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PHASE 1

ENVIRONMENTAL SITE

ASSESSMENT

OF

TAX LOT 7995
708 EAST FORK ROAD
BLAINE COUNTY, IDAHO

AUGUST 2016

For More Information Contact:

Jane Rosen

PHASE 1
ENVIRONMENTAL SITE ASSESSMENT

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AUGUST 2016

This site assessment has been performed by:

_____

Jane L. Rosen, B.S. Chemical Engineering With Over 15 Years Phase I/II Experience
National Registry of Environmental Professionals #5681
AHERA Asbestos Inspector

"I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR Section 312.10."

"I have the specific qualifications based on education, training and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312."

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1.0 INTRODUCTION

1.1 PURPOSE

The purpose of this Phase I Environmental Site Assessment is to identify and assess characteristics of the subject property that would be of environmental concern or, conversely, to reasonably illustrate the lack of site characteristics of environmental concern. Environmental concerns include aspects that would lead to liability in the event of ownership, that have a potential for impact on property value, that would impact the present or future use of the property, and that would create obligations with respect to proper or safe management of the property. Specifically, ACS identified current and prior conditions or practices at this, or neighboring properties, which may have resulted in the release of hazardous materials, thereby adversely impacting the subject site. This report documents ACS's findings, conclusions, and recommendations and is based upon information obtained and observations made on or before August 22, 2016.

1.2 INVOLVED PARTIES

Assessment and Compliance Services (ACS) has been hired by Camp Rainbow Gold to perform this Phase I Environmental Site Assessment. This Phase I Environmental Site Assessment is being performed to help identify items of environmental concern prior to a proposed purchase of the subject property for use as a Retreat Site.

1.3 SCOPE OF WORK

ACS has conducted this assessment using the American Society for Testing and Materials (ASTM) Environmental Site Assessments: Phase I Environmental Site Assessment Process (E1527-13). ASTM has developed this assessment process to define good commercial and customary practice in the United States of America for conducting an environmental site assessment of a parcel of commercial real estate with respect to the scope of the Comprehensive Environmental Response Compensation and Liability Act (CERCLA) and petroleum products. As such, the practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability; that is, the practice that constitutes "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined at 42 U.S.C. Section 9601(35)(B).

It should also be noted that:
No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of this assessment is intended to reduce but not eliminate uncertainty regarding the existence of recognized environmental conditions in connection with a property, recognizing reasonable limits of time and cost.

Scope of Work

The scope of work for this project consists of the following tasks:

Task 1 Perform a site visit to visually assess indication of past and present hazardous materials handling activities and storage areas, including underground storage tanks. In accordance with ASTM standard E-1527, this includes a visual and physical observation of the property and any structure located on the property to the extent not obstructed by bodies of water, cliffs, adjacent buildings, or other impassable obstacles.

Task 2 Conduct inquiries with select local, State, and Federal environmental regulatory agencies for records and comments that would help determine if past land use of the subject property or nearby property use has the potential to have an environmental impact on the subject property.

Task 3 Review selected, available background and historical information such as aerial photographs, topographic maps, fire insurance maps, and available geologic references and reports.

Task 4 Review reasonably ascertainable history of ownership of the subject property and selectively interview individuals familiar with this property and its management to help determine past and present operational practices.

Task 5 Compile and analyze all data collected during the investigation in a report. Include photographs and other documentation. If warranted, make recommendations for additional site assessment work.

The scope of work for this environmental site assessment does not include sampling of air, surface water, soil, building materials, or ground water.

2.0 GENERAL SITE CHARACTERISTICS

2.1 LOCATION

Assessor's Parcel #: RP04N19029790H
Legal Description: Tax Lot 7995 (approx. 275 acres); Within the S½ S29, E¼ S30, NE¼NW¼ S32 Township 2N Range 18E, B.M.
Physical Address: 708 East Fork Road, Hailey, ID 83333
Present Owner: Gerard F and Linda O'Connor, Trustees of O'Connor 2004 Trust 50%; Richard K Robbins, Trustee of Amended and Restated Robbins Trust 1999 50%

2.2 ADJACENT PROPERTIES

The subject property is in an area of agricultural and residential use. The zoning of the subject property is RR-40 (Rural Remote District) per the Blaine County GIS. The immediately surrounding properties are as follows:

North: Vacant Bureau of Land Management (BLM) property borders most of the north side of the subject property. United States Forest Service (USFS) property is beyond and to the northwest of the property.

East: Pioneer Moon Ranch (with a private home) is adjacent to the east side of the subject property; a private home within Cove Creek Subdivision is located east of the south end of the subject property.

