	Recreational Vehicle Dealers
1988	RAYS TRUCK AND AUTO SALES	Recreational Vehicle Dealers
1989	RAYS TRUCK AND AUTO SALES	Recreational Vehicle Dealers, NEC
1990	RAYS TRUCK AND AUTO SALES	Recreational Vehicle Dealers, NEC
1991	RAYS TRUCK AND AUTO SALES	Recreational Vehicle Dealers, NEC
1992	RAYS TRUCK AND AUTO SALES	Recreational Vehicle Dealers, NEC
1993	RAYS TRUCK AND AUTO SALES	Recreational Vehicle Dealers, NEC
1994	RAYS TRUCK AND AUTO SALES	Recreational Vehicle Dealers, NEC
1995	RAYS TRUCK AND AUTO SALES	Recreational Vehicle Dealers, NEC
1996	RAYS TRUCK AND AUTO SALES	Recreational Vehicle Dealers, NEC
1997	RAYS TRUCK AND AUTO SALES	Recreational Vehicle Dealers, NEC

**D12**  
**NNW**  
**< 1/8**  
**0.098 mi.**  
**520 ft.**

**COEUR D'ALENE HONDA**  
**2745 SELTICE WY**  
**COEUR D ALENE, ID 83814**  
  
**Site 1 of 2 in cluster D**

**UST**    **U003723935**  
**Financial Assurance**    **N/A**

**Relative:**  
**Higher**

UST:  
Facility ID:                    1-280082  
Total Tanks:                    2  
**Tank Status:                  Closed**

**Actual:**  
**2200 ft.**

ID Financial Assurance 2:  
Financial Assurance2:  
Region:                            2  
Facility Id:                        1-280082  
Insurance Type:                   Self-Insured  
Facility Latitude:                47.70154  
Facility Longitude:               -116.82168  
Facility Phone:                   Not reported  
Facility Type:                     Auto Dealership  
Facility Status:                   Closure  
SR NO:                                1060  
Date Certified:                    10/02/1991  
Financial Responsibility Expiration Date: 10/02/1991

MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Site

Database(s)

EDR ID Number  
EPA ID Number

**D13**  
**NNW**  
**< 1/8**  
**0.098 mi.**  
**520 ft.**

**COEUR D ALENE HONDA POWERSPORTS**  
**2745 SELTICE WY**  
**COEUR D ALENE, ID**

**ALLSITES** **S108274073**  
**N/A**

**Site 2 of 2 in cluster D**

**Relative:**  
**Higher**

**ALLSITES:**  
Facility Id: 2011BAZ1404  
Site ID: Multiple Programs  
All Programs for site: General Remediation, Underground Storage Tanks  
Latitude/Longitude: 47.70154 / -116.82168

**Actual:**  
**2200 ft.**

**14**  
**ENE**  
**1/8-1/4**  
**0.131 mi.**  
**694 ft.**

**CENTRAL PRE-MIX CONCRETE**  
**2500 W SELTICE**  
**COEUR D ALENE, ID 83814**

**LUST** **1001643875**  
**UST** **N/A**  
**ALLSITES**  
**SPILLS**

**Relative:**  
**Higher**

**LUST:**  
Facility Id: 1-280032  
**Status: Site Cleanup Completed**  
Release Date: 06/09/1992  
**Cleanup Date: 06/27/1994**  
**Cleanup Method: Not reported**  
**Event ID: 780**

**Actual:**  
**2184 ft.**

**UST:**  
Facility ID: 1-280032  
Total Tanks: 3  
**Tank Status: Closed**

**ALLSITES:**  
Facility Id: 2011BAZ1129  
Site ID: Leaking Underground Storage Tanks  
All Programs for site: Leaking Underground Storage Tanks, Underground Storage Tanks  
Latitude/Longitude: 47.70015 / -116.81373

**ID SPILL:**  
Program: Not reported  
**Contaminant: Petroleum**  
Facility ID: Not reported  
Open Date: 6/9/1992  
Close Date: 6/27/1994

**15**  
**NNE**  
**1/8-1/4**  
**0.165 mi.**  
**869 ft.**

**COEUR D'ALENE GOLF CLUB INC**  
**2201 S FAIRWAY DR**  
**COEUR D ALENE, ID 83814**

**LUST** **U003724066**  
**UST** **N/A**  
**ALLSITES**  
**SPILLS**

**Relative:**  
**Higher**

**LUST:**  
Facility Id: 1-280636  
**Status: Site Cleanup Completed**  
Release Date: 12/03/1992  
**Cleanup Date: 06/27/1994**  
**Cleanup Method: Not reported**  
**Event ID: 669**

**Actual:**  
**2181 ft.**

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**COEUR D'ALENE GOLF CLUB INC (Continued)**

**U003724066**

UST:

Facility ID: 1-280636  
 Total Tanks: 2  
**Tank Status: Closed**

ALLSITES:

Facility Id: 2011BAZ1402  
 Site ID: Leaking Underground Storage Tanks  
 All Programs for site: Leaking Underground Storage Tanks, Underground Storage Tanks  
 Latitude/Longitude: 47.70357 / -116.81718

ID SPILL:

Program: Not reported  
**Contaminant: Petroleum**  
 Facility ID: Not reported  
 Open Date: 12/3/1992  
 Close Date: 6/27/1994

**16**  
**NE**  
**1/8-1/4**  
**0.215 mi.**  
**1135 ft.**

**FAIRWOOD APARTMENT HOMES**  
**1905 W APPLEWAY AVE**  
**COEUR D ALENE, ID**

**ALLSITES S113712925**  
**N/A**

**Relative:**  
**Higher**

ALLSITES:

Facility Id: 2011BAZ2096  
 Site ID: RCRA Hazardous Waste Site  
 All Programs for site: RCRA Hazardous Waste Site  
 Latitude/Longitude: 47.701935 / -116.812981

**Actual:**  
**2181 ft.**

**17**  
**SSE**  
**1/8-1/4**  
**0.228 mi.**  
**1206 ft.**

**KOOTENAI CNTY 1**  
**501 N GOVT WAY**  
**COEUR D ALENE, ID**

**ALLSITES S113713683**  
**N/A**

**Relative:**  
**Higher**

ALLSITES:

Facility Id: 2011BAZ3817  
 Site ID: Underground Storage Tanks  
 All Programs for site: Underground Storage Tanks  
 Latitude/Longitude: 47.67648 / -116.7869

**Actual:**  
**2168 ft.**

**18**  
**WNW**  
**1/4-1/2**  
**0.292 mi.**  
**1542 ft.**

**Y-J FOODS INC**  
**3585 W SELTICE WY**  
**COEUR D ALENE, ID**

**ALLSITES S113715503**  
**N/A**

**Relative:**  
**Higher**

ALLSITES:

Facility Id: 2011BAZ7535  
 Site ID: Underground Storage Tanks  
 All Programs for site: Underground Storage Tanks  
 Latitude/Longitude: 47.70132 / -116.83388

**Actual:**  
**2162 ft.**

MAP FINDINGS

Map ID			EDR ID Number
Direction			EPA ID Number
Distance			
Elevation	Site	Database(s)	

<b>E19</b> <b>ENE</b> <b>1/4-1/2</b> <b>0.411 mi.</b> <b>2172 ft.</b>	<b>GOODIES TEXACO</b> <b>1650 W APPLEWAY</b> <b>COEUR D ALENE, ID 83814</b>  <b>Site 1 of 2 in cluster E</b>	<b>UST</b> <b>ALLSITES</b> <b>Financial Assurance</b>	<b>U003732912</b> <b>N/A</b>
---	--	---	---------------------------------

**Relative:** UST:  
**Higher** Facility ID: 1-280719  
Total Tanks: 3  
**Actual:** **Tank Status: Active**  
**2204 ft.**

ALLSITES:  
Facility Id: 2011BAZ2519  
Site ID: Underground Storage Tanks  
All Programs for site: Underground Storage Tanks  
Latitude/Longitude: 47.70156 / -116.80835

ID Financial Assurance 2:

Financial Assurance2:  
Region: 2  
Facility Id: 1-280719  
Insurance Type: State Fund  
Facility Latitude: 47.70156  
Facility Longitude: -116.80835  
Facility Phone: Not reported  
Facility Type: Gas Station  
Facility Status: Active  
SR NO: 1850  
Date Certified: 06/02/2000  
Financial Responsibility Expiration Date: 07/01/2012

Region: 2  
Facility Id: 1-280719  
Insurance Type: Insurance  
Facility Latitude: 47.70156  
Facility Longitude: -116.80835  
Facility Phone: Not reported  
Facility Type: Gas Station  
Facility Status: Active  
SR NO: 1850  
Date Certified: 06/02/2000  
Financial Responsibility Expiration Date: 06/07/2015

<b>E20</b> <b>ENE</b> <b>1/4-1/2</b> <b>0.416 mi.</b> <b>2194 ft.</b>	<b>GOODIES COUNTRY QUICK STOP</b> <b>1675 W APPLEWAY</b> <b>COEUR D ALENE, ID 83814</b>  <b>Site 2 of 2 in cluster E</b>	<b>UST</b> <b>ALLSITES</b> <b>Financial Assurance</b>	<b>U003723966</b> <b>N/A</b>
---	--	---	---------------------------------

**Relative:** UST:  
**Higher** Facility ID: 1-280121  
Total Tanks: 3  
**Actual:** **Tank Status: Closed**  
**2203 ft.**

ALLSITES:  
Facility Id: 2011BAZ2518  
Site ID: Underground Storage Tanks  
All Programs for site: Underground Storage Tanks

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
 EPA ID Number

**GOODIES COUNTRY QUICK STOP (Continued)**

**U003723966**

Latitude/Longitude: 47.70134 / -116.80906

ID Financial Assurance 2:

Financial Assurance2:

Region: 2  
 Facility Id: 1-280121  
 Insurance Type: State Fund  
 Facility Latitude: 47.70134  
 Facility Longitude: -116.80906  
 Facility Phone: Not reported  
 Facility Type: Gas Station  
 Facility Status: Closure  
 SR NO: 1849  
 Date Certified: 06/02/2000  
 Financial Responsibility Expiration Date: 06/02/2000

**F21**  
**NE**  
**1/4-1/2**  
**0.436 mi.**  
**2304 ft.**

**KOOTENAI CNTY FIRE PD NO 1**  
**1712 GOLF COURSE RD**  
**COEUR D ALENE, ID**

**ALLSITES S108275014**  
**N/A**

**Site 1 of 2 in cluster F**

**Relative:**  
**Higher**

ALLSITES:  
 Facility Id: 2011BAZ3819  
 Site ID: Underground Storage Tanks  
 All Programs for site: Underground Storage Tanks  
 Latitude/Longitude: 47.70412 / -116.80921

**Actual:**  
**2186 ft.**

**F22**  
**NE**  
**1/4-1/2**  
**0.440 mi.**  
**2325 ft.**

**UNITED PARCEL SERVICE COEUR D ALENE**  
**1704 GOLF COURSE RD**  
**COEUR D ALENE, ID**

**ALLSITES S108276209**  
**N/A**

**Site 2 of 2 in cluster F**

**Relative:**  
**Higher**

ALLSITES:  
 Facility Id: 2011BAZ6698  
 Site ID: Multiple Programs  
 All Programs for site: RCRA Hazardous Waste Site, Underground Storage Tanks  
 Latitude/Longitude: 47.70408 / -116.80866

**Actual:**  
**2186 ft.**

**23**  
**ESE**  
**1/4-1/2**  
**0.481 mi.**  
**2541 ft.**

**HUCKLEBERRY WHOLESALERS RIVERSTONE PROPERTY**  
**NW BLVD**  
**COEUR D ALENE, ID**

**ALLSITES S113716095**  
**N/A**

**Relative:**  
**Higher**

ALLSITES:  
 Facility Id: 2013BAZ127  
 Site ID: General Remediation  
 All Programs for site: General Remediation  
 Latitude/Longitude: 47.694253 / -116.804589

**Actual:**  
**2177 ft.**

Count: 0 records.

ORPHAN SUMMARY

<u>City</u>	<u>EDR ID</u>	<u>Site Name</u>	<u>Site Address</u>	<u>Zip</u>	<u>Database(s)</u>
NO SITES FOUND					

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

**Number of Days to Update:** Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

## STANDARD ENVIRONMENTAL RECORDS

### ***Federal NPL site list***

#### **NPL: National Priority List**

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 04/05/2017	Source: EPA
Date Data Arrived at EDR: 04/21/2017	Telephone: N/A
Date Made Active in Reports: 05/12/2017	Last EDR Contact: 07/07/2017
Number of Days to Update: 21	Next Scheduled EDR Contact: 10/16/2017
	Data Release Frequency: Quarterly

#### **NPL Site Boundaries**

##### **Sources:**

EPA's Environmental Photographic Interpretation Center (EPIC)  
Telephone: 202-564-7333

EPA Region 1  
Telephone 617-918-1143

EPA Region 6  
Telephone: 214-655-6659

EPA Region 3  
Telephone 215-814-5418

EPA Region 7  
Telephone: 913-551-7247

EPA Region 4  
Telephone 404-562-8033

EPA Region 8  
Telephone: 303-312-6774

EPA Region 5  
Telephone 312-886-6686

EPA Region 9  
Telephone: 415-947-4246

EPA Region 10  
Telephone 206-553-8665

#### **Proposed NPL: Proposed National Priority List Sites**

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 04/05/2017	Source: EPA
Date Data Arrived at EDR: 04/21/2017	Telephone: N/A
Date Made Active in Reports: 05/12/2017	Last EDR Contact: 07/07/2017
Number of Days to Update: 21	Next Scheduled EDR Contact: 10/16/2017
	Data Release Frequency: Quarterly

#### **NPL LIENS: Federal Superfund Liens**

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991	Source: EPA
Date Data Arrived at EDR: 02/02/1994	Telephone: 202-564-4267
Date Made Active in Reports: 03/30/1994	Last EDR Contact: 08/15/2011
Number of Days to Update: 56	Next Scheduled EDR Contact: 11/28/2011
	Data Release Frequency: No Update Planned

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## ***Federal Delisted NPL site list***

### Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 04/05/2017	Source: EPA
Date Data Arrived at EDR: 04/21/2017	Telephone: N/A
Date Made Active in Reports: 05/12/2017	Last EDR Contact: 07/07/2017
Number of Days to Update: 21	Next Scheduled EDR Contact: 10/16/2017
	Data Release Frequency: Quarterly

## ***Federal CERCLIS list***

### FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 11/07/2016	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/05/2017	Telephone: 703-603-8704
Date Made Active in Reports: 04/07/2017	Last EDR Contact: 07/07/2017
Number of Days to Update: 92	Next Scheduled EDR Contact: 10/16/2017
	Data Release Frequency: Varies

### SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 02/07/2017	Source: EPA
Date Data Arrived at EDR: 04/19/2017	Telephone: 800-424-9346
Date Made Active in Reports: 05/05/2017	Last EDR Contact: 06/08/2017
Number of Days to Update: 16	Next Scheduled EDR Contact: 07/31/2017
	Data Release Frequency: Quarterly

## ***Federal CERCLIS NFRAP site list***

### SEMS-ARCHIVE: Superfund Enterprise Management System Archive

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 02/07/2017	Source: EPA
Date Data Arrived at EDR: 04/19/2017	Telephone: 800-424-9346
Date Made Active in Reports: 05/05/2017	Last EDR Contact: 06/08/2017
Number of Days to Update: 16	Next Scheduled EDR Contact: 07/31/2017
	Data Release Frequency: Quarterly

## ***Federal RCRA CORRACTS facilities list***

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 12/12/2016	Source: EPA
Date Data Arrived at EDR: 12/28/2016	Telephone: 800-424-9346
Date Made Active in Reports: 02/10/2017	Last EDR Contact: 06/29/2017
Number of Days to Update: 44	Next Scheduled EDR Contact: 10/09/2017
	Data Release Frequency: Quarterly

## ***Federal RCRA non-CORRACTS TSD facilities list***

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 12/12/2016	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/28/2016	Telephone: (206) 553-1200
Date Made Active in Reports: 02/10/2017	Last EDR Contact: 06/29/2017
Number of Days to Update: 44	Next Scheduled EDR Contact: 10/09/2017
	Data Release Frequency: Quarterly

## ***Federal RCRA generators list***

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 12/12/2016	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/28/2016	Telephone: (206) 553-1200
Date Made Active in Reports: 02/10/2017	Last EDR Contact: 06/29/2017
Number of Days to Update: 44	Next Scheduled EDR Contact: 10/09/2017
	Data Release Frequency: Quarterly

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 12/12/2016	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/28/2016	Telephone: (206) 553-1200
Date Made Active in Reports: 02/10/2017	Last EDR Contact: 06/29/2017
Number of Days to Update: 44	Next Scheduled EDR Contact: 10/09/2017
	Data Release Frequency: Quarterly

## RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 12/12/2016	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/28/2016	Telephone: (206) 553-1200
Date Made Active in Reports: 02/10/2017	Last EDR Contact: 06/29/2017
Number of Days to Update: 44	Next Scheduled EDR Contact: 10/09/2017
	Data Release Frequency: Varies

## ***Federal institutional controls / engineering controls registries***

### LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 12/28/2016	Source: Department of the Navy
Date Data Arrived at EDR: 01/04/2017	Telephone: 843-820-7326
Date Made Active in Reports: 04/07/2017	Last EDR Contact: 05/15/2017
Number of Days to Update: 93	Next Scheduled EDR Contact: 08/28/2017
	Data Release Frequency: Varies

### US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 02/13/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/28/2017	Telephone: 703-603-0695
Date Made Active in Reports: 06/09/2017	Last EDR Contact: 05/31/2017
Number of Days to Update: 101	Next Scheduled EDR Contact: 09/11/2017
	Data Release Frequency: Varies

### US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 02/13/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/28/2017	Telephone: 703-603-0695
Date Made Active in Reports: 06/09/2017	Last EDR Contact: 05/31/2017
Number of Days to Update: 101	Next Scheduled EDR Contact: 09/11/2017
	Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## ***Federal ERNS list***

### **ERNS: Emergency Response Notification System**

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 09/26/2016  
Date Data Arrived at EDR: 09/29/2016  
Date Made Active in Reports: 11/11/2016  
Number of Days to Update: 43

Source: National Response Center, United States Coast Guard  
Telephone: 202-267-2180  
Last EDR Contact: 06/28/2017  
Next Scheduled EDR Contact: 10/09/2017  
Data Release Frequency: Annually

## ***State- and tribal - equivalent CERCLIS***

SHWS: This state does not maintain a SHWS list. See the Federal CERCLIS list and Federal NPL list.

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: N/A  
Date Data Arrived at EDR: N/A  
Date Made Active in Reports: N/A  
Number of Days to Update: N/A

Source: Department of Environmental Quality  
Telephone: 208-373-0502  
Last EDR Contact: 06/05/2017  
Next Scheduled EDR Contact: 09/18/2017  
Data Release Frequency: N/A

## ***State and tribal landfill and/or solid waste disposal site lists***

### **SWF/LF: Solid Waste Landfills**

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 03/06/2017  
Date Data Arrived at EDR: 03/07/2017  
Date Made Active in Reports: 04/18/2017  
Number of Days to Update: 42

Source: Department of Environmental Quality  
Telephone: 208-334-5860  
Last EDR Contact: 06/07/2017  
Next Scheduled EDR Contact: 09/18/2017  
Data Release Frequency: Annually

## ***State and tribal leaking storage tank lists***

### **LAST: Leaking Aboveground Storage Tanks**

A listing of leaking aboveground storage tank locations.

Date of Government Version: 06/20/2011  
Date Data Arrived at EDR: 06/22/2011  
Date Made Active in Reports: 06/30/2011  
Number of Days to Update: 8

Source: Department of Environmental Quality  
Telephone: 208-373-0347  
Last EDR Contact: 06/05/2017  
Next Scheduled EDR Contact: 09/18/2017  
Data Release Frequency: Quarterly

### **LUST: Leaking Underground Storage Tank Sites**

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 04/03/2017  
Date Data Arrived at EDR: 04/05/2017  
Date Made Active in Reports: 04/18/2017  
Number of Days to Update: 13

Source: Department of Environmental Quality  
Telephone: 208-373-0130  
Last EDR Contact: 07/07/2017  
Next Scheduled EDR Contact: 10/16/2017  
Data Release Frequency: Quarterly

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land

Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 11/14/2016	Source: EPA, Region 5
Date Data Arrived at EDR: 01/26/2017	Telephone: 312-886-7439
Date Made Active in Reports: 05/05/2017	Last EDR Contact: 04/28/2017
Number of Days to Update: 99	Next Scheduled EDR Contact: 08/07/2017
	Data Release Frequency: Varies

## INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land

A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 11/14/2016	Source: EPA Region 1
Date Data Arrived at EDR: 01/26/2017	Telephone: 617-918-1313
Date Made Active in Reports: 05/05/2017	Last EDR Contact: 04/28/2017
Number of Days to Update: 99	Next Scheduled EDR Contact: 08/07/2017
	Data Release Frequency: Varies

## INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 10/07/2016	Source: EPA Region 10
Date Data Arrived at EDR: 01/26/2017	Telephone: 206-553-2857
Date Made Active in Reports: 05/05/2017	Last EDR Contact: 04/28/2017
Number of Days to Update: 99	Next Scheduled EDR Contact: 08/07/2017
	Data Release Frequency: Quarterly

## INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 10/06/2016	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/26/2017	Telephone: 415-972-3372
Date Made Active in Reports: 05/05/2017	Last EDR Contact: 04/28/2017
Number of Days to Update: 99	Next Scheduled EDR Contact: 08/07/2017
	Data Release Frequency: Quarterly

## INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 10/17/2016	Source: EPA Region 8
Date Data Arrived at EDR: 01/26/2017	Telephone: 303-312-6271
Date Made Active in Reports: 05/05/2017	Last EDR Contact: 04/28/2017
Number of Days to Update: 99	Next Scheduled EDR Contact: 08/07/2017
	Data Release Frequency: Quarterly

## INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 09/01/2016	Source: EPA Region 7
Date Data Arrived at EDR: 01/26/2017	Telephone: 913-551-7003
Date Made Active in Reports: 05/05/2017	Last EDR Contact: 04/28/2017
Number of Days to Update: 99	Next Scheduled EDR Contact: 08/07/2017
	Data Release Frequency: Varies

## INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 10/01/2016	Source: EPA Region 6
Date Data Arrived at EDR: 01/26/2017	Telephone: 214-665-6597
Date Made Active in Reports: 05/05/2017	Last EDR Contact: 04/28/2017
Number of Days to Update: 99	Next Scheduled EDR Contact: 08/07/2017
	Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land  
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 10/14/2016	Source: EPA Region 4
Date Data Arrived at EDR: 01/27/2017	Telephone: 404-562-8677
Date Made Active in Reports: 05/05/2017	Last EDR Contact: 04/28/2017
Number of Days to Update: 98	Next Scheduled EDR Contact: 08/07/2017
	Data Release Frequency: Semi-Annually

## **State and tribal registered storage tank lists**

FEMA UST: Underground Storage Tank Listing  
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/01/2010	Source: FEMA
Date Data Arrived at EDR: 02/16/2010	Telephone: 202-646-5797
Date Made Active in Reports: 04/12/2010	Last EDR Contact: 07/14/2017
Number of Days to Update: 55	Next Scheduled EDR Contact: 10/23/2017
	Data Release Frequency: Varies

UST: Registered Underground Storage Tanks in Idaho  
Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 04/03/2017	Source: Department of Environmental Quality
Date Data Arrived at EDR: 04/05/2017	Telephone: 208-373-0130
Date Made Active in Reports: 04/12/2017	Last EDR Contact: 07/07/2017
Number of Days to Update: 7	Next Scheduled EDR Contact: 10/16/2017
	Data Release Frequency: Quarterly

INDIAN UST R8: Underground Storage Tanks on Indian Land  
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 10/17/2016	Source: EPA Region 8
Date Data Arrived at EDR: 01/26/2017	Telephone: 303-312-6137
Date Made Active in Reports: 05/05/2017	Last EDR Contact: 04/28/2017
Number of Days to Update: 99	Next Scheduled EDR Contact: 08/07/2017
	Data Release Frequency: Quarterly

INDIAN UST R5: Underground Storage Tanks on Indian Land  
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 01/14/2017	Source: EPA Region 5
Date Data Arrived at EDR: 01/26/2017	Telephone: 312-886-6136
Date Made Active in Reports: 05/05/2017	Last EDR Contact: 04/28/2017
Number of Days to Update: 99	Next Scheduled EDR Contact: 08/07/2017
	Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land  
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 10/01/2016	Source: EPA Region 6
Date Data Arrived at EDR: 01/26/2017	Telephone: 214-665-7591
Date Made Active in Reports: 05/05/2017	Last EDR Contact: 04/28/2017
Number of Days to Update: 99	Next Scheduled EDR Contact: 08/07/2017
	Data Release Frequency: Semi-Annually

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 10/07/2016	Source: EPA Region 10
Date Data Arrived at EDR: 01/26/2017	Telephone: 206-553-2857
Date Made Active in Reports: 05/05/2017	Last EDR Contact: 04/28/2017
Number of Days to Update: 99	Next Scheduled EDR Contact: 08/07/2017
	Data Release Frequency: Quarterly

## INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 10/14/2016	Source: EPA Region 4
Date Data Arrived at EDR: 01/27/2017	Telephone: 404-562-9424
Date Made Active in Reports: 05/05/2017	Last EDR Contact: 04/28/2017
Number of Days to Update: 98	Next Scheduled EDR Contact: 08/07/2017
	Data Release Frequency: Semi-Annually

## INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 10/06/2016	Source: EPA Region 9
Date Data Arrived at EDR: 01/26/2017	Telephone: 415-972-3368
Date Made Active in Reports: 05/05/2017	Last EDR Contact: 04/28/2017
Number of Days to Update: 99	Next Scheduled EDR Contact: 08/07/2017
	Data Release Frequency: Quarterly

## INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 11/14/2016	Source: EPA, Region 1
Date Data Arrived at EDR: 01/26/2017	Telephone: 617-918-1313
Date Made Active in Reports: 05/05/2017	Last EDR Contact: 04/28/2017
Number of Days to Update: 99	Next Scheduled EDR Contact: 08/07/2017
	Data Release Frequency: Varies

## INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 09/01/2016	Source: EPA Region 7
Date Data Arrived at EDR: 01/26/2017	Telephone: 913-551-7003
Date Made Active in Reports: 05/05/2017	Last EDR Contact: 04/28/2017
Number of Days to Update: 99	Next Scheduled EDR Contact: 08/07/2017
	Data Release Frequency: Varies

## ***State and tribal institutional control / engineering control registries***

### INST CONTROL: Sites with Institutional Controls Restricting Use

Sites included in the Remediation Sites database that have institutional controls restricting use.

Date of Government Version: 03/06/2017	Source: Department of Environmental Quality
Date Data Arrived at EDR: 03/07/2017	Telephone: 208-373-0347
Date Made Active in Reports: 04/18/2017	Last EDR Contact: 06/07/2017
Number of Days to Update: 42	Next Scheduled EDR Contact: 09/18/2017
	Data Release Frequency: Quarterly

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## ***State and tribal voluntary cleanup sites***

### INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015	Source: EPA, Region 1
Date Data Arrived at EDR: 09/29/2015	Telephone: 617-918-1102
Date Made Active in Reports: 02/18/2016	Last EDR Contact: 06/27/2017
Number of Days to Update: 142	Next Scheduled EDR Contact: 10/09/2017
	Data Release Frequency: Varies

### VCP: Voluntary Cleanup Program Sites

The Idaho Legislature created the Idaho Land Remediation Act, DEQ's Voluntary Cleanup Program, to encourage innovation and cooperation between the state, local communities and private parties working to revitalize properties with hazardous substance or petroleum contamination.

Date of Government Version: 03/06/2017	Source: Department of Environmental Quality
Date Data Arrived at EDR: 03/07/2017	Telephone: 208-373-0495
Date Made Active in Reports: 04/12/2017	Last EDR Contact: 06/07/2017
Number of Days to Update: 36	Next Scheduled EDR Contact: 09/18/2017
	Data Release Frequency: Varies

### INDIAN VCP R7: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008	Source: EPA, Region 7
Date Data Arrived at EDR: 04/22/2008	Telephone: 913-551-7365
Date Made Active in Reports: 05/19/2008	Last EDR Contact: 04/20/2009
Number of Days to Update: 27	Next Scheduled EDR Contact: 07/20/2009
	Data Release Frequency: Varies

## ***State and tribal Brownfields sites***

### BROWNFIELDS: Brownfields Inventory

Brownfields are abandoned or underutilized properties where the reuse is complicated by actual or perceived environmental contamination. With the help of Idaho Counties, Cities, Economic Development Districts, Urban Renewal Entities, developers and brokers, DEQ is developing a comprehensive, statewide inventory of Brownfields.

Date of Government Version: 03/06/2017	Source: Department of Environmental Quality
Date Data Arrived at EDR: 03/07/2017	Telephone: 208-373-0495
Date Made Active in Reports: 04/12/2017	Last EDR Contact: 06/07/2017
Number of Days to Update: 36	Next Scheduled EDR Contact: 09/18/2017
	Data Release Frequency: Quarterly

## **ADDITIONAL ENVIRONMENTAL RECORDS**

### ***Local Brownfield lists***

### US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 03/02/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/02/2017	Telephone: 202-566-2777
Date Made Active in Reports: 04/07/2017	Last EDR Contact: 06/20/2017
Number of Days to Update: 36	Next Scheduled EDR Contact: 10/02/2017
	Data Release Frequency: Semi-Annually

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## **Local Lists of Landfill / Solid Waste Disposal Sites**

### **HISTORICAL LANDFILL: Idaho Historical Landfills**

A listing of older landfills. The listing has not been updated since July 1997.

Date of Government Version: 07/10/1997	Source: Department of Environmental Quality
Date Data Arrived at EDR: 02/21/2002	Telephone: 208-373-0502
Date Made Active in Reports: 03/27/2002	Last EDR Contact: 02/02/2009
Number of Days to Update: 34	Next Scheduled EDR Contact: 05/04/2009
	Data Release Frequency: No Update Planned

### **SWTIRE: Waste Tire Collection Sites**

A listing of registered waste tire collection sites.

Date of Government Version: 03/15/2002	Source: Department of Environmental Quality
Date Data Arrived at EDR: 09/16/2004	Telephone: 208-373-0416
Date Made Active in Reports: 11/02/2004	Last EDR Contact: 05/15/2017
Number of Days to Update: 47	Next Scheduled EDR Contact: 08/28/2017
	Data Release Frequency: No Update Planned

### **INDIAN ODI: Report on the Status of Open Dumps on Indian Lands**

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/03/2007	Telephone: 703-308-8245
Date Made Active in Reports: 01/24/2008	Last EDR Contact: 05/01/2017
Number of Days to Update: 52	Next Scheduled EDR Contact: 08/14/2017
	Data Release Frequency: Varies

### **DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations**

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009	Source: EPA, Region 9
Date Data Arrived at EDR: 05/07/2009	Telephone: 415-947-4219
Date Made Active in Reports: 09/21/2009	Last EDR Contact: 04/24/2017
Number of Days to Update: 137	Next Scheduled EDR Contact: 08/07/2017
	Data Release Frequency: No Update Planned

### **ODI: Open Dump Inventory**

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/09/2004	Telephone: 800-424-9346
Date Made Active in Reports: 09/17/2004	Last EDR Contact: 06/09/2004
Number of Days to Update: 39	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

### **IHS OPEN DUMPS: Open Dumps on Indian Land**

A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014	Source: Department of Health & Human Services, Indian Health Service
Date Data Arrived at EDR: 08/06/2014	Telephone: 301-443-1452
Date Made Active in Reports: 01/29/2015	Last EDR Contact: 05/05/2017
Number of Days to Update: 176	Next Scheduled EDR Contact: 08/14/2017
	Data Release Frequency: Varies

## **Local Lists of Hazardous waste / Contaminated Sites**

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 02/09/2017  
Date Data Arrived at EDR: 03/08/2017  
Date Made Active in Reports: 06/09/2017  
Number of Days to Update: 93

Source: Drug Enforcement Administration  
Telephone: 202-307-1000  
Last EDR Contact: 02/28/2017  
Next Scheduled EDR Contact: 06/12/2017  
Data Release Frequency: No Update Planned

## ALLSITES: Remediation Database

Idaho's remediation database is a compilation of data on all the state and delegated federal remediation programs operated by the DEQ. Programs included are AST, Brownfield, ER, General Remediation, LUST, Mining, Miscellaneous, RCRA, Solid Waste, UST and VCP.

Date of Government Version: 03/06/2017  
Date Data Arrived at EDR: 03/07/2017  
Date Made Active in Reports: 04/12/2017  
Number of Days to Update: 36

Source: Department of Environmental Quality  
Telephone: 208-373-0309  
Last EDR Contact: 06/07/2017  
Next Scheduled EDR Contact: 09/18/2017  
Data Release Frequency: Quarterly

## CDL 2: Clandestine Drug (Meth) Laboratory Site Property List

A listing of clandestine drug lab site locations.

Date of Government Version: 06/14/2016  
Date Data Arrived at EDR: 09/07/2016  
Date Made Active in Reports: 10/18/2016  
Number of Days to Update: 41

Source: Dept of Health & Welfare  
Telephone: 208-334-5500  
Last EDR Contact: 06/09/2017  
Next Scheduled EDR Contact: 09/18/2017  
Data Release Frequency: Varies

## CDL: Clandestine Drug Labs

These are labs in which the Idaho State Police have investigated.

Date of Government Version: 07/22/2010  
Date Data Arrived at EDR: 10/01/2010  
Date Made Active in Reports: 10/29/2010  
Number of Days to Update: 28

Source: Idaho State Police  
Telephone: 208-884-7000  
Last EDR Contact: 06/05/2017  
Next Scheduled EDR Contact: 09/18/2017  
Data Release Frequency: Varies

## US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 02/09/2017  
Date Data Arrived at EDR: 03/08/2017  
Date Made Active in Reports: 06/09/2017  
Number of Days to Update: 93

Source: Drug Enforcement Administration  
Telephone: 202-307-1000  
Last EDR Contact: 05/31/2017  
Next Scheduled EDR Contact: 09/11/2017  
Data Release Frequency: Quarterly

## **Local Land Records**

### LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/18/2014  
Date Data Arrived at EDR: 03/18/2014  
Date Made Active in Reports: 04/24/2014  
Number of Days to Update: 37

Source: Environmental Protection Agency  
Telephone: 202-564-6023  
Last EDR Contact: 06/09/2017  
Next Scheduled EDR Contact: 08/07/2017  
Data Release Frequency: Varies

## **Records of Emergency Release Reports**

### **HMIRS: Hazardous Materials Information Reporting System**

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/28/2016  
Date Data Arrived at EDR: 12/28/2016  
Date Made Active in Reports: 02/03/2017  
Number of Days to Update: 37

Source: U.S. Department of Transportation  
Telephone: 202-366-4555  
Last EDR Contact: 06/28/2017  
Next Scheduled EDR Contact: 10/09/2017  
Data Release Frequency: Annually

### **SPILLS: Spills Data**

A listing of hazardous materials spills, releases or accidents as reported to the State of Idaho's central Communications Center.

Date of Government Version: 06/20/2011  
Date Data Arrived at EDR: 06/22/2011  
Date Made Active in Reports: 06/30/2011  
Number of Days to Update: 8

Source: Department of Environmental Quality  
Telephone: 208-373-0502  
Last EDR Contact: 06/05/2017  
Next Scheduled EDR Contact: 09/18/2017  
Data Release Frequency: Varies

### **SPILLS 90: SPILLS90 data from FirstSearch**

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 06/01/2006  
Date Data Arrived at EDR: 01/03/2013  
Date Made Active in Reports: 03/06/2013  
Number of Days to Update: 62

Source: FirstSearch  
Telephone: N/A  
Last EDR Contact: 01/03/2013  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

## **Other Ascertainable Records**

### **RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated**

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 12/12/2016  
Date Data Arrived at EDR: 12/28/2016  
Date Made Active in Reports: 02/10/2017  
Number of Days to Update: 44

Source: Environmental Protection Agency  
Telephone: (206) 553-1200  
Last EDR Contact: 06/29/2017  
Next Scheduled EDR Contact: 10/09/2017  
Data Release Frequency: Varies

### **FUDS: Formerly Used Defense Sites**

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 01/31/2015  
Date Data Arrived at EDR: 07/08/2015  
Date Made Active in Reports: 10/13/2015  
Number of Days to Update: 97

Source: U.S. Army Corps of Engineers  
Telephone: 202-528-4285  
Last EDR Contact: 02/24/2017  
Next Scheduled EDR Contact: 06/05/2017  
Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005	Source: USGS
Date Data Arrived at EDR: 11/10/2006	Telephone: 888-275-8747
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 07/12/2017
Number of Days to Update: 62	Next Scheduled EDR Contact: 10/23/2017
	Data Release Frequency: Semi-Annually

## FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005	Source: U.S. Geological Survey
Date Data Arrived at EDR: 02/06/2006	Telephone: 888-275-8747
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 07/14/2017
Number of Days to Update: 339	Next Scheduled EDR Contact: 10/23/2017
	Data Release Frequency: N/A

## SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 01/01/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/03/2017	Telephone: 615-532-8599
Date Made Active in Reports: 04/07/2017	Last EDR Contact: 05/19/2017
Number of Days to Update: 63	Next Scheduled EDR Contact: 08/28/2017
	Data Release Frequency: Varies

## US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 02/13/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/15/2017	Telephone: 202-566-1917
Date Made Active in Reports: 05/12/2017	Last EDR Contact: 05/17/2017
Number of Days to Update: 86	Next Scheduled EDR Contact: 08/28/2017
	Data Release Frequency: Quarterly

## EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/21/2014	Telephone: 617-520-3000
Date Made Active in Reports: 06/17/2014	Last EDR Contact: 05/08/2017
Number of Days to Update: 88	Next Scheduled EDR Contact: 08/21/2017
	Data Release Frequency: Quarterly

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## 2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 04/22/2013	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/03/2015	Telephone: 703-308-4044
Date Made Active in Reports: 03/09/2015	Last EDR Contact: 05/05/2017
Number of Days to Update: 6	Next Scheduled EDR Contact: 08/21/2017
	Data Release Frequency: Varies

## TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2012	Source: EPA
Date Data Arrived at EDR: 01/15/2015	Telephone: 202-260-5521
Date Made Active in Reports: 01/29/2015	Last EDR Contact: 06/21/2017
Number of Days to Update: 14	Next Scheduled EDR Contact: 10/02/2017
	Data Release Frequency: Every 4 Years

## TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2014	Source: EPA
Date Data Arrived at EDR: 11/24/2015	Telephone: 202-566-0250
Date Made Active in Reports: 04/05/2016	Last EDR Contact: 05/26/2017
Number of Days to Update: 133	Next Scheduled EDR Contact: 09/04/2017
	Data Release Frequency: Annually

## SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009	Source: EPA
Date Data Arrived at EDR: 12/10/2010	Telephone: 202-564-4203
Date Made Active in Reports: 02/25/2011	Last EDR Contact: 04/26/2017
Number of Days to Update: 77	Next Scheduled EDR Contact: 08/07/2017
	Data Release Frequency: Annually

## ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 11/25/2013	Source: EPA
Date Data Arrived at EDR: 12/12/2013	Telephone: 703-416-0223
Date Made Active in Reports: 02/24/2014	Last EDR Contact: 06/09/2017
Number of Days to Update: 74	Next Scheduled EDR Contact: 09/18/2017
	Data Release Frequency: Annually

## RMP: Risk Management Plans

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 02/01/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/09/2017	Telephone: 202-564-8600
Date Made Active in Reports: 04/07/2017	Last EDR Contact: 04/21/2017
Number of Days to Update: 57	Next Scheduled EDR Contact: 08/07/2017
	Data Release Frequency: Varies

## RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995	Source: EPA
Date Data Arrived at EDR: 07/03/1995	Telephone: 202-564-4104
Date Made Active in Reports: 08/07/1995	Last EDR Contact: 06/02/2008
Number of Days to Update: 35	Next Scheduled EDR Contact: 09/01/2008
	Data Release Frequency: No Update Planned

## PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 10/25/2013	Source: EPA
Date Data Arrived at EDR: 10/17/2014	Telephone: 202-564-6023
Date Made Active in Reports: 10/20/2014	Last EDR Contact: 06/06/2017
Number of Days to Update: 3	Next Scheduled EDR Contact: 08/21/2017
	Data Release Frequency: Quarterly

## PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 01/20/2016	Source: EPA
Date Data Arrived at EDR: 04/28/2016	Telephone: 202-566-0500
Date Made Active in Reports: 09/02/2016	Last EDR Contact: 04/10/2017
Number of Days to Update: 127	Next Scheduled EDR Contact: 07/24/2017
	Data Release Frequency: Annually

## ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/23/2016	Telephone: 202-564-2501
Date Made Active in Reports: 02/10/2017	Last EDR Contact: 07/07/2017
Number of Days to Update: 79	Next Scheduled EDR Contact: 10/23/2017
	Data Release Frequency: Quarterly

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009  
Date Data Arrived at EDR: 04/16/2009  
Date Made Active in Reports: 05/11/2009  
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances  
Telephone: 202-566-1667  
Last EDR Contact: 05/19/2017  
Next Scheduled EDR Contact: 09/04/2017  
Data Release Frequency: Quarterly

### FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009  
Date Data Arrived at EDR: 04/16/2009  
Date Made Active in Reports: 05/11/2009  
Number of Days to Update: 25

Source: EPA  
Telephone: 202-566-1667  
Last EDR Contact: 05/19/2017  
Next Scheduled EDR Contact: 09/04/2017  
Data Release Frequency: Quarterly

### MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 08/30/2016  
Date Data Arrived at EDR: 09/08/2016  
Date Made Active in Reports: 10/21/2016  
Number of Days to Update: 43

Source: Nuclear Regulatory Commission  
Telephone: 301-415-7169  
Last EDR Contact: 05/08/2017  
Next Scheduled EDR Contact: 08/21/2017  
Data Release Frequency: Quarterly

### COAL ASH DOE: Steam-Electric Plant Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005  
Date Data Arrived at EDR: 08/07/2009  
Date Made Active in Reports: 10/22/2009  
Number of Days to Update: 76

Source: Department of Energy  
Telephone: 202-586-8719  
Last EDR Contact: 06/05/2017  
Next Scheduled EDR Contact: 09/18/2017  
Data Release Frequency: Varies

### COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 07/01/2014  
Date Data Arrived at EDR: 09/10/2014  
Date Made Active in Reports: 10/20/2014  
Number of Days to Update: 40

Source: Environmental Protection Agency  
Telephone: N/A  
Last EDR Contact: 06/05/2017  
Next Scheduled EDR Contact: 09/18/2017  
Data Release Frequency: Varies

### PCB TRANSFORMER: PCB Transformer Registration Database

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 02/01/2011  
Date Data Arrived at EDR: 10/19/2011  
Date Made Active in Reports: 01/10/2012  
Number of Days to Update: 83

Source: Environmental Protection Agency  
Telephone: 202-566-0517  
Last EDR Contact: 04/28/2017  
Next Scheduled EDR Contact: 08/07/2017  
Data Release Frequency: Varies

### RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/04/2017  
Date Data Arrived at EDR: 01/06/2017  
Date Made Active in Reports: 02/10/2017  
Number of Days to Update: 35

Source: Environmental Protection Agency  
Telephone: 202-343-9775  
Last EDR Contact: 07/12/2017  
Next Scheduled EDR Contact: 10/16/2017  
Data Release Frequency: Quarterly

## HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006  
Date Data Arrived at EDR: 03/01/2007  
Date Made Active in Reports: 04/10/2007  
Number of Days to Update: 40

Source: Environmental Protection Agency  
Telephone: 202-564-2501  
Last EDR Contact: 12/17/2007  
Next Scheduled EDR Contact: 03/17/2008  
Data Release Frequency: No Update Planned

## HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006  
Date Data Arrived at EDR: 03/01/2007  
Date Made Active in Reports: 04/10/2007  
Number of Days to Update: 40

Source: Environmental Protection Agency  
Telephone: 202-564-2501  
Last EDR Contact: 12/17/2008  
Next Scheduled EDR Contact: 03/17/2008  
Data Release Frequency: No Update Planned

## DOT OPS: Incident and Accident Data

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/31/2012  
Date Data Arrived at EDR: 08/07/2012  
Date Made Active in Reports: 09/18/2012  
Number of Days to Update: 42

Source: Department of Transportation, Office of Pipeline Safety  
Telephone: 202-366-4595  
Last EDR Contact: 05/02/2017  
Next Scheduled EDR Contact: 08/14/2017  
Data Release Frequency: Varies

## CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 09/30/2016  
Date Data Arrived at EDR: 11/18/2016  
Date Made Active in Reports: 02/03/2017  
Number of Days to Update: 77

Source: Department of Justice, Consent Decree Library  
Telephone: Varies  
Last EDR Contact: 06/21/2017  
Next Scheduled EDR Contact: 10/09/2017  
Data Release Frequency: Varies

## BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2013  
Date Data Arrived at EDR: 02/24/2015  
Date Made Active in Reports: 09/30/2015  
Number of Days to Update: 218

Source: EPA/NTIS  
Telephone: 800-424-9346  
Last EDR Contact: 05/26/2017  
Next Scheduled EDR Contact: 09/04/2017  
Data Release Frequency: Biennially

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014	Source: USGS
Date Data Arrived at EDR: 07/14/2015	Telephone: 202-208-3710
Date Made Active in Reports: 01/10/2017	Last EDR Contact: 07/11/2017
Number of Days to Update: 546	Next Scheduled EDR Contact: 10/23/2017
	Data Release Frequency: Semi-Annually

## FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 12/23/2016	Source: Department of Energy
Date Data Arrived at EDR: 12/27/2016	Telephone: 202-586-3559
Date Made Active in Reports: 02/17/2017	Last EDR Contact: 05/05/2017
Number of Days to Update: 52	Next Scheduled EDR Contact: 08/21/2017
	Data Release Frequency: Varies

## UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 09/14/2010	Source: Department of Energy
Date Data Arrived at EDR: 10/07/2011	Telephone: 505-845-0011
Date Made Active in Reports: 03/01/2012	Last EDR Contact: 05/22/2017
Number of Days to Update: 146	Next Scheduled EDR Contact: 09/04/2017
	Data Release Frequency: Varies

## LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 12/05/2016	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/05/2017	Telephone: 703-603-8787
Date Made Active in Reports: 02/10/2017	Last EDR Contact: 07/07/2017
Number of Days to Update: 36	Next Scheduled EDR Contact: 10/16/2017
	Data Release Frequency: Varies

## LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931 and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001	Source: American Journal of Public Health
Date Data Arrived at EDR: 10/27/2010	Telephone: 703-305-6451
Date Made Active in Reports: 12/02/2010	Last EDR Contact: 12/02/2009
Number of Days to Update: 36	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

## US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/12/2016  
Date Data Arrived at EDR: 10/26/2016  
Date Made Active in Reports: 02/03/2017  
Number of Days to Update: 100

Source: EPA  
Telephone: 202-564-2496  
Last EDR Contact: 06/21/2017  
Next Scheduled EDR Contact: 10/09/2017  
Data Release Frequency: Annually

## US AIRS MINOR: Air Facility System Data A listing of minor source facilities.

Date of Government Version: 10/12/2016  
Date Data Arrived at EDR: 10/26/2016  
Date Made Active in Reports: 02/03/2017  
Number of Days to Update: 100

Source: EPA  
Telephone: 202-564-2496  
Last EDR Contact: 06/21/2017  
Next Scheduled EDR Contact: 10/09/2017  
Data Release Frequency: Annually

## US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 02/08/2017  
Date Data Arrived at EDR: 02/28/2017  
Date Made Active in Reports: 04/07/2017  
Number of Days to Update: 38

Source: Department of Labor, Mine Safety and Health Administration  
Telephone: 303-231-5959  
Last EDR Contact: 05/31/2017  
Next Scheduled EDR Contact: 09/11/2017  
Data Release Frequency: Semi-Annually

## US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 12/05/2005  
Date Data Arrived at EDR: 02/29/2008  
Date Made Active in Reports: 04/18/2008  
Number of Days to Update: 49

Source: USGS  
Telephone: 703-648-7709  
Last EDR Contact: 05/31/2017  
Next Scheduled EDR Contact: 09/11/2017  
Data Release Frequency: Varies

## US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011  
Date Data Arrived at EDR: 06/08/2011  
Date Made Active in Reports: 09/13/2011  
Number of Days to Update: 97

Source: USGS  
Telephone: 703-648-7709  
Last EDR Contact: 06/02/2017  
Next Scheduled EDR Contact: 09/11/2017  
Data Release Frequency: Varies

## ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 03/14/2017  
Date Data Arrived at EDR: 03/17/2017  
Date Made Active in Reports: 04/07/2017  
Number of Days to Update: 21

Source: Department of Interior  
Telephone: 202-208-2609  
Last EDR Contact: 06/09/2017  
Next Scheduled EDR Contact: 09/25/2017  
Data Release Frequency: Quarterly

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 04/04/2017	Source: EPA
Date Data Arrived at EDR: 04/07/2017	Telephone: (206) 553-1200
Date Made Active in Reports: 05/12/2017	Last EDR Contact: 06/07/2017
Number of Days to Update: 35	Next Scheduled EDR Contact: 09/18/2017
	Data Release Frequency: Quarterly

## DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 06/02/2016	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/03/2016	Telephone: 202-564-0527
Date Made Active in Reports: 09/02/2016	Last EDR Contact: 05/24/2017
Number of Days to Update: 91	Next Scheduled EDR Contact: 09/11/2017
	Data Release Frequency: Varies

## ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 03/19/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/21/2017	Telephone: 202-564-2280
Date Made Active in Reports: 05/12/2017	Last EDR Contact: 06/07/2017
Number of Days to Update: 52	Next Scheduled EDR Contact: 09/18/2017
	Data Release Frequency: Quarterly

## UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 10/25/2015	Source: Department of Defense
Date Data Arrived at EDR: 01/29/2016	Telephone: 571-373-0407
Date Made Active in Reports: 04/05/2016	Last EDR Contact: 07/17/2017
Number of Days to Update: 67	Next Scheduled EDR Contact: 10/30/2017
	Data Release Frequency: Varies

## FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 02/22/2017	Source: EPA
Date Data Arrived at EDR: 02/22/2017	Telephone: 800-385-6164
Date Made Active in Reports: 05/12/2017	Last EDR Contact: 05/24/2017
Number of Days to Update: 79	Next Scheduled EDR Contact: 09/04/2017
	Data Release Frequency: Quarterly

## AIRS: Permitted Sources & Emissions Listing

Permit and emissions inventory data.