South: Vacant BLM property is located south of the property. The private home within Cove Creek Subdivision is located south of the east side of the subject property. Vacant property owned by Triumph Ranch, Inc. is located south of the west end of the property in Section 30.

West: Hyndman Creek Road (gravel; maintained by Blaine County) borders the west side of the north end of the subject property. Three, privately owned parcels (same owner for all 3) with a home is located west of Hyndman Creek Road. The vacant BLM and Triumph Ranch, Inc. property is located west of the south end of the subject property. .

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East Fork Road bisects the subject property; it is a gravel road (paved further west), maintained by Blaine County. The community of Triumph and the Triumph and North Star mines (no longer operational) are located over a mile west (downgradient) of the subject property. The nearest existing gas stations are over 6 miles away (south of Ketchum; Sun Valley). No industrial or commercial properties are in the immediate area of the subject property. Nothing unusual was noted in the subject area.

2.3 SITE DESCRIPTION AND CURRENT SITE USES

Early plat books and aerial photographs indicate that most of the property was historically used for grazing and pasture. A residence and associated outbuildings were present near the southwest end of the property from at least 1928 to 2012, when they were torn down by the present owners. The subject property is presently primarily vacant land that was historically flood irrigated; the present owners installed a couple dirt access drives, ponds and associated infrastructure for a couple of homesites that were never completed.

3.0 ENVIRONMENTAL SETTING

The following information is provided to get an idea of the probable direction and rate of travel of potential contaminants at or near the subject property. In addition to the topography of the land, location of surface waters and prevailing wind conditions, the soil conditions and depth to groundwater are also important factors in determining contaminant movement. A contaminant can normally travel faster through soil which is more porous or has a higher permeability. Hard, dense material, such as bedrock, may inhibit downward or lateral movement, except as marred by occurrences such as cracks and fissures. Additionally, once a contaminant has reached a water source, be it surface or groundwater, it can travel at a much faster rate. This could result in larger clean-up areas and therefore greater cleanup costs, as more of an area may be affected. In some cases, water (or time) could dilute a contaminant to below threshold levels.

The following information is general in nature; general features could be changed by local occurrences. No sampling was performed as part of this report to verify local features. Therefore, the following information is only a likely description of the features in the area of the property. In order to verify the subject property conditions, testing must be performed.

3.1 REGIONAL PHYSIOGRAPHIC CONDITIONS

The subject property is located within the East Fork of the Big Wood River valley in Blaine County between Hailey and Ketchum, Idaho. The area lies in a mountainous zone between the desert to the south and the rugged alpine Sawtooth Mountain region to the north. The elevation of the valley floor in the subject area is at approximately 6,220 feet above sea level with an abrupt elevation change from the valley to the surrounding peaks near 9,000 feet. The subject area is within the East Fork of the Big Wood River Valley and the East Fork flows through the south end of the subject property; it flows in a west/southwesterly direction in this area. Hyndman Creek flows in a southwesterly direction, west of the subject property. The subject property itself ranges from an elevation of approximately 6,200 feet to 6,900 above sea level.

Summers typically have warm days and cool nights with winter weather being typical of mountain valleys of this latitude and elevation. In winter, the average temperature is 22 degrees F at Hailey (approximately 8 miles south of the subject property) and the average daily minimum temperature is 11 degrees. In summer, the average temperature is 64 degrees and the average daily maximum temperature is about 81 degrees. The total annual precipitation is about 17 inches in Hailey. Of this, about 40% usually falls in April through September. The average seasonal snowfall is 86 inches. The prevailing wind is from the southeast. Average wind speed is highest, 11 miles per hour, in spring.

3.2 SOIL CONDITIONS

The specific soil classification of the subject area was obtained from the United States Soil Conservation Service Soil Survey of Blaine County. The subject property is generally within the following soil areas:

Soil #	Description	Location	Parent Material	Depth/ Drainage	Permeability	Water capacity/ Runoff	Major Uses	Precipitation/ Ave. annual temp
8	Balaam-Adamson-Riverwash complex; 0-2% slopes	Flood plains and braided channels of rivers @ 4,700 to 6,000 feet	Alluvium and sandy, gravelly or cobbly sediment	Very deep/ well to excessively drained	Moderate to moderately rapid in upper 17-22 inches; very rapid below	Low to very low/very slow	Wildlife habitat	14/15 inches; 42 ˚F
11	Bickett mucky peat, 0-2% slopes	Flood plains; 4,700-5,000 feet	Herbaceous plants over silty alluvium	Very deep/ very poorly drained	Moderately slow	Very high/ponded	Wetland wildlife habitat	14 inches; 42 ˚F
30	Drage gravelly loam, cool 2-15% slopes	Stream/fan terraces; 5,500-6,100 feet	Mixed alluvium	Very deep/well drained	Moderately slow	Low/slow or medium	Rangeland, hayland, pasture	14 inches; 41 ˚F
56	Ketchum-dollarhyde complex, 30-60% slopes	Mountainsides and ridges; 6,000-8,500 feet	Colluvium derived from quartzitic sandstone	Shallow to very deep/well drained	Moderately rapid	Low to very low/very rapid	Woodland, grazable understory, Rangeland (non-irrigated)	20 inches; 39 ˚F
57	Ketchum-povey complex, 30-60% slopes	Mountainsides; 6,000-8,500 feet	Colluvium derived from quartzitic sandstone	Deep to very deep/well drained	Moderate to moderately rapid	Low/very rapid	Woodland, grazable understory, Rangeland (non-irrigated)	20 inches; 38 ˚F
72	Marshdale-bruneel loams, 0-2% slopes	Flood plains/ drainageways; 4,800-6,000 feet	Alluvium	Very deep/poorly drained	Moderate to very rapid below 23 inches	Low to moderate/very slow	Hayland and pasture (irrigated and non-irrigated)	14 inches; 42 ˚F
95	Povey-vitale association, 30-60% slopes	Mountainsides; 5,200-8,600 feet	Residuum and colluvium derived from quartzitic sandstone	Moderately deep to deep/well drained	Moderate	Low/very rapid	Rangeland Non-irrigated	14 inches; 41 ˚F
101	Rubbleland-milligan complex, 60-75% slopes	Mountainsides; 5,200-8,500 feet	Colluvium derived from quartzitic sandstone	Moderately deep/well drained	Moderately rapid in upper 18”; very rapid below	Very low/very rapid	Rangeland Non-irrigated	16 inches; 41 ˚F
108	Vitale-milligan complex, 30-60% slopes	Mountainsides; 5,200-8,000 feet	Residuum and colluvium derived from quartzitic sandstone	Moderately deep/well drained	Moderate to moderately rapid in the upper 18”; very rapid below	Very low/very rapid	Rangeland Non-irrigated	14 inches; 41 ˚F

The permeability of the above soils, an indication of the movement of surficial contaminants toward the subsoils and potentially groundwater below, varies greatly throughout the property, depending upon the specific location. It should be noted that this information is very general in nature and actual conditions at the property may differ.

3.3 GEOLOGIC CONDITIONS

The subject property is located in the Big Wood River Valley. Geology of the Wood River area is a transition between the Cretaceous and Tertiary intrusive rocks and the Cenozoic terrains of the Snake River Plain volcanic province (Foley and Street, 1985). The valley is comprised of Quaternary terrace deposits which consist of unconsolidated boulders, cobbles, gravels, and sand (Rember and Bennet, 1979). These deposits may be as much as 70 feet thick. Soils of the valley have formed in a mixed alluvial fill. Many of the soils are quite gravely and most are underlain by gravels and cobbles at moderately shallow depths. For the most part, these alluvial soils are well drained and textures are mostly medium (McClain and Eastlake, 1979).

3.4 GROUNDWATER CONDITIONS

Data indicates that the water quality of the ground water in the valley is better than that required by State and local water quality standards. Groundwater is used for irrigation and drinking water in the Big Wood River area. Groundwater in an alluvial-filled valley with an unconfined, homogeneous aquifer would be expected to move in a downstream direction toward the topographically low portion of the basin. This is the general flow pattern in the subject area, except as locally modified by geologic boundaries such as faults, bedrock, and lateral changes in permeability in the alluvial fill of the valley. Large-scale recharge to or discharge from the groundwater system also alters the flow pattern in the vicinity of the recharge or discharge area.

The following groundwater information was provided by the Idaho Department of Water Resources (DWR):

- ACS researched the DWR well data base on their web site for a list of registered wells in the subject area. There were two registered wells listed within the S29 T4N R19E including one on the subject property, as follows:

  1. Well Logs 63056 and 091227: Owner- Jerry O'Connor; SW¼SW¼ S29, 719 East Fork Rd, domestic use- replacement, 1/5/96, static water level 4' below ground level; lithologic log shows surface dirt from 0-11 feet and boulders, clay, gravel and sand to 41 feet.