Date of Government Version: 12/27/2016	Source: Department of Environmental Quality
Date Data Arrived at EDR: 12/30/2016	Telephone: 208-373-0253
Date Made Active in Reports: 02/16/2017	Last EDR Contact: 06/21/2017
Number of Days to Update: 48	Next Scheduled EDR Contact: 10/09/2017
	Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## DRYCLEANERS: Drycleaner Listing

A listing of drycleaner locations.

Date of Government Version: 07/06/2009  
Date Data Arrived at EDR: 07/13/2009  
Date Made Active in Reports: 07/28/2009  
Number of Days to Update: 15

Source: Department of Environmental Quality  
Telephone: 208-373-0211  
Last EDR Contact: 06/12/2017  
Next Scheduled EDR Contact: 09/25/2017  
Data Release Frequency: Varies

## Financial Assurance 1: Financial Assurance Information Listing

Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay

Date of Government Version: 01/30/2017  
Date Data Arrived at EDR: 02/03/2017  
Date Made Active in Reports: 04/12/2017  
Number of Days to Update: 68

Source: Department of Environmental Quality  
Telephone: 208-373-0502  
Last EDR Contact: 05/01/2017  
Next Scheduled EDR Contact: 08/14/2017  
Data Release Frequency: Varies

## Financial Assurance 2: Financial Assurance Information Listing

A listing of financial assurance information for underground storage tank facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 11/11/2016  
Date Data Arrived at EDR: 11/15/2016  
Date Made Active in Reports: 02/16/2017  
Number of Days to Update: 93

Source: Department of Environmental Quality  
Telephone: 208-373-0502  
Last EDR Contact: 06/29/2017  
Next Scheduled EDR Contact: 10/16/2017  
Data Release Frequency: Varies

## TIER 2: Tier 2 Data Listing

A listing of facilities which store or manufacture hazardous materials and submit a chemical inventory report.

Date of Government Version: 12/31/2011  
Date Data Arrived at EDR: 05/25/2012  
Date Made Active in Reports: 06/19/2012  
Number of Days to Update: 25

Source: Bureau of Homeland Security  
Telephone: 208-422-3040  
Last EDR Contact: 04/24/2017  
Next Scheduled EDR Contact: 08/07/2017  
Data Release Frequency: Varies

## UIC: Underground Injection Wells Database Listing

Deep and shallow underground injection wells locations.

Date of Government Version: 02/07/2017  
Date Data Arrived at EDR: 02/09/2017  
Date Made Active in Reports: 04/18/2017  
Number of Days to Update: 68

Source: Department of Water Resources  
Telephone: 208-287-4932  
Last EDR Contact: 05/05/2017  
Next Scheduled EDR Contact: 08/21/2017  
Data Release Frequency: Varies

## **EDR HIGH RISK HISTORICAL RECORDS**

### ***EDR Exclusive Records***

#### EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: N/A  
Date Data Arrived at EDR: N/A  
Date Made Active in Reports: N/A  
Number of Days to Update: N/A

Source: EDR, Inc.  
Telephone: N/A  
Last EDR Contact: N/A  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

## EDR Hist Auto: EDR Exclusive Historic Gas Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A  
Date Data Arrived at EDR: N/A  
Date Made Active in Reports: N/A  
Number of Days to Update: N/A

Source: EDR, Inc.  
Telephone: N/A  
Last EDR Contact: N/A  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: Varies

## EDR Hist Cleaner: EDR Exclusive Historic Dry Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A  
Date Data Arrived at EDR: N/A  
Date Made Active in Reports: N/A  
Number of Days to Update: N/A

Source: EDR, Inc.  
Telephone: N/A  
Last EDR Contact: N/A  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: Varies

## EDR RECOVERED GOVERNMENT ARCHIVES

### *Exclusive Recovered Govt. Archives*

#### RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Quality in Idaho.

Date of Government Version: N/A  
Date Data Arrived at EDR: 07/01/2013  
Date Made Active in Reports: 01/17/2014  
Number of Days to Update: 200

Source: Department of Environmental Quality  
Telephone: N/A  
Last EDR Contact: 06/01/2012  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: Varies

#### RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Quality in Idaho.

Date of Government Version: N/A  
Date Data Arrived at EDR: 07/01/2013  
Date Made Active in Reports: 01/03/2014  
Number of Days to Update: 186

Source: Department of Environmental Quality  
Telephone: N/A  
Last EDR Contact: 06/01/2012  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

### NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 01/30/2017	Source: Department of Environmental Conservation
Date Data Arrived at EDR: 02/01/2017	Telephone: 518-402-8651
Date Made Active in Reports: 02/13/2017	Last EDR Contact: 05/03/2017
Number of Days to Update: 12	Next Scheduled EDR Contact: 08/14/2017
	Data Release Frequency: Annually

### Oil/Gas Pipelines

Source: PennWell Corporation

Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

### Electric Power Transmission Line Data

Source: PennWell Corporation

This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

**Sensitive Receptors:** There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

### AHA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

### Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

### Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

### Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

### Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

### Daycare Centers: Day Care List

Source: Department of Health and Welfare

Telephone: 208-332-7205

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetlands Inventory

Source: Department of Water Resources

Telephone: 208-287-4800

Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

### STREET AND ADDRESS INFORMATION

© 2015 TomTom North America, Inc. All rights reserved. This material is proprietary and the subject of copyright protection and other intellectual property rights owned by or licensed to Tele Atlas North America, Inc. The use of this material is subject to the terms of a license agreement. You will be held liable for any unauthorized copying or disclosure of this material.

## GEOCHECK<sup>®</sup> - PHYSICAL SETTING SOURCE ADDENDUM

### TARGET PROPERTY ADDRESS

FORMER ATLAS-STIMSON MILL PROPERTY  
3074 W. SELTICE WAY  
COEUR D ALENE, ID 83814

### TARGET PROPERTY COORDINATES

Latitude (North):	47.69825 - 47° 41' 53.70"
Longitude (West):	116.820035 - 116° 49' 12.13"
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	513503.1
UTM Y (Meters):	5282559.5
Elevation:	2159 ft. above sea level

### USGS TOPOGRAPHIC MAP

Target Property Map:	5992605 COEUR D'ALENE, ID
Version Date:	2013

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principal investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.



# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

## HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

## **FEMA FLOOD ZONE**

<u>Flood Plain Panel at Target Property</u>	<u>FEMA Source Type</u>
16055C0405E	FEMA FIRM Flood data
<u>Additional Panels in search area:</u>	<u>FEMA Source Type</u>
16055C0410E	FEMA FIRM Flood data
16055C0415E	FEMA FIRM Flood data
16055C0420E	FEMA FIRM Flood data

## **NATIONAL WETLAND INVENTORY**

<u>NWI Quad at Target Property</u>	<u>NWI Electronic Data Coverage</u>
COEUR DALENE	YES - refer to the Overview Map and Detail Map

## **HYDROGEOLOGIC INFORMATION**

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

## **AQUIFLOW®**

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
Not Reported		

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

### GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

#### **ROCK STRATIGRAPHIC UNIT**

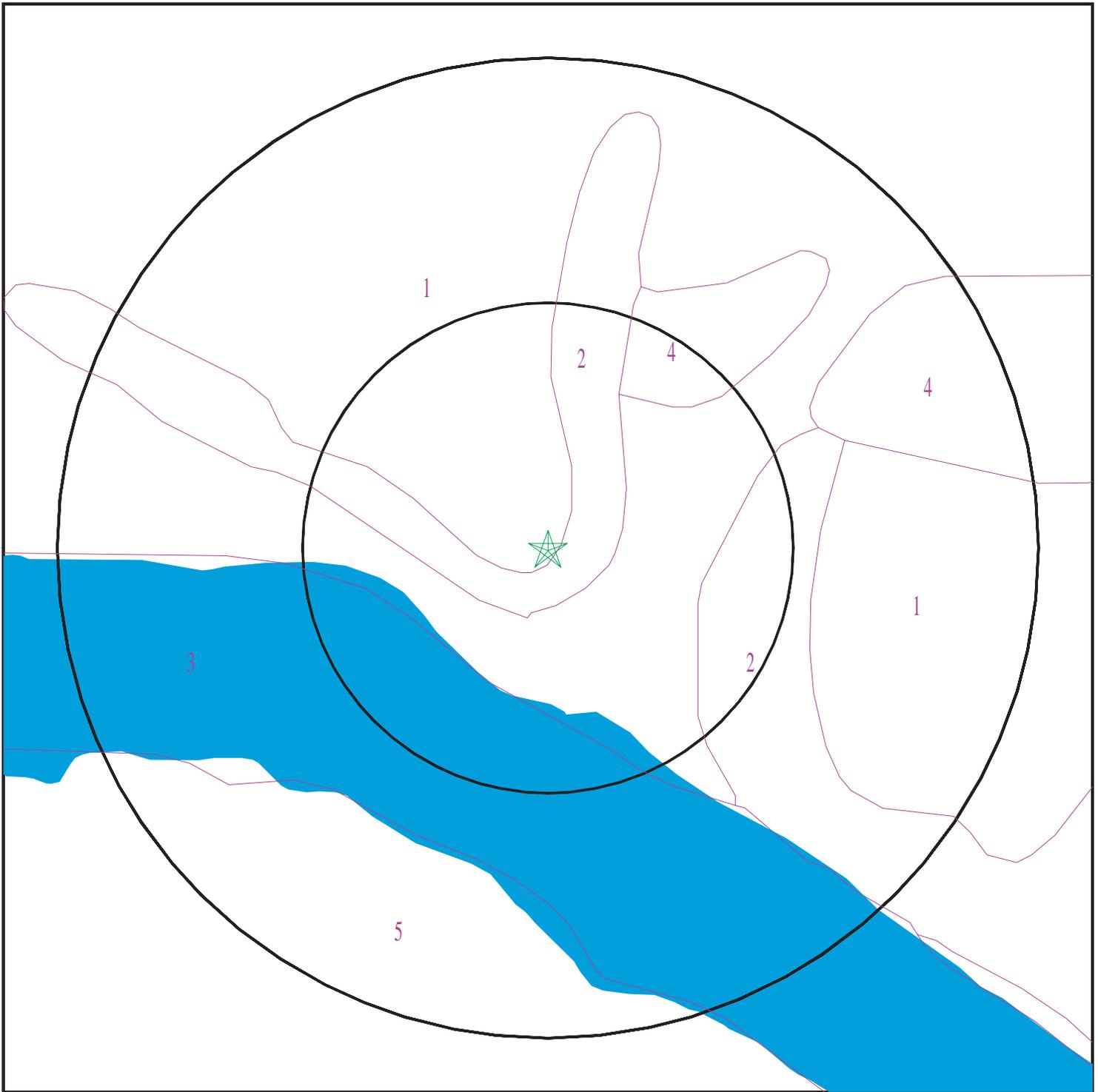
Era: Cenozoic  
System: Tertiary  
Series: Miocene volcanic rocks  
Code: Tmv (*decoded above as Era, System & Series*)

#### **GEOLOGIC AGE IDENTIFICATION**

Category: Volcanic Rocks

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

# SSURGO SOIL MAP - 5001261.2s



- ★ Target Property
- ∩ SSURGO Soil
- ∩ Water



SITE NAME: Former Atlas-Stimson Mill Property  
ADDRESS: 3074 W. Seltice Way  
Coeur D Alene ID 83814  
LAT/LONG: 47.69825 / 116.820035

CLIENT: Tetra Tech, Inc.  
CONTACT: Jon Welge  
INQUIRY #: 5001261.2s  
DATE: July 24, 2017 4:56 pm

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

#### Soil Map ID: 1

Soil Component Name: McGuire

Soil Surface Texture: gravelly sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Somewhat excessively drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	gravelly sandy loam	Not reported	Not reported	Max: 42.34 Min: 14.11	Max: 7.3 Min: 6.1
2	7 inches	22 inches	very gravelly sandy loam	Not reported	Not reported	Max: 42.34 Min: 14.11	Max: 7.3 Min: 6.1
3	22 inches	25 inches	extremely gravelly coarse sandy loam	Not reported	Not reported	Max: 42.34 Min: 14.11	Max: 7.3 Min: 6.1
4	25 inches	59 inches	extremely gravelly coarse sand	Not reported	Not reported	Max: 141.14 Min: 141.14	Max: 7.3 Min: 6.1

#### Soil Map ID: 2

Soil Component Name: McGuire

Soil Surface Texture: gravelly sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Somewhat excessively drained

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	gravelly sandy loam	Not reported	Not reported	Max: 42.34 Min: 14.11	Max: 7.3 Min: 6.1
2	7 inches	22 inches	very gravelly sandy loam	Not reported	Not reported	Max: 42.34 Min: 14.11	Max: 7.3 Min: 6.1
3	22 inches	25 inches	extremely gravelly coarse sandy loam	Not reported	Not reported	Max: 42.34 Min: 14.11	Max: 7.3 Min: 6.1
4	25 inches	59 inches	extremely gravelly coarse sand	Not reported	Not reported	Max: 141.14 Min: 141.14	Max: 7.3 Min: 6.1

### Soil Map ID: 3

Soil Component Name: Water

Soil Surface Texture: gravelly sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class:  
Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

No Layer Information available.

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### Soil Map ID: 4

Soil Component Name: Pits

Soil Surface Texture: gravelly sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class:  
Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

No Layer Information available.

### Soil Map ID: 5

Soil Component Name: Blinn

Soil Surface Texture: stony loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 77 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	9 inches	stony loam	Not reported	Not reported	Max: 14.11 Min: 4	Max: 7.3 Min: 6.6

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
2	9 inches	20 inches	stony loam	Not reported	Not reported	Max: 14.11 Min: 4	Max: 7.3 Min: 6.6
3	20 inches	29 inches	very stony loam	Not reported	Not reported	Max: 14.11 Min: 4	Max: 7.3 Min: 6.6
4	29 inches	33 inches	unweathered bedrock	Not reported	Not reported	Max: Min:	Max: Min:

### LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

### WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 0.001 miles
State Database	1.000

### **FEDERAL USGS WELL INFORMATION**

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
6	USGS40000293711	1/4 - 1/2 Mile North
17	USGS40000293704	1/2 - 1 Mile WNW
D25	USGS40000293732	1/2 - 1 Mile North
27	USGS40000294032	1/2 - 1 Mile NE
33	USGS40000293692	1/2 - 1 Mile East
F35	USGS40000293739	1/2 - 1 Mile NNE

### **FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION**

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No PWS System Found		

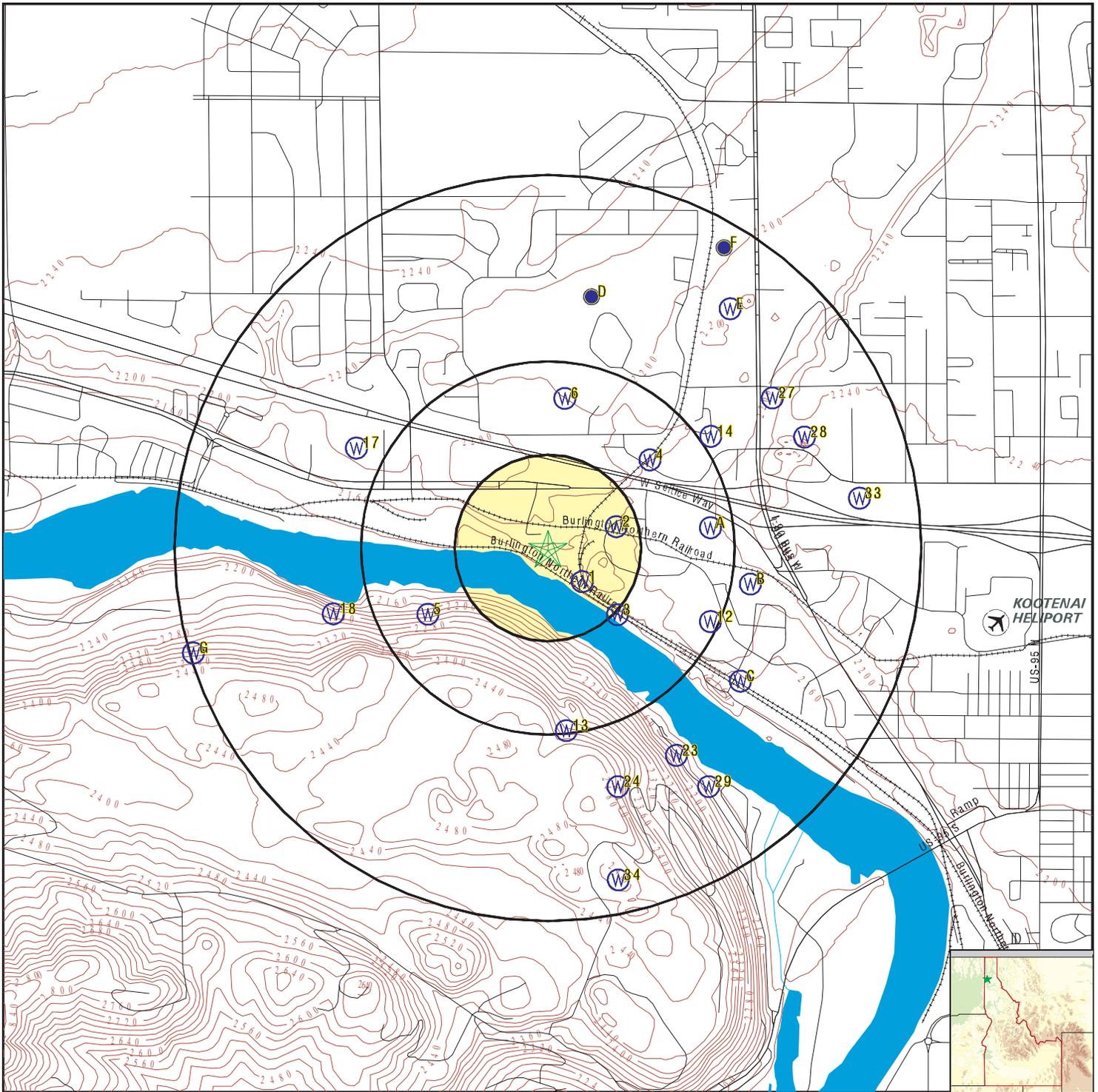
Note: PWS System location is not always the same as well location.

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

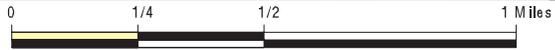
### STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	ID8000000162263	1/8 - 1/4 Mile SE
2	ID800000007026	1/8 - 1/4 Mile ENE
3	ID8000000009982	1/4 - 1/2 Mile SE
4	ID8000000162254	1/4 - 1/2 Mile NE
5	ID8000000010325	1/4 - 1/2 Mile WSW
A7	ID8000000008764	1/4 - 1/2 Mile East
A8	ID8000000110710	1/4 - 1/2 Mile East
A9	ID8000000129421	1/4 - 1/2 Mile East
A10	ID8000000068769	1/4 - 1/2 Mile East
A11	ID8000000073517	1/4 - 1/2 Mile East
12	ID8000000006500	1/4 - 1/2 Mile ESE
13	ID8000000145982	1/4 - 1/2 Mile South
14	ID8000000008479	1/2 - 1 Mile NE
B15	ID8000000128498	1/2 - 1 Mile East
B16	ID8000000127943	1/2 - 1 Mile East
18	ID8000000007846	1/2 - 1 Mile WSW
C19	ID8000000147173	1/2 - 1 Mile SE
C20	ID8000000006573	1/2 - 1 Mile SE
C21	ID8000000147814	1/2 - 1 Mile SE
C22	ID8000000147201	1/2 - 1 Mile SE
23	ID8000000166653	1/2 - 1 Mile SSE
24	ID8000000009981	1/2 - 1 Mile SSE
D26	ID8000000006821	1/2 - 1 Mile North
28	ID8000000159181	1/2 - 1 Mile ENE
29	ID8000000006424	1/2 - 1 Mile SE
E30	ID8000000153153	1/2 - 1 Mile NE
E31	ID8000000153156	1/2 - 1 Mile NE
E32	ID8000000153157	1/2 - 1 Mile NE
34	ID8000000008798	1/2 - 1 Mile SSE
F36	ID8000000009300	1/2 - 1 Mile NNE
G37	ID8000000006849	1/2 - 1 Mile WSW
G38	ID8000000006557	1/2 - 1 Mile WSW
G39	ID8000000005358	1/2 - 1 Mile WSW
G40	ID8000000006858	1/2 - 1 Mile WSW
G41	ID8000000072318	1/2 - 1 Mile WSW
G42	ID8000000072301	1/2 - 1 Mile WSW
G43	ID8000000007568	1/2 - 1 Mile WSW

# PHYSICAL SETTING SOURCE MAP - 5001261.2s



- County Boundary
- Major Roads
- Contour Lines
- Airports
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons



- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location



SITE NAME: Former Atlas-Stimson Mill Property  
 ADDRESS: 3074 W. Seltice Way  
 Coeur D Alene ID 83814  
 LAT/LONG: 47.69825 / 116.820035

CLIENT: Tetra Tech, Inc.  
 CONTACT: Jon Welge  
 INQUIRY #: 5001261.2s  
 DATE: July 24, 2017 4:56 pm

# GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Database      EDR ID Number

**1**  
**SE**  
**1/8 - 1/4 Mile**  
**Lower**

**ID WELLS      ID8000000162263**

Wellnumber:	Not Reported	Wateruse:	Not Reported
Wateruse2:	Not Reported	Completion:	Not Reported
Totaldepth:	120	Elevation:	Not Reported
X:	0		
Y:	0		
Quad:	Not Reported	Link :	Not Reported
Wellid:	429861		
Permitid:	860525		
Metaltagnu:	D0059230	Currentsta:	Driller Report
Constructi:	22-DEC-10		
Owner:	IDAHO DEPT OF WATER RESOURCES		
Apptype:	Not Reported		
Welluse:	Monitoring		
Basinnumbe:	95		
Countyname:	KOOTENAI		
Township:	50N	Range :	04W
Section:	10		
Qqq:	NW	Qq:	SW
Quarter:	NE		
Govlotnum:	0		
Welladres:	CENTENNIAL TRAIL		
Lot:	Not Reported	Block :	Not Reported
Subdivisio:	Not Reported		
Production:	20		
Staticwate:	85		
Casingdiam:	6		
Casingdept:	120		
Datasource:	Digitized		
Diversioonn:	Not Reported		
Welldocs:	<a href="http://www.idwr.idaho.gov/apps/appsWell/RelatedDocs.asp?WellID=429861">http://www.idwr.idaho.gov/apps/appsWell/RelatedDocs.asp?WellID=429861</a>		
Spatialdat:	463169		
Site id:	ID8000000162263		

**2**  
**ENE**  
**1/8 - 1/4 Mile**  
**Higher**

**ID WELLS      ID800000007026**

Wellnumber:	Not Reported	Wateruse:	Not Reported
Wateruse2:	Not Reported	Completion:	Not Reported
Totaldepth:	0	Elevation:	Not Reported
X:	0		
Y:	0		
Quad:	Not Reported	Link :	Not Reported
Wellid:	273671		
Permitid:	753453		
Metaltagnu:	Not Reported	Currentsta:	Field Inspection
Constructi:	22-FEB-93		

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Owner:	CENTRAL PREMIX CONCRETE CO		
Apptype:	Not Reported		
Welluse:	Not Reported		
Basinnumbe:	95		
Countyname:	KOOTENAI		
Township:	50N	Range :	04W
Section:	10		
Qqq:	Not Reported	Qq:	NW
Quarter:	NE		
Govlotnum:	0		
Welladdress:	2500 W SELTICE WAY		
Lot:	Not Reported	Block :	Not Reported
Subdivisio:	Not Reported		
Production:	100		
Staticwate:	135		
Casingdiam:	8		
Casingdept:	220		
Datasource:	QQ		
Diversionn:	Not Reported		
Welldocs:	<a href="http://www.idwr.idaho.gov/apps/appsWell/RelatedDocs.asp?WellID=273671">http://www.idwr.idaho.gov/apps/appsWell/RelatedDocs.asp?WellID=273671</a>		
Spatialdat:	31741		
Site id:	ID8000000007026		

**3**  
**SE**  
**1/4 - 1/2 Mile**  
**Lower**

**ID WELLS      ID8000000009982**

Wellnumber:	Not Reported	Wateruse:	Not Reported
Wateruse2:	Not Reported	Completion:	Not Reported
Totaldepth:	0	Elevation:	Not Reported
X:	0		
Y:	0		
Quad:	Not Reported	Link :	Not Reported
Wellid:	276630		
Permitid:	751003		
Metaltagnu:	Not Reported	Currentsta:	Driller Report
Constructi:	15-APR-75		
Owner:	HUNT BROTHERS CONSTRUCTION INC		
Apptype:	Not Reported		
Welluse:	Not Reported		
Basinnumbe:	95		
Countyname:	KOOTENAI		
Township:	50N	Range :	04W
Section:	10		
Qqq:	Not Reported	Qq:	SW
Quarter:	NE		
Govlotnum:	0		
Welladdress:	Not Reported		
Lot:	Not Reported	Block :	Not Reported
Subdivisio:	Not Reported		
Production:	20		
Staticwate:	15		
Casingdiam:	6		
Casingdept:	59		
Datasource:	QQ		
Diversionn:	Not Reported		
Welldocs:	<a href="http://www.idwr.idaho.gov/apps/appsWell/RelatedDocs.asp?WellID=276630">http://www.idwr.idaho.gov/apps/appsWell/RelatedDocs.asp?WellID=276630</a>		

# GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Spatialdat: 31730  
 Site id: ID8000000009982

**4  
NE  
1/4 - 1/2 Mile  
Higher**

**ID WELLS      ID8000000162254**

Wellnumber:	Not Reported	Wateruse:	Not Reported
Wateruse2:	Not Reported	Completion:	Not Reported
Totaldepth:	176	Elevation:	Not Reported
X:	0		
Y:	0		
Quad:	Not Reported	Link :	Not Reported
Wellid:	429852		
Permitid:	860516		
Metaltagnu:	D0059229	Currentsta:	Driller Report
Constructi:	15-DEC-10		
Owner:	IDAHO DEPT OF WATER RESOURCES		
Apptype:	Not Reported		
Welluse:	Monitoring		
Basinnumbe:	95		
Countyname:	KOOTENAI		
Township:	50N	Range :	04W
Section:	3		
Qqq:	Not Reported	Qq:	SW
Quarter:	SE		
Govlotnum:	0		
Welladdress:	PRAIRIE TRAIL		
Lot:	Not Reported	Block :	Not Reported
Subdivisio:	Not Reported		
Production:	20		
Staticwate:	125		
Casingdiam:	6		
Casingdept:	166		
Datasource:	Digitized		
Diversionn:	Not Reported		
Welldocs:	<a href="http://www.idwr.idaho.gov/apps/appsWell/RelatedDocs.asp?WellID=429852">http://www.idwr.idaho.gov/apps/appsWell/RelatedDocs.asp?WellID=429852</a>		
Spatialdat:	457371		
Site id:	ID8000000162254		

**5  
WSW  
1/4 - 1/2 Mile  
Higher**

**ID WELLS      ID8000000010325**

Wellnumber:	Not Reported	Wateruse:	Not Reported
Wateruse2:	Not Reported	Completion:	Not Reported
Totaldepth:	0	Elevation:	Not Reported
X:	0		
Y:	0		
Quad:	Not Reported	Link :	Not Reported
Wellid:	276973		
Permitid:	750566		
Metaltagnu:	Not Reported	Currentsta:	Driller Report
Constructi:	02-SEP-71		

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Owner: BARRY PUGH  
 Apptype: Not Reported  
 Welluse: Not Reported  
 Basinnumbe: 95  
 Countyname: KOOTENAI  
 Township: 50N Range : 04W  
 Section: 10 Qq: SW  
 Qqq: Not Reported  
 Quarter: NW  
 Govlotnum: 0  
 Welladdress: Not Reported  
 Lot: Not Reported Block : Not Reported  
 Subdivisio: Not Reported  
 Production: .5  
 Staticwate: 60  
 Casingdiam: 6  
 Casingdept: 18  
 Datasource: QQ  
 Diversionn: Not Reported  
 Welldocs: <http://www.idwr.idaho.gov/apps/appsWell/RelatedDocs.asp?WellID=276973>  
 Spatialdat: 30718  
 Site id: ID8000000010325

**6  
North  
1/4 - 1/2 Mile  
Higher**

**FED USGS USGS40000293711**

Org. Identifier: USGS-ID  
 Formal name: USGS Idaho Water Science Center  
 Monloc Identifier: USGS-474212116485301  
 Monloc name: 50N 04W 03DCB1  
 Monloc type: Well  
 Monloc desc: Not Reported  
 Huc code: 17010305 Drainagearea value: Not Reported  
 Drainagearea Units: Not Reported Contrib drainagearea: Not Reported  
 Contrib drainagearea units: Not Reported Latitude: 47.7040556  
 Longitude: -116.8190556 Sourcemap scale: 62500  
 Horiz Acc measure: .5 Horiz Acc measure units: seconds  
 Horiz Collection method: Global positioning system (GPS), uncorrected  
 Horiz coord refsys: NAD83 Vert measure val: 2195.80  
 Vert measure units: feet Vertacc measure val: .01  
 Vert accmeasure units: feet  
 Vertcollection method: Level or other surveying method  
 Vert coord refsys: NGVD29 Countrycode: US  
 Aquifername: Not Reported  
 Formation type: Sediments  
 Aquifer type: Not Reported  
 Construction date: Not Reported Welldepth: Not Reported  
 Welldepth units: Not Reported Wellholedepth: Not Reported  
 Wellholedepth units: Not Reported

Ground-water levels, Number of Measurements: 6

Date	Feet below Surface	Feet to Sealevel	Date	Feet below Surface	Feet to Sealevel
-----			-----		
1988-09-26	159.71		1978-08-15	158.17	
1978-03-14	160.86				
1977-08-18	160.72				

Note: The site was being pumped.

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Ground-water levels, continued.

Date	Feet below Surface	Feet to Sealevel	Date	Feet below Surface	Feet to Sealevel
1977-06-28	165.27				
Note: The site was being pumped.					
1977-04-28	162.31				

**A7**  
**East**  
**1/4 - 1/2 Mile**  
**Higher**

**ID WELLS      ID800000008764**

Wellnumber:	Not Reported	Wateruse:	Not Reported
Wateruse2:	Not Reported	Completion:	Not Reported
Totaldepth:	0	Elevation:	Not Reported
X:	0		
Y:	0		
Quad:	Not Reported	Link :	Not Reported
Wellid:	275411		
Permitid:	752116		
Metaltagnu:	Not Reported	Currentsta:	Driller Report
Constructi:	09-MAR-84		
Owner:	CENTRAL PREMIX CONCRETE CO		
Apptype:	Not Reported		
Welluse:	Not Reported		
Basinnumbe:	95		
Countyname:	KOOTENAI		
Township:	50N	Range :	04W
Section:	10		
Qqq:	Not Reported	Qq:	NE
Quarter:	NE		
Govlotnum:	0		
Welladres:	Not Reported		
Lot:	Not Reported	Block :	Not Reported
Subdivisio:	Not Reported		
Production:	0		
Staticwate:	0		
Casingdiam:	0		
Casingdept:	0		
Datasource:	Online Claim		
Diversioonn:	Not Reported		
Welldocs:	<a href="http://www.idwr.idaho.gov/apps/appsWell/RelatedDocs.asp?WellID=275411">http://www.idwr.idaho.gov/apps/appsWell/RelatedDocs.asp?WellID=275411</a>		
Spatialdat:	423195		
Site id:	ID800000008764		

**A8**  
**East**  
**1/4 - 1/2 Mile**  
**Higher**

**ID WELLS      ID8000000110710**

Wellnumber:	Not Reported	Wateruse:	Not Reported
Wateruse2:	Not Reported	Completion:	Not Reported
Totaldepth:	343	Elevation:	Not Reported
X:	0		
Y:	0		
Quad:	Not Reported	Link :	Not Reported
Wellid:	377945		
Permitid:	807131		
Metaltagnu:	D0033221	Currentsta:	Field Inspection
Constructi:	26-SEP-03		

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Owner:	ACI		
Apptype:	Not Reported		
Welluse:	Test		
Basinnumbe:	95		
Countyname:	KOOTENAI		
Township:	50N	Range :	04W
Section:	10		
Qqq:	Not Reported	Qq:	NE
Quarter:	NE		
Govlotnum:	0		
Welladdress:	N END OF BEEBE BLVD		
Lot:	Not Reported	Block :	Not Reported
Subdivisio:	Cougar Ridge Estates		
Production:	80		
Staticwate:	140		
Casingdiam:	6		
Casingdept:	343		
Datasource:	Online Claim		
Diversionn:	Not Reported		
Welldocs:	<a href="http://www.idwr.idaho.gov/apps/appsWell/RelatedDocs.asp?WellID=377945">http://www.idwr.idaho.gov/apps/appsWell/RelatedDocs.asp?WellID=377945</a>		
Spatialdat:	423195		
Site id:	ID8000000110710		

**A9  
East  
1/4 - 1/2 Mile  
Higher**

**ID WELLS      ID8000000129421**

Wellnumber:	Not Reported	Wateruse:	Not Reported
Wateruse2:	Not Reported	Completion:	Not Reported
Totaldepth:	223	Elevation:	Not Reported
X:	0		
Y:	0		
Quad:	Not Reported	Link :	Not Reported
Wellid:	396762		
Permitid:	826135		
Metaltagnu:	D0039760	Currentsta:	Driller Report
Constructi:	24-NOV-04		
Owner:	ACI		
Apptype:	Not Reported		
Welluse:	Domestic		
Basinnumbe:	95		
Countyname:	KOOTENAI		
Township:	50N	Range :	04W
Section:	10		
Qqq:	Not Reported	Qq:	NE
Quarter:	NE		
Govlotnum:	0		
Welladdress:	N END OF BEEBE BLVD WELL NO 2		
Lot:	Not Reported	Block :	Not Reported
Subdivisio:	COUGAR RIDGE EST		
Production:	500		
Staticwate:	125		
Casingdiam:	12		
Casingdept:	168		
Datasource:	Online Claim		
Diversionn:	Not Reported		
Welldocs:	<a href="http://www.idwr.idaho.gov/apps/appsWell/RelatedDocs.asp?WellID=396762">http://www.idwr.idaho.gov/apps/appsWell/RelatedDocs.asp?WellID=396762</a>		

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Spatialdat: 423195  
 Site id: ID8000000129421

**A10  
 East  
 1/4 - 1/2 Mile  
 Higher**

**ID WELLS      ID800000068769**

Wellnumber:	Not Reported	Wateruse:	Not Reported
Wateruse2:	Not Reported	Completion:	Not Reported
Totaldepth:	0	Elevation:	Not Reported
X:	0		
Y:	0		
Quad:	Not Reported	Link :	Not Reported
Wellid:	335657		
Permitid:	763661		
Metaltagnu:	Not Reported	Currentsta:	Driller Report
Constructi:	23-FEB-00		
Owner:	CENTRAL PREMIX CONCRETE		
Apptype:	Not Reported		
Welluse:	Irrigation		
Basinnumbe:	95		
Countyname:	KOOTENAI		
Township:	50N	Range :	04W
Section:	10		
Qqq:	Not Reported	Qq:	NE
Quarter:	NE		
Govlotnum:	0		
Welladdress:	NONE GIVEN		
Lot:	Not Reported	Block :	Not Reported
Subdivisio:	Not Reported		
Production:	0		
Staticwate:	0		
Casingdiam:	7		
Casingdept:	213		
Datasource:	QQ		
Diversionn:	Not Reported		
Welldocs:	<a href="http://www.idwr.idaho.gov/apps/appsWell/RelatedDocs.asp?WellID=335657">http://www.idwr.idaho.gov/apps/appsWell/RelatedDocs.asp?WellID=335657</a>		
Spatialdat:	32221		
Site id:	ID8000000068769		

**A11  
 East  
 1/4 - 1/2 Mile  
 Higher**

**ID WELLS      ID800000073517**

Wellnumber:	Not Reported	Wateruse:	Not Reported
Wateruse2:	Not Reported	Completion:	Not Reported
Totaldepth:	220	Elevation:	Not Reported
X:	0		
Y:	0		
Quad:	Not Reported	Link :	Not Reported
Wellid:	340475		
Permitid:	768479		
Metaltagnu:	Not Reported	Currentsta:	Driller Report
Constructi:	22-FEB-01		

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Owner:	CENTRAL PREMIX CONCRETE		
Apptype:	Not Reported		
Welluse:	Not Reported		
Basinnumbe:	95		
Countyname:	KOOTENAI		
Township:	50N	Range :	04W
Section:	10		
Qqq:	Not Reported	Qq:	NE
Quarter:	NE		
Govlotnum:	0		
Welladdress:	Not Reported		
Lot:	Not Reported	Block :	Not Reported
Subdivisio:	Not Reported		
Production:	0		
Staticwate:	135		
Casingdiam:	8		
Casingdept:	0		
Datasource:	QQ		
Diversionn:	Not Reported		
Welldocs:	<a href="http://www.idwr.idaho.gov/apps/appsWell/RelatedDocs.asp?WellID=340475">http://www.idwr.idaho.gov/apps/appsWell/RelatedDocs.asp?WellID=340475</a>		
Spatialdat:	32221		
Site id:	ID8000000073517		

**12  
ESE  
1/4 - 1/2 Mile  
Higher**

**ID WELLS      ID8000000006500**

Wellnumber:	Not Reported	Wateruse:	Not Reported
Wateruse2:	Not Reported	Completion:	Not Reported
Totaldepth:	0	Elevation:	Not Reported
X:	0		
Y:	0		
Quad:	Not Reported	Link :	Not Reported
Wellid:	273145		
Permitid:	754418		
Metaltagnu:	Not Reported	Currentsta:	Field Inspection
Constructi:	07-MAY-97		
Owner:	JESSE FLAMAND		
Apptype:	Not Reported		
Welluse:	Not Reported		
Basinnumbe:	95		
Countyname:	KOOTENAI		
Township:	50N	Range :	04W
Section:	10		
Qqq:	Not Reported	Qq:	SE
Quarter:	NE		
Govlotnum:	0		
Welladdress:	E RIVERVIEW		
Lot:	Not Reported	Block :	Not Reported
Subdivisio:	Not Reported		
Production:	12		
Staticwate:	30		
Casingdiam:	6		
Casingdept:	18		
Datasource:	QQ		
Diversionn:	Not Reported		
Welldocs:	<a href="http://www.idwr.idaho.gov/apps/appsWell/RelatedDocs.asp?WellID=273145">http://www.idwr.idaho.gov/apps/appsWell/RelatedDocs.asp?WellID=273145</a>		

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Spatialdat: 32204  
 Site id: ID8000000006500

**13**  
**South**  
**1/4 - 1/2 Mile**  
**Higher**

**ID WELLS      ID8000000145982**

Wellnumber:	Not Reported	Wateruse:	Not Reported
Wateruse2:	Not Reported	Completion:	Not Reported
Totaldepth:	293	Elevation:	Not Reported
X:	0		
Y:	0		
Quad:	Not Reported	Link :	Not Reported
Wellid:	413433		
Permitid:	843247		
Metaltagnu:	D0051225	Currentsta:	Driller Report
Constructi:	01-DEC-06		
Owner:	RIVER HOUSE DEVELOPMENT		
Apptype:	Not Reported		
Welluse:	Closed Loop Heat Pump		
Basinnumbe:	95		
Countyname:	KOOTENAI		
Township:	50N	Range :	04W
Section:	10		
Qqq:	SE	Qq:	NE
Quarter:	SW		
Govlotnum:	0		
Welladdress:	1950 BELLERIVE		
Lot:	14	Block :	2
Subdivisio:	BELLERIVE SO END OF BEEBEE LN RIVERSTONE DEVELOPMENT		
Production:	0		
Staticwate:	0		
Casingdiam:	0		
Casingdept:	0		
Datasource:	QQ		
Diversionn:	Not Reported		
Welldocs:	<a href="http://www.idwr.idaho.gov/apps/appsWell/RelatedDocs.asp?WellID=413433">http://www.idwr.idaho.gov/apps/appsWell/RelatedDocs.asp?WellID=413433</a>		
Spatialdat:	425251		
Site id:	ID8000000145982		

**14**  
**NE**  
**1/2 - 1 Mile**  
**Higher**

**ID WELLS      ID8000000008479**

Wellnumber:	Not Reported	Wateruse:	Not Reported
Wateruse2:	Not Reported	Completion:	Not Reported
Totaldepth:	0	Elevation:	Not Reported
X:	0		
Y:	0		
Quad:	Not Reported	Link :	Not Reported
Wellid:	275126		
Permitid:	751835		
Metaltagnu:	Not Reported	Currentsta:	Driller Report
Constructi:	28-DEC-81		

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Owner:	COEUR D ALENE GOLF COURSE		
Apptype:	Not Reported		
Welluse:	Not Reported		
Basinnumbe:	95		
Countyname:	KOOTENAI		
Township:	50N	Range :	04W
Section:	3		
Qqq:	Not Reported	Qq:	SE
Quarter:	SE		
Govlotnum:	0		
Welladdress:	Not Reported		
Lot:	Not Reported	Block :	Not Reported
Subdivisio:	Not Reported		
Production:	0		
Staticwate:	160		
Casingdiam:	30		
Casingdept:	190		
Datasource:	QQ		
Diversionn:	Not Reported		
Welldocs:	<a href="http://www.idwr.idaho.gov/apps/appsWell/RelatedDocs.asp?WellID=275126">http://www.idwr.idaho.gov/apps/appsWell/RelatedDocs.asp?WellID=275126</a>		
Spatialdat:	32241		
Site id:	ID800000008479		

**B15  
East  
1/2 - 1 Mile  
Higher**

**ID WELLS      ID8000000128498**

Wellnumber:	Not Reported	Wateruse:	Not Reported
Wateruse2:	Not Reported	Completion:	Not Reported
Totaldepth:	300	Elevation:	Not Reported
X:	0		
Y:	0		
Quad:	Not Reported	Link :	Not Reported
Wellid:	395828		
Permitid:	825195		
Metaltagnu:	D0035596	Currentsta:	Driller Report
Constructi:	26-SEP-03		
Owner:	ACI		
Apptype:	Not Reported		
Welluse:	Test		
Basinnumbe:	95		
Countyname:	KOOTENAI		
Township:	50N	Range :	04W
Section:	10		
Qqq:	Not Reported	Qq:	NE
Quarter:	NE		
Govlotnum:	0		
Welladdress:	N END OF BEEBE BLVD		
Lot:	Not Reported	Block :	Not Reported
Subdivisio:	Not Reported		
Production:	0		
Staticwate:	0		
Casingdiam:	6		
Casingdept:	343		
Datasource:	GPS - Downloaded		
Diversionn:	Not Reported		
Welldocs:	<a href="http://www.idwr.idaho.gov/apps/appsWell/RelatedDocs.asp?WellID=395828">http://www.idwr.idaho.gov/apps/appsWell/RelatedDocs.asp?WellID=395828</a>		

# GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Spatialdat: 359239  
 Site id: ID8000000128498

**B16  
 East  
 1/2 - 1 Mile  
 Higher**

**ID WELLS      ID8000000127943**

Wellnumber:	Not Reported	Wateruse:	Not Reported
Wateruse2:	Not Reported	Completion:	Not Reported
Totaldepth:	245	Elevation:	Not Reported
X:	0		
Y:	0		
Quad:	Not Reported	Link :	Not Reported
Wellid:	395269		
Permitid:	825452		
Metaltagnu:	D0039621	Currentsta:	Field Inspection
Constructi:	27-SEP-04		
Owner:	ACI		
Apptype:	Not Reported		
Welluse:	Municipal		
Basinnumbe:	95		
Countyname:	KOOTENAI		
Township:	50N	Range :	04W
Section:	10		
Qqq:	Not Reported	Qq:	NE
Quarter:	NE		
Govlotnum:	0		
Welladdress:	N END OF BEEBE BLVD		
Lot:	Not Reported	Block :	Not Reported
Subdivisio:	COUGAR RIDGE EST		
Production:	80		
Staticwate:	125		
Casingdiam:	12		
Casingdept:	218		
Datasource:	GPS - Downloaded		
Diversioonn:	Not Reported		
Welldocs:	<a href="http://www.idwr.idaho.gov/apps/appsWell/RelatedDocs.asp?WellID=395269">http://www.idwr.idaho.gov/apps/appsWell/RelatedDocs.asp?WellID=395269</a>		
Spatialdat:	359238		
Site id:	ID8000000127943		

**17  
 WNW  
 1/2 - 1 Mile  
 Higher**

**FED USGS      USGS40000293704**

Org. Identifier:	USGS-ID		
Formal name:	USGS Idaho Water Science Center		
Monloc Identifier:	USGS-474208116494802		
Monloc name:	50N 04W 04DDD2		
Monloc type:	Well		
Monloc desc:	Not Reported		
Huc code:	17010305	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	Not Reported	Latitude:	47.7021266
Longitude:	-116.8310249	Sourcemap scale:	62500

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Horiz Acc measure:	1	Horiz Acc measure units:	seconds
Horiz Collection method:	Interpolated from map		
Horiz coord refsys:	NAD83	Vert measure val:	2180.
Vert measure units:	feet	Vertacc measure val:	2.5
Vert accmeasure units:	feet		
Vertcollection method:	Interpolated from topographic map		
Vert coord refsys:	NGVD29	Countrycode:	US
Aquifername:	Not Reported		
Formation type:	Sediments		
Aquifer type:	Not Reported		
Construction date:	Not Reported	Welldepth:	280
Welldepth units:	ft	Wellholedepth:	Not Reported
Wellholedepth units:	Not Reported		

Ground-water levels, Number of Measurements: 1

Date	Feet below Surface	Feet to Sealevel
-----		
1948-06-17	124.60	

Note: The site was being pumped.

**18**  
**WSW**  
**1/2 - 1 Mile**  
**Higher**

**ID WELLS      ID800000007846**

Wellnumber:	Not Reported	Wateruse:	Not Reported
Wateruse2:	Not Reported	Completion:	Not Reported
Totaldepth:	0	Elevation:	Not Reported
X:	0		
Y:	0		
Quad:	Not Reported	Link :	Not Reported
Wellid:	274493		
Permitid:	752738		
Metaltagnu:	Not Reported	Currentsta:	Driller Report
Construct:	03-OCT-89		
Owner:	KEN HOWARD		
Apptype:	Not Reported		
Welluse:	Not Reported		
Basinnumbe:	95		
Countyname:	KOOTENAI		
Township:	50N	Range :	04W
Section:	9		
Qqq:	Not Reported	Qq:	SE
Quarter:	NE		
Govlotnum:	0		
Welladdress:	Not Reported		
Lot:	Not Reported	Block :	Not Reported
Subdivisio:	Not Reported		
Production:	1.5		
Staticwate:	340		
Casingdiam:	6		
Casingdept:	367		
Datasource:	QQ		
Diversionn:	Not Reported		
Welldocs:	<a href="http://www.idwr.idaho.gov/apps/appsWell/RelatedDocs.asp?WellID=274493">http://www.idwr.idaho.gov/apps/appsWell/RelatedDocs.asp?WellID=274493</a>		

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Spatialdat: 282510  
 Site id: ID8000000007846

**C19**  
**SE**  
**1/2 - 1 Mile**  
**Lower**

**ID WELLS      ID8000000147173**

Wellnumber:	Not Reported	Wateruse:	Not Reported
Wateruse2:	Not Reported	Completion:	Not Reported
Totaldepth:	92	Elevation:	Not Reported
X:	0		
Y:	0		
Quad:	Not Reported	Link :	Not Reported
Wellid:	414647		
Permitid:	844481		
Metaltagnu:	D0051256	Currentsta:	Driller Report
Constructi:	20-DEC-06		
Owner:	RIVER HOUSE DEVELOPMENT		
Apptype:	Not Reported		
Welluse:	Closed Loop Heat Pump		
Basinnumbe:	95		
Countyname:	KOOTENAI		
Township:	50N	Range :	04W
Section:	10		
Qqq:	Not Reported	Qq:	NE
Quarter:	SE		
Govlotnum:	0		
Welladdress:	1950 BELLERIVE		
Lot:	14	Block :	2
Subdivisio:	BELLERIVE SO END OF BEEBEE LN RIVERSTONE DEVELOPMENT		
Production:	60		
Staticwate:	58		
Casingdiam:	8		
Casingdept:	87		
Datasource:	QQ		
Diversionn:	Not Reported		
Welldocs:	<a href="http://www.idwr.idaho.gov/apps/appsWell/RelatedDocs.asp?WellID=414647">http://www.idwr.idaho.gov/apps/appsWell/RelatedDocs.asp?WellID=414647</a>		
Spatialdat:	32379		
Site id:	ID8000000147173		

**C20**  
**SE**  
**1/2 - 1 Mile**  
**Lower**

**ID WELLS      ID8000000006573**

Wellnumber:	Not Reported	Wateruse:	Not Reported
Wateruse2:	Not Reported	Completion:	Not Reported
Totaldepth:	304	Elevation:	Not Reported
X:	0		
Y:	0		
Quad:	Not Reported	Link :	Not Reported
Wellid:	273218		
Permitid:	833271		
Metaltagnu:	Not Reported	Currentsta:	Field Inspection
Constructi:	03-MAY-94		

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Owner:	MC CORMACK PROPERTIES OF IDAHO INC		
Apptype:	Not Reported		
Welluse:	Not Reported		
Basinnumbe:	95		
Countyname:	KOOTENAI		
Township:	50N	Range :	04W
Section:	10		
Qqq:	NE	Qq:	NE
Quarter:	SE		
Govlotnum:	0		
Welladdress:	Not Reported		
Lot:	Not Reported	Block :	Not Reported
Subdivisio:	Not Reported		
Production:	0		
Staticwate:	0		
Casingdiam:	8		
Casingdept:	0		
Datasource:	QQ		
Diversionn:	Not Reported		
Welldocs:	<a href="http://www.idwr.idaho.gov/apps/appsWell/RelatedDocs.asp?WellID=273218">http://www.idwr.idaho.gov/apps/appsWell/RelatedDocs.asp?WellID=273218</a>		
Spatialdat:	32379		
Site id:	ID800000006573		

**C21  
SE  
1/2 - 1 Mile  
Lower**

**ID WELLS      ID8000000147814**

Wellnumber:	Not Reported	Wateruse:	Not Reported
Wateruse2:	Not Reported	Completion:	Not Reported
Totaldepth:	218	Elevation:	Not Reported
X:	0		
Y:	0		
Quad:	Not Reported	Link :	Not Reported
Wellid:	415288		
Permitid:	845168		
Metaltagnu:	D0051265	Currentsta:	Field Inspection
Constructi:	26-DEC-06		
Owner:	HOWARD RUDE		
Apptype:	Not Reported		
Welluse:	Closed Loop Heat Pump		
Basinnumbe:	95		
Countyname:	KOOTENAI		
Township:	50N	Range :	04W
Section:	10		
Qqq:	Not Reported	Qq:	NE
Quarter:	SE		
Govlotnum:	0		
Welladdress:	1950 BELLEVINE S OF BERBEA LN RIVERSTONE DEVELOPMENT		
Lot:	14	Block :	2
Subdivisio:	BELLERIVE		
Production:	5		
Staticwate:	83		
Casingdiam:	8		
Casingdept:	104		
Datasource:	QQ		
Diversionn:	Not Reported		
Welldocs:	<a href="http://www.idwr.idaho.gov/apps/appsWell/RelatedDocs.asp?WellID=415288">http://www.idwr.idaho.gov/apps/appsWell/RelatedDocs.asp?WellID=415288</a>		

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Spatialdat: 32379  
 Site id: ID8000000147814

**C22**  
**SE**  
**1/2 - 1 Mile**  
**Lower**

**ID WELLS      ID8000000147201**

Wellnumber:	Not Reported	Wateruse:	Not Reported
Wateruse2:	Not Reported	Completion:	Not Reported
Totaldepth:	94	Elevation:	Not Reported
X:	0		
Y:	0		
Quad:	Not Reported	Link :	Not Reported
Wellid:	414675		
Permitid:	844510		
Metaltagnu:	D0051261	Currentsta:	Driller Report
Constructi:	21-DEC-06		
Owner:	RIVER HOUSE DEVELOPMENT		
Apptype:	Not Reported		
Welluse:	Closed Loop Heat Pump		
Basinnumbe:	95		
Countyname:	KOOTENAI		
Township:	50N	Range :	04W
Section:	10		
Qqq:	Not Reported	Qq:	NE
Quarter:	SE		
Govlotnum:	0		
Welladdress:	1950 BELLERIVE		
Lot:	14	Block :	2
Subdivisio:	BELLERIVE SO END OF BEEBEE LN RIVERSTONE DEVELOPMENT		
Production:	60		
Staticwate:	58		
Casingdiam:	8		
Casingdept:	87		
Datasource:	QQ		
Diversionn:	Not Reported		
Welldocs:	<a href="http://www.idwr.idaho.gov/apps/appsWell/RelatedDocs.asp?WellID=414675">http://www.idwr.idaho.gov/apps/appsWell/RelatedDocs.asp?WellID=414675</a>		
Spatialdat:	32379		
Site id:	ID8000000147201		

**23**  
**SSE**  
**1/2 - 1 Mile**  
**Higher**

**ID WELLS      ID8000000166653**

Wellnumber:	Not Reported	Wateruse:	Not Reported
Wateruse2:	Not Reported	Completion:	Not Reported
Totaldepth:	380	Elevation:	Not Reported
X:	0		
Y:	0		
Quad:	Not Reported	Link :	Not Reported
Wellid:	434286		
Permitid:	868014		
Metaltagnu:	D0061337	Currentsta:	Field Inspection
Constructi:	30-MAY-13		



# GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Spatialdat: 31707  
 Site id: ID8000000009981

**D25  
 North  
 1/2 - 1 Mile  
 Higher**

**FED USGS      USGS40000293732**

Org. Identifier:	USGS-ID		
Formal name:	USGS Idaho Water Science Center		
Monloc Identifier:	USGS-474229116490301		
Monloc name:	50N 04W 03DBB1		
Monloc type:	Well		
Monloc desc:	Not Reported		
Huc code:	17010305	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	Not Reported	Latitude:	47.708
Longitude:	-116.8175278	Sourcemap scale:	24000
Horiz Acc measure:	.5	Horiz Acc measure units:	seconds
Horiz Collection method:	Global positioning system (GPS), uncorrected		
Horiz coord refsys:	NAD83	Vert measure val:	2200.
Vert measure units:	feet	Vertacc measure val:	20.
Vert accmeasure units:	feet		
Vertcollection method:	Interpolated from topographic map		
Vert coord refsys:	NGVD29	Countrycode:	US
Aquifername:	Not Reported		
Formation type:	Outwash		
Aquifer type:	Not Reported		
Construction date:	19950306	Welldepth:	392
Welldepth units:	ft	Wellholedepth:	392
Wellholedepth units:	ft		

Ground-water levels, Number of Measurements: 1

Date	Feet below Surface	Feet to Sealevel
-----		
2004-09-17	182.48	

**D26  
 North  
 1/2 - 1 Mile  
 Higher**

**ID WELLS      ID8000000006821**

Wellnumber:	Not Reported	Wateruse:	Not Reported
Wateruse2:	Not Reported	Completion:	Not Reported
Totaldepth:	0	Elevation:	Not Reported
X:	0		
Y:	0		
Quad:	Not Reported	Link :	Not Reported
Wellid:	273466		
Permitid:	753979		
Metaltagnu:	Not Reported	Currentsta:	Driller Report
Constructi:	14-MAR-95		

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Owner: COEUR D ALENE PUBLIC GOLF CLUB INC  
 Apptype: Not Reported  
 Welluse: Not Reported  
 Basinnumbe: 95  
 Countyname: KOOTENAI  
 Township: 50N Range : 04W  
 Section: 3  
 Qqq: NW Qq: NW  
 Quarter: SE  
 Govlotnum: 0  
 Welladdress: GOLF COURSE  
 Lot: Not Reported Block : Not Reported  
 Subdivisio: Not Reported  
 Production: 350  
 Staticwate: 170  
 Casingdiam: 12  
 Casingdept: 352  
 Datasource: GPS - Downloaded  
 Diversionn: Not Reported  
 Welldocs: <http://www.idwr.idaho.gov/apps/appsWell/RelatedDocs.asp?WellID=273466>  
 Spatialdat: 391806  
 Site id: ID800000006821

**27**  
**NE**  
**1/2 - 1 Mile**  
**Higher**

**FED USGS USGS40000294032**

Org. Identifier: USGS-ID  
 Formal name: USGS Idaho Water Science Center  
 Monloc Identifier: USGS-475215116482201  
 Monloc name: 50N 04W 02CCB1  
 Monloc type: Well  
 Monloc desc: Not Reported  
 Huc code: 17010305 Drainagearea value: Not Reported  
 Drainagearea Units: Not Reported Contrib drainagearea: Not Reported  
 Contrib drainagearea units: Not Reported Latitude: 47.7040715  
 Longitude: -116.8071353 Sourcemap scale: 24000  
 Horiz Acc measure: 1 Horiz Acc measure units: seconds  
 Horiz Collection method: Interpolated from map  
 Horiz coord refsys: NAD83 Vert measure val: 2200.  
 Vert measure units: feet Vertacc measure val: 5.  
 Vert accmeasure units: feet  
 Vertcollection method: Interpolated from topographic map  
 Vert coord refsys: NGVD29 Countrycode: US  
 Aquifername: Not Reported  
 Formation type: Outwash  
 Aquifer type: Not Reported  
 Construction date: Not Reported Welldepth: Not Reported  
 Welldepth units: Not Reported Wellholedepth: Not Reported  
 Wellholedepth units: Not Reported

Ground-water levels, Number of Measurements: 1

Date	Feet below Surface	Feet to Sealevel
1991-08-02	144.39	

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Database      EDR ID Number

**28**  
**ENE**  
**1/2 - 1 Mile**  
**Higher**

**ID WELLS      ID8000000159181**

Wellnumber:	Not Reported	Wateruse:	Not Reported
Wateruse2:	Not Reported	Completion:	Not Reported
Totaldepth:	243	Elevation:	Not Reported
X:	0		
Y:	0		
Quad:	Not Reported	Link :	Not Reported
Wellid:	426746		
Permitid:	857193		
Metaltagnu:	Not Reported	Currentsta:	Driller Report
Constructi:	23-JUL-09		
Owner:	Not Reported		
Apptype:	Not Reported		
Welluse:	Other		
Basinnumbe:	95		
Countyname:	KOOTENAI		
Township:	50N	Range :	04W
Section:	2		
Qqq:	Not Reported	Qq:	SW
Quarter:	SW		
Govlotnum:	0		
Welladres:	RAMSEY RD AND APPLEWAY		
Lot:	Not Reported	Block :	Not Reported
Subdivisio:	Not Reported		
Production:	0		
Staticwate:	0		
Casingdiam:	6		
Casingdept:	0		
Datasource:	QQ		
Diversionn:	Not Reported		
Welldocs:	<a href="http://www.idwr.idaho.gov/apps/appsWell/RelatedDocs.asp?WellID=426746">http://www.idwr.idaho.gov/apps/appsWell/RelatedDocs.asp?WellID=426746</a>		
Spatialdat:	32790		
Site id:	ID8000000159181		

**29**  
**SE**  
**1/2 - 1 Mile**  
**Lower**

**ID WELLS      ID800000006424**

Wellnumber:	Not Reported	Wateruse:	Not Reported
Wateruse2:	Not Reported	Completion:	Not Reported
Totaldepth:	0	Elevation:	Not Reported
X:	0		
Y:	0		
Quad:	Not Reported	Link :	Not Reported
Wellid:	273069		
Permitid:	754346		
Metaltagnu:	Not Reported	Currentsta:	Field Inspection
Constructi:	22-SEP-96		

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Owner: STEVE PETERSEN  
 Apptype: Not Reported  
 Welluse: Not Reported  
 Basinnumbe: 95  
 Countyname: KOOTENAI  
 Township: 50N Range : 04W  
 Section: 10  
 Qqq: Not Reported Qq: SE  
 Quarter: SE  
 Govlotnum: 0  
 Welladdress: 1805 MILLVIEW FROM FAIRMONT LOOP  
 Lot: 007 Block : Not Reported  
 Subdivisio: Not Reported  
 Production: 25  
 Staticwate: 60  
 Casingdiam: 6  
 Casingdept: 80  
 Datasource: QQ  
 Diversionn: Not Reported  
 Welldocs: <http://www.idwr.idaho.gov/apps/appsWell/RelatedDocs.asp?WellID=273069>  
 Spatialdat: 32168  
 Site id: ID800000006424

**E30  
NE  
1/2 - 1 Mile  
Higher**

**ID WELLS ID8000000153153**

Wellnumber: Not Reported Wateruse: Not Reported  
 Wateruse2: Not Reported Completion: Not Reported  
 Totaldepth: 302 Elevation: Not Reported  
 X: 0  
 Y: 0  
 Quad: Not Reported Link : Not Reported  
 Wellid: 420656  
 Permitid: 850838  
 Metaltagnu: D0054458 Currentsta: Field Inspection  
 Constructi: 15-MAR-08  
 Owner: SALVATION ARMY KROC CENTER  
 Apptype: Not Reported  
 Welluse: Heating  
 Basinnumbe: 95  
 Countyname: KOOTENAI  
 Township: 50N Range : 04W  
 Section: 3  
 Qqq: NE Qq: NE  
 Quarter: SE  
 Govlotnum: 0  
 Welladdress: RAMSEY RD  
 Lot: Not Reported Block : Not Reported  
 Subdivisio: Not Reported  
 Production: 300  
 Staticwate: 138  
 Casingdiam: 10  
 Casingdept: 302  
 Datasource: QQQ  
 Diversionn: Not Reported  
 Welldocs: <http://www.idwr.idaho.gov/apps/appsWell/RelatedDocs.asp?WellID=420656>

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Spatialdat: 417114  
 Site id: ID8000000153153

**E31  
 NE  
 1/2 - 1 Mile  
 Higher**

**ID WELLS      ID8000000153156**

Wellnumber:	Not Reported	Wateruse:	Not Reported
Wateruse2:	Not Reported	Completion:	Not Reported
Totaldepth:	299	Elevation:	Not Reported
X:	0		
Y:	0		
Quad:	Not Reported	Link :	Not Reported
Wellid:	420659		
Permitid:	850842		
Metaltagnu:	D0054459	Currentsta:	Field Inspection
Constructi:	10-MAR-08		
Owner:	SALVATION ARMY KROC CENTER		
Apptype:	Not Reported		
Welluse:	Cooling		
Basinnumbe:	95		
Countyname:	KOOTENAI		
Township:	50N	Range :	04W
Section:	3		
Qqq:	NE	Qq:	NE
Quarter:	SE		
Govlotnum:	0		
Welladdress:	RAMSEY RD		
Lot:	Not Reported	Block :	Not Reported
Subdivisio:	Not Reported		
Production:	300		
Staticwate:	140		
Casingdiam:	8		
Casingdept:	279		
Datasource:	QQQ		
Diversionn:	Not Reported		
Welldocs:	<a href="http://www.idwr.idaho.gov/apps/appsWell/RelatedDocs.asp?WellID=420659">http://www.idwr.idaho.gov/apps/appsWell/RelatedDocs.asp?WellID=420659</a>		
Spatialdat:	417114		
Site id:	ID8000000153156		

**E32  
 NE  
 1/2 - 1 Mile  
 Higher**

**ID WELLS      ID8000000153157**

Wellnumber:	Not Reported	Wateruse:	Not Reported
Wateruse2:	Not Reported	Completion:	Not Reported
Totaldepth:	300	Elevation:	Not Reported
X:	0		
Y:	0		
Quad:	Not Reported	Link :	Not Reported
Wellid:	420660		
Permitid:	850843		
Metaltagnu:	D0054460	Currentsta:	Field Inspection
Constructi:	24-MAR-08		

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Owner: SALVATION ARMY KROC CENTER  
 Apptype: Not Reported  
 Welluse: Injection  
 Basinnumbe: 95  
 Countyname: KOOTENAI  
 Township: 50N Range : 04W  
 Section: 3  
 Qqq: NE Qq: NE  
 Quarter: SE  
 Govlotnum: 0  
 Welladdress: RAMSEY RD  
 Lot: Not Reported Block : Not Reported  
 Subdivisio: Not Reported  
 Production: 300  
 Staticwate: 138  
 Casingdiam: 12  
 Casingdept: 300  
 Datasource: GPS - Manually Entered  
 Diversionn: Not Reported  
 Welldocs: <http://www.idwr.idaho.gov/apps/appsWell/RelatedDocs.asp?WellID=420660>  
 Spatialdat: 425253  
 Site id: ID8000000153157

**33  
East  
1/2 - 1 Mile  
Higher**

**FED USGS USGS40000293692**

Org. Identifier: USGS-ID  
 Formal name: USGS Idaho Water Science Center  
 Monloc Identifier: USGS-474201116480401  
 Monloc name: 50N 04W 10ABA1  
 Monloc type: Well  
 Monloc desc: Not Reported  
 Huc code: 17010305 Drainagearea value: Not Reported  
 Drainagearea Units: Not Reported Contrib drainagearea: Not Reported  
 Contrib drainagearea units: Not Reported Latitude: 47.7001827  
 Longitude: -116.8021349 Sourcemap scale: 62500  
 Horiz Acc measure: 1 Horiz Acc measure units: seconds  
 Horiz Collection method: Interpolated from map  
 Horiz coord refsys: NAD83 Vert measure val: 2182.50  
 Vert measure units: feet Vertacc measure val: .01  
 Vert accmeasure units: feet  
 Vertcollection method: Level or other surveying method  
 Vert coord refsys: NGVD29 Countrycode: US  
 Aquifername: Not Reported  
 Formation type: Outwash  
 Aquifer type: Not Reported  
 Construction date: Not Reported Welldepth: 156  
 Welldepth units: ft Wellholedepth: 156  
 Wellholedepth units: ft

Ground-water levels, Number of Measurements: 4

Date	Feet below Surface	Feet to Sealevel	Date	Feet below Surface	Feet to Sealevel
1978-08-14	137.06		1978-03-15	140.17	
1977-08-18	138.88				
1977-05-24	141.95				

Note: The site had been pumped recently.

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Database      EDR ID Number

**34**  
**SSE**  
**1/2 - 1 Mile**  
**Higher**

**ID WELLS      ID800000008798**

Wellnumber:	Not Reported	Wateruse:	Not Reported
Wateruse2:	Not Reported	Completion:	Not Reported
Totaldepth:	0	Elevation:	Not Reported
X:	0		
Y:	0		
Quad:	Not Reported	Link :	Not Reported
Wellid:	275445		
Permitid:	752149		
Metaltagnu:	Not Reported	Currentsta:	Driller Report
Constructi:	15-NOV-84		
Owner:	NEIL GEBHART		
Apptype:	Not Reported		
Welluse:	Not Reported		
Basinnumbe:	95		
Countyname:	KOOTENAI		
Township:	50N	Range :	04W
Section:	15		
Qqq:	Not Reported	Qq:	NW
Quarter:	NE		
Govlotnum:	0		
Welladres:	Not Reported		
Lot:	Not Reported	Block :	Not Reported
Subdivisio:	Not Reported		
Production:	6		
Staticwate:	85		
Casingdiam:	6		
Casingdept:	20		
Datasource:	QQ		
Diversioonn:	Not Reported		
Welldocs:	<a href="http://www.idwr.idaho.gov/apps/appsWell/RelatedDocs.asp?WellID=275445">http://www.idwr.idaho.gov/apps/appsWell/RelatedDocs.asp?WellID=275445</a>		
Spatialdat:	31672		
Site id:	ID800000008798		

**F35**  
**NNE**  
**1/2 - 1 Mile**  
**Higher**

**FED USGS      USGS40000293739**

Org. Identifier:	USGS-ID		
Formal name:	USGS Idaho Water Science Center		
Monloc Identifier:	USGS-474236116483201		
Monloc name:	50N 04W 03ADD1-DESTROYED		
Monloc type:	Well		
Monloc desc:	Not Reported		
Huc code:	17010305	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	Not Reported	Latitude:	47.7099048
Longitude:	-116.8099134	Sourcemap scale:	62500

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Horiz Acc measure:	1	Horiz Acc measure units:	seconds
Horiz Collection method:	Interpolated from map		
Horiz coord refsys:	NAD83	Vert measure val:	2203.64
Vert measure units:	feet	Vertacc measure val:	.01
Vert accmeasure units:	feet		
Vertcollection method:	Level or other surveying method		
Vert coord refsys:	NGVD29	Countrycode:	US
Aquifername:	Not Reported		
Formation type:	Columbia River Basalt Group		
Aquifer type:	Not Reported		
Construction date:	19760409	Welldepth:	237
Welldepth units:	ft	Wellholedepth:	237
Wellholedepth units:	ft		

Ground-water levels, Number of Measurements: 15

Date	Feet below Surface	Feet to Sealevel	Date	Feet below Surface	Feet to Sealevel
1978-09-26	160.04		1978-08-23	161.04	
1978-07-24	161.96		1978-06-27	162.53	
1978-05-25	162.75		1978-04-17	162.84	
1978-03-15	162.74		1978-02-01	162.25	
1978-01-10	162.12		1977-12-05	161.88	
1977-11-02	161.55		1977-09-12	161.85	
1977-08-18	162.25		1977-06-06	163.58	
1977-04-28	163.13				

**F36  
NNE  
1/2 - 1 Mile  
Higher**

**ID WELLS      ID800000009300**

Wellnumber:	Not Reported	Wateruse:	Not Reported
Wateruse2:	Not Reported	Completion:	Not Reported
Totaldepth:	0	Elevation:	Not Reported
X:	0		
Y:	0		
Quad:	Not Reported	Link :	Not Reported
Wellid:	275948		
Permitid:	751103		
Metaltagnu:	Not Reported	Currentsta:	Driller Report
Construct:	09-APR-76		
Owner:	PANHANDLE HEALTH DIST		
Apptype:	Not Reported		
Welluse:	Not Reported		
Basinnumbe:	95		
Countyname:	KOOTENAI		
Township:	50N	Range :	04W
Section:	3		
Qqq:	Not Reported	Qq:	SE
Quarter:	NE		
Govlotnum:	0		
Welladdress:	Not Reported		
Lot:	Not Reported	Block :	Not Reported
Subdivisio:	Not Reported		
Production:	10		
Staticwate:	200		
Casingdiam:	8		
Casingdept:	227		
Datasource:	Digitized		
Diversio:	Not Reported		
Welldocs:	<a href="http://www.idwr.idaho.gov/apps/appsWell/RelatedDocs.asp?WellID=275948">http://www.idwr.idaho.gov/apps/appsWell/RelatedDocs.asp?WellID=275948</a>		

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Spatialdat: 456954  
 Site id: ID8000000009300

**G37**  
**WSW**  
**1/2 - 1 Mile**  
**Higher**

**ID WELLS      ID8000000006849**

Wellnumber:	Not Reported	Wateruse:	Not Reported
Wateruse2:	Not Reported	Completion:	Not Reported
Totaldepth:	0	Elevation:	Not Reported
X:	0		
Y:	0		
Quad:	Not Reported	Link :	Not Reported
Wellid:	273494		
Permitid:	754001		
Metaltagnu:	Not Reported	Currentsta:	Field Inspection
Constructi:	27-FEB-95		
Owner:	KEN WILKINSON		
Apptype:	Not Reported		
Welluse:	Not Reported		
Basinnumbe:	95		
Countyname:	KOOTENAI		
Township:	50N	Range :	04W
Section:	9		
Qqq:	Not Reported	Qq:	SE
Quarter:	NW		
Govlotnum:	0		
Welladdress:	EAST RIVERVIEW		
Lot:	Not Reported	Block :	Not Reported
Subdivisio:	Not Reported		
Production:	5		
Staticwate:	100		
Casingdiam:	6		
Casingdept:	199		
Datasource:	Section		
Diversionn:	Not Reported		
Welldocs:	<a href="http://www.idwr.idaho.gov/apps/appsWell/RelatedDocs.asp?WellID=273494">http://www.idwr.idaho.gov/apps/appsWell/RelatedDocs.asp?WellID=273494</a>		
Spatialdat:	341359		
Site id:	ID8000000006849		

**G38**  
**WSW**  
**1/2 - 1 Mile**  
**Higher**

**ID WELLS      ID8000000006557**

Wellnumber:	Not Reported	Wateruse:	Not Reported
Wateruse2:	Not Reported	Completion:	Not Reported
Totaldepth:	0	Elevation:	Not Reported
X:	0		
Y:	0		
Quad:	Not Reported	Link :	Not Reported
Wellid:	273202		
Permitid:	753739		
Metaltagnu:	Not Reported	Currentsta:	Field Inspection
Constructi:	08-APR-94		



## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Spatialdat: 341359  
 Site id: ID8000000005358

**G40  
 WSW  
 1/2 - 1 Mile  
 Higher**

**ID WELLS      ID8000000006858**

Wellnumber:	Not Reported	Wateruse:	Not Reported
Wateruse2:	Not Reported	Completion:	Not Reported
Totaldepth:	0	Elevation:	Not Reported
X:	0		
Y:	0		
Quad:	Not Reported	Link :	Not Reported
Wellid:	273503		
Permitid:	754010		
Metaltagnu:	Not Reported	Currentsta:	Field Inspection
Constructi:	28-FEB-95		
Owner:	KEN WILKINSON		
Apptype:	Not Reported		
Welluse:	Not Reported		
Basinnumbe:	95		
Countyname:	KOOTENAI		
Township:	50N	Range :	04W
Section:	9		
Qqq:	Not Reported	Qq:	SE
Quarter:	NW		
Govlotnum:	0		
Welladdress:	E RIVERVIEW TO END FOOTHILL		
Lot:	Not Reported	Block :	Not Reported
Subdivisio:	Not Reported		
Production:	60		
Staticwate:	10		
Casingdiam:	6		
Casingdept:	30		
Datasource:	Section		
Diversionn:	Not Reported		
Welldocs:	<a href="http://www.idwr.idaho.gov/apps/appsWell/RelatedDocs.asp?WellID=273503">http://www.idwr.idaho.gov/apps/appsWell/RelatedDocs.asp?WellID=273503</a>		
Spatialdat:	341359		
Site id:	ID8000000006858		

**G41  
 WSW  
 1/2 - 1 Mile  
 Higher**

**ID WELLS      ID8000000072318**

Wellnumber:	Not Reported	Wateruse:	Not Reported
Wateruse2:	Not Reported	Completion:	Not Reported
Totaldepth:	60	Elevation:	Not Reported
X:	0		
Y:	0		
Quad:	Not Reported	Link :	Not Reported
Wellid:	339276		
Permitid:	767279		
Metaltagnu:	D0013872	Currentsta:	Field Inspection
Constructi:	26-OCT-00		

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Owner:	JOHN MACK		
Apptype:	Not Reported		
Welluse:	Domestic-Single Residence		
Basinnumbe:	95		
Countyname:	KOOTENAI		
Township:	50N	Range :	04W
Section:	9		
Qqq:	Not Reported	Qq:	SE
Quarter:	NW		
Govlotnum:	0		
Welladdress:	5000 foothills dr #3		
Lot:	Not Reported	Block :	Not Reported
Subdivisio:	Not Reported		
Production:	5		
Staticwate:	29		
Casingdiam:	8		
Casingdept:	35		
Datasource:	Section		
Diversionn:	Not Reported		
Welldocs:	<a href="http://www.idwr.idaho.gov/apps/appsWell/RelatedDocs.asp?WellID=339276">http://www.idwr.idaho.gov/apps/appsWell/RelatedDocs.asp?WellID=339276</a>		
Spatialdat:	341359		
Site id:	ID8000000072318		

**G42  
WSW  
1/2 - 1 Mile  
Higher**

**ID WELLS      ID8000000072301**

Wellnumber:	Not Reported	Wateruse:	Not Reported
Wateruse2:	Not Reported	Completion:	Not Reported
Totaldepth:	145	Elevation:	Not Reported
X:	0		
Y:	0		
Quad:	Not Reported	Link :	Not Reported
Wellid:	339259		
Permitid:	767262		
Metaltagnu:	D0013870	Currentsta:	Field Inspection
Constructi:	25-OCT-00		
Owner:	JOHN MACK		
Apptype:	Not Reported		
Welluse:	Domestic-Single Residence		
Basinnumbe:	95		
Countyname:	KOOTENAI		
Township:	50N	Range :	04W
Section:	9		
Qqq:	Not Reported	Qq:	SE
Quarter:	NW		
Govlotnum:	0		
Welladdress:	5000 Foothills Dr-#2		
Lot:	Not Reported	Block :	Not Reported
Subdivisio:	Not Reported		
Production:	0		
Staticwate:	0		
Casingdiam:	8		
Casingdept:	18		
Datasource:	Section		
Diversionn:	Not Reported		
Welldocs:	<a href="http://www.idwr.idaho.gov/apps/appsWell/RelatedDocs.asp?WellID=339259">http://www.idwr.idaho.gov/apps/appsWell/RelatedDocs.asp?WellID=339259</a>		

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Spatialdat: 341359  
 Site id: ID8000000072301

**G43  
 WSW  
 1/2 - 1 Mile  
 Higher**

**ID WELLS      ID8000000007568**

Wellnumber:	Not Reported	Wateruse:	Not Reported
Wateruse2:	Not Reported	Completion:	Not Reported
Totaldepth:	0	Elevation:	Not Reported
X:	0		
Y:	0		
Quad:	Not Reported	Link :	Not Reported
Wellid:	274213		
Permitid:	753222		
Metaltagnu:	Not Reported	Currentsta:	Field Inspection
Constructi:	27-APR-92		
Owner:	BECK BUILDERS		
Apptype:	Not Reported		
Welluse:	Not Reported		
Basinnumbe:	95		
Countyname:	KOOTENAI		
Township:	50N	Range :	04W
Section:	9		
Qqq:	Not Reported	Qq:	SW
Quarter:	NW		
Govlotnum:	0		
Welladdress:	Not Reported		
Lot:	008	Block :	Not Reported
Subdivisio:	Not Reported		
Production:	40		
Staticwate:	48		
Casingdiam:	6		
Casingdept:	38		
Datasource:	Section		
Diversionn:	Not Reported		
Welldocs:	<a href="http://www.idwr.idaho.gov/apps/appsWell/RelatedDocs.asp?WellID=274213">http://www.idwr.idaho.gov/apps/appsWell/RelatedDocs.asp?WellID=274213</a>		
Spatialdat:	341359		
Site id:	ID8000000007568		

# GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

## AREA RADON INFORMATION

State Database: ID Radon

### Radon Test Results

Zipcode	Test Date	Floor	Result
83814	1/1/2006 0:00	1	1.20
83814	1/1/2006 0:00	0	1.20
83814	1/1/2006 0:00	0	7.60
83814	1/1/2006 0:00	1	2.10
83814	1/1/2006 0:00	1	4.20
83814	1/1/2006 0:00	0	1.30
83814	1/1/2006 0:00	1	4.30
83814	1/1/2006 0:00	0	9.20
83814	3/19/2005 0:00	0	7.40
83814	3/21/2005 0:00	1	49.40
83814	3/22/2005 0:00	1	7.40
83814	3/23/2005 0:00	0	1.10
83814	3/20/2005 0:00	0	1.20
83814	3/22/2005 0:00	0	3.80
83814	3/21/2005 0:00	2	0.20
83814	3/19/2005 0:00	0	7.80
83814	5/6/2005 0:00	0	8.40
83814	5/12/2005 0:00	0	8.70
83814	3/30/2005 0:00	0	11.70
83814	3/31/2005 0:00	1	3.20
83814	3/25/2005 0:00	0	27.40
83814	4/1/2005 0:00	1	0.40
83814	4/8/2005 0:00	0	5.20
83814	4/11/2005 0:00		13.70
83814	4/11/2005 0:00		0.40
83814	4/11/2005 0:00		11.50
83814	4/11/2005 0:00		23.60
83814	4/11/2005 0:00		529.60
83814	4/11/2005 0:00		17.40
83814	8/1/2005 0:00	0	0.90
83814	8/18/2005 0:00		1.50
83814	8/18/2005 0:00	0	5.90
83814	8/19/2005 0:00		2.30
83814	3/31/2006 0:00	0	6.90
83814	1/1/2006 0:00	0	6.70
83814	1/1/2006 0:00	1	3.10
83814	1/8/2007 0:00	1	1.40
83814	1/8/2007 0:00	0	5.70
83814	1/11/2007 0:00	0	0.80
83814	1/11/2007 0:00	0	1.20
83814	3/5/2007 0:00	1	21.60
83814	3/5/2007 0:00	0	23.50
83814	3/5/2007 0:00	0	23.10
83814	3/9/2007 0:00	2	0.70
83814	3/9/2007 0:00	1	0.60
83814	3/5/2007 0:00	3	1.40
83814			

# GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

## AREA RADON INFORMATION

	3/5/2007 0:00	0	1.00
83814	3/2/2007 0:00	2	2.20
83814	3/2/2007 0:00	2	1.30
83814	3/2/2007 0:00	2	8.10
83814	3/2/2007 0:00	0	7.70
83814	3/6/2007 0:00	0	11.50
83814	3/6/2007 0:00	1	6.80
83814	2/1/2007 0:00	1	5.80
83814	2/1/2007 0:00	1	5.60
83814	2/12/2007 0:00	0	2.20
83814	2/12/2007 0:00	0	4.10
83814	2/23/2007 0:00	0	13.60
83814	2/23/2007 0:00	0	12.40
83814	3/5/2007 0:00	0	5.00
83814	3/17/2007 0:00	0	3.40
83814	8/9/2007 0:00	1	1.20
83814	11/15/2007 0:00	0	9.90
83814	11/24/2007 0:00	1	4.30
83814	3/15/2008 0:00	1	3.70
83814	3/7/2008 0:00	1	5.00
83814	12/28/2007 0:00	0	14.50
83814	2/23/2008 0:00	3	20.80
83814	2/2/2008 0:00	1	5.10
83814	2/6/2008 0:00	0	0.70
83814	4/23/2008 0:00	0	3.60
83814	4/29/2008 0:00	0	3.10
83814	4/28/2008 0:00	0	9.20
83814	3/4/2008 0:00	0	10.90
83814	3/21/2008 0:00	0	3.20
83814	3/17/2008 0:00	1	0.80
83814	5/12/2008 0:00	0	27.40
83814	4/28/2008 0:00	0	5.10
83814	10/14/2008 0:00	1	7.70
83814	1/20/2009 0:00	0	4.40
83814	2/24/2009 0:00	0	4.20
83814	7/2/2008 0:00	3	0.30
83814	1/16/2009 0:00	0	2.10
83814	3/23/2009 0:00	0	16.10
83814	2/27/2009 0:00	1	2.70
83814	2/23/2009 0:00	1	2.00
83814	3/16/2009 0:00	3	0.30
83814	2/22/2009 0:00	0	6.90
83814	2/27/2009 0:00	0	8.90
83814	3/24/2009 0:00	0	10.60
83814	3/21/2009 0:00	0	0.90
83814	4/17/2009 0:00	0	12.40
83814	5/1/2009 0:00	1	8.90
83814	5/7/2009 0:00	0	3.80
83814	6/15/2009 0:00	1	2.70
83814	8/10/2009 0:00	1	0.50
83814	8/14/2009 0:00	0	14.50
83814	8/22/2009 0:00	0	7.60
83814	8/14/2009 0:00	0	13.60
83814	8/10/2009 0:00	1	0.50
83814	8/14/2009 0:00	0	14.50
83814	8/22/2009 0:00	0	7.60
83814			

# GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

## AREA RADON INFORMATION

	8/14/2009 0:00	0	13.60
83814	10/9/2009 0:00	0	0.60
83814	10/9/2009 0:00	0	0.70
83814	10/9/2009 0:00	0	10.40
83814	10/9/2009 0:00	0	3.70
83814	9/9/2009 0:00	0	9.40
83814	12/6/2009 0:00	0	6.00
83814	12/2/2009 0:00	1	2.90
83814	1/22/2010 0:00	1	4.20
83814	1/6/2010 0:00	1	4.70
83814	1/14/2010 0:00	0	5.20
83814	1/20/2010 0:00	0	4.00
83814	1/20/2010 0:00	0	10.20
83814	3/31/1992 0:00	0	11.00
83814	2/11/1993 0:00	0	9.60
83814	4/15/1993 0:00		1.60
83814	3/30/1993 0:00		4.10
83814	4/10/1993 0:00		0.30
83814	4/13/1993 0:00		0.50
83814	4/5/1993 0:00		6.20
83814	3/26/1993 0:00		6.40
83814	3/18/1993 0:00		27.40
83814	3/3/1993 0:00		0.40
83814	3/3/1993 0:00		0.80
83814	3/6/1993 0:00		6.60
83814	3/8/1993 0:00		3.00
83814	3/9/1993 0:00		18.90
83814	2/17/1993 0:00		35.70
83814	2/16/1993 0:00		5.20
83814	2/16/1993 0:00		1.60
83814	2/19/1993 0:00		0.30
83814	2/19/1993 0:00		0.30
83814	1/12/1993 0:00		19.30
83814	3/19/1993 0:00		4.00
83814	3/17/1993 0:00		1.80
83814	11/26/1993 0:00		15.70
83814	12/15/1993 0:00		2.40
83814	6/16/1993 0:00		1.20
83814	6/17/1993 0:00		1.30
83814	3/12/1993 0:00		1.40
83814	3/29/1993 0:00		1.40
83814	9/25/1993 0:00	0	6.80
83814	1/9/1995 0:00		8.10
83814	1/9/1995 0:00		14.20
83814	1/13/1995 0:00		15.50
83814	1/12/1995 0:00		3.40
83814	1/13/1995 0:00		12.90
83814	2/11/1995 0:00		9.10
83814	2/18/1995 0:00		0.50
83814	2/17/1995 0:00		5.70
83814	2/26/1995 0:00		13.60
83814	2/28/1995 0:00		2.50
83814	6/1/1992 0:00	0	24.30
83814	1/21/1992 0:00		5.60
83814	2/3/1992 0:00		5.60
83814	3/2/1992 0:00		13.40
83814			

# GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

## AREA RADON INFORMATION

	3/16/1992 0:00		1.00
83814	3/13/1992 0:00		5.10
83814	2/27/1995 0:00		10.30
83814	3/1/1995 0:00		2.20
83814	2/28/1995 0:00		10.30
83814	2/28/1995 0:00		13.30
83814	3/1/1995 0:00		1.20
83814	3/1/1995 0:00		13.70
83814	3/14/1995 0:00		0.80
83814	3/30/1995 0:00		9.40
83814	1/11/1995 0:00	0	3.10
83814	1/20/1995 0:00	0	2.10
83814	3/10/1995 0:00	1	1.60
83814	3/22/1995 0:00	0	6.50
83814	3/22/1995 0:00	0	1.10
83814	4/17/1995 0:00	0	12.50
83814	5/26/1995 0:00	1	0.70
83814	5/30/1995 0:00	0	4.20
83814	6/20/1995 0:00	1	0.30
83814	7/7/1995 0:00	0	10.10
83814	7/7/1995 0:00	1	12.10
83814	5/23/1997 0:00		0.70
83814	5/23/1997 0:00		0.60
83814	5/23/1997 0:00		2.40
83814	5/23/1997 0:00		0.20
83814	5/23/1997 0:00		1.80
83814	5/23/1997 0:00		12.30
83814	5/23/1997 0:00		0.50
83814	5/23/1997 0:00		2.40
83814	5/23/1997 0:00		27.40
83814	1/29/1997 0:00		1.20
83814			4.00
83814			4.60
83814			4.90
83814			6.00
83814			8.40
83814			9.50
83814			10.70
83814			70.00
83814	9/1/1997 0:00	1	28.00
83814	9/1/1997 0:00	1	13.00
83814	9/1/1997 0:00	1	5.80
83814	2/23/1990 0:00	1	5.90
83814	3/8/1990 0:00	0	3.70
83814	3/13/1990 0:00	0	2.60
83814	2/24/1990 0:00	1	235.00
83814	4/17/1998 0:00		2.50
83814	6/19/1999 0:00	0	7.60
83814	6/2/1999 0:00	2	6.90
83814	5/30/1999 0:00	0	4.00
83814	6/21/1999 0:00	2	5.80
83814	8/5/1999 0:00	0	3.40
83814	8/14/1999 0:00	1	1.60
83814	10/30/1999 0:00	0	8.90
83814	4/1/2000 0:00	0	4.00
83814	2/13/2000 0:00	1	20.70
83814			

# GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

## AREA RADON INFORMATION

	3/13/2000 0:00	0	5.70
83814	3/27/2000 0:00	0	1.30
83814	4/26/2000 0:00	1	7.50
83814	5/8/2000 0:00	0	1.90
83814	6/1/2000 0:00	0	9.10
83814	6/2/2000 0:00	1	6.00
83814	4/20/1999 0:00	0	1.40
83814	5/18/1999 0:00	0	2.00
83814	8/2/1999 0:00	0	2.50
83814	10/9/1999 0:00	1	1.60
83814	12/1/2000 0:00	1	0.08
83814	2/11/2000 0:00		20.00
83814	4/24/2000 0:00		4.00
83814	3/15/2001 0:00		24.70
83814	4/2/2001 0:00	0	77.40
83814	4/23/2001 0:00	1	60.00
83814	3/28/2001 0:00	1	8.30
83814	6/6/2003 0:00	0	0.60
83814	6/6/2003 0:00	1	0.30
83814	6/16/2003 0:00	0	1.60
83814	8/9/2003 0:00	1	0.50
83814	11/2/2003 0:00	0	5.70
83814	11/7/2003 0:00	0	12.10
83814	11/12/2001 0:00	0	4.00
83814	1/28/2002 0:00	0	1.50
83814	1/21/2002 0:00	0	39.90
83814	1/29/2002 0:00	1	1.70
83814	2/4/2002 0:00	0	5.70
83814	3/12/2002 0:00	0	9.10
83814	3/30/2002 0:00	0	1.20
83814	3/5/2002 0:00	0	9.50
83814	3/11/2002 0:00	0	1.10
83814	3/5/2002 0:00	0	8.80
83814	3/25/2002 0:00	1	5.20
83814	3/14/2002 0:00	0	6.80
83814	3/2/2002 0:00	1	14.40
83814	3/21/2002 0:00	1	10.70
83814	3/30/2002 0:00	1	0.30
83814	3/22/2002 0:00	0	14.20
83814	3/28/2002 0:00	1	9.60
83814	4/25/2002 0:00	0	5.70
83814	4/11/2002 0:00	0	1.80
83814	4/4/2002 0:00	0	12.40
83814	10/21/2002 0:00	3	0.80
83814	2/3/2003 0:00	0	4.60
83814	2/12/2003 0:00	1	4.40
83814	2/26/2003 0:00	0	5.80
83814	2/24/2003 0:00	0	5.40
83814	5/2/2003 0:00	0	3.30
83814	5/5/2003 0:00	1	1.90
83814	5/21/2003 0:00	0	2.30
83814	5/21/2003 0:00	1	1.10
83814	5/23/2003 0:00	0	3.50
83814	11/13/2003 0:00	0	18.90
83814	12/10/2003 0:00	1	3.80
83814	12/12/2003 0:00	0	5.00
83814			

# GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

## AREA RADON INFORMATION

	1/7/2004 0:00	0	2.80
83814	1/7/2004 0:00	0	12.40
83814	1/15/2004 0:00	1	33.60
83814	1/14/2004 0:00	0	5.80
83814	1/13/2004 0:00	0	2.80
83814	1/9/2004 0:00	0	7.20
83814	1/18/2004 0:00	1	1.50
83814	1/14/2004 0:00	1	19.60
83814	1/18/2004 0:00	0	18.30
83814	1/16/2004 0:00	0	2.30
83814	2/16/2004 0:00	1	8.70
83814	1/22/2004 0:00	0	25.10
83814	1/23/2004 0:00	1	3.80
83814	1/22/2004 0:00	0	33.40
83814	1/26/2004 0:00	0	12.90
83814	1/28/2004 0:00	0	14.20
83814	1/24/2004 0:00	1	1.30
83814	1/24/2004 0:00	0	15.10
83814	1/28/2004 0:00	0	8.80
83814	2/7/2004 0:00	1	10.50
83814	2/8/2004 0:00	1	3.40
83814	2/6/2004 0:00	1	1.00
83814	2/14/2004 0:00	1	1.20
83814	2/14/2004 0:00	1	1.10
83814	2/14/2004 0:00	1	1.30
83814	2/14/2004 0:00	1	1.10
83814	2/14/2004 0:00	1	0.90
83814	2/14/2004 0:00	1	1.00
83814	2/14/2004 0:00	1	7.70
83814	2/14/2004 0:00	1	8.50
83814	2/14/2004 0:00	1	6.40
83814	2/14/2004 0:00	1	6.20
83814	2/10/2004 0:00	0	4.50
83814	2/23/2004 0:00		1.60
83814	2/23/2004 0:00		2.30
83814	2/23/2004 0:00		1.90
83814	2/23/2004 0:00		1.50
83814	2/23/2004 0:00		0.90
83814	2/23/2004 0:00		1.10
83814	3/1/2004 0:00	1	3.70
83814	3/5/2004 0:00	1	0.90
83814	3/20/2004 0:00	1	1.10
83814	3/29/2004 0:00	0	1.50
83814	4/3/2004 0:00	1	0.20
83814	5/14/2004 0:00	0	26.80
83814	6/7/2004 0:00	0	23.00
83814	7/5/2004 0:00	0	2.60
83814	7/7/2004 0:00	0	0.90
83814	10/19/2004 0:00	0	1.50
83814	1/21/2005 0:00	0	13.20
83814	1/24/2005 0:00	0	2.30
83814	1/31/2005 0:00	0	0.20
83814	3/3/2005 0:00	0	5.20
83814	3/3/2005 0:00	0	7.80
83814	3/8/2005 0:00	0	3.00
83814	3/15/2005 0:00	0	4.50

# GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

## AREA RADON INFORMATION

Federal EPA Radon Zone for KOOTENAI County: 1

- Note: Zone 1 indoor average level > 4 pCi/L.
- : Zone 2 indoor average level  $\geq$  2 pCi/L and  $\leq$  4 pCi/L.
- : Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 83814

Number of sites tested: 9

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	2.000 pCi/L	75%	25%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	6.744 pCi/L	44%	56%	0%

# PHYSICAL SETTING SOURCE RECORDS SEARCHED

## TOPOGRAPHIC INFORMATION

### USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

### Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

## HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

### State Wetlands Data: Wetlands Inventory

Source: Department of Water Resources

Telephone: 208-287-4800

## HYDROGEOLOGIC INFORMATION

### AQUIFLOW<sup>R</sup> Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

## GEOLOGIC INFORMATION

### Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

### STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

### SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

# PHYSICAL SETTING SOURCE RECORDS SEARCHED

## LOCAL / REGIONAL WATER AGENCY RECORDS

### FEDERAL WATER WELLS

#### PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

#### PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

#### USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

### STATE RECORDS

#### Permitted Wells

Wells permitted or licensed by Idaho Department of Water Resources

Agency: Department of Water Resources

Phone: 208-287-4800

#### Water Level Monitoring Wells

This dataset shows the locations of monitoring wells.