  The other well was listed on Barbara McQueen's property, owned by Pete Bloomfield for domestic use. This had a static water level of 10 feet below ground surface and was drilled in 1998. Two wells were listed in S32 on the adjacent property to the east by Mats and

Sonya Wilander for domestic use with static water levels of 15 and 16 feet below ground in 2000 and 1999. Two more wells were listed in S30, owned by Cally Galpin (across Hyndman Creek Road for domestic use with a static water level of 47 feet below ground surface in 2003 and 14 feet below ground surface in 2004.

- A description of the Groundwater Pathway was included in a report reviewed entitled Site Inspection Report for Triumph Parker Mine Dump Site, Triumph, Idaho by Ecology & Environment, Inc., September 1991; this site is located over one mile SW of the subject property. It states that the Triumph site is underlain with gravelly loam soils. These soils are found on fan and stream terraces, and are very deep and well drained with moderately low permeability. The soils are underlain with sedimentary valley fill materials, which are estimated to be between 60 to 580 feet thick. According to well log reports from the Triumph area, a black rock or limestone mixed with sand and gravel is encountered at approximately 15 to 20 feet below ground surface. Groundwater is reported to occur in a gravel and "big rocks" layer at approximately 55 to 80 feet below ground surface. The groundwater flow is most likely in a southwestern direction and follows the valley adjacent to the East Fork of the Big Wood River.

- Mr. Steve Butler, Steve Butler & Associates, performed some geotechnical work on the subject property and installed 15 test pits. He encountered groundwater at about 5' below ground surface on the flat areas of the property and did not reach groundwater on the hillsides, digging from seven to ten feet in these areas.

From the above information, it appears that the groundwater near the subject property flows in a southwesterly direction and as expected is very shallow along the river valley, increasing in depth below the hillsides.

4.0 RESULTS OF INVESTIGATION

4.1 SITE INSPECTION OBSERVATIONS

A site inspection was performed by Ms. Jane Rosen of Assessment and Compliance Services (ACS) on August 3, 2016. Ms. Rosen was not accompanied at the time of the site visit. A physical inspection of the subject property was performed to examine the property for evidence of hazardous materials, hazardous wastes, and other items of environmental concern. In addition, the immediate surrounding area was examined for environmental impairments or evidence of activities that could potentially affect the environmental integrity of the subject property.

The boundaries of the property were somewhat apparent by surrounding features and some property markers. In performing the site visit, ACS viewed all areas of the property accessible by roads. ACS did have access inside the one structure present on the property- a pump house associated with a pond structure.

Following is a description of pertinent observations:

- At the time of the site visit, the subject property was primarily vacant land. There had been some development in anticipation of creating a couple of residential homesites, including the installation of a couple dirt roads, ponds and building sites. The buildings associated with the historic residential area near the southwest corner of the property (home and outbuildings) were no longer present. The property has access to electricity; two pad-mounted electrical transformers were observed on site, both appearing new and labeled Non PCB. There is an on-site well in the area of the historic residence; flood irrigation channels were visible for irrigation. There are no city services available in the area so there was likely a prior septic system associated with the historic residence; garbage pick-up is available in the subject area. A utility box along East Fork Road was observed and labeled underground telephone cable.

- Metal post and wire, wood post and wire and wood post fencing was present around much of the property. The wood posts appeared fairly weathered; no evidence of significant wood treatment was observed.

- Most of the subject property south of East Fork Road appeared to have been historically used as agricultural fields and that were flood irrigated. ACS was able to view these areas directly from East Fork Road, an entry off of East Fork road which continued to a two track road that extended south toward a significant irrigation control area and another entry off of East Fork Road near the old homestead area. A more distant view of this area was observed from the hills north of East Fork Road. Irrigation ditches were observed throughout this area. There were numerous test pits/wells observed, that had apparently been recently installed. Very little debris or garbage was observed on this property; what appeared to be an old, non-motorized, wood and metal piece of farm equipment was observed near the two track road. Much of the area was very wet, especially near the south side of the property; ponded areas were visible along the river. At the end of the two track

road, was a concrete irrigation structure with various dams and gates. No pumps were observed.

- In the old homestead area near the west side of the subject property, the remains of prior structures were apparent. A well and spigot were observed just north of a row of trees. West of the entry area, remains of a building were observed including pieces of concrete, concrete block, wood, piping (plastic and metal- appearing to be related to plumbing), foam, a few dishes, metal brackets, a small carpet, etc. Nothing of a hazardous nature was observed. Other locations in this area, where historic structures (outbuildings) had been located based upon historic aerial photographs did not have any building debris, but appeared as flat spots, most of which had been well vegetated over. Ponded areas along the river were observed just south of this area. An electric pad-mounted transformer was observed near the entry gate; the address listed on the gate was "_ _9" (East Fork Road.