Agency: Department of Water Resources

Phone: 208-287-4800

## OTHER STATE DATABASE INFORMATION

### RADON

#### State Database: ID Radon

Source: Department of Health & Welfare

Telephone: 208-332-7319

Radon Test Results

#### Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

#### EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

### OTHER

#### Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

#### Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

# PHYSICAL SETTING SOURCE RECORDS SEARCHED

## STREET AND ADDRESS INFORMATION

© 2015 TomTom North America, Inc. All rights reserved. This material is proprietary and the subject of copyright protection and other intellectual property rights owned by or licensed to Tele Atlas North America, Inc. The use of this material is subject to the terms of a license agreement. You will be held liable for any unauthorized copying or disclosure of this material.

---

This page intentionally left blank for printing purposes.

---

**Former Atlas-Stimson Mill Property**

3074 W. Seltice Way

Coeur D Alene, ID 83814

Inquiry Number: 5001261.2s

September 6, 2017

## EDR Vapor Encroachment Screen

Prepared using EDR's Vapor Encroachment Worksheet

# TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
Executive Summary .....	ES1
Primary Map .....	2
Secondary Map .....	3
Map Findings .....	4
Appendix .....	AP-1
Record Sources and Currency .....	GR-1

***Thank you for your business.***  
 Please contact EDR at 1-800-352-0050  
 with any questions or comments.

**Disclaimer - Copyright and Trademark Notice**

The EDR Vapor Encroachment Worksheet enables EDR's customers to make certain online modifications that effects maps, text and calculations contained in this Report. As a result, maps, text and calculations contained in this Report may have been so modified. EDR has not taken any action to verify any such modifications, and this report and the findings set forth herein must be read in light of this fact. Environmental Data Resources shall not be responsible for any customer's decision to include or not include in any final report any records determined to be within the relevant minimum search distances.

This report contains 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 OR 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, 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 produce information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2017 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

## EXECUTIVE SUMMARY

A search of available environmental records was conducted by EDR. The report was designed to assist parties seeking to meet the search requirements of the ASTM Standard Practice for Assessment of Vapor Encroachment into Structures on Property Involved in Real Estate Transactions (E 2600).

<b>STANDARD ENVIRONMENTAL RECORDS</b>	<b>Default Area of Concern (Miles)*</b>	<b>property</b>	<b>1/10</b>	<b>&gt; 1/10</b>
Federal NPL site list	1.0	0	0	0
Federal Delisted NPL site list	1.0	0	0	0
Federal CERCLIS list	0.5	0	0	0
Federal CERCLIS NFRAP site list	0.5	0	0	0
Federal RCRA CORRACTS facilities list	1.0	0	0	0
Federal RCRA non-CORRACTS TSD facilities list	0.5	0	0	0
Federal RCRA generators list	0.25	0	0	0
Federal institutional controls / engineering controls registries	0.5	0	0	0
Federal ERNS list	0.001	0	0	-
State- and tribal - equivalent NPL	not searched	-	-	-
State- and tribal - equivalent CERCLIS	1.0	0	0	0
State and tribal landfill and/or solid waste disposal site lists	0.5	0	0	0
State and tribal leaking storage tank lists	0.5	0	0	0
State and tribal registered storage tank lists	0.25	0	0	0
State and tribal institutional control / engineering control registries	0.5	0	0	0
State and tribal voluntary cleanup sites	0.5	0	0	0
State and tribal Brownfields sites	0.5	0	0	0
<b>ADDITIONAL ENVIRONMENTAL RECORDS</b>				
Local Brownfield lists	0.5	0	0	0
Local Lists of Landfill / Solid Waste Disposal Sites	0.5	0	0	0
Local Lists of Hazardous waste / Contaminated Sites	0.5	0	0	0
Local Lists of Registered Storage Tanks	not searched	-	-	-
Local Land Records	0.001	0	0	-
Records of Emergency Release Reports	0.001	0	0	-
Other Ascertainable Records	1.0	0	0	0
EDR Exclusive Records	1.0	0	0	0
Exclusive Recovered Govt. Archives	0.001	0	0	-

\*The Default Area of Concern may be adjusted by the environmental professional using experience and professional judgement. Each category may include several databases, and each database may have a different distance. A list of individual databases is provided at the back of this report.

# EXECUTIVE SUMMARY

## TARGET PROPERTY INFORMATION

### ADDRESS

FORMER ATLAS-STIMSON MILL PROPERTY  
3074 W. SELTICE WAY  
COEUR D ALENE, ID 83814

### COORDINATES

Latitude (North): 47.69825 - 47° 41' 53.69934"  
Longitude (West): 116.820035 - 116° 49' 12.13623"  
Elevation: 2159 ft. above sea level

## SEARCH RESULTS

Unmappable (orphan) sites are not considered in the foregoing analysis.

<u>Name</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>Map ID</u>	<u>Page</u>
Not Reported				

# PRIMARY MAP - 5001261.2S



-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  Sensitive Receptors
-  National Priority List Sites
-  Dept. Defense Sites



-  Indian Reservations BIA
-  100-year flood zone
-  500-year flood zone
-  National Wetland Inventory
-  State Wetlands



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Former Atlas-Stimson Mill Property  
 ADDRESS: 3074 W. Seltice Way  
 Coeur D Alene ID 83814  
 LAT/LONG: 47.69825 / 116.820035

CLIENT: Tetra Tech, Inc.  
 CONTACT: Jon Welge  
 INQUIRY #: 5001261.2s  
 DATE: July 24, 2017 4:54 pm

# SECONDARY MAP - 5001261.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

Power transmission lines

100-year flood zone

500-year flood zone

National Wetland Inventory

State Wetlands

Upgradient Area



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Former Atlas-Stimson Mill Property  
 ADDRESS: 3074 W. Seltice Way  
 Coeur D Alene ID 83814  
 LAT/LONG: 47.69825 / 116.820035

CLIENT: Tetra Tech, Inc.  
 CONTACT: Jon Welge  
 INQUIRY #: 5001261.2s  
 DATE: July 24, 2017 4:54 pm

MAP FINDINGS

**LEGEND**

<b>FACILITY NAME</b>		<b>FACILITY ADDRESS, CITY, ST, ZIP</b>		<b>EDR SITE ID NUMBER</b>
<b>◆ MAP ID#</b>	Direction	Distance Range	(Distance feet / miles)	ASTM 2600 Record Sources found in this report. Each database searched has been assigned to one or more categories. For detailed information about categorization, see the section of the report Records Searched and Currency.
	Relative Elevation	Feet Above Sea Level		
<b>Worksheet:</b>				
<b>Comments:</b> Comments may be added on the online Vapor Encroachment Worksheet.				

DATABASE ACRONYM: Applicable categories (A hoverbox with database description).

APPENDIX

STIMSON LUMBER CO ATLAS OPERATION 3074 WEST SELTICE WAY, COEUR D'ALENE, ID, 83814			1006328463
Property	Property	Other Ascertainable Records	
	2159 ft. Above Sea Level		
<b>Worksheet:</b>			

STIMSON LUMBER COMPANY 3074 WEST SELTICE WAY, COEUR D'ALENE, ID,			S107789863
Property	Property	Other Ascertainable Records	
	2159 ft. Above Sea Level		
<b>Worksheet:</b>			

STIMSON LUMBER CO., ATLAS OPERATION 3074 WEST SELTICE WAY, COEUR D'ALENE, ID,			S109116365
Property	Property	Other Ascertainable Records	
	2159 ft. Above Sea Level		
<b>Worksheet:</b>			

RIVERSTONE HUETTER CONNECTOR Not Reported, COEUR DALENE, ID,			S117540653
	W <1/10 mile	(15 ft. / 0.003 mi.)	State and tribal Brownfields sites Local Lists of Hazardous waste / Contaminated Sites
	19 ft. Lower Elevation	2140 ft. Above Sea Level	
<b>Worksheet:</b>			

COEUR D'ALENE HONDA AUTO BODY 2620 SELTICE WAY, COEUR D'ALENE, ID, 83814			1004691755
	N <1/10 mile	(59 ft. / 0.011 mi.)	Other Ascertainable Records
	25 ft. Higher Elevation	2184 ft. Above Sea Level	
<b>Worksheet:</b>			

APPENDIX

--

CDA HONDA 2620 SELTICE WAY, COEUR D'ALENE, ID, 83814			S106168747
	N <1/10 mile (59 ft. / 0.011 mi.)	Local Lists of Hazardous waste / Contaminated Sites Records of Emergency Release Reports	
	25 ft. Higher Elevation 2184 ft. Above Sea Level		
<b>Worksheet:</b>			

STEVES TOYOTA REPAIR 2623 SELTICE WAY, COEUR D ALENE, ID, 83814			1021478522
	N <1/10 mile (199 ft. / 0.038 mi.)	EDR Exclusive Records	
	27 ft. Higher Elevation 2186 ft. Above Sea Level		
<b>Worksheet:</b>			

STIMSON LUMBER ATLAS MILL 2722 W SELTICE WAY, COEUR D ALENE, ID,			S113716109
	NW <1/10 mile (329 ft. / 0.062 mi.)	Local Lists of Hazardous waste / Contaminated Sites	
	37 ft. Higher Elevation 2196 ft. Above Sea Level		
<b>Worksheet:</b>			

RIVERSTONE FORMER CENTRAL PRE_MIX 2200 W JOHN LOOP, COEUR D ALENE, ID,			S117540651
	ESE <1/10 mile (388 ft. / 0.073 mi.)	State and tribal Brownfields sites Local Lists of Hazardous waste / Contaminated Sites	
	7 ft. Higher Elevation 2166 ft. Above Sea Level		
<b>Worksheet:</b>			

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
<b>ENVIRONMENTAL RECORDS</b>						
<b>Federal NPL site list</b>						
US	NPL	National Priority List	EPA	04/05/2017	04/21/2017	05/12/2017
US	Proposed NPL	Proposed National Priority List Sites	EPA	04/05/2017	04/21/2017	05/12/2017
US	NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994
<b>Federal CERCLIS list</b>						
US	SEMS	Superfund Enterprise Management System	EPA	02/07/2017	04/19/2017	05/05/2017
<b>Federal RCRA CORRACTS facilities list</b>						
US	CORRACTS	Corrective Action Report	EPA	12/12/2016	12/28/2016	02/10/2017
<b>Federal RCRA TSD facilities list</b>						
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	12/12/2016	12/28/2016	02/10/2017
<b>Federal RCRA generators list</b>						
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	12/12/2016	12/28/2016	02/10/2017
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	12/12/2016	12/28/2016	02/10/2017
US	RCRA-CESQG	RCRA - Conditionally Exempt Small Quantity Generators	Environmental Protection Agency	12/12/2016	12/28/2016	02/10/2017
<b>Federal institutional controls / engineering controls registries</b>						
US	LUCIS	Land Use Control Information System	Department of the Navy	12/28/2016	01/04/2017	04/07/2017
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	02/13/2017	02/28/2017	06/09/2017
US	US INST CONTROL	Sites with Institutional Controls	Environmental Protection Agency	02/13/2017	02/28/2017	06/09/2017
<b>Federal ERNS list</b>						
US	ERNS	Emergency Response Notification System	National Response Center, United States Coast	09/26/2016	09/29/2016	11/11/2016
<b>State and tribal - equivalent CERCLIS</b>						
ID	SHWS	This state does not maintain a SHWS list. See the Federal CE	Department of Environmental Quality			
<b>State and tribal landfill / solid waste disposal</b>						
ID	SWF/LF	Solid Waste Landfills	Department of Environmental Quality	03/06/2017	03/07/2017	04/18/2017
<b>State and tribal leaking storage tank lists</b>						
ID	LAST	Leaking Aboveground Storage Tanks	Department of Environmental Quality	06/20/2011	06/22/2011	06/30/2011
ID	LUST	Leaking Underground Storage Tank Sites	Department of Environmental Quality	04/03/2017	04/05/2017	04/18/2017
US	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	EPA, Region 5	11/14/2016	01/26/2017	05/05/2017
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	11/14/2016	01/26/2017	05/05/2017
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	10/07/2016	01/26/2017	05/05/2017
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	10/06/2016	01/26/2017	05/05/2017
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	10/17/2016	01/26/2017	05/05/2017
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	09/01/2016	01/26/2017	05/05/2017
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	10/01/2016	01/26/2017	05/05/2017
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	10/14/2016	01/27/2017	05/05/2017

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
<b>State and tribal registered storage tank lists</b>						
ID	UST	Registered Underground Storage Tanks in Idaho	Department of Environmental Quality	04/03/2017	04/05/2017	04/12/2017
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	10/06/2016	01/26/2017	05/05/2017
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	10/17/2016	01/26/2017	05/05/2017
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	01/14/2017	01/26/2017	05/05/2017
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	10/01/2016	01/26/2017	05/05/2017
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	11/14/2016	01/26/2017	05/05/2017
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	09/01/2016	01/26/2017	05/05/2017
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	10/07/2016	01/26/2017	05/05/2017
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	10/14/2016	01/27/2017	05/05/2017
US	FEMA UST	Underground Storage Tank Listing	FEMA	01/01/2010	02/16/2010	04/12/2010
<b>State and tribal institutional control / engineering control registries</b>						
ID	INST CONTROL	Sites with Institutional Controls Restricting Use	Department of Environmental Quality	03/06/2017	03/07/2017	04/18/2017
<b>State and tribal voluntary cleanup sites</b>						
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	07/27/2015	09/29/2015	02/18/2016
ID	VCP	Voluntary Cleanup Program Sites	Department of Environmental Quality	03/06/2017	03/07/2017	04/12/2017
US	INDIAN VCP R7	Voluntary Cleanup Priority Lisitng	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008
<b>State and tribal Brownfields sites</b>						
ID	BROWNFIELDS	Brownfields Inventory	Department of Environmental Quality	03/06/2017	03/07/2017	04/12/2017
<b>Other Records</b>						
US	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	09/30/2016	11/18/2016	02/03/2017
US	ROD	Records Of Decision	EPA	11/25/2013	12/12/2013	02/24/2014
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	02/18/2014	03/18/2014	04/24/2014
US	DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	EPA, Region 9	01/12/2009	05/07/2009	09/21/2009
ID	HISTORICAL LANDFILL	Idaho Historical Landfills	Department of Environmental Quality	07/10/1997	02/21/2002	03/27/2002
ID	SWTIRE	Waste Tire Collection Sites	Department of Environmental Quality	03/15/2002	09/16/2004	11/02/2004
US	2020 COR ACTION	2020 Corrective Action Program List	Environmental Protection Agency	04/22/2013	03/03/2015	03/09/2015
US	LEAD SMELTER 1	Lead Smelter Sites	Environmental Protection Agency	12/05/2016	01/05/2017	02/10/2017
US	LEAD SMELTER 2	Lead Smelter Sites	American Journal of Public Health	04/05/2001	10/27/2010	12/02/2010
US	COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	Environmental Protection Agency	07/01/2014	09/10/2014	10/20/2014
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	01/01/2017	02/03/2017	04/07/2017
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	02/09/2017	03/08/2017	06/09/2017
US	COAL ASH DOE	Steam-Electric Plant Operation Data	Department of Energy	12/31/2005	08/07/2009	10/22/2009
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (	EPA	10/12/2016	10/26/2016	02/03/2017
US	US AIRS MINOR	Air Facility System Data	EPA	10/12/2016	10/26/2016	02/03/2017
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	02/13/2017	02/15/2017	05/12/2017
US	EPA WATCH LIST	EPA WATCH LIST	Environmental Protection Agency	08/30/2013	03/21/2014	06/17/2014
US	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	02/01/2011	10/19/2011	01/10/2012
US	FUSRAP	Formerly Utilized Sites Remedial Action Program	Department of Energy	12/23/2016	12/27/2016	02/17/2017
US	Delisted NPL	National Priority List Deletions	EPA	04/05/2017	04/21/2017	05/12/2017
US	SEMS-ARCHIVE	Superfund Enterprise Management System Archive	EPA	02/07/2017	04/19/2017	05/05/2017
US	RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated	Environmental Protection Agency	12/12/2016	12/28/2016	02/10/2017

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	HMIRS	Hazardous Materials Information Reporting System	U.S. Department of Transportation	12/28/2016	12/28/2016	02/03/2017
US	DOT OPS	Incident and Accident Data	Department of Transportation, Office of Pipeli	07/31/2012	08/07/2012	09/18/2012
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	02/09/2017	03/08/2017	06/09/2017
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	03/02/2017	03/02/2017	04/07/2017
US	DOD	Department of Defense Sites	USGS	12/31/2005	11/10/2006	01/11/2007
US	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	12/31/2005	02/06/2006	01/11/2007
US	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	01/31/2015	07/08/2015	10/13/2015
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	09/14/2010	10/07/2011	03/01/2012
US	ODI	Open Dump Inventory	Environmental Protection Agency	06/30/1985	08/09/2004	09/17/2004
US	US MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	02/08/2017	02/28/2017	04/07/2017
US	US MINES 2	Ferrous and Nonferrous Metal Mines Database Listing	USGS	12/05/2005	02/29/2008	04/18/2008
US	US MINES 3	Active Mines & Mineral Plants Database Listing	USGS	04/14/2011	06/08/2011	09/13/2011
US	PRP	Potentially Responsible Parties	EPA	10/25/2013	10/17/2014	10/20/2014
US	TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2014	11/24/2015	04/05/2016
US	TSCA	Toxic Substances Control Act	EPA	12/31/2012	01/15/2015	01/29/2015
US	FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA/Office of Prevention, Pesticides and Toxi	04/09/2009	04/16/2009	05/11/2009
US	FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA	04/09/2009	04/16/2009	05/11/2009
US	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	SSTS	Section 7 Tracking Systems	EPA	12/31/2009	12/10/2010	02/25/2011
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	11/18/2016	11/23/2016	02/10/2017
US	PADS	PCB Activity Database System	EPA	01/20/2016	04/28/2016	09/02/2016
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	08/30/2016	09/08/2016	10/21/2016
US	RADINFO	Radiation Information Database	Environmental Protection Agency	01/04/2017	01/06/2017	02/10/2017
US	FINDS	Facility Index System/Facility Registry System	EPA	04/04/2017	04/07/2017	05/12/2017
US	RAATS	RCRA Administrative Action Tracking System	EPA	04/17/1995	07/03/1995	08/07/1995
US	RMP	Risk Management Plans	Environmental Protection Agency	02/01/2017	02/09/2017	04/07/2017
US	BRS	Biennial Reporting System	EPA/NTIS	12/31/2013	02/24/2015	09/30/2015
US	PWS	Public Water System Data	EPA	12/17/2013	01/09/2014	10/15/2014
US	INDIAN RESERV	Indian Reservations	USGS	12/31/2014	07/14/2015	01/10/2015
US	INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008
ID	AIRS	Permitted Sources & Emissions Listing	Department of Environmental Quality	12/27/2016	12/30/2016	02/16/2017
ID	ALLSITES	Remediation Database	Department of Environmental Quality	03/06/2017	03/07/2017	04/12/2017
ID	CDL	Clandestine Drug Labs	Idaho State Police	07/22/2010	10/01/2010	10/29/2010
ID	CDL 2	Clandestine Drug (Meth) Laboratory Site Property List	Dept of Health & Welfare	06/14/2016	09/07/2016	10/18/2016
ID	DRYCLEANERS	Drycleaner Listing	Department of Environmental Quality	07/06/2009	07/13/2009	07/28/2009
ID	Financial Assurance 1	Financial Assurance Information Listing	Department of Environmental Quality	01/30/2017	02/03/2017	04/12/2017
ID	Financial Assurance 2	Financial Assurance Information Listing	Department of Environmental Quality	11/11/2016	11/15/2016	02/16/2017
ID	SPILLS	Spills Data	Department of Environmental Quality	06/20/2011	06/22/2011	06/30/2011
ID	SPILLS 90	SPILLS90 data from FirstSearch	FirstSearch	06/01/2006	01/03/2013	03/06/2013
ID	TIER 2	Tier 2 Data Listing	Bureau of Homeland Security	12/31/2011	05/25/2012	06/19/2012
ID	UIC	Underground Injection Wells Database Listing	Department of Water Resources	02/07/2017	02/09/2017	04/18/2017
US	DOCKET HWC	Hazardous Waste Compliance Docket Listing	Environmental Protection Agency	06/02/2016	06/03/2016	09/02/2016
US	UXO	Unexploded Ordnance Sites	Department of Defense	10/25/2015	01/29/2016	04/05/2016
US	IHS OPEN DUMPS	Open Dumps on Indian Land	Department of Health & Human Services, Indian	04/01/2014	08/06/2014	01/29/2015
US	FUELS PROGRAM	EPA Fuels Program Registered Listing	EPA	02/22/2017	02/22/2017	05/12/2017
US	ECHO	Enforcement & Compliance History Information	Environmental Protection Agency	03/19/2017	03/21/2017	05/12/2017

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	ABANDONED MINES	Abandoned Mines	Department of Interior	03/14/2017	03/17/2017	04/07/2017

### HISTORICAL USE RECORDS

US	EDR MGP	EDR Proprietary Manufactured Gas Plants	EDR, Inc.			
US	EDR Hist Auto	EDR Exclusive Historic Gas Stations	EDR, Inc.			
US	EDR Hist Cleaner	EDR Exclusive Historic Dry Cleaners	EDR, Inc.			
ID	RGA LF	Recovered Government Archive Solid Waste Facilities List	Department of Environmental Quality	07/01/2013		01/17/2014
ID	RGA LUST	Recovered Government Archive Leaking Underground Storage Tan	Department of Environmental Quality	07/01/2013		01/03/2014

### STREET AND ADDRESS INFORMATION

© 2015 TomTom North America, Inc. All rights reserved. This material is proprietary and the subject of copyright protection and other intellectual property rights owned by or licensed to Tele Atlas North America, Inc. The use of this material is subject to the terms of a license agreement. You will be held liable for any unauthorized copying or disclosure of this material.

---

This page intentionally left blank for printing purposes.

---

**Site Name: Former Atlas-Stimson Mill Property**

3074 W. Seltice Way  
Coeur D Alene, ID 83814

Inquiry Number: 5001261.12S

July 26, 2017

## EDR Environmental Lien and AUL Search



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

## EDR Environmental Lien and AUL Search

The EDR Environmental LienSearch Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied address information to:

- search for parcel information and/or legal description;
- search for ownership information;
- research official land title documents recorded at jurisdictional agencies such as recorders' offices, registries of deeds, county clerks' offices, etc.;
- access a copy of the deed;
- search for environmental encumbering instrument(s) associated with the deed;
- provide a copy of any environmental encumbrance(s) based upon a review of key words in the instrument(s) (title, parties involved, and description); and
- provide a copy of the deed or cite documents reviewed.

***Thank you for your business.***  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

### **Disclaimer - Copyright and Trademark Notice**

This report was prepared for the use of Environmental Data Resources, Inc., and South Florida Title Research, exclusively. This report is neither a guarantee of title, a commitment to insure, or a policy of title insurance. **NO WARRANTY, EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT.** Environmental Data Resources, Inc. (EDR) and South Florida Title Research specifically disclaim the making of any such warranties, including without limitation, merchantability or fitness for a particular use or purpose. The information contained in this report is retrieved as it is recorded from the various agencies that make it available. The total liability is limited to the fee paid for this report.

Copyright 2016 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

## EDR Environmental Lien and AUL Search

### TARGET PROPERTY INFORMATION

#### ADDRESS

3074 W. SELTICE WAY  
COEUR D ALENE, ID 83814

#### RESEARCH SOURCE

Recorder's office  
State: Idaho  
County: Kootenai

### PROPERTY INFORMATION

Type of Deed: Warranty Deed  
Title is vested in: Bad Axe, LLC  
Title received from: Stimson Lumber Company  
Deed Dated: 12-17-2014  
Deed Recorded: 12-31-2014  
Instrument #: 2482043000

**Legal Description:** See deed attached

Legal Current Owner: Bad Axe, LLC

Property Identifiers: 50N04W-10-3200

## EDR Environmental Lien and AUL Search

### **ENVIRONMENTAL LIEN**

Environmental Lien: Found  Not Found

If found:

1<sup>st</sup> Party:

2<sup>nd</sup> Party:

Dated:

Recorded:

Book:

Page:

Docket:

Volume:

Instrument:

Comments:

Miscellaneous:

### **OTHER ACTIVITY AND USE LIMITATIONS (AULs)**

Other AUL's: Found  Not Found

If found:

1<sup>st</sup> Party:

2<sup>nd</sup> Party:

Dated:

Recorded:

Book:

Page:

Docket:

Volume:

Instrument:

Comments:

Miscellaneous:

**EDR Environmental Lien and AUL Search**

**DEED EXHIBIT**



File No. 83574TGW

WARRANTY DEED

JIM BRANNON 5 P 2482043000
KOOTENAI COUNTY RECORDER
DAS 12/31/2014 9:10 AM
REQ OF KOOTENAI COUNTY TITLE
COMPANY
RECORDING FEE: \$22.00 DD
Electronically Recorded

For Value Received

Stinson Lumber Company, an Oregon Corporation

The Grantor, does hereby grant, bargain, sell and convey unto

Bad Axe, LLC, an Nevada Limited Liability Company

Address: 1645 Village Center Circle, Las Vegas, NV. 89134

The Grantee, the following described premises, in Kootenai County, Idaho, to wit:

See Exhibit "A" hereto attached a made a part of for legal description:

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), his/hers/their heirs and assigns forever. And the said Grantor(s) does/do hereby covenant to and with the said Grantee(s), that he/she/they is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject to those made, suffered or done by the Grantee(s); current taxes, levies, assessments, easements, reservations and rights of way of view and covenants, conditions, restrictions, easements, reservations, dedications, rights of way and agreements of record and that he/she/they will warrant and defend the same from all lawful claims whatsoever.

Dated: December 17, 2014

Stinson Lumber Company

Andrew W. Miller (handwritten signature)



By: Andrew W. Miller, CEO/President

STATE OF OREGON )
COUNTY OF Multnomah ) ss,



On this 23 day of December, in the year of 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared Andrew W. Miller

who acknowledged to me to be the CEO/President of Stinson Lumber Company

a corporation, and who further acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) as CEO/President of said corporation, and that by his/her/their signature(s) on the foregoing instrument, the corporation executed the instrument and acknowledged the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Debra Gail Bosworth (handwritten signature)
Notary Public in and for said State Oregon
Residing at:
Commission Expires:



Corporate Notary Acknowledgment

Chicago Title Insurance Company

Commitment Number: 83574

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**

The land referred to in this Commitment is described as follows:

Parcel 1:

That portion of Government Lots 1 and 2 of Section 10, Township 50 North, Range 4 West, Boise Meridian, City of Coeur d'Alene, Kootenai County, Idaho, lying South of Seltice Way.

EXCEPT the West 230.00 feet thereof.

ALSO EXCEPT that portion of Government Lots 1 and 2 of Section 10, Township 50 North, Range 4 West, Boise Meridian, City of Coeur d'Alene, Kootenai County, Idaho, described as follows:

COMMENCING at the North Quarter corner of said Section 10; thence

South 81°10'43" West, 1091.76 feet, to the South Right of Way line of Seltice Way and the POINT OF BEGINNING of this description; thence

North 89°23'05" West, along said Right of Way line, 666.00 feet; thence

South 00°36'55" West, 92.77 feet; thence

South 75°07'40" East, 110.00 feet; thence

South 69°55'42" East, 120.00 feet; thence

South 54°38'41" East, 543.04 feet; thence

North 00°36'55" East, 469.29 feet, to the POINT OF BEGINNING.

ALSO EXCEPT an irregular parcel of land lying situate on the Southeasterly side of the East bound or Southerly center line of highway survey as shown on the official plat of the Coeur d'Alene-Yellowstone Trail Fl 53(8) Highway Survey on file in the office of the Dept. of Highways of the State of Idaho, and lying in a portion of the Northeast Quarter of the Northwest Quarter of Section 10, Township 50 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, described as follows:

Beginning at the intersection of the Northwesterly boundary of the Atlas Tie Company road and the Southerly right of way line of the Coeur d'Alene-Yellowstone Trail Fl 53(8) Highway, which point bears South 29°45' West, 115.8 feet from Highway Survey Station 562+50.4 and which point of beginning is approximately 2265 feet East and 185 feet South from the Northwest corner of Section 10, Township 50 North, Range 4 West, Boise Meridian; thence

South 29°45' West a distance of 521.15 feet, more or less to a point on the Northerly right of way line of the Northern Pacific Railway (Coeur d'Alene branch); thence

Westerly and Northwesterly along said railway right of way line on a curve having a radius of 1096 feet, more or less, a distance of 440 feet, more or less to a point; thence

ALTA Commitment  
Exhibit A

(83574.PFD/83574/17)



EXHIBIT "A"  
(Continued)

Commitment Number: 83574

North  $0^{\circ}33'$  West a distance of 365.8 feet, more or less, to a point on the Southerly right of way line of said highway, which point bears South  $0^{\circ}33'$  East, 100 feet from the East bound or Southerly center line of Highway Station 555-00; thence

North  $89^{\circ}27'$  East along a line 100 feet Southerly from and parallel to said center line of said highway a distance of 692.0 feet, more or less, to the point of beginning.

ALSO EXCEPT any portion lying within the Burlington Northern Railroad right of way.

Parcel 2:

An irregular parcel of land lying situate on the Southeasterly side of the East bound or Southerly center line of highway survey as shown on the official plat of the Coeur d'Alene-Yellowstone Trail F1 53(8) Highway Survey on file in the office of the Dept. of Highways of the State of Idaho, and lying in a portion of the Northeast Quarter of the Northwest Quarter of Section 10, Township 50 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, described as follows:

Beginning at the intersection of the Northwesterly boundary of the Atlas Tie Company road and the Southerly right of way line of the Coeur d'Alene-Yellowstone Trail F1 53(8) Highway, which point bears South  $29^{\circ}45'$  West, 115.8 feet from Highway Survey Station 562+50.4 and which point of beginning is approximately 2265 feet East and 185 feet South from the Northwest corner of Section 10, Township 50 North, Range 4 West, Boise Meridian; thence

South  $29^{\circ}45'$  West a distance of 521.15 feet, more or less to a point on the Northerly right of way line of the Northern Pacific Railway (Coeur d'Alene branch); thence

Westerly and Northwesterly along said railway right of way line on a curve having a radius of 1096 feet, more or less, a distance of 440 feet, more or less to a point; thence

North  $0^{\circ}33'$  West a distance of 365.8 feet, more or less, to a point on the Southerly right of way line of said highway, which point bears South  $0^{\circ}33'$  East, 100 feet from the East bound or Southerly center line of Highway Station 555-00; thence

North  $89^{\circ}27'$  East along a line 100 feet Southerly from and parallel to said center line of said highway a distance of 692.0 feet, more or less, to the point of beginning.

Parcel 3:

All that part of the Northwest Quarter of the Northeast Quarter of Section 10, Township 50 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, situated South of the present South right of way line of U.S. Highway #10, as shown on the official plat of the Coeur d'Alene-Yellowstone Trail, F1 53(8) Highway Survey on file in the office of the Department of Public Works of the State of Idaho, and Northwesterly of the West right of way line of the Spokane International Railway (Coeur d'Alene branch), and North of the North right of way line of the Northern Pacific Railway (Coeur d'Alene branch), and East of the West line of said Northwest Quarter of the Northeast Quarter of said Section 10.

Parcel 4:

Lots 1, 2, 3 and 4, Block 18, RIVERSIDE PARK ADDITION, according to the plat recorded in the office of the County Recorder in Book B of Plats at Page 138, records of Kootenai County, Idaho.

ALTA Commitment  
Exhibit A



(83574.PFD/83574/17)

EXHIBIT "A"  
(Continued)

Commitment Number: 83574

TOGETHER WITH that portion of vacated 4th Avenue, 5th Avenue, Elmwood Street and alley which attaches by operation of law.

TOGETHER WITH that portion of the following described parcel lying in the Northwest Quarter of the Northeast Quarter of Section 10, Township 50 North, Range 4 West, Boise Meridian, Kootenai County, Idaho:

A strip of land 100.0 feet in width, said strip being 50.0 feet on each side of the existing track centerline as found on the ground. Beginning at the North Quarter corner of Section 10, Township 50 North, Range 4 West, Boise Meridian, Kootenai County, Idaho; thence

South  $11^{\circ}20'52''$  East, 690.12 feet to a point which is the intersection of the abandoned centerline of the former Northern Pacific Railroad and the Westerly right of way line of the Union Pacific Railroad, said point being the TRUE POINT OF BEGINNING of this description; thence

Westerly along a circular curve to the left with a central angle of  $15^{\circ}42'14''$ , a radius of 1432.39 feet, for an arc length of 392.60 feet; thence

South  $85^{\circ}57'40''$  West, 361.40 feet; thence

Along a circular curve to the right with a central angle of  $39^{\circ}00'35''$ , a radius of 1102.53 feet; for an arc length of 750.65 feet; thence

North  $55^{\circ}01'45''$  West, 210.90 feet; thence

Along a circular curve to the left with a central angle of  $36^{\circ}05'28''$ , a radius of 726.54 feet, for an arc length of 457.65 feet; thence

South  $88^{\circ}52'47''$  West, 816.99 feet; thence

Along a circular curve to the right with a central angle of  $15^{\circ}17'07''$ , a radius of 2864.79 feet, for an arc length of 764 feet more or less to a terminus point that lies 200.0 feet Westerly of the East half of Government lot 4 of Section 9, Township 50 North, Range 4 West, Boise Meridian, Kootenai County, Idaho.

Parcel 5:

A parcel of land being all of Lot 6 and a portion of Lots 7, 8 and 9, Block 36, RIVERSIDE PARK ADDITION to the City of Coeur d'Alene, according to the plat recorded in the office of the County Recorder in Book B of Plats at Page 138, records of Kootenai County, Idaho, bounded and described as follows:

BEGINNING at the most Southerly corner of Lot 9 of said Block 36; thence

Along the Easterly line of said Lot 9, North  $30^{\circ}50'$  East, a distance of 20.61 feet, more or less, to a point 50.0 feet distant Southwesterly measured radially, from the centerline of the main track of the Coeur d'Alene Branch of the Spokane International Railway Company as now constructed and operated, said point also being the beginning of a non-tangent curve concave Northeasterly, the center of the circle of which the arc is a part bears North  $85^{\circ}00'37''$  East, a distance of 623.69 feet; thence

Northwesterly along said curve and concentric with said centerline through a central angle of  $13^{\circ}54'51''$ , an arc distance of 151.46 feet to a point in the Northeasterly line of Lot 7 of said Block 36; thence

ALTA Commitment  
Exhibit A



(83574.PFD/83574/17)

EXHIBIT "A"  
(Continued)

Commitment Number: 83574

Along the Northeasterly line of Lots 7 and 6, North 59°10' West, a distance of 129.0 feet, more or less, to the most Northerly corner of Lot 6; thence

Along the Westerly line of said Lot 6, South 1°14'00" West, a distance of 138.0 feet to the Southwest corner of said Lot 6; thence

Along the Southwesterly line of said Block 36, South 59°10' East, a distance of 174.63 feet, more or less, to the POINT OF BEGINNING.

TOGETHER WITH that portion of vacated Riverside Avenue, Abbingdon Street and alley which attaches by operation of law.

Parcel 6:

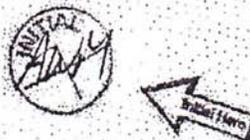
All of Block 37, RIVERSIDE PARK ADDITION to Coeur d'Alene, according to the plat recorded in the office of the County Recorder in Book B of Plats at Page 138, records of Kootenai County, Idaho.

TOGETHER WITH that portion of vacated 5th Avenue and Elmwood Street which attaches by operation of law.

Parcel 7:

Lot 5, Block 36 and Lots 1 to 22 inclusive, Block 38, RIVERSIDE PARK ADDITION, according to the plat recorded in the office of the County Recorder in Book B of Plats at Page 138, records of Kootenai County, Idaho.

TOGETHER WITH those portions of vacated 5th Avenue, Elmwood Street, Glenwood Street, alley and Park Strip which attaches by operation of law.



**Former Atlas-Stimson Mill Property**

3074 W. Seltice Way  
Coeur D Alene, ID 83814

Inquiry Number: 5001261.11  
July 24, 2017

# The EDR Property Tax Map Report

## EDR Property Tax Map Report

Environmental Data Resources, Inc.'s EDR Property Tax Map Report is designed to assist environmental professionals in evaluating potential environmental conditions on a target property by understanding property boundaries and other characteristics. The report includes a search of available property tax maps, which include information on boundaries for the target property and neighboring properties, addresses, parcel identification numbers, as well as other data typically used in property location and identification.

## NO COVERAGE

***Thank you for your business.***  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

### Disclaimer - Copyright and Trademark Notice

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 OR 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.

Copyright 2017 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc. or its affiliates is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

**STIMSON LUMBER CO ATLAS OPERATIO**

3074 WEST SELTICE WAY  
COEUR D ALENE, ID 83814

Inquiry Number:  
August 28, 2017

**EDR Site Report™**



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

# TABLE OF CONTENTS

The EDR-Site Report™ is a comprehensive presentation of government filings on a facility identified in a search of federal, state and local environmental databases. The report is divided into three sections:

**Section 1: Facility Summary . . . . . Page 3**

Summary of facility filings including a review of the following areas: waste management, waste disposal, multi-media issues, and Superfund liability.

**Section 2: Facility Detail Reports . . . . . Page 4**

All available detailed information from databases where sites are identified.

**Section 3: Databases and Update Information. . . . . Page 8**

Name, source, update dates, contact phone number and description of each of the databases for this report.

***Thank you for your business.***  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

**Disclaimer - Copyright and Trademark Notice**

This report contains 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 OR 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, 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 produce information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2017 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

# SECTION 1: FACILITY SUMMARY

FACILITY	FACILITY 1 STIMSON LUMBER CO ATLAS OPERATION 3074 WEST SELTICE WAY COEUR D ALENE, ID 83814 EDR ID #1006328463 EPA #110012700719
AREA	
<b>WASTE MANAGEMENT</b> Facility generates hazardous waste (RCRA)	NO
Facility treats, stores, or disposes of hazardous waste on-site (RCRA/TSD)	NO
Facility has received Notices of Violations (RCRA/VIOL)	NO
Facility has been subject to RCRA administrative actions (RAATS)	NO
Facility has been subject to corrective actions (CORRACTS)	NO
Facility handles PCBs (PADS)	NO
Facility uses radioactive materials (MLTS)	NO
Facility is a FUSRAP Site	NO
Facility is a UXO Site	NO
Facility is a FUELS Site	NO
Facility is an DockHWC/ECHO Site	<b>YES - p4</b>
Facility manages registered aboveground storage tanks (AST)	NO
Facility manages registered underground storage tanks (UST)	NO
Facility has reported leaking underground storage tank incidents (LUST)	NO
Facility has reported emergency releases to the soil (ERNS)	NO
Facility has reported hazardous material incidents to DOT (HMIRS)	NO
<b>WASTE DISPOSAL</b> Facility is a Superfund Site (NPL)	NO
Facility has a known or suspect abandoned, inactive or uncontrolled hazardous waste site (SEMS)	NO
Facility has a reported Superfund Lien on it (LIENS)	NO
Facility is listed as a state hazardous waste site (SHWS)	NO
Facility has disposed of solid waste on-site (SWF/LF)	NO
<b>MULTIMEDIA</b> Facility uses toxic chemicals and has notified EPA under SARA Title III, Section 313 (TRIS)	NO
Facility produces pesticides and has notified EPA under Section 7 of FIFRA (SSTS)	NO
Facility manufactures or imports toxic chemicals on the TSCA list (TSCA)	NO
Facility has inspections under FIFRA, TSCA or EPCRA (FTTS)	NO
Facility is listed in EPA's index system (FINDS)	<b>YES - p5</b>
Facility is listed in other database records (OTHER)	NO
<b>POTENTIAL SUPERFUND LIABILITY</b> Facility has a list of potentially responsible parties PRP	NO
<b>TOTAL (YES)</b>	<b>2</b>

## SECTION 2: FACILITY DETAIL REPORTS

### WASTE MANAGEMENT

Facility is an Hazardous Waste/Enforcement and Compliance History Site (DocketHWC/ECHO)

**DATABASE:** Hazardous Waste/Enforcement and Compliance History Sites (DocketHWC/ECHO)

STIMSON LUMBER CO ATLAS OPERATION  
3074 WEST SELTICE WAY  
COEUR D ALENE, ID 83814  
EDR ID #1006328463

ECHO:

Envid:

Registry ID:

DFR URL:

1006328463

110012700719

<http://echo.epa.gov/detailed-facility-report?fid=110012700719>

## SECTION 2: FACILITY DETAIL REPORTS

...Continued...

### MULTIMEDIA

Facility is listed in EPA's index system

**DATABASE: Facility Index System (FINDS)**

STIMSON LUMBER CO ATLAS OPERATION  
3074 WEST SELTICE WAY  
COEUR D ALENE, ID 83814  
EDR ID #1006328463

This site is listed in the Federal FINDS database. The FINDS database may contain references to records from government databases included elsewhere in the report.

Please note: the FINDS database may also contain references to out of date records formerly associated with the site.

Registry ID: 110012700719  
Facility Name: STIMSON LUMBER COMPANY SITE  
Facility Address: 3074 W SELTICE WAY  
COEUR D ALENE, ID 83814  
Facility URL: [http://ofmpub.epa.gov/enviro/fii\\_query\\_detail.disp\\_program\\_facility?p\\_registry\\_id=110012700719](http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110012700719)  
FIPS: 16055  
Fed Facility: Not reported  
Tribal Land: Not reported  
Tribal Name: Not reported  
Congressional District: 01  
Hydrologic Unit Code: 17010305  
EPA Region: 10  
Site Type: STATIONARY  
Date Created: 24-SEP-2002 18:52:43  
Date Updated: 21-MAR-2017 15:23:48  
U.S-Mexico Border: Not reported  
Latitude: 47.700204  
Longitude: -116.823638  
Horizontal Collection: GPS - UNSPECIFIED  
Horizontal Accuracy: Not reported  
Reference Point: Not reported  
Horizontal Datum: NAD83  
Coordinates Source: Not reported  
Environmental Interest/Information System

NCDB (National Compliance Data Base) supports implementation of the Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) and the Toxic Substances Control Act (TSCA). The system tracks inspections in regions and states with cooperative agreements, enforcement actions, and settlements.

US EPA TRIS (Toxics Release Inventory System) contains information from facilities on the amounts of over 300 listed toxic chemicals that these facilities release directly to air, water, land, or that are transported off-site.

STATE MASTER

TRIBAL MASTER

AIR MINOR

ICIS (Integrated Compliance Information System) is the Integrated Compliance Information System and provides a database that, when complete, will contain integrated Enforcement and Compliance information across most of EPA's programs. The vision for ICIS is to replace EPA's independent databases that contain Enforcement data with a single repository for that information. Currently, ICIS contains all Federal Administrative and Judicial enforcement actions. This information is maintained in ICIS by EPA in the Regional offices and it Headquarters. A future release of ICIS will replace the Permit Compliance System (PCS) which supports the NPDES and will integrate that information with Federal actions already in the system. ICIS also has the capability to track other activities occurring in the Region that support Compliance and Enforcement programs. These include; Incident Tracking, Compliance Assistance, and Compliance Monitoring.

Program System ID: I10#199801071709 1  
Program Sys. Name: NCDB  
Env. Interest Type: COMPLIANCE ACTIVITY  
Env. Interest Start Dt.: Not reported  
Start Date Qualifier: Not reported  
Env. Interest End Dt.: Not reported  
End Date Qualifier: Not reported  
Data Source: NCDB  
Active Code: Not reported

Program System ID: ID\_DEQ\_00300  
Program Sys. Name: IDDEQ

## SECTION 2: FACILITY DETAIL REPORTS

...Continued...

Env. Interest Type: STATE MASTER  
Env. Interest Start Dt.: Not reported  
Start Date Qualifier: Not reported  
Env. Interest End Dt.: Not reported  
End Date Qualifier: Not reported  
Data Source: IDDEQ  
Active Code: Not reported

Program System ID: 110012700719  
Program Sys. Name: CDAFLP  
Env. Interest Type: TRIBAL MASTER  
Env. Interest Start Dt.: Not reported  
Start Date Qualifier: Not reported  
Env. Interest End Dt.: Not reported  
End Date Qualifier: Not reported  
Data Source: CDAFLP  
Active Code: Not reported

Program System ID: 8063544  
Program Sys. Name: ICIS  
Env. Interest Type: ENFORCEMENT/COMPLIANCE ACTIVITY  
Env. Interest Start Dt.: 08-MAY-2006 00:00:00  
Start Date Qualifier: ACTUAL ACTIVITY DATE  
Env. Interest End Dt.: Not reported  
End Date Qualifier: Not reported  
Data Source: ICIS  
Active Code: Not reported

Program System ID: 110001362604  
Program Sys. Name: CDAFLP  
Env. Interest Type: TRIBAL MASTER  
Env. Interest Start Dt.: Not reported  
Start Date Qualifier: Not reported  
Env. Interest End Dt.: Not reported  
End Date Qualifier: Not reported  
Data Source: CDAFLP  
Active Code: Not reported

Program System ID: 2466311  
Program Sys. Name: EIS  
Env. Interest Type: AIR MINOR  
Env. Interest Start Dt.: Not reported  
Start Date Qualifier: Not reported  
Env. Interest End Dt.: Not reported  
End Date Qualifier: Not reported  
Data Source: EIS  
Active Code: Not reported

Program System ID: 83816STMSN3074W  
Program Sys. Name: TRIS  
Env. Interest Type: TRI REPORTER  
Env. Interest Start Dt.: Not reported  
Start Date Qualifier: Not reported  
Env. Interest End Dt.: Not reported  
End Date Qualifier: Not reported  
Data Source: TRIS  
Active Code: Not reported

Alternative Name: IDAHO FOREST INDUSTRIES INC  
Alternative Name: STIMSON LUMBER CO ATLAS OPERATION  
Alternative Name: STIMSON LUMBER CO ATLAS OPERATION  
Alternative Name: STIMSON LUMBER COMPANY  
Alternative Name: STIMSON LUMBER COMPANY - ATLAS

Contact Name: JOHN CHOPOT  
Contact Type: TECHNICAL CONTACT  
Contact Title: Not reported  
Contact Telephone: (208) 773-0511  
Contact Fax: Not reported  
Contact email: JCHOPOT@STIMSONLUMBER.COM  
Contact Address: Not reported  
Not reported

Contact Name: JOHN CHOPOT  
Contact Type: PUBLIC CONTACT  
Contact Title: Not reported  
Contact Telephone: (208) 773-0511  
Contact Fax: Not reported  
Contact email: JCHOPOT@STIMSONLUMBER.COM  
Contact Address: Not reported  
Not reported

Contact Name: RAY SALLEY  
Contact Type: RESPONSIBLE PARTY  
Contact Title: Not reported

## SECTION 2: FACILITY DETAIL REPORTS

...Continued...

Contact Telephone: (435) 628-7667  
Contact Fax: Not reported  
Contact email: Not reported  
Contact Address: Not reported

Contact Name: RICHARD BENGSTON  
Contact Type: UNKNOWN CONTACT  
Contact Title: Not reported  
Contact Telephone: (208) 785-6040  
Contact Fax: Not reported  
Contact email: Not reported  
Contact Address: Not reported

NAICS Code: 321113(SAWMILLS.)

SIC Code: 2421(SAWMILLS AND PLANING MILLS, GENERAL)

Organization Name: STIMSON LUMBER CO  
Affiliation Type: PARENT COMPANY  
Organization Type: PRIVATE  
DUNS Number: 009048604  
Division Name: Not reported  
Telephone Number: Not reported  
Alternative Number: Not reported  
Fax Number: Not reported  
Email: Not reported  
EIN: Not reported  
State Business ID: Not reported  
Parent Name: Not reported  
Parent DUNS: Not reported  
Mailing Address: Not reported

Supplemental Interest: STATE MASTER  
PGM Sys ID: AIMS  
Supplemental PGM Sys ID: 325  
Start Date: 07-AUG-0007 00:00:00  
Start Date Qualifier: Not reported  
End Date: Not reported  
End Date Qualifier: Not reported  
Date Source: IDDEQ  
Last Reported: Not reported  
Date Created: 16-AUG-2012 09:09:32  
Date Updated: 30-AUG-2013 08:14:04

## SECTION 3: DATABASES AND UPDATE DATES

To maintain currency of the following federal, state and local databases, EDR contacts the appropriate government agency on a monthly or quarterly basis as required.

**Elapsed ASTM days:** Provides confirmation that this report meets or exceeds the 90-day updating requirement of the ASTM standard.

### DATABASES FOUND IN THIS REPORT

#### **FINDS: Facility Index System/Facility Registry System**

Source: EPA

Telephone: Not reported

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 04/04/2017  
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/07/2017  
Date of Next Scheduled Update: 09/18/2017

#### **ECHO: Enforcement & Compliance History Information**

Source: Environmental Protection Agency

Telephone: 202-564-2280

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 03/19/2017  
Database Release Frequency: Quarterly

Date of Last EDR Contact: 06/07/2017  
Date of Next Scheduled Update: 09/18/2017

Former Atlas-Stimson Mill Property

3074 W. Seltice Way

Coeur D Alene, ID 83814

Inquiry Number: 5001261.3

July 24, 2017

## Certified Sanborn® Map Report



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

# Certified Sanborn® Map Report

07/24/17

## Client Name:

Former Atlas-Stimson Mill Prop  
3074 W. Seltice Way  
Coeur D Alene, ID 83814  
EDR Inquiry # 5001261.3

Tetra Tech, Inc.  
316 West Boone Ave, Suite 363  
Spokane, WA 99201  
Contact: Jon Welge



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Tetra Tech, Inc. were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting [www.edrnet.com/sanborn](http://www.edrnet.com/sanborn).

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

## Certified Sanborn Results:

**Certification #** AD6E-4FAB-9445  
**PO #** NA  
**Project** Former Atlas Stimson Mill



Sanborn® Library search results  
Certification #: AD6E-4FAB-9445

## UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

Later Updated with Sanborn  
Maps found at Local Library



## Limited Permission To Make Copies

Tetra Tech, Inc. (the client) is permitted to make up to FIVE photocopies of this Sanborn Map transmittal and each fire insurance map accompanying this report solely for the limited use of its customer. No one other than the client is authorized to make copies. Upon request made directly to an EDR Account Executive, the client may be permitted to make a limited number of additional photocopies. This permission is conditioned upon compliance by the client, its customer and their agents with EDR's copyright policy; a copy of which is available upon request.

## Disclaimer - Copyright and Trademark Notice

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. Copyright 2017 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

208

ELINE

209

231

NO EXPOS. 26' TO 14" R.R.D

NO EXPOS.

EXPOS

NO

EXPOS

NO

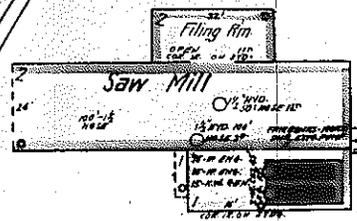
NO

EXPOS.

EXPOS.

NO

EXPOS.



### ATLAS TIE CO.

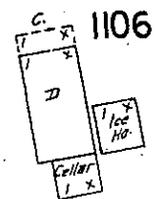
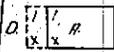
NOT IN OPERATION SEPT 1921  
 BUILT ON SOLID GROUND  
 LOC. ABOUT 3 1/2 MI. W. OF P.O.  
 4000 BALSAM LUMBER ON HAND, 40,000 FT.  
 PINE & HEART PINE, PINE MILL RESIDUES, LOGS (LEP)  
 WATCHMAN - NEWMAN CLOCK, 6 - STATIONS, WOODS BUILDING  
 MAN ON PLACE DURING SUNDAY. WATER FROM SPRING  
 RIVER BY A SMALL FRANKS - MORSE OIL STERN PUMP  
 THRU 3" IRON MAIN AT INTAKE 400' FROM MILL. PUMP IS NOT  
 STRAIGHT - WHILE MILL IS SHUT DOWN, NUMEROUS BALS  
 FILLED WITH WATER, & BUCKETS ON PLANT.

Lumber 12'

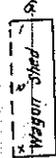
NORTHERN PRIME RY

ELEC. SWITCH

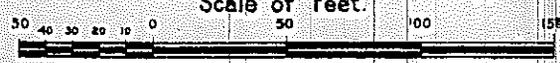
SPRING & EASTERN RY & POWER COE RY



Flag Depot



Scale of Feet.



Copyright 1922 by the Sanborn Map Co.

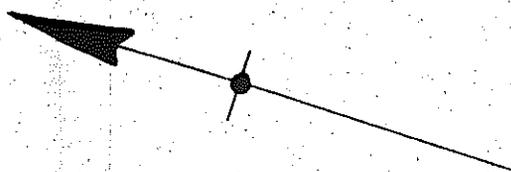


NO

EXPOS.

TERRITORY SHOWN ON THIS SECTION OF SHEET  
OUTSIDE OF CORPORATE LIMITS

SCALE 100 FT. TO AN INCH



EXPOSURE

1. FR. D. BEYOND

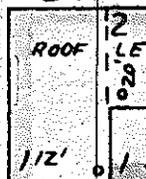
60'

NO

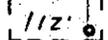
NO

EXPOSURE

SAW



SORTING



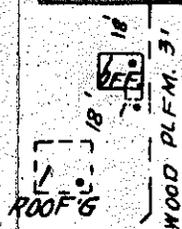
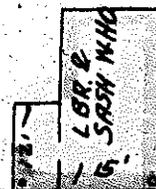
FILING RM.

PLA

WOOD POSTS

CONC. & EARTH FL.

SORTING



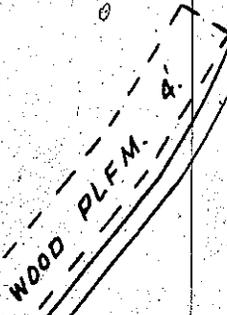
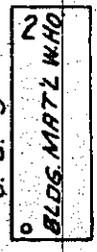
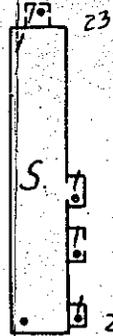
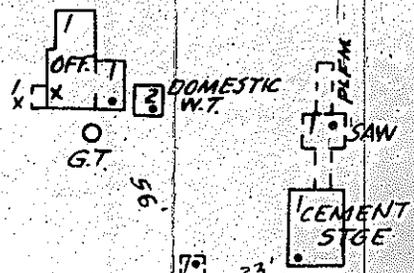
DELINE 122

1921 Sanborn Map -  
Revised 1949  
P10c

N. P. R. R. (BRANCH LINE)

LUMBER IN TRANSIT

LUMBER IN TRANSIT



PLANKED ON GRD

# ATLAS TIE SAW & PLANING

WATCHMAN WITH CLOCK. WATER FROM RIVER BY A SMALL ELEC. CENTRIF. PUMP UNKNOWN, THRU 2 1/2" PIPE TO HYDS. PUMP & ELEC. FUEL: MILL REFUSE. LIGHTS: L

Located 3 1/2 Miles West of

NO EXPOSURE

NO EXPOSURE



1921 Sanborn Map -  
Revised 1949  
P10d

ALFAN  
SAW  
MENT  
TGE

BLDG. MATZ WHO

PLANKED ON GRD

LBR. SHED

LUMBER IN TRANSIT

IRREGULAR LBR. PILES

G. N. R. R. (BRAN)

GADGET ASSEMBLY

NE RIVER

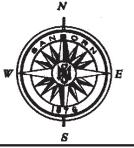
S TIE CO.  
& PLANING MILL

MAN WITH CLOCK. WATER FROM SPOKANE  
BY A SMALL ELEC. CENTRIF. PUMP CAPY.  
OWN; THRU 2 1/2" PIPE TO HYDS. POWER: STEAM.  
FUEL: MILL REFUSE. LIGHTS: ELEC.

3 1/2 Miles West of P.O.

O  
EXPOSURE





Abbreviation	Meaning	Abbreviation	Meaning
A	Automobile (usually designates the location of a garage)	HPFS	High pressure fire service
A in B	Automobile located in basement	H'dw	Hardware
A S	Automatic sprinkler	Hack	Hackney or delivery service
Abv	Above	Hardw	Hardware
ACS	Automatic chemical sprinkler	Ho	Hotel or house (as used to designate a warehouse)
AFA	Automatic fire alarm	Htr	Heater
Agr	Agricultural	Hyd	Hydrant
Appts	Apparatus	ICRR	Illinois Central Railroad
Apts	Apartments	Imp	Implements
Asb Cl	Asbestos clad	Ins	Insurance
Att'd	Attended	Insts	Instruments
Aud'it'm	Auditorium	Ir Cl	Iron clad
Auto Ho	Automobile house, or garage		
		K of C	Knights of Columbus
B	Basement, boiler or occasionally brick	Lab	Laboratory
B&S	Boots and shoes	Lodg'g	Lodging
BPOE	Benevolent & Protective Order of Elks	Luth	Lutheran
B Sm	Blacksmith	Luth'n	Lutheran
B'd'g	Building		
B'lr	Boiler	ME	Methodist Episcopal
B'st	Basement	Mach'y	Machinery
Bak'y	Bakery	Mak'r	Maker
Balc	Balcony	Manf'y	Manufacture or factory
Bap	Baptist	Mdse	Merchandise
Bbl	Barrel	Mfy	Manufacture or factory
Bbls	Barrels	Mill'y	Millinery
BE	Brick enclosed elevator	Mkg	Making
Bill'ds	Billiards	Mo	Motor
Bl Sm	Blacksmith		
Blk Sm	Blacksmith	NS	Not sprinklered
Bst	Basement		
		OU	Open under
C B	Cement brick or concrete block construction	Off	Office
C Br	Concrete brick or cement block construction		
Cap'cy	Capacity	PO	Post office
Carp'tr	Carpenter	Paint'g	Painting
CBET	Concrete enclosed elevator with traps	Pat Med	Patent medicines
Chem	Chemical	Plumb'g	Plumbing
Chinaw	Chinaware or porcelain	Print'g	Printing
Chine	Chinese		
Cl	Clad	QH	Quadruple (fire) hydrant
Clo	Clothing		
Co	Company	RC	Roman Catholic
Comp	Composition construction (i.e. stucco) or compressor	R'f	Roof
Conc	Concrete	R'm	Room
Conf'y	Confectionary (candy store)	Rep	Repair
Confec'y	Confectionary (candy store)	Rep'g	Repairing
Constr'n	Construction	Repos'ry	Repository
Corp'n	Corporation	Restr't	Restaurant
		Rf	Roof
D	Dwelling	Rm	Room
DH	Double (fire) hydrant		
DG	Dry goods	S	Store
Drs	Doctor's office	SA	Spark arrestor
Dwg	Dwelling	S Vac	Store portion of building is vacant
		Sal	Saloon
E	Open elevator	Sky'ts	Skylights
E Fl	Each Floor	Sm	Smith, as in gunsmith or blacksmith
El	Electric	Sm Ho	Smokehouse
Elec	Electrician	Sp'k'lrs	Sprinklers
Eng	Engine	St'ge	Storage
Ent	Entertainment	St'y	Story
Episc'l	Episcopal	Sta	Station
ESC	Elevator with self-closing traps	Stat'y	Stationery
ET	Elevator with traps		
Exch	Telephone exchange	TH	Triple (fire) hydrant
Expr	Express (as used to designate a delivery service)	Tel	Telephone
		Tenem'ts	Tenements
F	Flat (as used to designate a delivery service)	TESC	Tile enclosed elevator with self-closing traps
FA	Fire alarm	Tinw	Tinware
FE	Fire escape	Trim'm'g	Trimming
F Pump	Fire pump		
Fill'g Sta	Filling station, or gas station	U	Upright
Fl	Floor	Up	Upright
Fr Attic	Frame constructed attic	VP	Vertical pipe
Frat	Fraternity		
Fur	Furnishings	Vac	Vacant
Furn'g	Furnishings	Ven'd	Veneered
Furne	Furniture	Ven'r'd	Veneered
GAR	Grand Army of the Republic	W	Ware, as in warehouse or wareroom
GT	Gasoline tank	WC	Water closet or toilet
Gal	Gallery	WG	Wire glass skylights
Gall	Gallery	W Ho	Warehouse
Gall'y	Gallery	WPA	Works Progress Administration
Gen'l	General (as used to designate a general store)	W'ks	Works
Gents	Gentlemen's	Whol	Wholesale
Greas'g	Greasing	Wkg	Working
Gro	Grocery or groceries	Woodwkg	Woodworking

**EDR Sanborn, Inc.**

*Your one-stop shop for environmental risk management data.*

**phone: 1-800-352-0050 • fax: 1-800-231-6802**

---

This page intentionally left blank for printing purposes.

---

Former Atlas-Stimson Mill Property

3074 W. Seltice Way

Coeur D Alene, ID 83814

Inquiry Number: 5001261.4

July 24, 2017

# EDR Historical Topo Map Report

with QuadMatch™



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

Former Atlas-Stimson Mill Prop  
3074 W. Seltice Way  
Coeur D Alene, ID 83814  
EDR Inquiry # 5001261.4

**Client Name:**

Tetra Tech, Inc.  
316 West Boone Ave, Suite 363  
Spokane, WA 99201  
Contact: Jon Welge



EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Tetra Tech, Inc. were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDR's Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

**Search Results:**

**Coordinates:**

<b>P.O.#</b>	NA	<b>Latitude:</b>	47.69825 47° 41' 54" North
<b>Project:</b>	Former Atlas Stimson Mill	<b>Longitude:</b>	-116.820035 -116° 49' 12" West
		<b>UTM Zone:</b>	Zone 11 North
		<b>UTM X Meters:</b>	513502.67
		<b>UTM Y Meters:</b>	5282778.53
		<b>Elevation:</b>	2158.08' above sea level

**Maps Provided:**

- 2013
- 1996
- 1981
- 1957
- 1903

**Disclaimer - Copyright and Trademark Notice**

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.

Copyright 2017 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

## **Topo Sheet Key**

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

### **2013 Source Sheets**



Coeur D'Alene

7.5-minute, 24000

### **1996 Source Sheets**



Coeur D'Alene

7.5-minute, 24000

Aerial Photo Revised 1987

### **1981 Source Sheets**



Coeur D'Alene

7.5-minute, 24000

Aerial Photo Revised 1975

### **1957 Source Sheets**



Coeur D'Alene

15-minute, 62500

Aerial Photo Revised 1954

## ***Topo Sheet Key***

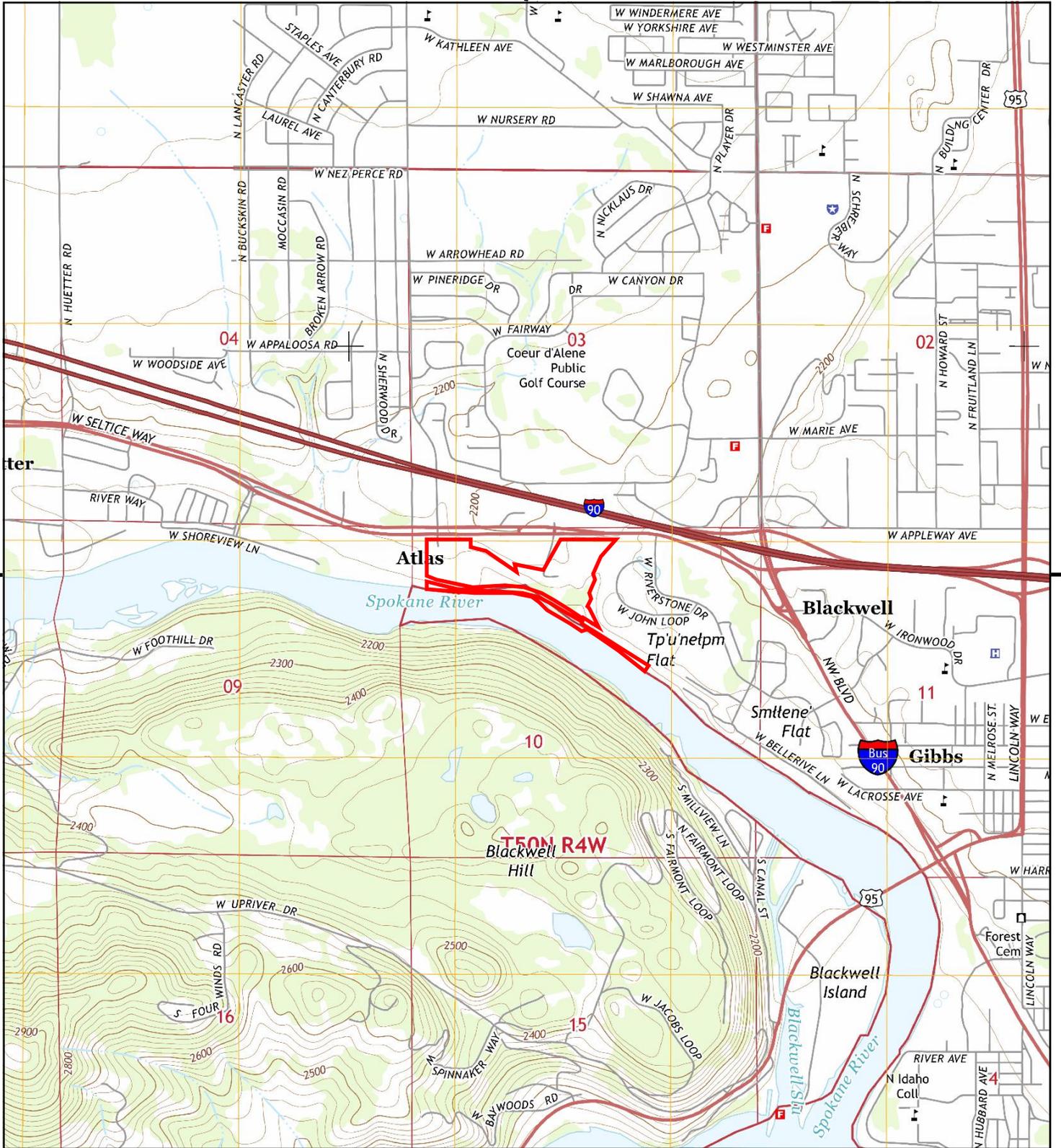
This EDR Topo Map Report is based upon the following USGS topographic map sheets.

### **1903 Source Sheets**

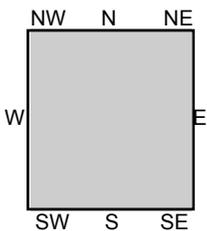
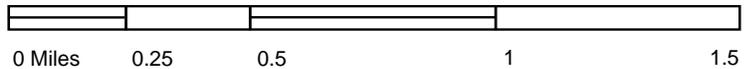


Rathdrum

30-minute, 125000



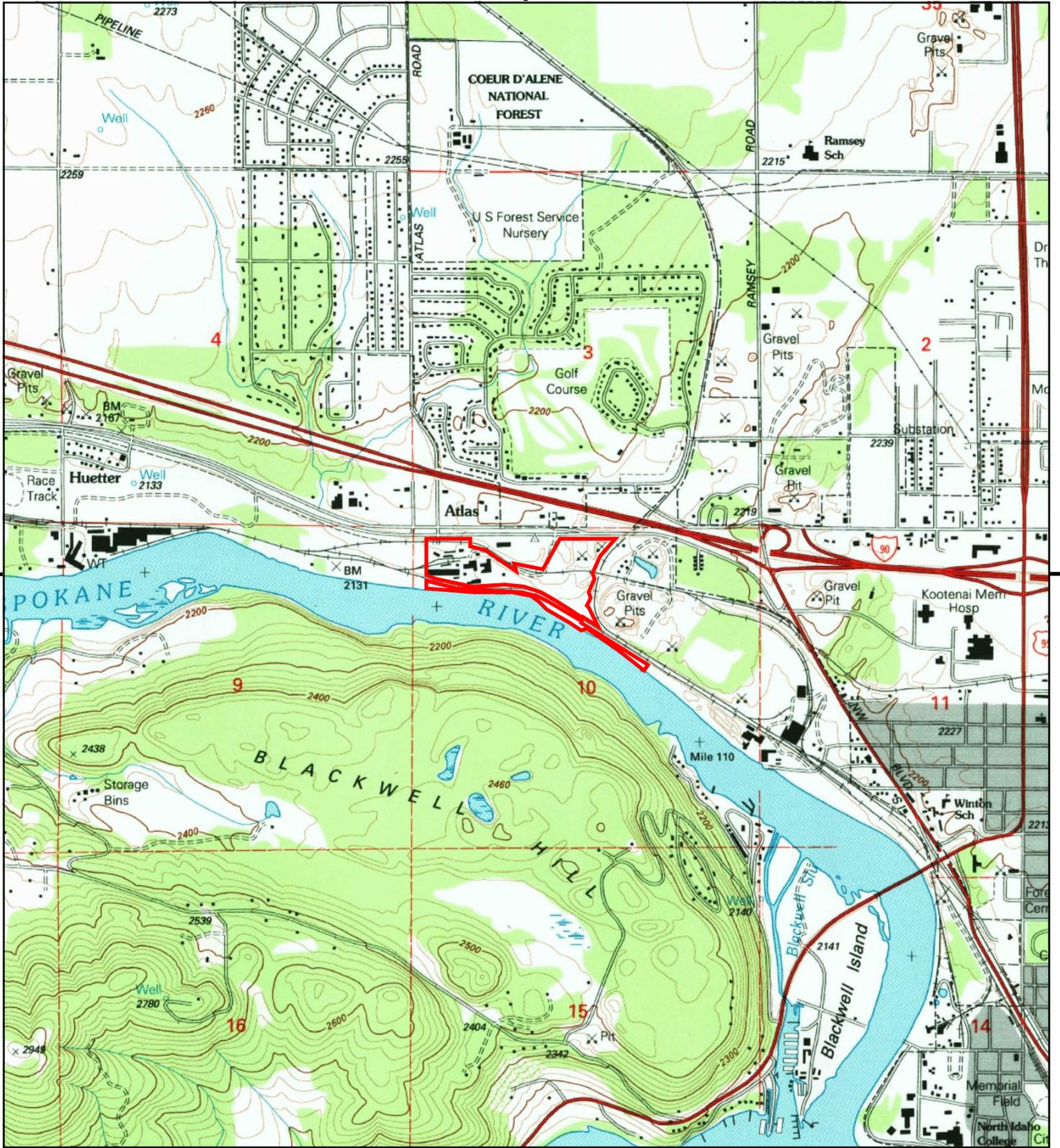
This report includes information from the following map sheet(s).



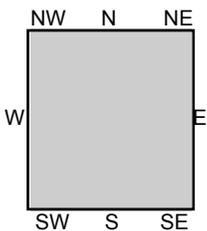
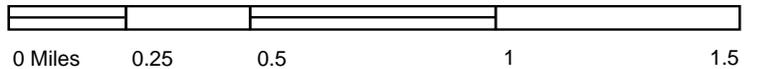
TP, Coeur D'Alene, 2013, 7.5-minute

**SITE NAME:** Former Atlas-Stimson Mill Property  
**ADDRESS:** 3074 W. Seltice Way  
 Coeur D Alene, ID 83814  
**CLIENT:** Tetra Tech, Inc.





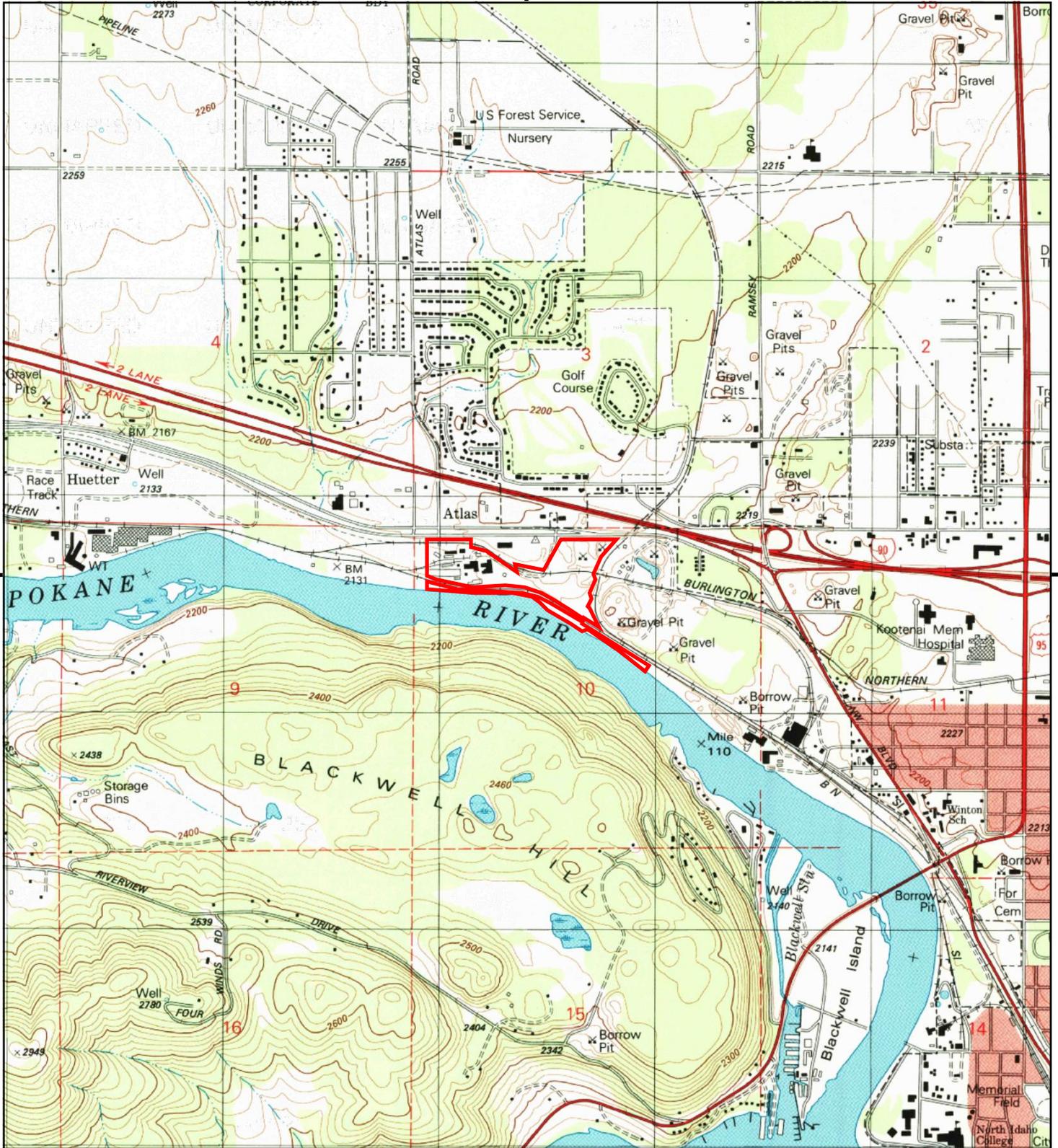
This report includes information from the following map sheet(s).



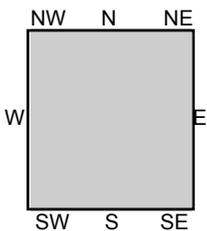
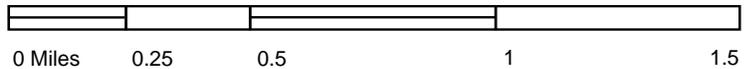
TP, Coeur D'Alene, 1996, 7.5-minute

**SITE NAME:** Former Atlas-Stimson Mill Property  
**ADDRESS:** 3074 W. Seltice Way  
 Coeur D Alene, ID 83814  
**CLIENT:** Tetra Tech, Inc.





This report includes information from the following map sheet(s).



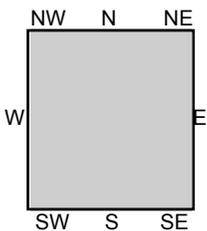
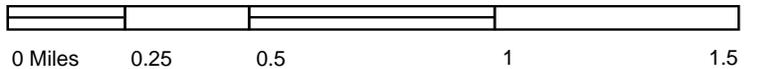
TP, Coeur D'Alene, 1981, 7.5-minute

**SITE NAME:** Former Atlas-Stimson Mill Property  
**ADDRESS:** 3074 W. Seltice Way  
 Coeur D Alene, ID 83814  
**CLIENT:** Tetra Tech, Inc.





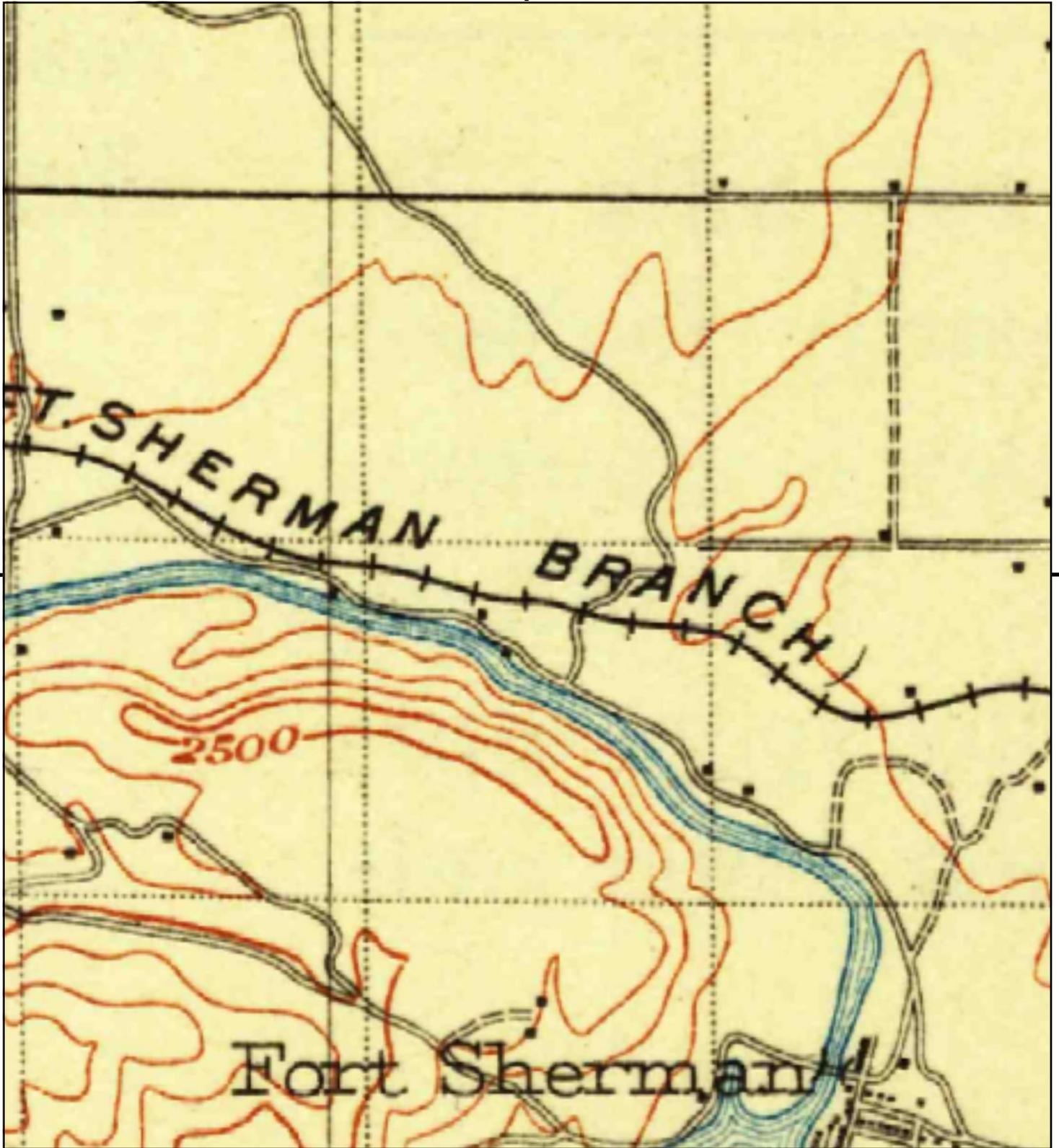
This report includes information from the following map sheet(s).



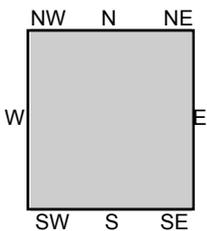
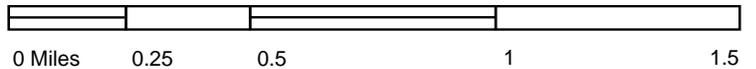
TP, Coeur D'Alene, 1957, 15-minute

**SITE NAME:** Former Atlas-Stimson Mill Property  
**ADDRESS:** 3074 W. Seltice Way  
 Coeur D Alene, ID 83814  
**CLIENT:** Tetra Tech, Inc.





This report includes information from the following map sheet(s).



TP, Rathdrum, 1903, 30-minute

SITE NAME: Former Atlas-Stimson Mill Property  
ADDRESS: 3074 W. Seltice Way  
Coeur D Alene, ID 83814  
CLIENT: Tetra Tech, Inc.



---

This page intentionally left blank for printing purposes.

---

Former Atlas-Stimson Mill Property

3074 W. Seltice Way

Coeur D Alene, ID 83814

Inquiry Number: 5001261.9

July 24, 2017

## The EDR Aerial Photo Decade Package



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

**Client Name:**

Former Atlas-Stimson Mill Prop  
 3074 W. Seltice Way  
 Coeur D Alene, ID 83814  
 EDR Inquiry # 5001261.9

Tetra Tech, Inc.  
 316 West Boone Ave, Suite 363  
 Spokane, WA 99201  
 Contact: Jon Welge



Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

**Search Results:**

<b>Year</b>	<b>Scale</b>	<b>Details</b>	<b>Source</b>
2011	1"=500'	Flight Year: 2011	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2006	1"=500'	Flight Year: 2006	USDA/NAIP
1998	1"=500'	Acquisition Date: June 09, 1998	USGS/DOQQ
1992	1"=500'	Flight Date: May 22, 1992	USGS
1981	1"=500'	Flight Date: July 03, 1981	USDA
1975	1"=750'	Flight Date: October 02, 1975	USGS
1971	1"=1000'	Flight Date: September 10, 1971	USGS
1954	1"=750'	Flight Date: July 29, 1954	USGS

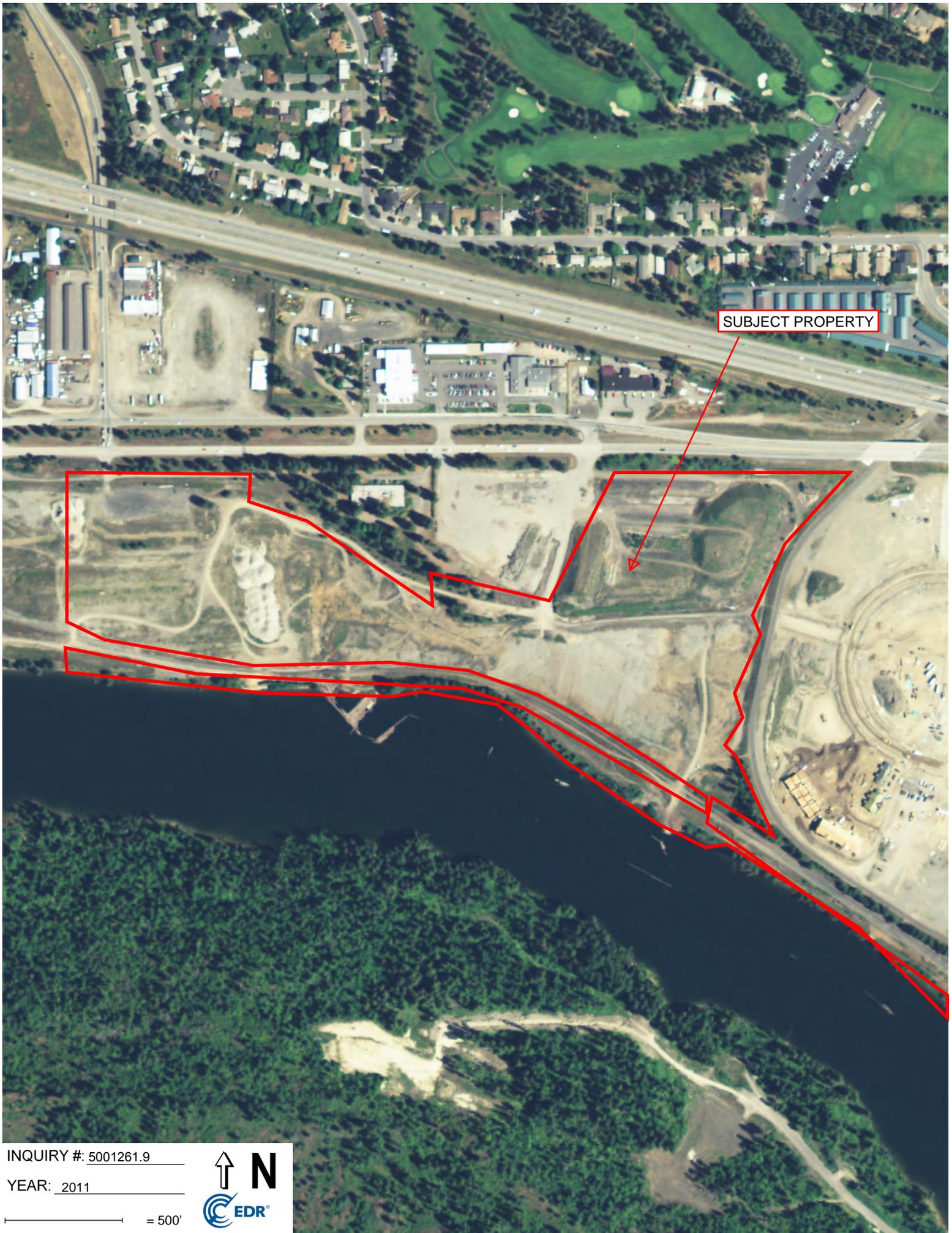
**When delivered electronically by EDR, the aerial photo images included with this report are for ONE TIME USE ONLY. Further reproduction of these aerial photo images is prohibited without permission from EDR. For more information contact your EDR Account Executive.**

**Disclaimer - Copyright and Trademark Notice**

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.

Copyright 2017 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.



SUBJECT PROPERTY

INQUIRY #: 5001261.9

YEAR: 2011

— = 500'





SUBJECT PROPERTY

INQUIRY #: 5001261.9

YEAR: 2009

— = 500'





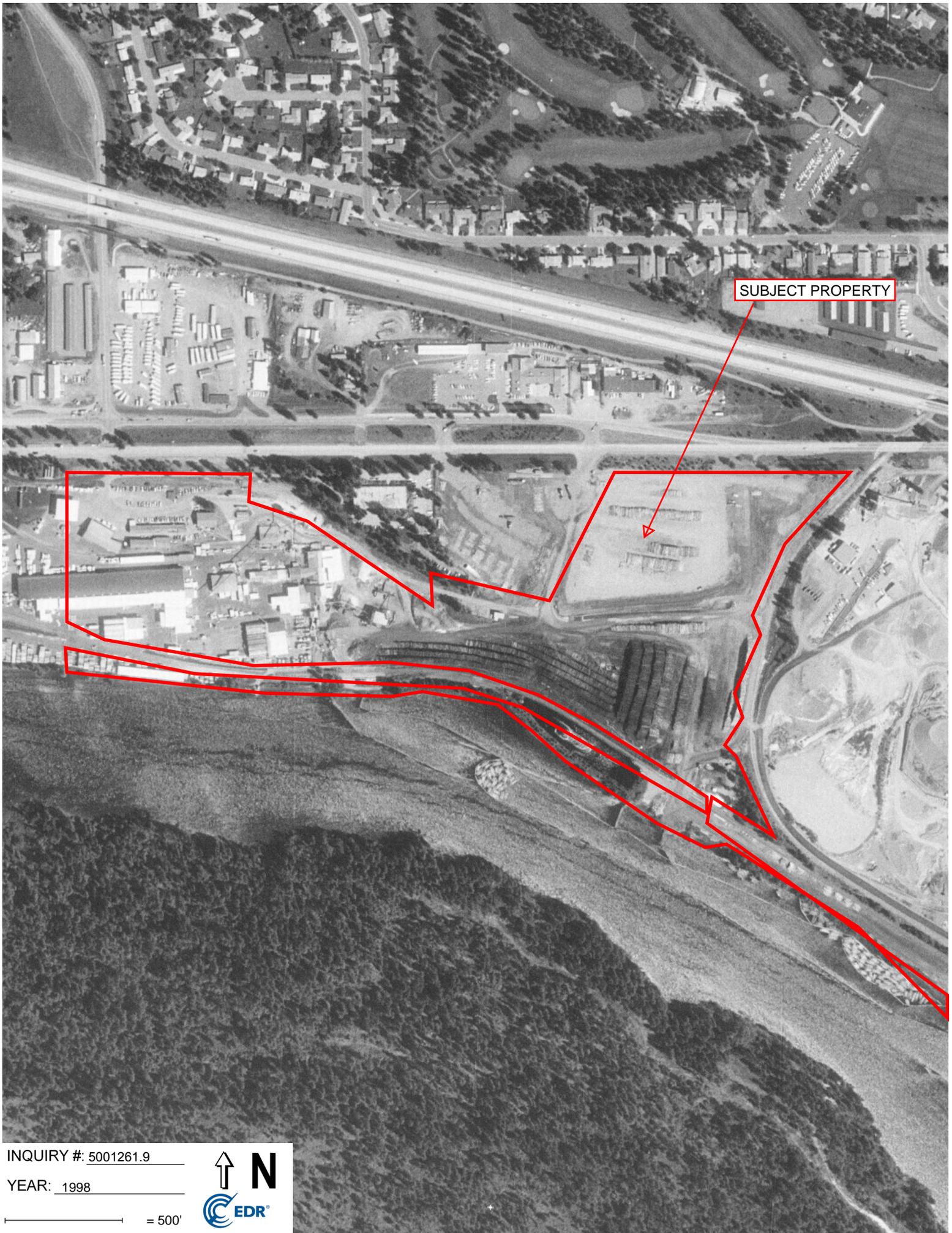
SUBJECT PROPERTY

INQUIRY #: 5001261.9

YEAR: 2006

— = 500'





SUBJECT PROPERTY

INQUIRY #: 5001261.9

YEAR: 1998

— = 500'





SUBJECT PROPERTY

INQUIRY #: 5001261.9

YEAR: 1992

— = 500'



Subject boundary not shown because it exceeds image extent or image is not georeferenced.



SUBJECT PROPERTY

INQUIRY #: 5001261.9  
YEAR: 1981  
= 500'



Subject boundary not shown because it exceeds image extent or image is not georeferenced.



SUBJECT PROPERTY

INQUIRY #: 5001261.9

YEAR: 1981

— = 500'



Subject boundary not shown because it exceeds image extent or image is not georeferenced.



SUBJECT PROPERTY

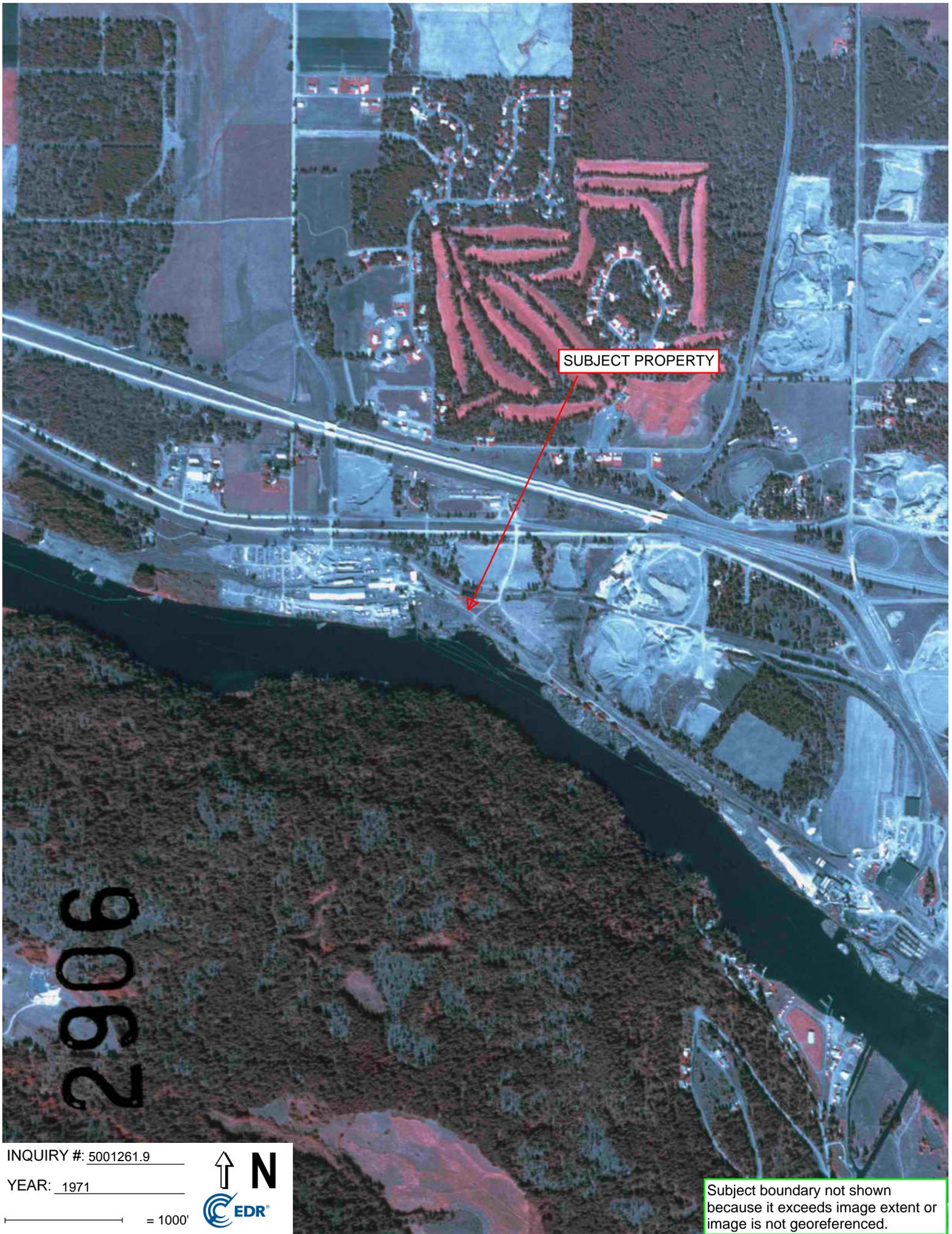
INQUIRY #: 5001261.9

YEAR: 1975

— = 750'



Subject boundary not shown because it exceeds image extent or image is not georeferenced.



SUBJECT PROPERTY

2906

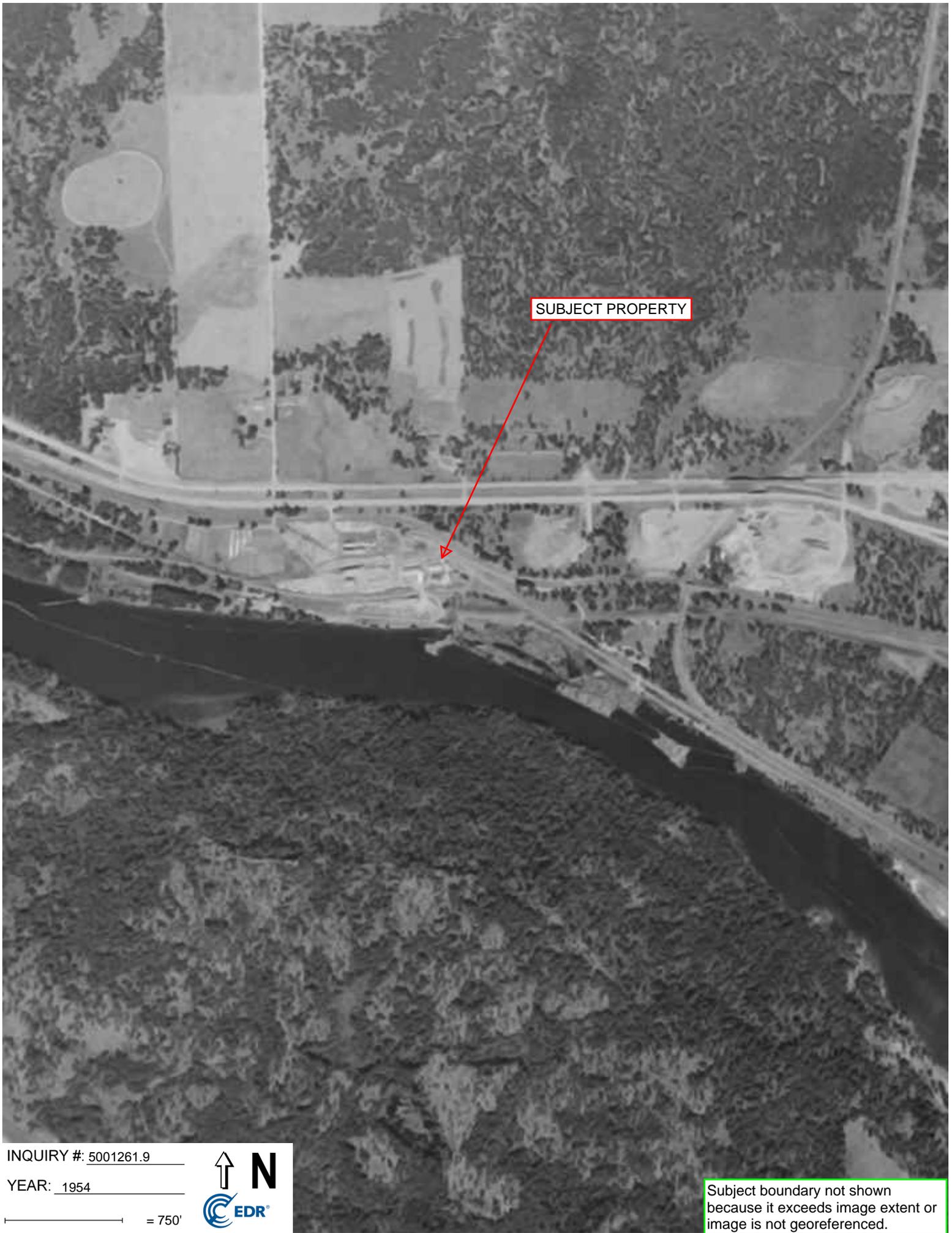
INQUIRY #: 5001261.9

YEAR: 1971

— = 1000'



Subject boundary not shown because it exceeds image extent or image is not georeferenced.



SUBJECT PROPERTY

INQUIRY #: 5001261.9

YEAR: 1954

— = 750'



Subject boundary not shown because it exceeds image extent or image is not georeferenced.

**Former Atlas-Stimson Mill Property**

3074 W. Seltice Way  
Coeur D Alene, ID 83814

Inquiry Number: 5001261.5  
July 26, 2017

# The EDR-City Directory Image Report

## TABLE OF CONTENTS

### SECTION

Executive Summary

Findings

City Directory Images

*Thank you for your business.*  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

### **Disclaimer - Copyright and Trademark Notice**

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 OR 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.

Copyright 2017 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc. or its affiliates is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

## EXECUTIVE SUMMARY

### DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

### RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Target Street</u>	<u>Cross Street</u>	<u>Source</u>
2013	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Information Services
2008	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Information Services
2003	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Information Services
1999	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Information Services
1995	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Information Services
1992	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Information Services
1987	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1982	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1977	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1972	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1967	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1963	<input type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory

### RECORD SOURCES

EDR is licensed to reproduce certain City Directory works by the copyright holders of those works. The purchaser of this EDR City Directory Report may include it in report(s) delivered to a customer. Reproduction of City Directories without permission of the publisher or licensed vendor may be a violation of copyright.

# FINDINGS

## TARGET PROPERTY STREET

3074 W. Seltice Way  
Coeur D Alene, ID 83814

<u>Year</u>	<u>CD Image</u>	<u>Source</u>
-------------	-----------------	---------------

## SELTICE WAY

1999	pg A10	Cole Information Services
1995	pg A13	Cole Information Services
1992	pg A15	Cole Information Services

## W SELTICE WAY

2013	pg A2	Cole Information Services
2008	pg A4	Cole Information Services
2003	pg A7	Cole Information Services
1987	pg A16	Polk's City Directory
1982	pg A17	Polk's City Directory

## W SELTICE WAY (HWY 10 W)

1967	pg A21	Polk's City Directory	
1963	-	Polk's City Directory	Street not listed in Source

## W SELTICE WAY (OLD HWY 10 W)

1977	pg A18	Polk's City Directory
1972	pg A19	Polk's City Directory
1972	pg A20	Polk's City Directory

## FINDINGS

### CROSS STREETS

No Cross Streets Identified

## **City Directory Images**

**W SELTICE WAY 2013**

2300 CREATIVE RENOVATIONS LLC  
 HOLIDAY INN EXPRESS  
 HOLIDAY INN EXPRESS & SUITES INTERST

2340 ADA BROWN  
 ADRIENNE DIEHR  
 AINO KIKKAS  
 ALBERT NOYES  
 ALETHA DUNN  
 ALFRED HISE  
 ARDITHM SYUMAKE  
 BETSY MARLETTE  
 BETTY ATWOOD  
 BLANCHE BOE  
 CARMEN OLSON  
 CAROL BIERS  
 CLAIRE COSGROVE  
 DAISY BOREN  
 DAVID LEMINA  
 DAVID ZENK  
 DIXIE MERRIMAN  
 DOLORIS ROSS  
 DON STEPHENSON  
 DOREEN MIDDLETON  
 DOROTHY MOREY  
 DOROTHY TARLETON  
 DORRIS WRIGHTWALROSE  
 EARL NEFF  
 EDWARD STEPHENS  
 ELIZABETH RYEN  
 ELIZABETH WIRT  
 ELSIE COULTER  
 ELVIRTEEN PEARSON  
 EMILY FULLER  
 EUGENE NAIL  
 EVELYN CHUTE  
 FAIRWINDS RETIREMENT COMMUNITY  
 FLORENCE CHASE  
 FREDRICK BONNEY  
 GEORGE BRYNJULSON  
 GERALDINE STROM  
 GLEN BAEUMEL  
 HAZEL BORSVOLD  
 HELEN BARCLAY  
 HELENE ROEVENS  
 HERMAN ESFELD  
 HERMAN HEBERT  
 HOMER JOHNSON  
 HUBERT STEELE  
 JAMES CRITCHETT  
 JANE WELSH

## W SELTICE WAY      2013      (Cont'd)

2340	JANIS BAKER JESSICA SHEDD JOE WOOLF JOSEPH ELLIOTT KATHERINE HERN KENNETH SHELLENBERGER LAVERN HILL LILLIAN TAMERLER LORRAINE MOORE LOYCE DEVORE MARGARET NORBOM MARIE RUSSELL MARY NELSON MARY ROMBERG NOLA LEGG OPAL DONNEY ORLAND JORDAHL PATSY BOGAN PETER CUTTS PETER SUTER R GRAVES RAE HOPKINS RAY WARNECKE ROSEMARIE CASEMORE ROSINA PAKETAT RUTH BUCKLEY RUTH HYATT RYAN BLOWERS SHIRLEY CLAYTON SILAS HAGLER STEPHEN WATES STEVEN SHARROW VIOLA EDWARDS VIRGINIA DALY WALTER BUTZ WILBUR ANDREPONT WILLIAM HENSLEY
2619	COEUR DALENE SPRINKLER STOVE & FIRE LETOURNEAU SALES & SERVICE CO
2623	WINDOW WORLD
2691	SUNDOWN SALOON
2745	COEUR DALENE HONDA
3125	DIVERSIFIED MACHINE WORKS
3127	RJ DIVEN CONSULTING LLC
3507	AMTEL
3509	CERAMICS GALORE
3513	HIGH MOUNTAIN FOREST PRODUCTS OF IDA
3525	KYRO
3543	GUY KIPP
4697	CDF LANDSCAPE PROFESSIONAL INC

**W SELTICE WAY 2008**

2333 RUTH CODDING  
2340 ANNE KERNS  
BARBS HAIR CARE  
BERNICE KULESZA  
BETTY PHILLIPS  
BETTY SCHMIRLER  
BIELEC MARIE  
CARL BUMGARNER  
CARROLL ALSOP  
CHARLES SEYMOUR  
CLEMENT BLACKMAN  
D DEGEN  
DELL ELY  
DELLA WARBURTON  
DORIS ANDERSON  
DORIS HERMAN  
DORIS MARSHALL  
DORIS TAYLOR  
DOROTHY STAMBAUGH  
E CHAMBERLAIN  
E GREEN  
EARL LUNCEFORD  
EARL SMITH  
EDITH UPSON  
EDITH WALCOTT  
ELLEN OMAN  
EVELYN CHUTE  
EVELYN FREEMAN  
FAIRWINDS COEUR DALENE  
FLORENCE CHASE  
FRANCIS KLINGAMAN  
GAIL MARTIN  
GEORGE JIDOV  
GILBERT KRAMER  
GILES CLARK  
GLEN ALLER  
HENRIETTA HAMLET  
J SAMS  
JANE WELSH  
JEAN ALBERS  
JEAN LINDSAY  
JOHN JOHNSON  
JOHN ROBINSON  
JUNE ORR  
KATHERINE PALMER  
KATHRYN PUTZLER  
L SWANSON  
LAVERN HILL  
LEISURE CARE INC  
LEROY ABEL



-

**W SELTICE WAY      2008      (Cont'd)**

2340	LLOYD KITTREDGE LLYN STEWART MABEL FOLKES MABEL SYAS MANUEL GALLEGOS MARGARET HENDRICKS MARGARET SHARROW MARGRET PERSHA MARINA HANDELAN MARJORIE FORMO MARY PETRIN MARY ROMBERG MARYELLA BROWN MAX HORNER MICHAEL GODBOLD MILDRED DELL MYRTLE THOMPSON NANCY NOBLE NORMA SEGORIA NORMAN SATO PAULINE KELLY PETER CUTTS R JOHNSTON RITA DOWD ROBERT DALLAS ROSEMARIE CASEMORE ROSINA PAKETAT SHIRLEY CLAYTON SHIRLEY HUTCHISON SILVIA GRUBB THERESA THOMAS THOMAS AKREN THOMAS WILLIAMS VIOLET WOOLF VIRGINIA RETHMEL WANDA LOCKE WILLA LYONS WILLIAM CLEVINGER WILLIAM DEVORE WILLIAM KEEFE WILLIAM NEY WINIFRED LEAVERTON
2424	GLENN CARPENTER
2619	AUTO RAIN COEUR DALENE SPRINKLER AUTO RAIN SPRINKLER STOVE & FIREPLAC
2621	LETOURNEAU SALES & SERVICE CO
2623	AUTO RAIN INC AUTO RAIN SUPPLY
2691	SUNDOWN SALOON
2745	COEUR DALENE HONDA SUPERSTORE



-

**W SELTICE WAY      2008      (Cont'd)**

2745	DARRELL & BOBS CYCLE SALES KDRK MGMT CO INC
3075	STIMSON LUMBER CO
3125	DIVERSIFIED MACHINE WORKS INC
3425	OCCUPANT UNKNOWN
3543	GUY KIPP

**W SELTICE WAY 2003**

2179 CENTRAL PRE MIX CONCRETE CO  
2255 YATES REAL ESTATE INSPECTION  
2340 ADALINE CONSALVO  
ADELE CRABTREE  
AFTON CHENEY  
ALBERTA SCHMIEDESKAMP  
BARBS HAIR CARE  
BERNICE KULESZA  
BETTY ANDREASON  
CARL BRAUTIGAM  
CARL BUMGARNER  
CARLYN BOYCE  
CAROLYN WOOD  
CHARLOTTE BROWN  
CHESTER DUNSMORE  
CLAYTON STOLZ  
CONSTANCE UPTON  
CYRIL SCHAEFER  
DELLA WARBURTON  
DIANE WISE  
DONALD KIMMBELL  
DORIS TAYLOR  
DOROTHY KRUEGER  
DOROTHY STARR  
EDITH UPSON  
EDWARD HUGHES  
ELLEN OMAN  
ELOISE SCHEETZ  
FLOYD THOMPSON  
FOREST PLACE RETIREMENT  
FRANCIS KLINGAMAN  
FRED RAMEY  
GENE HOWARD  
GEORGE CARLSON  
GEORGE NESTI  
GEORGIA BARTLETT  
GERTRUDE RENNER  
GLADYS BOHMBACH  
GLEN ALLER  
HARLAN FORMO  
HAROLD LUOMA  
HAZEL ROSSON  
HERBERT MINOR  
J SAMS  
JAMES FOSTER  
JAMES WEST  
JANE DELLINGER  
JANETTA DOCTOR  
JOAN SHARROW  
JOAN ZEMKE

**W SELTICE WAY      2003      (Cont'd)**

2340	JOYCE BARKUS JUNE ORR JUNE TONKOVICH LAVERN HILL LEONARD KRAMER LIELO RENNEBAUM LLOYD GERBER LUCILLE HUBER LUCY CORALLO M GRIFFIN M HONEYMAN MARCELLA LANGER MARGARET BECK MARGARET MONTANDON MARGARET SPINK MARGARET WALTERS MARIELLA STERR MARVIN SHADDUCK MARY HANSEN MARY MORAN MARY PETRIN MAX HORNER NORMA SEGORIA OTIS PIPER PHYLLIS MOUNTAIN RALPH WEEKS RAYMOND JANUSCH RUSSELL MERCER RUTH CARIVEAU RUTH LAWRENCE RUTH LEGOWIK SILVIA GRUBB THERESA BERNDT THERESA THOMAS TILLIE HANSEN URSULA SHAW VIOLET DAHLIN VIRGINIA RETHMEL WANDA STAFF WILLA LYONS WILLIAM MILLER WINIFRED LEAVERTON
2400	GEORGE PERRY GILBERT LAIRD KATHLEEN PHILLIPS LAWRENCE STEIN MICHAEL CONMETIC NORMAN APPLETON STEVE DAWSON
2424	BUD MOYER

**W SELTICE WAY 2003 (Cont'd)**

2424	DOUG HOSFORD ERVIN STRAND GLENN CARPENTER K PRUSIC LYNN DUNNINGTON VALLENTHIA JOHNSON WARREN JONES
2500	OCCUPANT UNKNOWN
2619	KBIH RADIO OCCUPANT UNKNOWN
2621	LETOURNEAU SALES & SERVICE CO OCCUPANT UNKNOWN
2623	AUTO RAIN COEUR DALENE SPRNKL AUTO RAIN SPRNKL R SPLY STOVE COEUR D ALENE SPRINKLER SUPPLY STEVES TOYOTA REPAIR
2691	SUNDOWN SALOON
2745	OCCUPANT UNKNOWN
2772	STIMSON LUMBER CO
2795	GLEN L WADDELL INC
2845	OCCUPANT UNKNOWN
3074	ID FOREST IND INC
3125	FRANKIE MCFERON MCFERON & MARCUS EXPLORATION
3385	MARK NEUSTEL
3425	OCCUPANT UNKNOWN
3429	OCCUPANT UNKNOWN
3507	OLYMPIC COMMUNICATIONS
3509	CERAMICS GALORE
3513	AMERICAN RED BALL
3515	GOKART FAMILY FUN
3550	OCCUPANT UNKNOWN
3585	GO KART FAMILY FUN
4697	CDF LANDSCAPE TOM FREEMAN
4720	GRAIL
4755	ROBERTA WILLIAMS STEVEN EATON
4801	OCCUPANT UNKNOWN

## SELTICE WAY      1999

2255	YATES REAL ESTATE INSPECTION
2340	ADALINE CONSALVO
	BARBS HAIR CARE
	BEN SCHOLTEN
	C THOMPSON
	CARL BRAUTIGAM
	CARL BRAUTIGAN
	CHARLES STEPHENS
	DONALD KIMMELL
	DORA COOPER
	DORIS KING
	DOROTHY HOUCK
	DOROTHY RANDOLPH
	DOROTHY SHINN
	EDITH HOLECEK
	EDITH UPSON
	ELEANOR SATRE
	ELLEN KEOUGH
	ERNIE TREGONING
	EUGENIA SLATER
	FOREST PLACE RETIREMENT COMMUNITY
	FRANK KOBER
	GAIL MARTIN
	GEORGE JOHNSON
	GEORGIA BARTLETT
	GLENN WYATT
	GRANT GENSKE
	GUSTAV NIEMANN
	HARRY PERRY
	HAZEL ROSSON
	HELEN JENISON
	HENRY PANOR
	IVAN OMLID
	J CROFT
	J EVERHART
	J SHEPHARD
	J STOCKING
	JAMES FOSTER
	JESSIE GRIFFITH
	JOSEPH KRENWINKEL
	JOYCE WEST
	K MCGRANE
	LAURA BOMBINO
	LAVERN HILL
	LES ASHLEY
	LLOYD GERBER
	LOIS MCDANIEL
	LUCILLE HUBER
	M BAUER
	M MILLET

## SELTICE WAY      1999      (Cont'd)

2340	M SORLEY MARGY GRATNY MARIE DAMICO MARY BERGQUIST MARY SHUCK MAX HORNER MERRITT BRADSHAW MILDRED YOUNGMAN N LEGG NAOMI DEHON OLIVER NEDERHOOD P DRAKE P MILLSAP PAUL BORLIN R LAMB ROSALEE VANCE S REESE W LAFRENZ W LEAVERTON W MUELLER WESLEY LINDAHL
2400	BOULEVARD MOTEL & RV PARK CLAIR KOON J TAYLOR JAY PANSING K PHILLIPS ROBERT MANZER STEVE BOWMAN
2424	DANIEL SHEPPERD DEBORAH KIMMES DOUG HOSFORD HEATHER CHILDERS LEIF HOULAND LEIF HOVLAND LYNN DUNNINGTON
2430	THOMAS CORALLO
2500	CENTRAL PREMIX CONCRETE COMPANY CENTRAL PREMIX DISPATCH DIRECT CENTRAL PREMIX RETAIL COUNTER
2621	BEDINI ELECTRONICS INCORPORATED
2623	COEUR DALENE SPRINKLER SUPPLY STOVE AND FIREPLACE
2691	SUNDOWN SALOON
2745	COEUR DALENE HONDA SUPERSTORE
2795	WADDELL GLEN L
2845	AFFORDABLE HOME CENTER
2850	IDAHO FOREST INDUSTRIES
2945	CUSTOM BUILDING & SUPPLY INCORPORATED
3125	DIVERSIFIED MACHINE WORKS MCFERON & MARCUS EXPLORATION SERVICES
3200	DHB COMPANY

**SELTICE WAY 1999 (Cont'd)**

3385	CDAL AUCTION YARDS COEUR D ALENE AUCTION YARDS
3550	ATLAS MARKETING LLC COEUR D ALENE FIBER FUELS INCORPORATED
3585	GO KART FAMILY FUN LASER FORCE
3729	DREAMWOOD CABINETS NORTHSLOPE PRODUCTS
4200	MORT CONSTRUCTION INCORPORATED MONOGRAM HOMES NORTH IDAHO ENGINEERING INCORPORATED R E B EXCAVATING INCORPORATED
4201	LIBERTY TOOL & MANUFACTURING INCORPORATED QUAD MANUFACTURING INCORPORATED
4400	A & LS TORAGE
4401	LITE TRAC PIC INDUSTRIES INCORPORATED
4506	ANTHONY TRAVER JOHN DEAN MATT SHOEMAKER STEPHEN LOPEZ STEVE SHIN
4510	OCCUPANT UNKNOWN
4601	ESTHER TRAVIS
4605	OCCUPANT UNKNOWN
4755	ROBERTA WILLIAMS
4801	TOM FREEMAN



-

**SELTICE WAY 1995**

2340 GERBER, LLOYD E  
 HAGEN, ED  
 KIMMELL, DONALD B  
 KRENWINKELA, JOSEPH  
 MCGRANE, K  
 OESTREICHER, LEO M  
 OMLID, IVAN  
 PENAR, NANCY  
 PETERSON, M  
 REUSCHLING, MARTHA  
 STAPLES, MERLYN  
 STEIN, ROY W  
 STOCKLEN, E R  
 2400 BOULEVARD MOTEL & RV PARK  
 GAYTON, AURELIO R SR  
 GUIER, KATHY  
 PANSING, JAY L  
 STOTT, JEANINE  
 2424 LOGAN, JOSH  
 WOODS, BRIAN  
 2500 CENTRAL PRE MIX CONCRETE CO  
 2620 NORTHWEST LIQUIDATION INC  
 2691 SUNDOWN SALOON  
 2745 COEUR DALENE HONDA  
 OCCUPANT UNKNOWNN  
 2795 WADDELL, GLEN L  
 2845 CONSTRUCTION INDUSTRIAL  
 3125 DIVERSIFIED MACHINE WORKS  
 MARCUS, RICHARD  
 MC FERON & MARCUS EXPLORATION  
 3385 COEUR DALENE AUCTION YD  
 3550 COEUR DALENE FIBER FUELS INC  
 3585 CYS BUTCHERIE  
 OCCUPANT UNKNOWNN  
 3727 DAY & NIGHT PLUMBING  
 DAY & NIGHT PLUMBING & DRAIN  
 SKI CURITY BAGS  
 WHOLE THING INC  
 4200 NORTH IDAHO ENGINEERING  
 REB EXCAVATING  
 4400 A & L STORAGE  
 4506 DEAN, RAYMOND  
 FRYMIRE, DOUGLAS  
 GERTSCH, ANNA M  
 GRYTNESS, BECKY A  
 JOHNSON, TED C  
 NIGG, WILLIAM J  
 OSBORN, ANDY  
 RHODES, JEFFREY  
 SHIN, STEVE

**SELTICE WAY 1995 (Cont'd)**

4506	SHULZE, C STERLING, JOHN
4601	TRAVIS, ESTHER S
4755	WILLIAMS, R
4801	EGGERS EQUIPMENT CO

## SELTICE WAY 1992

2400	BALLENSKY, LEROY BOULEVARD MTL&RV DAVIDSON, RON DEETER, STEVE HAGER, ROGER POSTLETHWAITE, BERT STOTT, JEANINE
2424	BANCROFT, P MITCHELL, DALE SWEATT, MIKE
2500	CTRL PRE-MIX CNCRT
2620	DINGS DENTS&PAINT MINK CT TRM AUT&BT
2691	THE SUNDOWN SALOON
2745	CENTENNIAL MARINE COEURD ALENE HONDA
2795	WADDELL, GLEN L
2850	IDAHO FOREST INDUS
3125	DIVERSIFIED MACH MCFERON&MARCUS SRV
3385	AGTE, ROGER CR DALENE AUCTN YD ROGER AGTE
3550	CR DLN FIBER FUELS
3585	Y-J FOODS CSTM SL Y-J FOODS INC GROC
3727	SKI-CURITY BAGS
3729	NW ROOFING CO
4200	CRESCENT HOMES FITTING MECHANICAL MORT CONSTRUCTION R E B EXCAVATING
4506	ASHCRAFT, RANDALL GRIEB, RICHARD T NIGG, WILLIAM J OSBORN, ANDY SHULZE, CLRENCE WOLTERS, RONALD
4601	TRAVIS, CLIFTON L
4755	WILLIAMS, R

W SELTICE WAY 1987

224

---

**13**

**SELTICE WAY W -**

ZIP CODE 83814

2350 Pinegrove Duplex apts  
773-3755

2400 Boulevard Motel 664-4978  
Marshall Irene Mrs 664-8890

2402 Nagrone Pat © 773-2649

2620 Coeur D'Alene Honda Auto  
Body 765-4679

2621 Central Pre-Mix Concrete  
Co 664-2111

2622 Rent-A-Wreck auto renting  
& leasing 667-0379

2691 Sundown Saloon 765-0303

2745 Coeur D'Alene Honda  
765-5005

2795 Road Construction genl bldrs  
765-2423  
Waddell Glen © 765-2423

2845 Tortilla Factory restr  
765-1515

3125 Vacant

3727 No Return

3815 Stilkey Jay T

3385 Agte Roger 765-2402  
Coeur D'Alene Livestock  
765-2402

Idaho Forest Industries  
timber dlrs 765-1414

Y-J Foods Inc gro ret  
765-1215

4506 Hidden Hill Mobile Home  
Park 765-6717

1 Walters Ronald 765-5727

2 Gertsch Ann M © 765-2713

3 Collier Stan

4★Hanson Don

5 Vacant

6★Johnson Butch

7 Vacant

8 Kleidosty John 765-1521

9★Bradley E

10 Vacant

11 Moser Rob H ©

12 Dean Clyde

13★Dean Raymond

14★Sykes S

15★Gerald Tony

16★Copeland Rob

17★Dryer Shannon

18 Reames

19★Provanch Jim

20★Saffer Ron

21 Bush Nell

22★Gerald Thos W 765-9111

4601★Travis Clifton L 765-3140

4755 Vacant

**32**

**SELTICE WAY W (POST  
FALLS)-FROM 700  
SPOKANE ST WEST (ALSO  
PART OF 8TH AV)**

ZIP CODE 83854

100 Econo Mart Drug 773-7561

101 Rob's Seafoods & Burgers restr  
773-5214

102 Vacant

103 Casey's Family Dining  
773-5877

103½ Barbara's Beauty Salon  
773-2011

119 Post Falls Exxon 773-4110

CATHERINE INTERSECTS

203 Kamps Motel 773-4215  
Everything Automotive  
773-3506  
Kamps Apartments 773-4215  
Cheap Flicks Family Video  
773-7140

709 Dealer's Auto Sales The used  
cars 773-3581

710 Post Falls Flea Market  
Junky Jacks flea market  
773-1589  
Southwestern Freight Ways  
dispatch ofc 773-1589

CHASE RD INTERSECTS

800 Slab Inn lounge club 773-5440

900 Sawmill Bowling Alley  
773-7575

---

**33-A**

**SEQUOIA DR S (POST  
FALLS)-FROM ASPEN WY  
NORTH (PINEVILLA EST)**

ZIP CODE 83854  
NUMBERED IRREGULAR

88★Ensminger John T 773-3610

73 Peterson David W © 773-5811

74 Anderson Norman C ©  
773-5783

61 Bledsoe Myron W © 773-3746

62★Noyes Ralph R © 773-3777

45★Trogstad Norman © 773-4437

46 Reibel Erna L Mrs © 773-4478

25 Hayes Clifford T © 773-3193

24 Siegert Robt © 773-9948

---

**50-A**

**SHAW ST (HAYDEN)-FROM  
W 300 BLK HAYDEN AV  
SOUTH**

ZIP CODE 83835  
ZIP CODE 83835

9705 Foam Signs 772-4308  
Perry Thos © 772-4308

9706 Vacant

772-4612  
667-8082

36 W. HILGREN  
HAYDEN LAKE, ID.



INSURANCE

Who's  
Who  
and  
Where?

Such  
stions  
only be  
ered by  
irectory  
that is  
here  
le look  
en they  
to buy.

e you  
perly  
played  
rein to  
t the  
iness?

**W SELTICE WAY 1982**

Gary's Gear Shop 773-3301

13

**SELTICE WAY W —**

ZIP CODE 83814

Dougall Joyce A Mrs 765-4820

Stillman Robt A © 765-9225

Hakala Paul G 772-5887

2621 Cabinetree Etc The 765-3913  
Paige Construction Co contrs  
765-4611

Quality Form Setters  
concrete contrs 765-0405

2622 Surveyors Supply & Service  
765-2511

2691 Sundown Saloon 765-0303

2745 Coeur D'Alene Honda  
765-5005

2795 Road Construction 765-2423  
★Waddell Glen © 765-2419

W2885 Country Boys Inc 773-4502

3815 Stilkey Jay T © 667-7071  
Coeur D'Alene Livestock  
765-2402

Idaho Forest Industries  
timber dlrs 765-1414

Y-J Foods Inc 765-1215

Pinegrove Duplexes 664-9903

1★Pollard Dale .

2 Vacant

3★Nutt Walter 667-4182

4 Vacant

5 Vacant

6 Bradley Herb

7 Sinclair Robt

8 Hewett Rocky

9 Vacant

12 Curtis Norm

14 Vacant

Boulevard Motel 664-4978

Perry Geo E © 664-4978

Central Pre-Mix Concrete  
Co 664-2111

32

**SELTICE WAY W (POST  
FALLS)—FROM 700  
SPOKANE ST WEST (ALSO  
PART OF 8TH AV)**

W SELTICE WAY (OLD HWY 10 W)

1977

**NORTHWEST**  
**REAL ESTATE, INC.**  
 2310 N. 4th Street, Coeur d'Alene 83814, P.O. Box 1357  
 REALTOR®  
 Phone 664-8276

143

**OLD HWY 10 (PF)—Contd**

- bx1016 Krome Bennie R ©  
773-4888
- bx1019 Jack's Volkswagen Repair  
773-4850
- ★Richards John ©  
773-4850
- Custom Building & Supply  
773-4812
- Bob's Drive-In 773-5214
- Mahoney Ford 773-7565
- Rocket Burger Drive-In

- 19 Monk Jerry
- Marshall Henry 664-8890
- Boulevard Motel 664-4978
- Perry Geo E © 664-4978
- Central Pre-Mix Concrete Co  
664-2111
- H & D Trailer Park 664-6730
- Jurish Bay 664-6730
- Spaces
- 2 Piersall Dewey 664-5747
- 3 Vacant

30

**OLD HIGHWAY 10 W —**

- ZIP CODE 83814
- Dougall Joyce A Mrs 664-4180
- Flanagan Donald E © 664-8171
- Lunceford Charles A © 664-8059
- Anderson Iron Works ornamental  
664-9425
- Atlas Building Center lbr  
664-9104
- Atlas Tie Mill sawmill 667-9441
- Coeur D'Alene Honda 664-3622
- Coeur D'Alene Livestock 664-6317
- Dale's Equip Co farm equip  
773-5141
- Empire Concrete 667-7429
- Hunt Bros Construction 664-3134
- Idaho Forest Industries lbr mfr  
667-9441
- Y-J Foods Inc meats 667-7441
- White Pine International Corp  
667-1531

- 4★Sherwood Geo
- 5★Perez Lois
- 6★Bohna Charles
- 7★Brown Cathy
- 8★Klein Jerry
- 9 Hochrein Wesley E 667-7334
- 11★Wilde Jerry
- 12★Huff Larry
- 13★Spurgen Larry
- 14★Collins Jack
- 15★Barrus Ron
- 16 Wardian Jack
- 17 Kamps John
- 18 Vacant
- 20 Bowman Mollie
- 23 Mote Jerry
- 24 Harman David
- 25 Slinkard Le Roy
- 26 Gunderson Doris 664-9936
- 27 Stanion Vicky
- 28★Barber M
- 29 Hull Barbara
- 30★Hibdon M

13

- Alexander Apartments 667-6491
- Stewart & Associates Realtors
- 1★Anderson Ken
- 2★Neis M W
- 3★Howard David
- 4 Vacant
- 5★Milir Sid
- 6★Martin Jim
- 7★Barber Jack
- 8★Mc Grath Kevin
- 9★Bretlhauver Todd
- 10★Mc Intire John
- 11★Peterson Tom
- 12★Ludvigson Dean
- 14★Toves Cheri Mrs
- 15★Foreman Linda
- 16★Balch Ellen Mrs
- 17★Grant Pat

- 31 Vacant
- 32 Bale Eva Mrs 667-6565
- 33 Vacant
- 34★Wagoner D
- 35 Vacant
- 36 Maurer Pat
- 37★Ehrmantrout James
- 38★Creighton Vivian

13

**PANSY ST —FROM 310  
DAVIDSON AV NORTH**

- ZIP CODE 83814
- 1809 Olson Bob © 667-6880
- 1813 No Return
- EMMA AV INTERSECTS

*Law*  
*City*  
**REAL**  
**Inc.**  
 ARTH D  
 GRI  
*Broker*

- ★ Reside
- ★ Comme
- ★ Farm
- ★ Acreag
- ★ Recrea
- ★ Busine
- ★ Lakesh

**R**  
 REALTO

**664-8**

**1621**  
**3d S**

W SELTICE WAY (OLD HWY 10 W)

1972

ing	11*Stovall James	
	12*Johnson James	
	14*Gavine Fred 664-9558	
	15*Jamenson Ralph	
	16*Smith Larry	
	17*Studder L J	
<hr/>		
Co	<b>OLD HIGHWAY 10 W —</b>	30
	ZIP CODE 83814	
	Lunceford Charles A 664-8059	
3	Clare-Pendar Co electronic components 773-4541	
	Anderson Iron Works ornamental iron work 664-9425	
	Atlas Building Center lbr 664-9104	
29	Atlas Tie Mill sawmill 664-3185	
29	Coeur D'Alene Honda 664-3622	
	Coeur D'Alene Livestock Inc 664-6317	
	*Pintler Jack F	
	D-J Custom Cabinets 773-5555	
	*Hunt Danl J	
	Dale's Equip Co farm equip 773-5141	
	Diamond International Corp (Coeur D' Alene Unit) lbr mfrs 664-3105	
	Empire Concrete 667-7429	
	Hunt Bros Construction Inc 667-7907	
	Idaho Forest Industries lbr mfr 664-8261	
	Y-J Foods Inc meats 667-7441	
	*Jamison S M	
		7
	Boulevard Motel 664-4978	
	*Perry Geo E 664-4978	
	Central Pre-Mix Concrete Co 664-2111	
	H & D Trailer Park 664-6730	
	Spaces	
	2a*Piersall Dewey W 664-5747	
	3a Miller Monte L 667-7608	
	7*Vosen Roy	
	8*Vallard R F	
	14*Hochrein Wesley E	
	15*Martin Ray	
	16*Smith Ronald	
13	17*Engle Marshall L	
	18*Tabish Geo E 664-9583	
	21*Kellar Orval W 667-7856	
	22*Tetter Frank	
	23*Totten Howard 667-7997	

**INS**  
EAST SHERMAN AVENUE  
ONE MOhawk 4-2117  
COEUR D'ALENE

**IDAHO'S PROGRESSIVE BANK**  
3 CONVENIENT LOCATIONS  
HAYDEN LAKE OFFICE  
ORCHARD AVENUE AND HIGHWAY 95  
PHONE 772-3243

**Mortgage Loans**  
POST FALLS OFFICE  
HIGHWAY 10 WEST  
PHONE 773-4526

W SELTICE WAY (OLD HWY 10 W)

1972

**MOEN'S**  
**Hardware**  
**&**  
**Machinery**

★ **GENERAL**  
**HARDWARE**

100

**OLD HIGHWAY 10 W—Contd**

- 24 Uhl Chester 41
- 25 Barnt Marvin D 664-4025 42
- 26\* Mills John
- 27\* Wilman Kenneth
- 28\* Pitzen Judy Mrs
- 29\* Hull Loren
- 30\* Coon Larry 667-8975 PA
- 31\* Oster Richd E
- 32\* Vanderiult Ronald E
- 34\* Kern Wm G 664-3251
- 35\* Hutchinson Charles M S
- 37 Elder Wm E 664-9849
- 38 Vacant

30

**OLD RIVER RD —FROM  
BLACKWELL HILL RD EAST**

80

W SELTICE WAY (HWY 10 W) 1967

HAZELWOOD DR (FV)-Contd  
 112 JOHNSON RALPH C ●  
 MO4-4583

---

20

HIGHWAY 10 W

---ZIP CODE 83814  
 CLARE PNDAR CO  
 ELECTRONIC COMPONENTS  
 SP3-7311  
 ATLAS BUILDING CENTER  
 LBR MO4-9104  
 ATLAS TIE CO SAWMILL  
 MO4-3185  
 DIAMOND NATIONAL CORP  
 (COEUR D'ALENE UNIT)  
 LBR MFRS MO4-3105  
 CENTRAL PRE-MIX CONCRETE  
 CO MO4-2111  
 DICK WAYNE MO4-4261  
 H & D TRAILER PARK  
 MO4-6730  
 KOSKI JOHN MO4-6839  
 LAKE CITY SANITATION  
 MO4-6655  
 LEE ORRIN E MO4-6598  
 LEINUM WM MRS MO4-6770  
 MARMON JEFF MO4-8447  
 MULLEN VICTOR J MO4-6594  
 OLSON A W MO4-3864  
 PHILLIPS WESLEY MO4-6360  
 PIERSALL DEWEY MO4-5747  
 PONDEROSA MOTEL &  
 TRAILER COURT MO4-6594  
 POWELL PHILLIP P  
 MO4-9064  
 PRIME GLADYS M MRS  
 MO4-6283  
 SCHWARTZ JOHN A MO4-6421  
 STACH WM K MO4-8902  
 WICKEL WALLACE MO4-5270

---

6

HIGHWAY 95 N -SEE US HWY  
 95 N

---

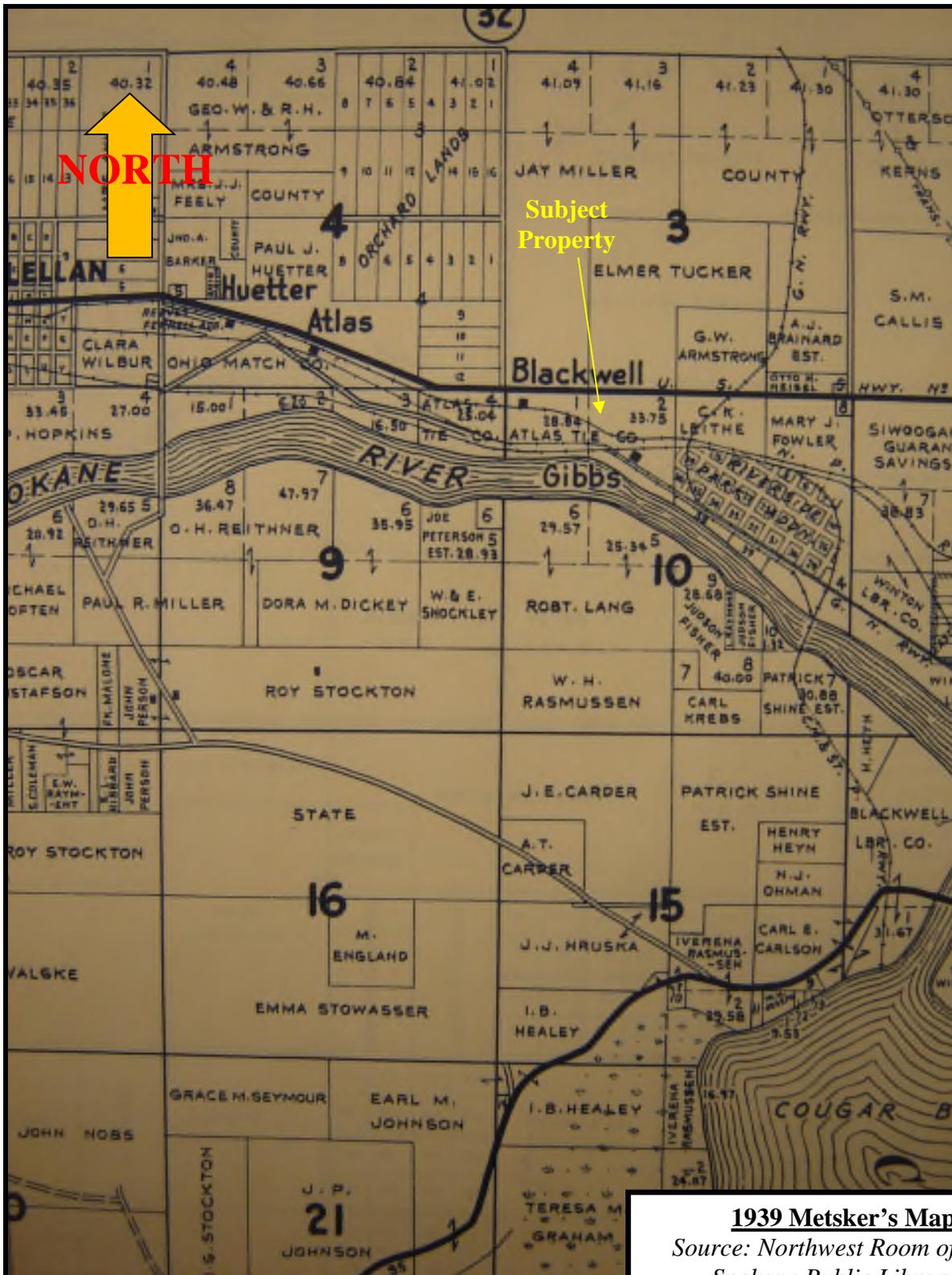
**APPENDIX D**

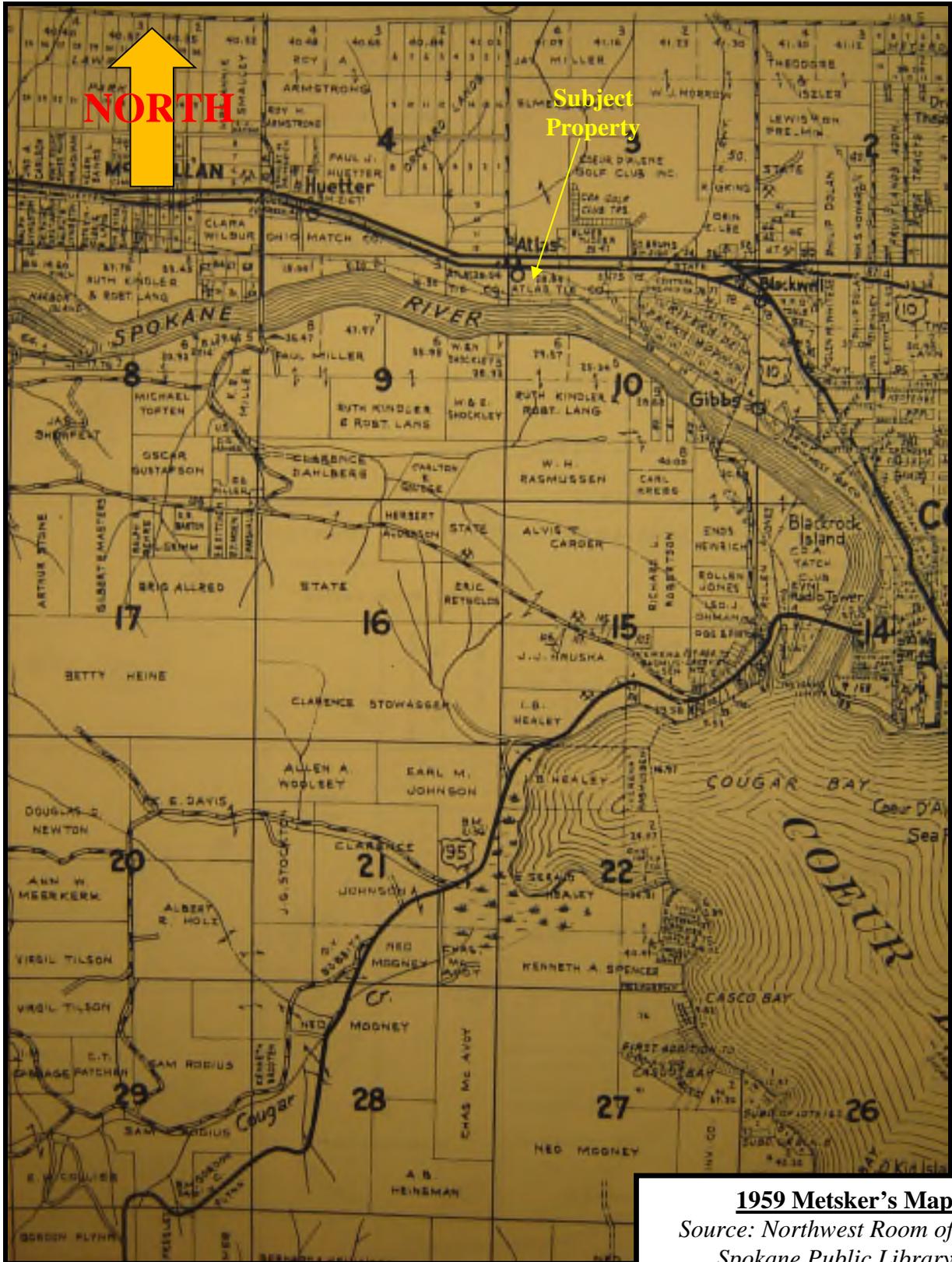
**HISTORICAL MAPS AND PHOTOGRAPHS**

---

This page intentionally left blank for printing purposes.

---





**1959 Metsker's Map**  
*Source: Northwest Room of  
Spokane Public Library*



**Historical Photo 1:** Looking generally east in this 1927 photograph of the Atlas Mill. This appears to be the Great Northern Railroad Track.



**Historical Photo 2:** Looking easterly at the historic 1920's Atlas Mill switch interchanging track between Northern Pacific and the Spokane Eastern Railway & Power Company (electric line).



**Historical Photo 3:** Looking westerly at the historic 1920's Atlas Mill switch interchanging track.



**Historical Photo 4:** Looking at the December 24, 1933 flood from a point near the mouth of the Spokane River. The area has flooded many times in history. These people were working raise the bank.



**Historical Photo 5:** Looking southeast at the former Atlas Mill on site, circa 1940s.



**Historical Photo 6:** Looking northwest circa 1960 at elevation at the former Atlas Building Materials structure (lower right) and at the current west-adjointing property (left).



**Historical Photo 7:** Looking generally south circa 1960 at the former Atlas Building Materials location.



**Historical Photo 8:** Looking generally south circa 1960 at the sawdust burner on site from a central portion of the property.



**Historical Photo 9:** Looking south down the former log chute area of the site, circa 1960. The area operated similarly until the 1990s.



**Historical Photo 10:** Looking at men working at the Atlas Tie Mill, lumber shed, green chain, circa 1960.



**Historical Photo 11:** Looking westerly at the Atlas Mill circa 1963s. The sawdust burner is shown with smoke, and there is log debarkation along river. Gravel extraction to the right is active at Riverstone area.

---

**APPENDIX E**

**TITLE INFORMATION**

---

This page intentionally left blank for printing purposes.

---



## **Commitment for Title Insurance**

Issued by

### **Westcor Land Title Insurance Company**

subject to conditions and  
stipulations as set forth herein

**Thank you for choosing**

## **North Idaho Title Insurance, Inc.**

**As Your Title Company**

**Contact Information:**

601 E. Front Avenue  
Suite 204  
Coeur d'Alene, ID 83814  
Phone: (208) 765-3333  
Fax: (208) 765-1761

# North Idaho Title Insurance, Inc.

## COMMITMENT

Commitment Issued By:

Order Number: N-41052

### North Idaho Title Insurance, Inc.

601 E. Front Avenue, Suite 204  
Suite 204  
Coeur d'Alene, ID 83814

Escrow Officer: Julie Hjelvik  
Phone: (208)765-3333  
Fax: (208) 765-3325  
Escrow Officer Email: julieh@northidahotitle.com  
Email Loan Docs To:

Customer Reference:

Property Address: 3074 W. Seltice Way, Coeur d'Alene, ID 83814

Dated as of May 10, 2017  
Title Officer: Chantelle Fuhriman  
Title Officer Email: chantelleh@northidahotitle.com

---

## EXPLANATION OF CHARGES

<b>2006 ALTA Extended Owners Policy</b>	<b>\$14,200.00</b>
	<b>\$0.00</b>
<b>Total Estimated Charges:</b>	<b>\$14,200.00</b>

Recording fees in Bonner and Kootenai Counties are \$10 for the first page and \$3 for every page thereafter.

\*\* Electronic recordings are done in both counties with an additional charge of \$5 per document \*\*



In an effort to assure that your transaction goes smoothly, please review the following checklist and contact your escrow officer or title officer if you answer "Yes" to any of the following questions:

- **Will you be using a Power of Attorney?**
- **Are any of the parties in title incapacitated or deceased?**
- **Has a change in marital status occurred for any of the Principals?**
- **Will the property be transferred into a trust, partnership, corporation or limited liability company?**
- **Has there been any construction on the property in the last 6 months?**

**Remember, all parties signing documents must have a driver's license or other valid photo ID. It is recommended that all documents be signed in blue ink.**

COMMITMENT FOR TITLE INSURANCE

Issued by \_\_\_\_\_



Westcor Land Title Insurance Company, a California corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company. All liability and obligation under this Commitment shall cease and terminate 180 days after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

This Commitment shall not be valid or binding until countersigned by a validating officer or authorized signatory.

IN WITNESS WHEREOF, Westcor Land Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

Issued By:
North Idaho Title Insurance, Inc.
601 E. Front Avenue
Coeur d'Alene, ID 83814
Agent ID: ID1001

WESTCOR LAND TITLE INSURANCE COMPANY



By: Mary O'Donnell
President

Attest: Patricia W. Power
Secretary

[Signature]
Authorized Countersignature

## CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <http://www.alta.org/>.

## NOTICE

### FEDERAL FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT OF 1980 (FIRPTA)

Upon the sale of United States real property, by a non-resident alien, foreign corporation, partnership or trust, the Foreign Investment in Real Property Tax Act of 1980 (FIRPTA), and as revised by the Tax Reform Act of 1984 (26 USCA 897 (C)(1)(A)(1) and 26 USCA 1445), Revised by the Path Act of 2015, These changes may be reviewed in full in H.R. 2029, now known as Public Law 114-113. See Section 324 of the law for the full text of FIRPTA changes. Effective February 27, 2016, the amendments to FIRPTA contained in the PATH Act have increased the holdback rate from 10% of gross proceeds to 15% of gross proceeds of the sale, regardless of whether the actual tax due may exceed (or be less than) the amount withheld if ANY of the following conditions are met:

1. If the amount realized (generally the sales price) is \$300,000 or less, and the property will be used by the Transferee as a residence (as provided for in the current regulations), no monies need be withheld or remitted to the IRS.
  2. If the amount realized exceeds \$300,000 but does not exceed \$1,000,000, and the property will be used by the Transferee as a residence, (as provided for in the current regulations) then the withholding rate is 10% on the full amount realized (generally the sales prices)
  3. If the amount realized exceeds \$1,000,000, then the withholding rate is 15% on the entire amount, regardless of use by the Transferee. The exemption for personal use as a residence does not apply in this scenario.
- If the purchaser who is required to withhold income tax from the seller fails to do so, the purchaser is subject to fines and penalties as provided under Internal Revenue Code Section 1445.

Escrow Holder will, upon written instructions from the purchaser, withhold Federal Income Tax from the seller and will deposit said tax with the Internal Revenue Service, together with IRS Forms 8288 and 8288-A. The fee charged for this service is \$25.00 payable to the escrow holder.

## COMMITMENT - SCHEDULE A

1. Effective Date: April 28, 2017 at 8:00AM
2. Policy or Policies to be Issued:

### **2006 ALTA Extended Owners Policy**

Proposed Insured:  
**City of Coeur d'Alene**

Liability:  
**\$7,850,000.00**

Premium:  
**\$14,200.00**

3. The interest in the land described or referred to in this Commitment and covered herein is:

**Fee Simple**

4. Title to the estate or interest covered herein is at the effective date hereof vested in:

**Bad Axe, LLC, a Nevada limited liability company**

5. The land referred to in this Commitment is described as follows:

**See Exhibit "A" Attached For Legal Description**

### **Inquiries should be directed to:**

North Idaho Title Insurance, Inc.  
601 E. Front Avenue  
Suite 204  
Coeur d'Alene, ID 83814  
Escrow Officer: Julie Hjelvik  
Title Officer: Chantelle Fuhriman  
Phone: (208) 765-3333  
Fax: (208) 765-1761

## Exhibit "A" Legal Description

Parcel 1:

That portion of Government Lots 1 and 2 of Section 10, Township 50 North, Range 4 West, Boise Meridian, City of Coeur d'Alene, Kootenai County, Idaho, lying South of Seltice Way.

EXCEPT the West 230.00 feet thereof.

ALSO EXCEPT that portion of Government Lots 1 and 2 of Section 10, Township 50 North, Range 4 West, Boise Meridian, City of Coeur d'Alene, Kootenai County, Idaho, described as follows:

Commencing at the North quarter corner of said Section 10;

thence South  $81^{\circ}10'43''$  West, 1091.76 feet, to the South right of way line of Seltice Way and the Point of Beginning of this description;

thence North  $89^{\circ}23'05''$  West, along said right of way line, 656.00 feet;

thence South  $00^{\circ}36'55''$  West, 92.77 feet;

thence South  $75^{\circ}07'40''$  East, 110.00 feet;

thence South  $69^{\circ}55'42''$  East, 120.00 feet;

thence South  $54^{\circ}38'41''$  East, 543.04 feet;

thence North  $00^{\circ}36'55''$  East, 469.29 feet, to the Point of Beginning.

ALSO EXCEPT an irregular parcel of land lying situate on the Southeasterly side of the East bound or Southerly center line of highway survey as shown on the official plat of the Coeur d'Alene-Yellowstone Trail FI53(8) Highway Survey on file in the office of the Dept. of Highways of the State of Idaho, and lying in a portion of the Northeast quarter of the Northwest quarter of Section 10, Township 50 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, described as follows:

Beginning at the intersection of the Northwesterly boundary of the Atlas Tie Company road and the Southerly right of way line of the Coeur d'Alene-Yellowstone Trail FI53(8) Highway, which point bears South  $29^{\circ}45'$  West, 115.8 feet from Highway Survey Station 562+50.4 and which point of beginning is approximately 2265 feet East and 185 feet South from the Northwest corner of Section 10, Township 50 North, Range 4 West, Boise Meridian;

thence South  $29^{\circ}45'$  West a distance of 521.15 feet, more or less, to a point on the Northerly right of way line of the Northern Pacific Railway (Coeur d'Alene branch);

thence Westerly and Northwesterly along said railway right of way line on a curve having a radius of 1096 feet, more or less, a distance of 440 feet, more or less, to a point;

thence North 0°33' West a distance of 365.8 feet, more or less, to a point on the Southerly right of way line of said highway, which point bears South 0°33' East, 100 feet from the East bound or Southerly center line of Highway Station 555-00'

thence North 89°27' East along a line 100 feet Southerly from and parallel to said center line of said highway a distance of 692.00 feet, more or less, to the point of beginning.

ALSO EXCEPT any portion lying within the Burlington Northern Railroad right of way.

Parcel 2:

An irregular parcel of land lying situate on the Southeasterly side of the East bound or Southerly center line of highway survey as shown on the official plat of the Coeur d'Alene-Yellowstone Trail FI53(8) Highway Survey on file in the office of the Dept. of Highways of the State of Idaho, and lying in a portion of the Northeast quarter of the Northwest quarter of Section 10, Township 50 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, described as follows:

Beginning at the intersection of the Northwesterly boundary of the Atlas Tie Company road and the Southerly right of way line of the Coeur d'Alene-Yellowstone Trail FI53(8) Highway, which point bears South 29°45' West, 115.8 feet from Highway Survey Station 562+50.4 and which point of beginning is approximately 2265 feet East and 185 feet South from the Northwest corner of Section 10, Township 50 North, Range 4 West, Boise Meridian;

thence South 29°45' West a distance of 521.15 feet, more or less, to a point on the Northerly right of way line of the Northern Pacific Railway (Coeur d'Alene branch);

thence Westerly and Northwesterly along said railway right of way line on a curve having a radius of 1096 feet, more or less, a distance of 440 feet, more or less, to a point;

thence North 0°33' West a distance of 365.8 feet, more or less, to a point on the Southerly right of way line of said highway, which point bears South 0°33' East, 100 feet from the East bound or Southerly center line of Highway Station 555-00'

thence North 89°27' East along a line 100 feet Southerly from and parallel to said center line of said highway a distance of 692.00 feet, more or less, to the point of beginning.

Parcel 3:

All that part of the Northwest quarter of the Northeast quarter of Section 10, Township 50 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, situated South of the present South right of way line of U.S. Highway #10, as shown on the official plat of the Coeur d'Alene-Yellowstone Trail, FI 53(8) Highway Survey on file in the office of the Department of Public Works of the State of Idaho, and Northwesterly of the West right of way line of the Spokane International Railway (Coeur d'Alene branch) and North of the North right of way line of the Northern Pacific Railway (Coeur d'Alene branch), and East of the West line of said Northwest quarter of the Northeast quarter of said Section 10.

Parcel 4:

Lots 1, 2, 3, and 4, Block 18, Riverside Park Addition, according to the plat recorded in Book "B" of Plats at page 138, records of Kootenai County, Idaho.

TOGETHER WITH that portion of vacated 4th Avenue, 5th Avenue, Elmwood Street and alley which attaches by operation of law.

TOGETHER WITH that portion of the following described parcel lying in the Northwest quarter of the Northeast quarter of Section 10, Township 50 North, Range 4 West, Boise Meridian, Kootenai County, Idaho;

A strip of land 100.00 feet in width, said strip being 50.0 feet on each side of the existing track centerline as found on the ground. Beginning at the North quarter corner of Section 10, Township 50 North, Range 4 West, Boise Meridian, Kootenai County, Idaho;

thence South  $11^{\circ}20'52''$  East, 690.12 feet to a point which is the intersection of the abandoned centerline of the former Northern Pacific Railroad and the Westerly right of way line of the Union Pacific Railroad, said point being the True Point of Beginning of this description;

thence Westerly along a circular curve to the left with a central angle of  $15^{\circ}42'14''$ , a radius of 1432.39 feet, for an arc length of 392.60 feet;

thence South  $85^{\circ}57'40''$  West 361.40 feet;

thence along a circular curve to the right with a central angle of  $39^{\circ}00'35''$ , a radius of 1102.53 feet, for an arc length of 750.65 feet;

thence North  $55^{\circ}01'45''$  West, 210.90 feet;

thence along a circular curve to the left with a central angle of  $36^{\circ}05'28''$ , a radius of 726.54 feet, for an arc length of 457.65 feet;

thence South  $88^{\circ}52'47''$  West 816.99 feet;

thence along a circular curve to the right with a central angle of  $15^{\circ}17'07''$ , a radius of 2864.79 feet, for an arc length of 764 feet, more or less, to a terminus point that lies 200.0 feet Westerly of the East half of Government Lot 4 of Section 9, Township 50 North, Range 4 West, Boise Meridian, Kootenai County, Idaho.

**Parcel 5:**

A parcel of land being all of Lot 6 and a portion of Lots 7, 8, and 9, Block 36, Riverside Park Addition to the City of Coeur d'Alene, according to the plat recorded in Book "B" of Plats at page 138, records of Kootenai County, Idaho, bounded and described as follows:

Beginning at the most Southerly corner of Lot 9 of said Block 36;

thence along the Easterly line of said Lot 9, north  $30^{\circ}50'$  East, a distance of 20.61 feet, more or less, to a point 50.0 feet distant Southwesterly measured radially, from the centerline of the main track of the Coeur d'Alene brand of the Spokane International Railway Company as now constructed and operated, said point also being the beginning of a non-tangent curve concave Northeasterly, the center of the circle of which the arc is a part bears North  $65^{\circ}00'37''$  East, a distance of 623.69 feet;

thence Northwesterly along said curve and concentric with said centerline through a central angle of  $13^{\circ}54'51''$ , an arc distance of 151.46 feet to a point in the Northeasterly line of Lot 7 of said Block 36;

thence along the Northeasterly line of Lots 7 and 6, North  $59^{\circ}10'$  West, a distance of 129.0 feet, more or less, to the most Northerly corner of Lot 6;

thence along the Westerly line of Lot 6, South  $1^{\circ}14'09''$  West, a distance of 138.0 feet to the Southwest corner of said Lot 6;

thence along the Southwesterly line of said Block 36, South  $59^{\circ}10'$  East, a distance of 174.63 feet, more or less, to the Point of Beginning.

TOGETHER WITH that portion of vacated Riverside Avenue, Abbington street and alley which attaches by operation of law.

Parcel 6:

All of Block 37, Riverside Park Addition to Coeur d'Alene, according to the plat recorded in Book "B" of Plats at page 138, record of Kootenai County, Idaho.

TOGETHER WITH that portion of vacated 5th Avenue and Elmwood Street which attaches by operation of law.

Parcel 7:

lot 5, Block 36 and Lots 1 to 22, inclusive, Block 38, Riverside Park Addition, according to the plat recorded in Book "B" of Plats at page 138, records of Kootenai County, Idaho.

TOGETHER WITH those portions of vacated 5th Avenue, Elmwood Street, Glenwood Street, alley and Park Strip which attaches by operation of law.

## **SCHEDULE B - Part I REQUIREMENTS**

The following requirements must be met and completed to the satisfaction of the Company before its Policy of Title Insurance will be issued:

1. Instruments necessary to create the estate or interest to be insured must be properly executed, delivered and duly filed for record.
2. The requirement that we be provided with a copy of the operating agreement and any amendments thereto for Bad Axe, LLC, a Nevada limited liability company.
3. We find no open deeds of trust of record. Escrow please confirm before closing.

## SCHEDULE B - Part II STANDARD EXCEPTIONS

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

- A. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
  
- B. STANDARD EXCEPTIONS
  - (1) Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession, or claiming to be in possession, thereof.
  - (2) Easements, liens, encumbrances, or claims thereof, which are not shown by the Public Records.
  - (3) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land, and that is not shown by the Public Records
  - (4) Any lien, or right to a lien, imposed by law for services, labor, or material heretofore or hereafter furnished, which lien, or right to a lien, is not shown by the Public Records
  - (5) (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Indian Treaty or aboriginal rights, including, but not limited to, easements or equitable servitudes; or, (d) water rights, claims or title to water, whether or not the matters excepted under (a),(b),(c) or (d) are shown by the Public Records.
  - (6) Taxes or assessments which are not now payable or which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
  - (7) Any service, installation, connection, maintenance or construction charges for sewer, water, electricity, or garbage collection or disposal or other utilities unless shown as an existing lien by the Public Records.

PARAGRAPHS 1, 2, 3, 4, 5, 6 AND 7 WILL NOT APPEAR AS PRINTED EXCEPTIONS ON EXTENDED COVERAGE POLICIES, EXCEPT AS TO SUCH PARTS THEREOF, WHICH MAY BE TYPED AS A SPECIAL EXCEPTION IN SCHEDULE B - SECTION II.

## SCHEDULE B - Part II SPECIAL EXCEPTIONS

At the date hereof, exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. Taxes, special and general, assessment districts and service areas for the year 2016:  
 1st Installment:       \$22288.53   Delinquent With Penalty  
 2nd Installment:       \$22288.53   Open  
 Exemption(s):         NONE  
 Parcel No.:             50N04W-10-3200  
 AIN No.:                100905

Note: First Installment is delinquent December 21. Second Installment is delinquent June 21.

2. Taxes, special and general, assessment districts and service areas for the year 2016:  
 1st Installment:       \$1820.88   Delinquent With Penalty  
 2nd Installment:       \$1820.88   Open  
 Exemption(s):         NONE  
 Parcel No.:             50N04W-10-2500  
 AIN No.:                103518

Note: First Installment is delinquent December 21. Second Installment is delinquent June 21.

3. Taxes, special and general, assessment districts and service areas for the year 2016:  
 1st Installment:       \$1403.52   Delinquent With Penalty  
 2nd Installment:       \$1403.52   Open  
 Exemption(s):         NONE  
 Parcel No.:             50N04W-10-0750  
 AIN No.:                180880

Note: First Installment is delinquent December 21. Second Installment is delinquent June 21.

4. Taxes, special and general, assessment districts and service areas for the year 2016:  
 1st Installment:       \$956.12   Delinquent With Penalty  
 2nd Installment:       \$956.11   Open  
 Exemption(s):         NONE  
 Parcel No.:             0-6680-018-001-A  
 AIN No.:                105274

Note: First Installment is delinquent December 21. Second Installment is delinquent June 21.

5. Taxes, special and general, assessment districts and service areas for the year 2016:  
 1st Installment:       \$18.82   Delinquent With Penalty  
 2nd Installment:       \$18.81   Open

Exemption(s): NONE  
Parcel No.: 0-6680-018-001-B  
AIN No.: 324793

Note: First Installment is delinquent December 21. Second Installment is delinquent June 21.

6. Taxes, special and general, assessment districts and service areas for the year 2016:  
1st Installment: \$420.57 Delinquent With Penalty  
2nd Installment: \$420.56 Open  
Exemption(s): NONE  
Parcel No.: 0-6680-036-006-A  
AIN No.: 141455

Note: First Installment is delinquent December 21. Second Installment is delinquent June 21.

7. Taxes, special and general, assessment districts and service areas for the year 2016:  
1st Installment: \$103.83 Delinquent With Penalty  
2nd Installment: \$102.83 Open  
Exemption(s): NONE  
Parcel No.: 0-6680-036-006-B  
AIN No.: 323918

Note: First Installment is delinquent December 21. Second Installment is delinquent June 21.

8. Taxes, special and general, assessment districts and service areas for the year 2016:  
1st Installment: \$8.28 Delinquent With Penalty  
2nd Installment: \$8.28 Open  
Exemption(s): NONE  
Parcel No.: 0-6680-037-000-A  
AIN No.: 180879

Note: First Installment is delinquent December 21. Second Installment is delinquent June 21.

9. Taxes, special and general, assessment districts and service areas for the year 2016:  
1st Installment: \$200.77 Delinquent With Penalty  
2nd Installment: \$200.76 Open  
Exemption(s): NONE  
Parcel No.: 0-6680-036-005-A  
AIN No.: 120763

Note: First Installment is delinquent December 21. Second Installment is delinquent June 21.

10. Taxes, special and general, assessment districts and service areas for the year 2016:  
1st Installment: \$9529.01 Delinquent With Penalty  
2nd Installment: \$9529.00 Open  
Exemption(s): NONE

Parcel No.: 0-6680-038-001-A  
AIN No.: 137563

Note: First Installment is delinquent December 21. Second Installment is delinquent June 21.

11. General taxes for the year 2017, a lien in the process of assessment, not yet due or payable.
12. Right of the United States of America, the State of Idaho, The Coeur d'Alene Tribe and the general public in and to that portion, if any, of the property herein described which lies below the line of ordinary high water of Spokane River.
13. Any adverse claim based upon the assertion that:
  - (a) Some portion of said land has been created by artificial means, or has accreted to such portion so created.
  - (b) Some portion of said land has been brought within the boundaries thereof by an avulsive movement of Spokane River, or has been formed by accretion to any such portion.
14. Any claims arising out of the difference between the mean high water line and the meander line of Spokane River.
15. Reservations of all minerals of any nature whatsoever including, but not exclusively, coal, iron, ores, natural gas and oil and all rights relating thereto, as reserved in documents, official records of Kootenai County, Idaho, described as follows:
  1. Deed recorded February 18, 1954 in Book 157 of Deeds at page 361.
  2. Deed recorded August 9, 1956 in Book 164 of Deeds at page 546.
  3. Deed recorded August 26, 1980 in Book 308 of Deeds at page 137.
  4. Deed recorded November 10, 1986 in Book 347 of Deeds at page 462.
16. Any easements, licenses, franchises, leases or other rights which may have been granted by a railroad or railway company formerly owning a portion of herein described land.
17. All matters as delineated on the Official Plat of Riverside Park Addition, on file and of record as (book) B (page) 138, Official Records of Kootenai County, State of Idaho.
18. An easement upon the terms, conditions and provisions contained therein for the purpose shown below and rights incidental thereto as granted to Northern Pacific Railway Company in a document recorded February 16, 1921, as (book) 73 (page) 256, Official Records:  
Purpose: railroad
19. An easement over said land for an electric distribution line with appurtenances including right of inspection and incidental purposes, as granted to The Washington Water Power Company, in deed recorded January 31, 1940, as (book) 113 (page) 24, Official Records.  
  
No representation is made as to the current ownership of said easement.  
  
Said easement is superseded by easement recorded June 13, 1979 in Book 299 of Deeds at page 632, Official Records.
20. An easement upon the terms, conditions and provisions contained therein for the purpose shown below and rights incidental thereto as granted to the State of Idaho in a document recorded May 23, 1949, as (book) 141

(page) 557, Official Records:

Purpose: public highway

- 21. A negative easement upon the terms, conditions and provisions contained therein for the purpose shown below and rights incidental thereto as granted to the State of Idaho in a document recorded May 23, 1949, as (book) 141 (page) 557, Official Records:

Purpose: There is also granted hereby an easement adjacent to the above described real property for relocation of all irrigation and drainage ditches and structures and such surface drain ditches as may be necessary to the proper construction of the highway. Grantor agrees that no buildings or structures, except irrigation or drainage structures, will be permitted to be constructed within 20 feet from the highway right of way line. No advertising or other signs will be permitted closer than 100 feet from the right of way.

- 22. An easement upon the terms, conditions and provisions contained therein for the purpose shown below and rights incidental thereto as granted to the City of Coeur d'Alene in a document recorded October 15, 1959, as (book) 179 (page) 553, Official Records:

Purpose: sewer line purposes

- 23. An easement over said land for an electric distribution line with appurtenances including right of inspection and incidental purposes, as granted to The Washington Water Power Company, in deed recorded December 12, 1962, as (book) 191 (page) 294, Official Records.

No representation is made as to the current ownership of said easement.

- 24. An agreement for the purposes of private roadway and crossing, by and between Spokane International Railroad Company, a Washington corporation and Idaho Forest Industries, Inc., an Idaho corporation, setting forth terms, recorded November 26, 1985, as (instrument) 1029104, Official Records.

- 25. An easement over said land for an electric distribution line with appurtenances including right of inspection and incidental purposes, as granted to The Washington Water Power Company, in deed recorded April 29, 1998, as (instrument) 1535199, Official Records.

No representation is made as to the current ownership of said easement.

- 26. An easement over said land for an electric distribution line with appurtenances including right of inspection and incidental purposes, as granted to Avista Utilities, in deed recorded February 7, 2006, as (instrument) 2002201, Official Records.

No representation is made as to the current ownership of said easement.

- 27. Easements for utilities or pipelines in that portion of the land that is an abandoned or vacated road or right-of-way.

- 28. Record of Survey recorded September 29, 2015, as (instrument) 2517339, Official Records.

\*\*\*\*\* End of Schedule B \*\*\*\*\*

\*\*\* INFORMATIONAL NOTES:

We have made a judgment search against City of Coeur d'Alene, and find none.

The policy to be issued contains an arbitration clause. All arbitrable matters when the amount of Insurance is

\$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at [www.alta.org](http://www.alta.org).

In the event that this transaction fails to close, a fee with a minimum of \$200.00 will be charged to comply with the state insurance code.

There is no notice of record and therefore no search has been made for any unpaid assessments, charges or fees for sewer, water, garbage, irrigation and other possible utility services.

If the proposed insured under the policy to issue has any questions concerning the Schedule B requirements or exceptions from coverage, the Company will be pleased to provide an explanation. Please contact the title officer named on Schedule A of this commitment.

Address: 3074 W. Seltice Way, Coeur d'Alene, ID 83814

**IMPORTANT NOTICE- ACCEPTABLE TYPES OF FUNDS**

Any funds deposited for the closing must be deposited into the escrow depository and cleared prior to disbursement.

ALL FUNDS DEPOSITED MUST BE BY WIRE, CASHIERS CHECK, OFFICIAL CHECK OR PERSONAL CHECK. REQUIRED TIME NECESSARY TO CLEAR EACH TYPE OF FUNDS WILL VARY.

IMPORTANT NOTE: PLEASE BE ADVISED THAT ESCROW HOLDER DOES NOT ACCEPT CASH, MONEY ORDERS, ACH TRANSFERS OR ANY FOREIGN CHECKS.

PLEASE CONTACT ESCROW REGARDING QUESTIONS ON TYPE OF FUNDS REQUIRED IN ORDER TO FACILITATE THE PROMPT CLOSING OF THIS TRANSACTION.

NOTE: If you intend to remit multiple cashier's checks to close your escrow (which may or may not include gift funds or third party funds) IRS cash reporting under IRS Code 8300 may be required. For this reason, you may wish to consider wiring funds in lieu of remitting cashier's checks.

## PRIVACY POLICY NOTICE

### Purpose Of This Notice

Title V of the Gramm-Leach-Bailey Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of a persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document which notifies you of the privacy policies and practices of:

Montana Title and Escrow Company  
National Closing Solutions, Inc.  
National Closing Solutions of Alabama, LLC  
National Closing Solutions of Maryland, Inc.  
Texas National Title

Placer Title Company  
Placer Title Insurance Agency of Utah  
National Closing Solutions of Arkansas, LLC  
North Idaho Title Insurance Company  
Wyoming Title and Escrow Company

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you, such as an application or other forms.
- Information about your transactions we secure from our files, or from our affiliates or others.
- Information we receive from a consumer reporting agency.
- Information we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform marketing services on our behalf or with whom we have joint marketing agreements:

- Financial service providers such as companies engaged in banking, consumer finances, securities and insurance.
- Nonfinancial companies such as envelope stuffers and other fulfillment service providers.

**We do not disclose any nonpublic personal information about you with anyone for any purpose that is not specifically permitted by law.**

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

**PRIVACY POLICY**  
**Westcor Land Title Insurance Company**

Westcor Land Title Insurance Company ("WLTIC") values its customers and is committed to protecting the privacy of personal information. In keeping with that philosophy, we have developed a Privacy Policy, set out below, that will ensure the continued protection of your nonpublic personal information and inform you about the measures WLTIC takes to safeguard that information.

**Who is Covered**

Our Privacy Policy applies to each customer who purchases a WLTIC title insurance policy. Typically, this means that the customer covered by our Privacy Policy at the closing of the real estate transaction.

**Information Collected**

In the normal course of business and to provide the necessary services to our customers, we may obtain nonpublic personal information directly from the customer, from customer-related transactions, or from third parties such as our title insurance agents, lenders, appraisers, surveyors or other similar entities.

**Access to Information**

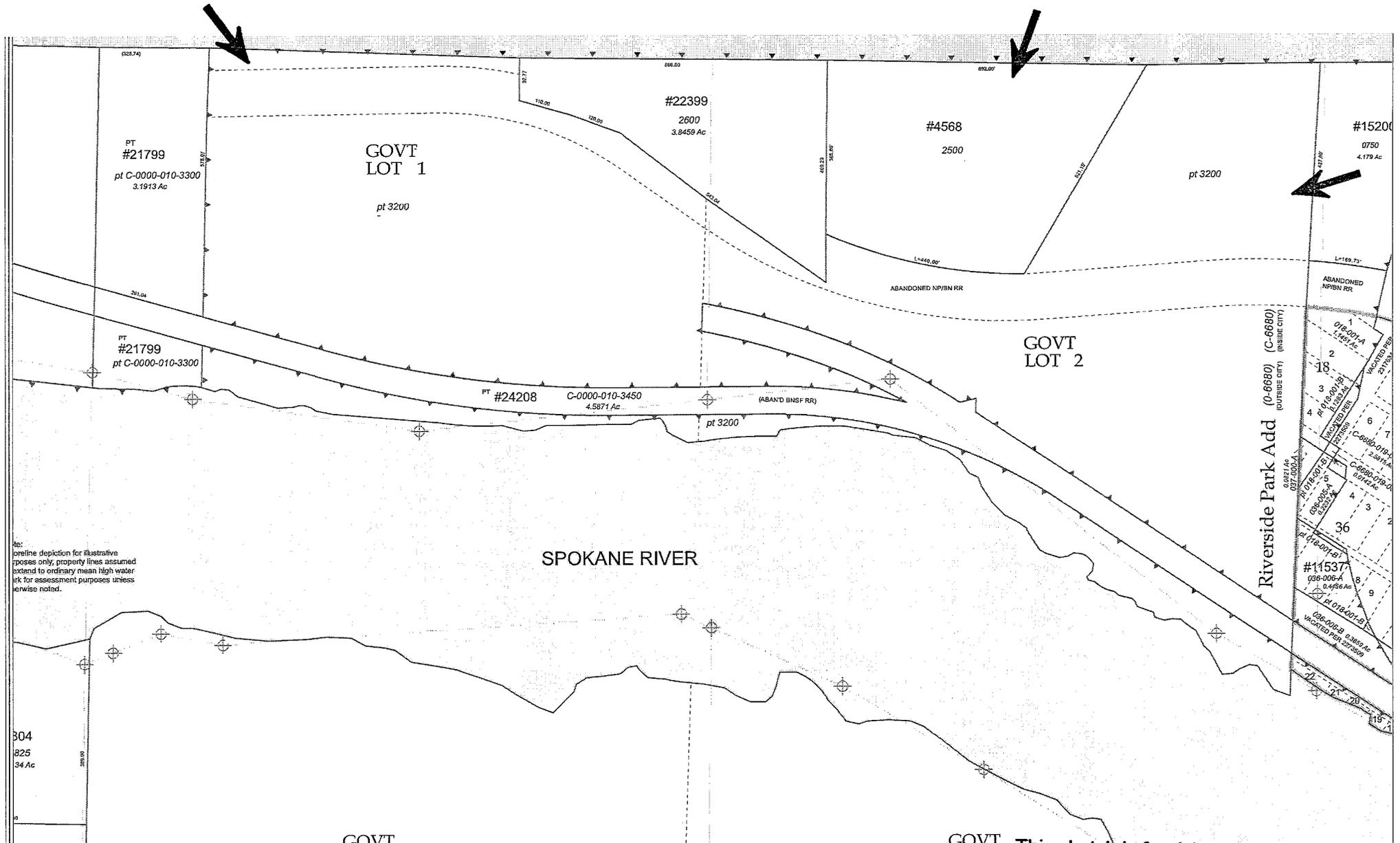
Access to all nonpublic personal information is limited to those employees who have a need to know in order to perform their jobs. These employees include, but are not limited to, those in departments such as legal, underwriting, claims administration and accounting.

**Information Sharing**

It is the policy of WLTIC not to share nonpublic personal information that it collects with anyone other than our policy issuing agents as necessary to complete the real estate settlement services and issue the title insurance policy requested by our customer. WLTIC may share nonpublic personal information as permitted by law with entities with whom WLTIC has a joint marketing agreement. Entities with whom WLTIC has a joint marketing agreement have agreed to protect the privacy of our customer's nonpublic personal information by utilizing similar precautions and security measures to those that WLTIC uses to protect this information and only to use the information for lawful purposes. WLTIC, however, may share information as required by law in response to a subpoena, to a government regulatory agency or to prevent fraud.

**Information Security**

WLTIC, at all times, strives to maintain the confidentiality and integrity of the personal information in its possession and has instituted measures to guard against its unauthorized access. We maintain physical, electronic and procedural safeguards in compliance with federal standards to protect that information.



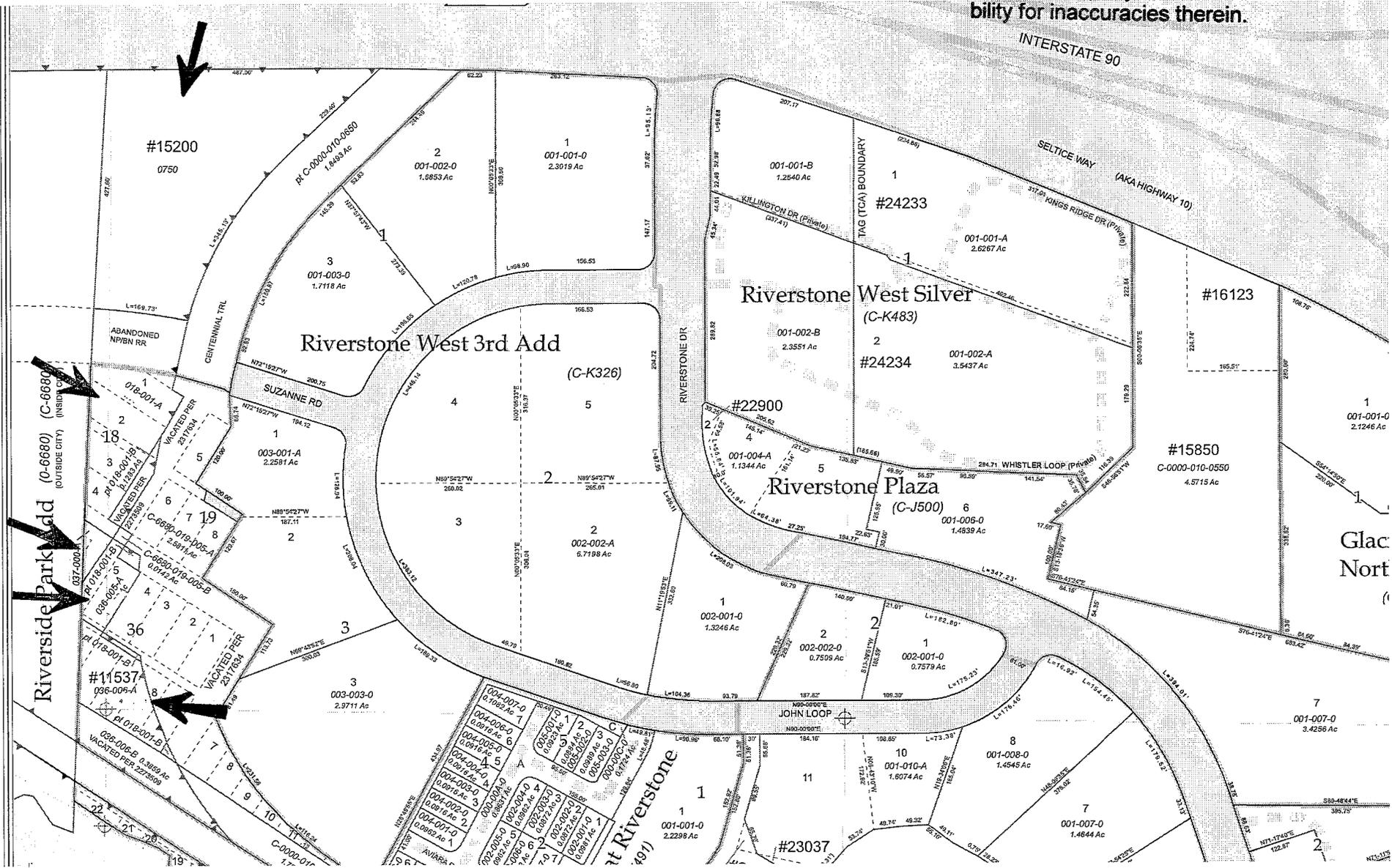
304  
825  
34 Ac

GOVT

GOVT

This sketch is furnished without charge solely for the purpose of assisting in locating said premises and the company assumes no liability for inaccuracies therein.

This sketch is furnished without charge solely for the purpose of assisting in locating said premises and the company assumes no liability for inaccuracies therein.



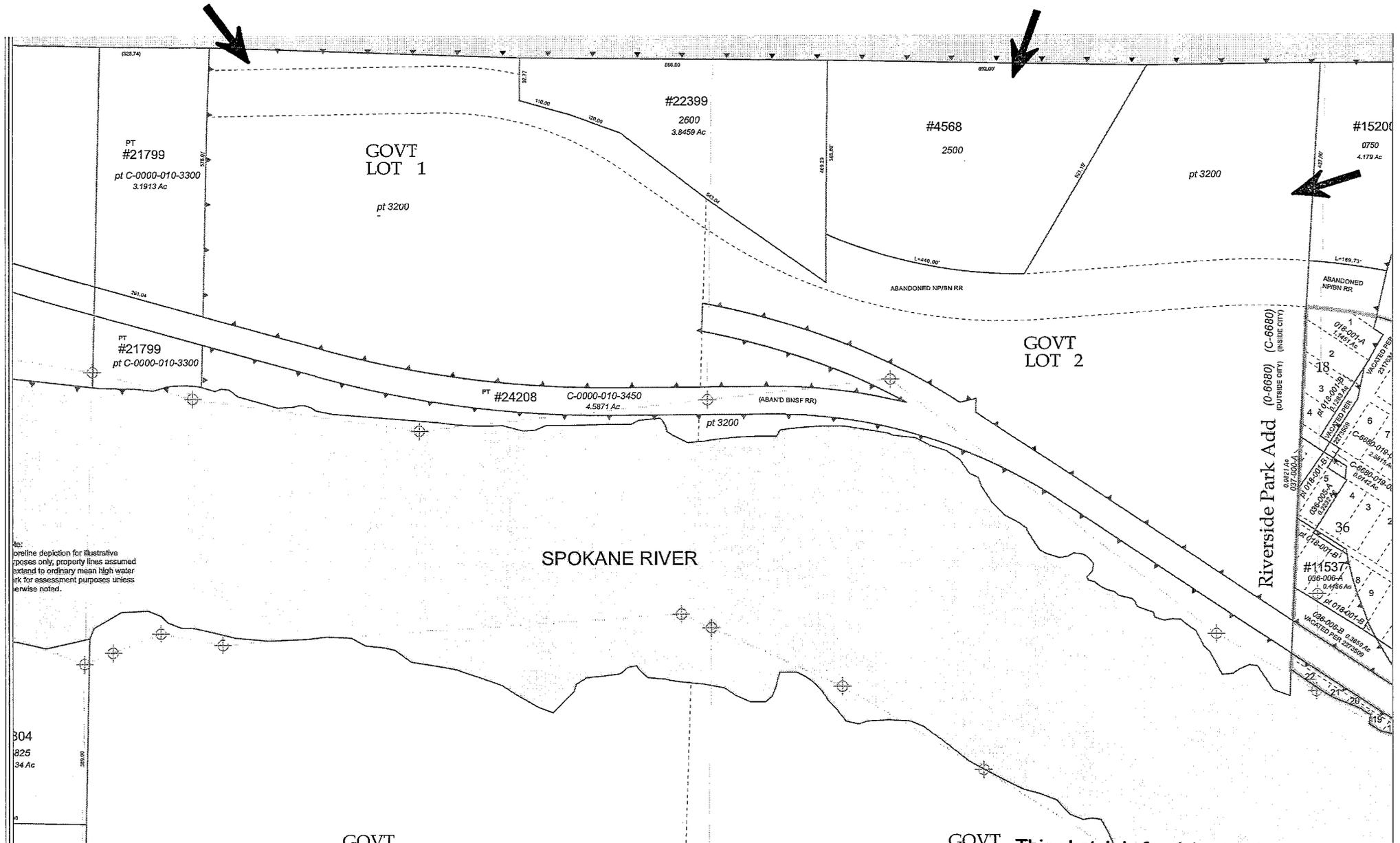
FOR  
3

Riverside Park Add (C-6680)  
(OUTSIDE CITY) (INSIDE CITY)



Glac  
Nort





As:  
 oreline depiction for illustrative  
 poses only; property lines assumed  
 extend to ordinary mean high water  
 rk for assessment purposes unless  
 erwise noted.

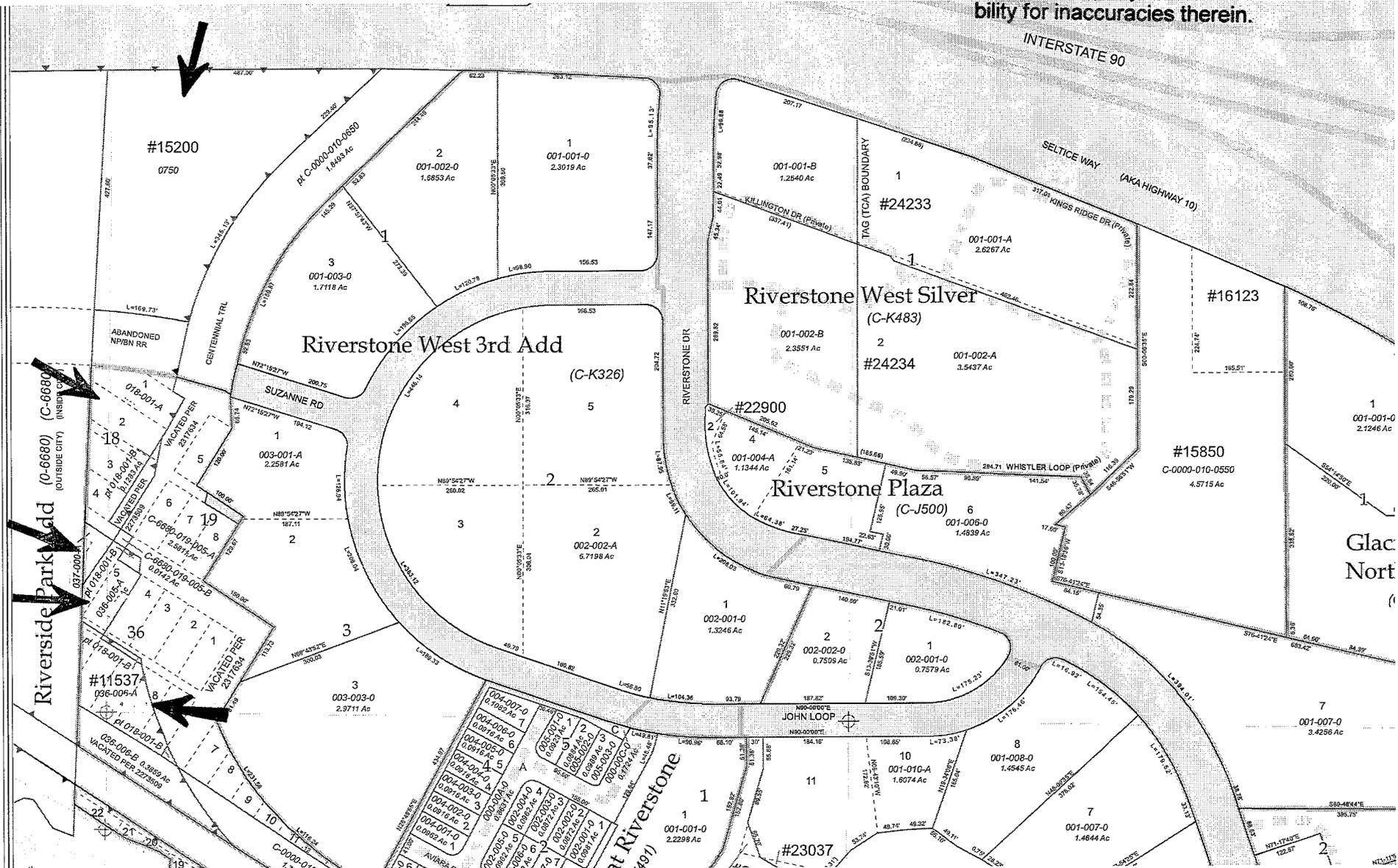
304  
 825  
 34 Ac

GOVT

GOVT

**This sketch is furnished without charge solely for the purpose of assisting in locating said premises and the company assumes no liability for inaccuracies therein.**

This sketch is furnished without charge solely for the purpose of assisting in locating said premises and the company assumes no liability for inaccuracies therein.



FOR  
3



---

This page intentionally left blank for printing purposes.

---

---

**APPENDIX F**

**OTHER RECORDS AND PRIOR REPORTS**

---

This page intentionally left blank for printing purposes.

---

# COMPREHENSIVE PROPERTY QUESTIONNAIRE

**PERTAINING TO PROPERTY LOCATED AT OR KNOWN AS:** 3074 W Seltice Way  
Coeur d'Alene, ID 83814

*PLEASE READ: YOU HAVE BEEN SELECTED AS A PERSON WHO MAY HAVE KNOWLEDGE CONCERNING THE ENVIRONMENTAL CONDITION OF THE ABOVE-LISTED SPECIFIC PARCEL OF REAL ESTATE, HERINAFTER REFERRED TO AS THE PROPERTY OR SITE. PLEASE ANSWER ALL OF THE FOLLOWING QUESTIONS TO THE BEST OF YOUR CURRENT ACTUAL KNOWLEDGE. CONDUCTING RESEARCH TO COMPLETE THIS FORM IS NOT NECESSARY. PROVIDE ONLY FACTUAL INFORMATION. IF THE ANSWER TO A PARTICULAR QUESTION IS UNKNOWN, PLEASE ANSWER ACCORDINGLY AND DO NOT LEAVE QUESTIONS BLANK. IF AN ANSWER WILL NOT FIT WITHIN THE PROVIDED SPACE, PLEASE WRITE YOUR RESPONSE IN THE ADDITIONAL COMMENTS SECTION AT THE END OF THIS FORM AND REFERENCE THE QUESTION NUMBER. IF YOU HAVE QUESTIONS, PLEASE CALL THE CONSULTANT AT (509) 344-0262. QUESTIONNAIRE ASSISTANCE MAY BE PROVIDED UPON REQUEST. AFTER COMPLETION OF THIS FORM, PLEASE EMAIL, FAX, OR MAIL TO TETRA TECH AT THE NUMBER, ADDRESS, OR LOCATION PROVIDED ON THE BOTTOM OF THIS PAGE. WE TRULY APPRECIATE YOUR ASSISTANCE WITH THESE MATTERS. REFERENCES: ASTM E1527-13; 40 CFR PART 312.*

## PREPARER DOCUMENTATION

DATE: 8/30/17	TIME: 11:30 AM	RELATIONSHIP TO THE PROPERTY (CURRENT OR PAST OWNER OR OCCUPANT, OR THIRD PARTY): Real Estate Agent
PRINT NAME: Mike Gregg	PHONE OR EMAIL OF PERSON COMPLETING THIS FORM: (208) 640-1400	
BUSINESS OR PERSONAL ADDRESS OF PERSON COMPLETING THIS FORM: 2000 NW Blvd Coeur d'Alene, ID 83814		NUMBER OF YEARS FAMILIAR WITH THE PROPERTY: Very Limited, 1-2 as agent

## GENERAL CHARACTERISTICS OF THE PROPERTY

NAME OF PROPERTY OWNER(S):	<b>BAD AXE, LLC</b>
NAME OF BUSINESS(ES) ON SITE:	NONE
ADDRESS(ES) OF PROPERTY:	3074 W Seltice Way Coeur d'Alene
CURRENT PROPERTY USE(S):	Raw Land
PAST USES OF THE PROPERTY:	Mill Site
SECTION, TOWNSHIP AND RANGE OF THE PROPERTY, IF KNOWN:	unknown
LATITUDE AND LONGITUDE OF THE PROPERTY, IF KNOWN:	unknown
ESTIMATED OR ACTUAL SIZE OF THE PROPERTY IN ACRES (MOL):	45/47 acres +/-
COUNTY IN WHICH THE PROPERTY IS LOCATED:	Kootenai
ESTIMATED DEPTH TO GROUNDWATER ON THE PROPERTY:	unknown
DEPTH OF WELL ON THE PROPERTY, IF APPLICABLE:	unknown
ARE THERE WETLANDS, STREAMS OR WET MEADOWS ON OR NEXT TO THE PROPERTY?	
THE PROPERTY GENERALLY SLOPES TO THE:	South
ESTIMATED ELEVATION OF THE PROPERTY:	unknown

\* Seller is unaware of property details & has asked Buyer to perform their own due diligence, inspections, and property research.

ADJOINING PROPERTY USES:	TO THE NORTH: Seltice Way
	TO THE SOUTH: Spokane River
	TO THE EAST: Riverstone
	TO THE WEST: Douglass
LIST THE BUILDINGS ON SITE:	NONE
AGE/USE OF THE OLDEST BUILDING ON THE PROPERTY:	None
ARE BUILDINGS ON THE PROPERTY KNOWN TO HAVE ASBESTOS?	None
ARE BUILDINGS ON THE PROPERTY KNOWN TO HAVE LEAD-BASED PAINT?	None
ARE BUILDINGS ON THE PROPERTY KNOWN TO HAVE RADON?	None
WHAT UTILITIES SERVE THE SITE?	Unknown (in Seltice? or Riverstone?)
IS OR WAS (INDICATE WHICH) THE PROPERTY LINKED TO A PRIVATE SEPTIC SYSTEM?	<b>unknown</b>

### ASTM-RECOMMENDED PROPERTY QUESTIONS

	QUESTION	Y	N	U	COMMENTS
1a	Is the property used for an industrial use?			x	<b>Mill Site?</b>
1b	Is any adjoining property used for an industrial use?			x	<b>Commercial &amp; MF uses?</b>
2a	Did you observe evidence or do you have any prior knowledge that the property has been used for an industrial use in the past?	x			<b>Mill Site</b>
2b	Did you observe evidence or do you have any prior knowledge that the adjoining property has been used for an industrial use in the past?	x			<b>Mill Site</b>
3a	Is the property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?				<b>Mill Site</b>
3b	Is any adjoining property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?			x	
4a	Did you observe evidence or do you have any prior knowledge that the property has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment storage, disposal, processing, or recycling facility (if applicable, identify which)?			x	

QUESTION		Y	N	U	COMMENTS
4b	Did you observe evidence or do you have any prior knowledge that any adjoining property has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment storage, disposal, processing, or recycling facility (if applicable, identify which)?			x	
5a	Are there currently any damaged or discarded automotive or industrial batteries, pesticides, paints or other chemicals in individual containers of > 5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property or at the facility?			x	
5b	Did you observe evidence or do you have any prior knowledge that there have been previously any damaged or discarded automotive or industrial batteries, pesticides, paints or other chemicals in individual containers of > 5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property or at the facility?			x	
6a	Are there currently any industrial drums (typically 55 gal (208 L)) or sacks of chemicals located on the property or at the facility?			x	
6b	Did you observe evidence or do you have any prior knowledge that there have been previously any industrial drums (typically 55 gal (208 L)) or sacks of chemicals located on the property or at the facility?			x	
7a	Did you observe evidence or do you have any prior knowledge that fill dirt has been brought onto the property that originated from a contaminated site?			x	
7b	Did you observe evidence or do you have any prior knowledge that fill dirt has been brought onto the property that is of an unknown origin?			x	
8a	Are there currently any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?			x	

QUESTION		Y	N	U	COMMENTS
8b	Did you observe evidence or do you have any prior knowledge that there have been previously any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?			x	
9a	Is there currently any stained soil on the property?			x	
9b	Did you observe evidence or do you have any prior knowledge that there has been previously any stained soil on the property?			x	
10a	Are there currently any registered or unregistered storage tanks (above or underground) located on the property?			x	
10b	Did you observe evidence or do you have any prior knowledge that there have been previously, any registered or unregistered storage tanks (above or underground) located on the property?			x	
11a	Are there currently any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure on the property?			x	
11b	Did you observe evidence or do you have any prior knowledge that there have been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?			x	
12a	Is there currently evidence of leaks, spills or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, or ceilings or exposed grounds on the property?			x	
12b	Did you observe evidence or do you have any prior knowledge that there have been previously any leaks, spills, or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings or exposed grounds on the property?			x	
13a	If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system?			x	

QUESTION	Y	N	U	COMMENTS
13b If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that the well has been designated as contaminated by any government environmental/health agency?			x	
14 Does the owner or occupant of the property have any knowledge of environmental liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property?			x	
15a Has the owner or occupant of the property been informed of the past existence of hazardous substances or petroleum products with respect to the property or any facility located on the property?			x	
15b Has the owner or occupant of the property been informed of the current existence of hazardous substances or petroleum products with respect to the property or any facility located on the property?			x	
15c Has the owner or occupant of the property been informed of the past existence of environmental violations with respect to the property or any facility located on the property?			x	
15d Has the owner or occupant of the property been informed of the current existence of environmental violations with respect to the property or any facility located on the property?			x	
16 Does the owner or occupant of the property have any knowledge of any environmental site assessment of the property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the property or recommended further assessment of the property?			x	
17 Does the owner or occupant of the property know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property by any owner or occupant of the property?			x	

QUESTION		Y	N	U	COMMENTS
18a	Does the property discharge waste water, (not including sanitary waste or storm water) onto or adjacent to the property and/or into a storm water system?			X	
18b	Does the property discharge waste water, (not including sanitary waste or storm water) onto or adjacent to the property and/or into a sanitary sewer system?			X	
19	Did you observe evidence or do you have any prior knowledge that any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials have been dumped above grade, buried and/or burned on the property?			X	
20	Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?			X	

**GOVERNMENT RECORDS/HISTORICAL SOURCES INQUIRY**

21	Do you know if any of the following Federal government record systems list the property or any other property within the circumference of the area noted below:	Y	N	U	COMMENTS
	<i>NPL Site List – within 1.0 mile (1.6 Km)?</i>			X	<i>(A government list of hazardous sites)</i>
	<i>CERCLIS List – within 0.5 mile (0.8 Km)?</i>			X	<i>(A government list of hazardous sites)</i>
	<i>CERCLIS NFRAP Site List – on the property or adjoining property?</i>			X	<i>(A list of former hazardous sites)</i>
	<i>RCRA CORRACTS Facilities – within 1.0 mile (1.6 Km)?</i>			X	<i>(Generators needing corrective action)</i>
	<i>RCRA non-CORRACTS TSD Facilities – within 0.5 mile (0.8 Km)?</i>			X	<i>(A list of transportation/disposal facilities)</i>
	<i>RCRA Generators List – on the property or adjoining property?</i>			X	<i>(A list of waste generators)</i>
	<i>ERNS List – on the property only?</i>			X	<i>(A spill response notification system list)</i>
22	Do you know if any of the following state record systems list the property or any property within the circumference of the area noted below:	Y	N	U	COMMENTS
	<i>List maintained by state environmental agency of hazardous waste sites identified for investigation or remediation that is the state equivalent to National Priorities List – within 1.0 mile (1.6 Km)?</i>			X	<i>(List includes sites managed by the state)</i>
	<i>List maintained by state environmental agency of sites identified for investigation or remediation that is the state equivalent to CERCLIS List – within 0.5 mile (0.8 Km)?</i>			X	<i>(List includes sites managed by the state)</i>
	<i>Leaking Underground Storage Tank (LUST) List – within 0.5 mile (0.8 Km)?</i>			X	<i>(Gasoline stations often have LUSTs)</i>
	<i>Solid Waste/Landfill Facilities – within 0.5 mile (0.8 Km)?</i>			X	<i>(City dump or disposal)</i>
23	Based upon a review of fire insurance maps or consultation with the local fire department serving the property, are any buildings or other improvements on the property or on an adjoining property identified as having been used for an industrial use or uses likely to lead to contamination of the property?	Y	N	U	COMMENTS
				X	<i>(if unknown, please answer accordingly)</i>

## ASTM-AAI/SBA QUESTIONNAIRE

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2002 (the "Brownfields Amendments"), the user <u>must</u> provide the following information (if available) to the environmental professional. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.				Y	N	U	COMMENTS
24	Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25): Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?			x			
25	Activity and land use limitations (AULs) that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26): Are you aware of any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?			x			
26	Specialized knowledge or experience of the person seeking to qualify for the Landowner Liability Protections (LLPs; 40 CFR 312.28): As the user of this ESA, do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?			x			
27	Relationship of the purchase price to the fair market value of the property if it were not contaminated (40CFR 312.29): Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?			x			
28	Commonly known or reasonably ascertainable information about the property (40 CFR 312.30): Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professionals to identify conditions indicative of releases or threatened releases?			x		For example: Do you know the past uses of the property? (Y/N) Do you know of specific chemicals that are present or once were present at the property? (Y/N) Do you know of spills or other chemical release that have taken place at the property? (Y/N) Do you know of any environmental cleanups that have taken place at the property? (Y/N). Explain "Y" answers in additional comments section below.	
29	The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31): As the user of this ESA, based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?			x			

**ADDITIONAL COMMENTS SECTION**

**\* Seller is unaware of property details and has asked Buyer to perform their own due diligence, inspections and property research.**

**\*\*Should additional space be required, please attach comments on a separate page and include with this form.**

**SIGNATURE SECTION**

*BY SIGNING BELOW, THE PERSON COMPLETING THIS EIGHT-PAGE FORM REPRESENTS THAT TO THE BEST OF THEIR KNOWLEDGE THE ABOVE STATEMENTS AND FACTS ARE TRUE AND CORRECT AND TO THE BEST OF THE PERSON'S ACTUAL KNOWLEDGE NO MATERIAL FACTS HAVE BEEN SUPPRESSED OR MISSTATED.*

**SIGNATURE OF THE PERSON COMPLETING THIS FORM:**

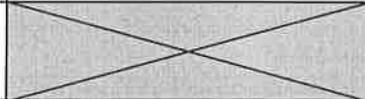


**DATE:**

8/30/17

**PRINTED NAME OF THE PERSON COMPLETING THIS FORM:**

Mike Gregg



Seller, Bad Axe LLC, Coldwell Banker and Mike Gregg are unaware of property details and detailed history.

# Kootenai County, Idaho



Map Tile Location within Township

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36



THIS DRAWING IS TO BE USED FOR REFERENCE PURPOSES ONLY. THE COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES CONTAINED HEREIN.

## Map Revisions

- 09/22/11 - ET  
Ptn vacated RW combined w/ 0-6680-019-005-A (12)  
0-6680-006-006-B out of 006-A as URD correction (12)  
50N04W-10-0650 out of 1300 as URD correction (12)  
C-J500-001-005-0 combined w/ 004-A (12)  
C-J488-001-003-0 & 013-0 (both now -A) redescribed as Tax #23035 & #23036 for lot line adjustment (12)  
Ptn C-J488-001-012-0 combined w/ 011-0 (both now -A) as Tax #23037; Ptn 011-A combined w/ 012-A as Tax#23038 & #23039 (12)
- 03/20/12 - TH  
50N04W-10-0650, 1300 (now C-0000-010) & 0-6680-019-005-A (now C-6680-019) annexed into City of CDA per Ord #3410 (12)  
0-6680-018-001-B out of 018-001-A, 036-005-A & 036-006-A (12)  
C-6680-019-005-B out of 019-005-A (12)
- 05/21/12 - ET  
Ptn C-K207-001-003-0 combined w/ 002-0 (both now -A) as Tax#23221 (13)
- 10/01/12 - GJC  
C-J488-001-002-0 & 001-003-A platted into RIVERSTONE WEST 4TH ADD (13)
- 03/21/13 - TH  
0-6680-039-001-A (now C-6680-039-001-A) annexed into City of CDA (13)
- 11/21/13 - ET  
C-K326-003-002-0 combined w/ 001-0 (now -A) (14)  
C-K326-002-003-0, 004-0 & 005-0 combined w/002-0 (now -A) (14)
- 09/19/14 - TH  
C-J488-001-001-0, 000-00A-0, 00C-0, C-K376-000-001-0, 002-0 & C-0000-010-2360 platted into RIVERSTONE WEST 5TH ADD (15)
- 01/17/15 - ET  
C-J488-001-011-A combined w/ 010-0 (now 010-A) (15)
- 01/28/15 - bc  
C-J500-001-001-0, 002-B, 002-A & 003-0 platted into RIVERSTONE WEST SILVER (15)
- 01/30/15 - TH  
C-K183-001-002-0 platted into RIVIERA WALK AT RIVERSTONE (AMENDED) (15)
- 09/21/15 - bc  
C-0000-010-4500 & 50N04W-10-1350 out of ptn abandoned BNSF RR as Tax#24205 (16)  
C-K483-001-001-A & 001-B redescribed as Tax#24233 (16)  
C-K483-001-002-A & 002-B redescribed as Tax#24234 (16)
- 03/17/16 - TH  
50N04W-10-1350 annexed into City of Coeur d'Alene per Ord#3509 and combined w/ C-0000-010-4500 (16)
- 01/19/17 - ET  
Ptn of C-J488-001-007-0 combined w/ 006-0 (both now -A) as Tax#24628 (17)
- 08/14/17 - GP  
C-K326-002-001-0 platted into RIVIERA COURT (18)

## Notes:

VILLAGE AT RIVERSTONE CONDOS (53 UNITS)  
C-K111-00A-100-0 THRU 101-0  
C-K111-00A-201-0 THRU 205-0  
C-K111-00A-207-0 THRU 209-0  
C-K111-00A-211-0  
C-K111-00A-213-0 THRU 215-0  
C-K111-00A-217-0  
C-K111-00A-219-0 THRU 221-0  
C-K111-00A-223-0  
C-K111-00A-225-0 THRU 227-0  
C-K111-00A-229-0  
C-K111-00A-231-0 THRU 233-0  
C-K111-00A-235-0  
C-K111-00A-237-0 THRU 239-0  
C-K111-00A-241-0 THRU 243-0  
C-K111-00A-245-0  
C-K111-00A-247-0 THRU 249-0  
C-K111-00A-301-0 THRU 305-0  
C-K111-00A-307-0 THRU 309-0  
C-K111-00A-311-0  
C-K111-00A-313-0  
C-K111-00A-342-0 THRU 343-0  
C-K111-00A-345-0  
C-K111-00A-347-0 THRU 349-0

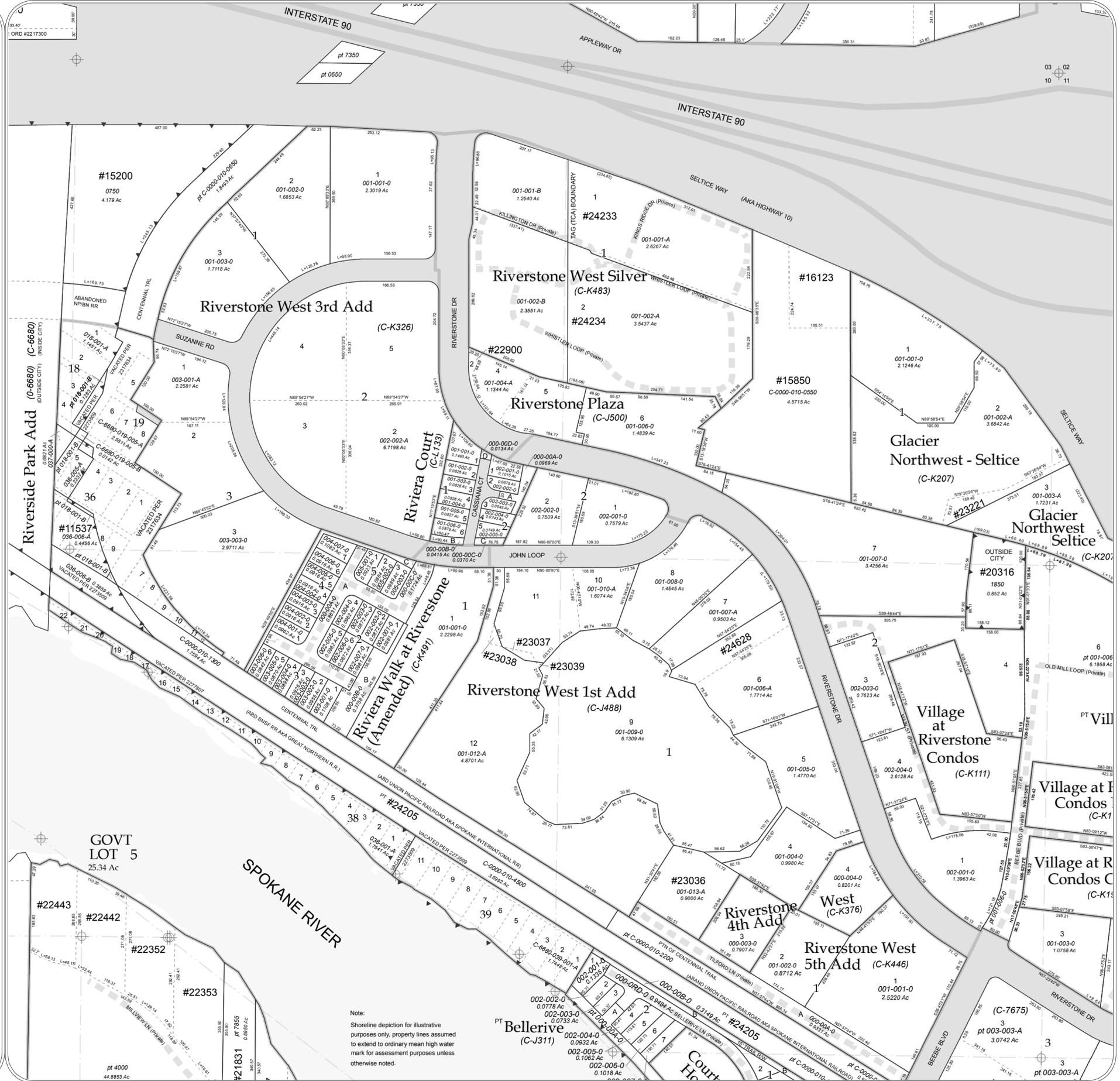
Parcel areas have been calculated by traverse closure when sufficient information has been available. Area shown is Net Assessable Area, Right-of-Way, where applicable, has been subtracted. Distances and curve lengths less than 50' may not be shown due to scale limitations. Dimensions in parenthesis denote record and/or platted lot dimensions.

LOCATION OF ROADS SHOWN ARE BASED ON ADDRESSABLE ROAD INFORMATION AND MAY OR MAY NOT BE PUBLIC.

Parcel Identification Number (PIN) are comprised as follows:  
Platted: Sub-code and Parcel ID# ex. C-3510 and 021-999-C Resulting PIN = C-3510-021-999-C or C3510021999C  
Unplatted: TwpRngSec and Parcel ID# ex. 50N03W-16 and 7950 Resulting PIN = 50N03W-16-7950 or 50N03W167950

## Legend

- (C-5357) Sub-code
- 001-001-A Parcel ID# (PIN)
- TaxParcels
- LegalAreas
- Road RW
- Private Roads
- Plat Boundaries
- Railroad
- City Limits
- GCDB\_Corners
- GCDB\_Lines



Note:  
Shoreline depiction for illustrative purposes only, property lines assumed to extend to ordinary mean high water mark for assessment purposes unless otherwise noted.

# Kootenai County, Idaho



Map Title Location within Township

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36



THIS DRAWING IS TO BE USED FOR REFERENCE PURPOSES ONLY. THE COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES CONTAINED HEREIN.

### Map Revisions

- 08/05/09 - ET  
50N04W-10-2600 out of 3200 as Tax# 22399 (10)
- 09/29/09 - ET  
Ptn of 50N04W-10-5000 in Lt 5 combined w/ ptn 4000 and redescrbed as Tax#22442 & #22443 (10)
- 03/11/15 - TH  
50N04W-10-3300 (now C-0000-010-3300) annexed into City of CDA per Ord #3476 (15)
- 09/21/15 - bc  
50N04W-10-3450 out of ptn abandoned BNSF RR as ptn Tax#24208 (16)  
C-0000-010-3200 acreage audit (16)
- 03/18/16 - TH  
50N04W-10-3450 (now C-0000-010-3450) annexed into City of Coeur d'Alene per Ord#3509 (16)

### Notes:

None

Parcel areas have been calculated by traverse closure when sufficient information has been available. Area shown is Net Assessable Area, Right-of-Way, where applicable, has been subtracted. Distances and curve lengths less than 50' may not be shown due to scale limitations. Dimensions in parenthesis denote record and/or platted lot dimensions.

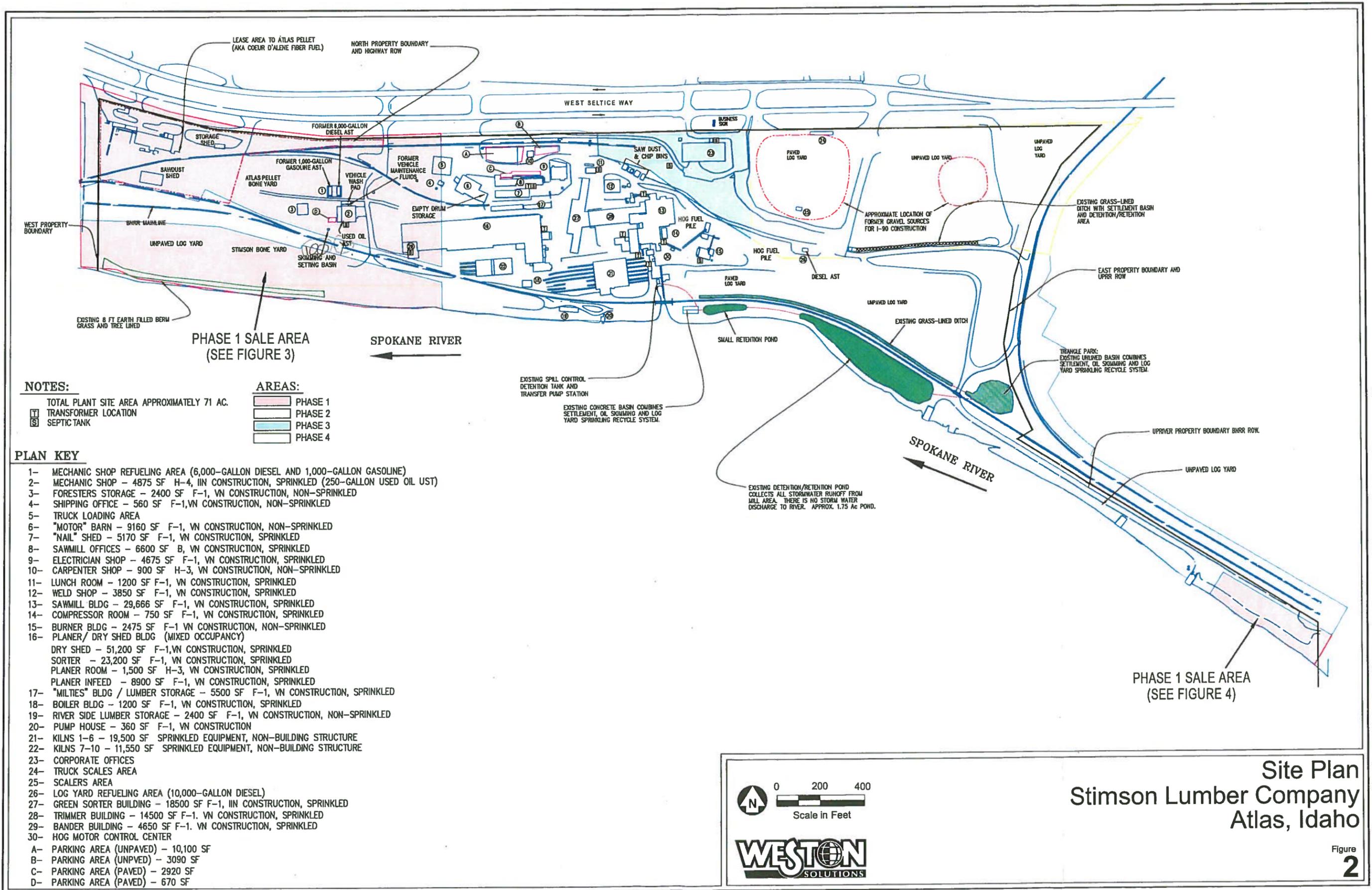
LOCATION OF ROADS SHOWN ARE BASED ON ADDRESSABLE ROAD INFORMATION AND MAY OR MAY NOT BE PUBLIC.

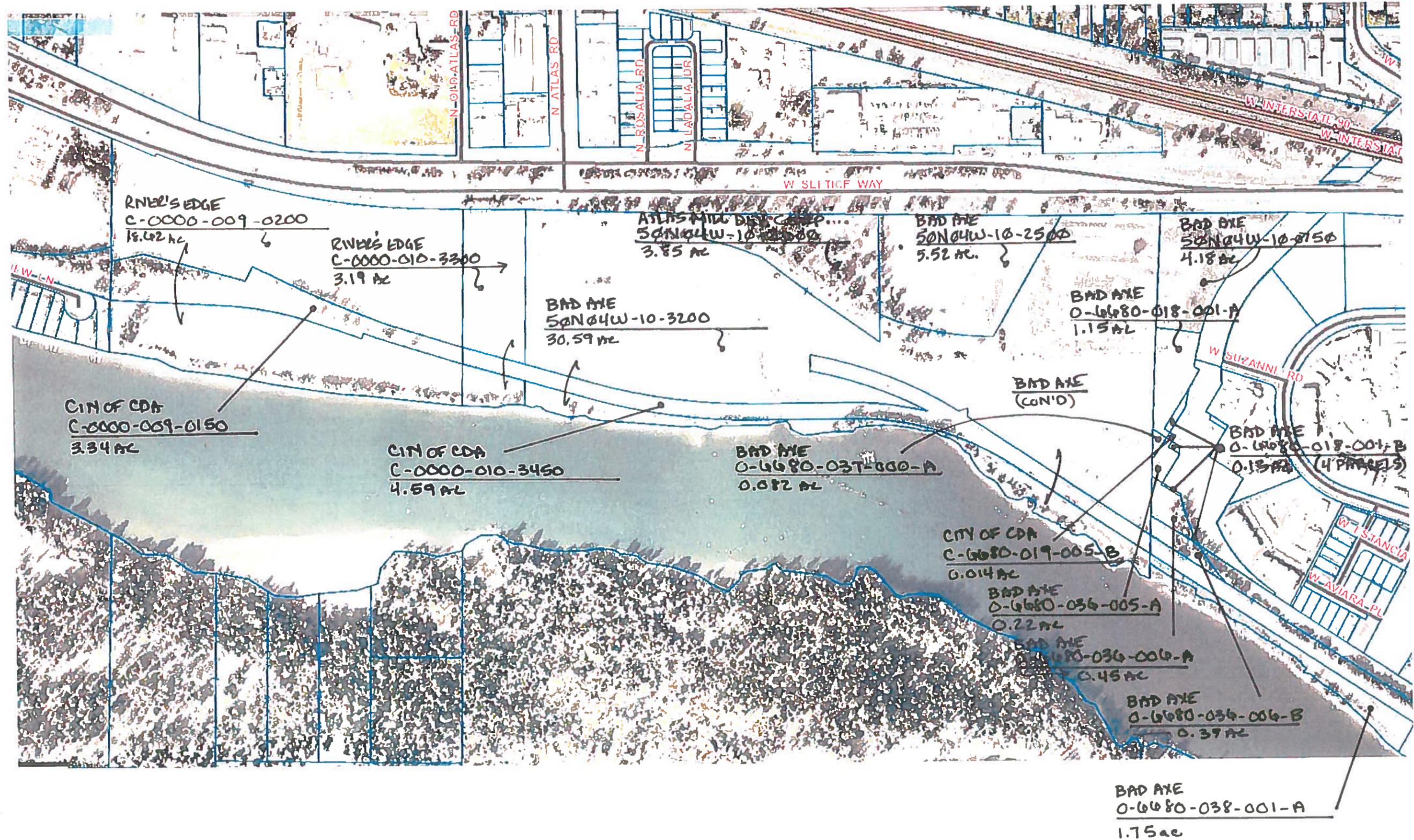
Parcel Identification Number (PIN) are comprised as follows:  
Platted: Sub-code and Parcel ID# ex. C-3510 and 021-999-C Resulting PIN = C-3510-021-999-C or C3510021999C  
Unplatted: TwpRngSec and Parcel ID# ex. 50N03W-16 and 7950 Resulting PIN = 50N03W-16-7950 or 50N03W167950

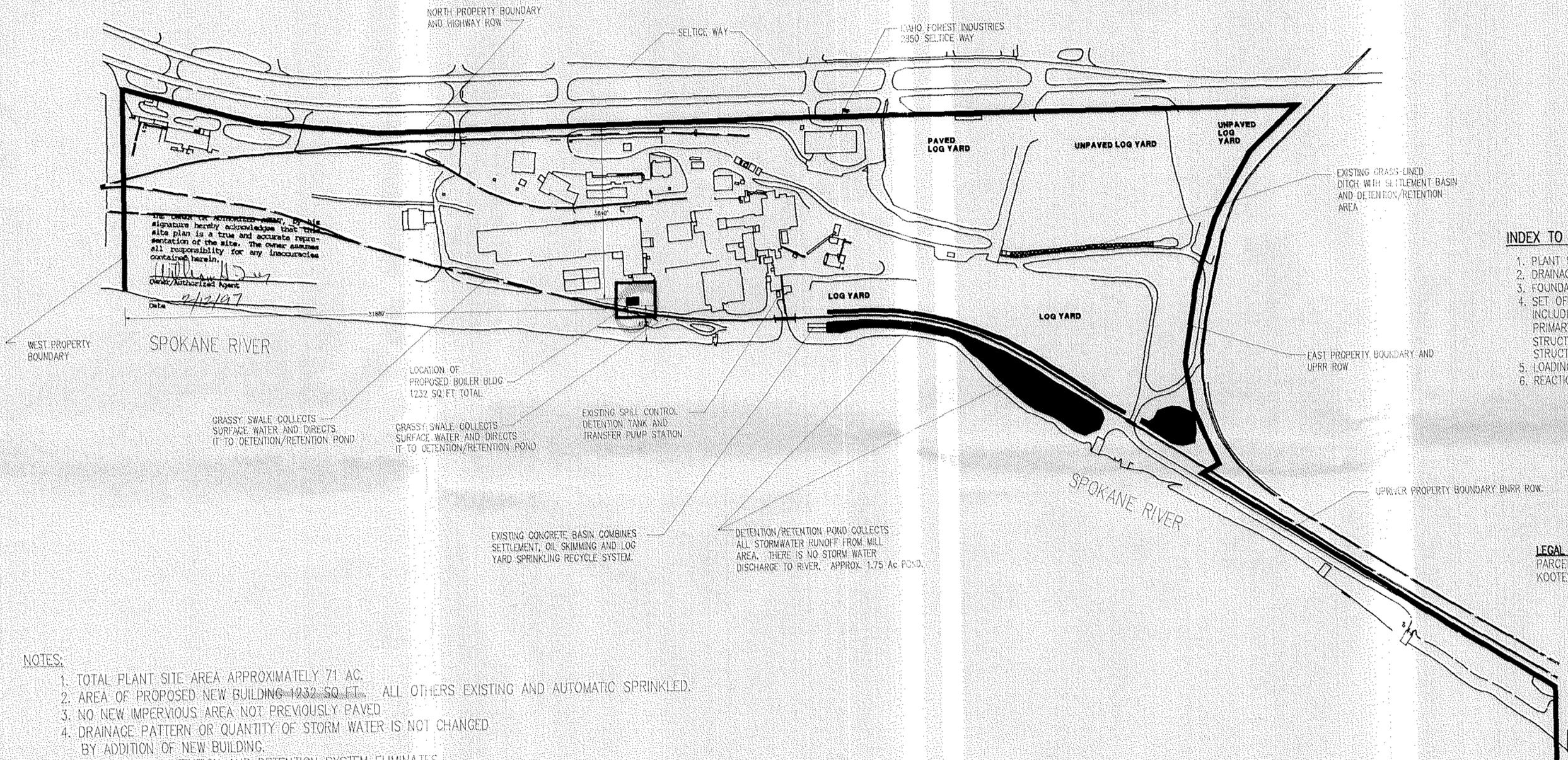
### Legend

- (C-5357) Sub-code
- 001-001-A Parcel ID# (PIN)
- TaxParcels
- LegalAreas
- Road RW
- Private Roads
- Plat Boundaries
- Railroad
- City Limits
- GCDB\_Corners
- GCDB\_Lines









The owner or architect shall, by his signature hereby acknowledge that this site plan is a true and accurate representation of the site. The owner assumes all responsibility for any inaccuracies contained herein.  
*William H. Teer*  
Owner/Authorized Agent  
Date: 2/12/97

**INDEX TO SUBMITTED INFORMATION**

- 1. PLANT SITE PLAN
- 2. DRAINAGE AND VICINITY PLAN
- 3. FOUNDATION PLAN/DETAILS
- 4. SET OF LETTER SIZE DRAWINGS INCLUDING PLAN, ELEVATIONS, PRIMARY AND SECONDARY STEEL STRUCTURE, SHEETING AND STRUCTURAL DETAILS
- 5. LOADING REPORT
- 6. REACTIONS REPORT

**LEGAL DESCRIPTION:**  
PARCEL # 50N 04W 10 3200  
KOOTENAI COUNTY, IDAHO

**NOTES:**

- 1. TOTAL PLANT SITE AREA APPROXIMATELY 71 AC.
- 2. AREA OF PROPOSED NEW BUILDING 1232 SQ. FT. ALL OTHERS EXISTING AND AUTOMATIC SPRINKLED.
- 3. NO NEW IMPERVIOUS AREA NOT PREVIOUSLY PAVED
- 4. DRAINAGE PATTERN OR QUANTITY OF STORM WATER IS NOT CHANGED BY ADDITION OF NEW BUILDING.
- 5. STORMWATER DETENTION AND RETENTION SYSTEM ELIMINATES DISCHARGE TO SPOKANE RIVER
- 6. GRASS-LINED DITCHES AND SWALES ARE UTILIZED TO TREAT ANY OVERFLOW OF STORMWATER.
- 7. LOG YARD SPRINKLING UTILIZES RECYCLED WATER
- 8. ELECTRICAL UNDER SEPARATE PERMIT.
- 9. BUILDING CODE INFORMATION
  - A. OCCUPANCY GROUP F-1
  - B. BUILDING TYPE V-N
  - C. AUTOMATIC SPRINKLED PER CHAPTER 9 U.B.C. 1994 EDITION UNDER SEPARATE PERMIT.
- 10. NO EXITS OF EXISTING BUILDINGS WILL BE BLOCKED OR INHIBITED BY NEW ADDITION
- 11. THE DESIGN LOADS FOR THE ROOF ARE:  
LIVE LOAD: 20 PSF - 4' DEAD LOAD  
SNOW LOAD: 40 PSF
- 12. LAYOUT AND INSTALLATION OF AUTOMATIC SPRINKLERS WILL BE CONDUCTED BY INLAND EMPIRE FIRE PROTECTION AS SUBMITTED TO IDAHO STATE FIRE MARSHALL, KOOTENAI CO. FIRE, AND INSURANCE COMPANY. CONTACT: JIM BURKE OR DAN SHER (509) 534-1097

60 PSF TOTAL

**SITE PLAN**

1"=200'

SEE ATTACHED LEGAL DESCRIPTION

**Additional Reports Pertaining to the Site are Available in Electronic Form Upon Request.**



**PROPOSED BOILER BUILDING CONSTRUCTION**  
**IDAHO FOREST INDUSTRIES, INC**  
2850 SELTICE WAY  
COEUR D'ALENE, ID. 83816

DATE: 02-06-97 SHEET: 1

WILLIAM H. TEER ARCHITECT  
1894 WINDWOOD COURT  
POST FALLS, ID. 83854  
DRAWN BY: CHRISTOPH MERLE

765-1414