- Most of the land north of East Fork Road consists of vacant hillsides covered with sagebrush and other native vegetation. ACS followed two dirt roads that were constructed north of East Fork Road near the west side of the subject property. One road extended through a locked entry gate from East Fork Road. This dirt road was lined with what appeared to be plastic irrigation pipe with irrigation sprinklers, present throughout this area. At the end of the dirt drive was a pond and a pump house (apparently fairly new construction). The pump house was unlocked and ACS did view inside this structure that had a concrete slab floor and wood construction and siding. It was very clean inside with only electrically operated pump-related equipment. Other irrigation related valves, boxes and piping was observed around this area. Above the main pond was a smaller pond that fed into the larger pond. A large metal vertical culvert extended into the ground in this area; ACS was later informed that there was a water meter present in this culvert. A mounded area that had been vegetated over was apparent- appearing to be excavated material from digging out the pond. There were some piles of gravel, and extra plastic culvert material on the ground near the ponds. The black, plastic irrigation tubing extended throughout the area north and east of the ponds. Another test pit was labeled in this area. Nothing of a hazardous nature was observed.

- Another locked and gated dirt access road extends off of Hyndman Creek Road near the northwest end of the property. Metal culvert piping extended under the gravel road in various locations, allowing for drainage under the road in gully areas. The surrounding hillsides were vacant, covered with sagebrush and other native vegetation. ACS walked along this gravel road which extended to what appeared to be a building site, with a dry pond area. A pad mounted electrical transformer was observed adjacent to the pond, as well as some metal piping. Mounded areas were present around the dry pond, appearing to be the excavated pond material. ACS viewed the remainder of this area from the adjacent Hyndman Creek Road. Nothing of a hazardous nature was observed.

- No significant staining, unusual odors, tank-related piping or other indication of a potential hazardous material release was observed at subject property during the site visit. No evidence of environmental impact was identified during the site visit. No indication of historic mining activity was observed on the subject or adjacent properties.

Asbestos (Out of Scope Issue)

An asbestos survey was not conducted as part of this scope of work; no samples were taken. Before the 1978 EPA restriction on the use of asbestos containing building materials (ACBMs), asbestos was widely used in insulation, flooring materials (including vinyl tile and sheet vinyl), roofing materials, and wall materials. Other potential asbestos containing materials include roofing felt, fire retardant paper, electrical insulation and cement asbestos board. Asbestos is still allowed and present in certain building materials produced today. The following is discussed:

- No debris which typically contains asbestos was observed to be disposed of on the site at the time of the site visit.

Testing is the only way to determine whether potential asbestos containing materials actually do contain asbestos. Since asbestos containing material was not observed to be disposed of on site, ACS observed no evidence to indicate a present asbestos contamination problem on the property.

Polychlorinated Biphenyls (PCBs)

The manufacture, processing, commercial distribution, and use of PCB materials was prohibited as of January 1978, except when contained in a "totally enclosed manner". The Environmental Protection Agency (EPA), made case-by-case exceptions to these limitations if it determined that an unreasonable risk of injury to public health or the environment was not present. On January 1, 1979, the manufacture of PCBs was banned; commercial distribution of PCBs was banned on July 1, 1979. Equipment which may contain PCBs includes electrical transformers and fluorescent light ballasts. The following is discussed:

- Two pad-mounted electrical transformers were observed on the subject property at the time of the site visit. These appeared to be in good condition and were labeled Non-PCB; no leakage of fluids was observed.
- No debris which typically contains PCBs was observed to be disposed of on the site at the time of the site visit.

In summary, no evidence was observed to indicate that the presence of PCBs have affected the environmental integrity of the subject property.

Lead in Paint or Piping (Out of Scope Issue)

Some older paints and piping may contain lead paint or lead solder. The federal government banned lead-based paint from housing in 1978. Many paint manufacturers voluntarily stopped using lead in paint prior to the ban. The use of lead piping for new construction has been banned since 1986. ACS did not dig any dirt, perform any lead paint sampling or sample water

to determine if lead contamination has occurred, as part of this scope of work. The following was observed:

- Significant amounts of paint chips or other typical manufactured lead containing materials were not observed on the ground at the time of the site visit.

Testing is the only way to determine whether potential lead containing materials actually do contain lead. Since typical lead containing materials were not observed on the ground, it should not present a property contamination issue.

4.2 ADJACENT SITE AND VISCINITY OBSERVATIONS

The surrounding properties primarily consist of agricultural and residential use. The following pertinent observations were made on the immediately adjacent properties and surrounding vicinity. It should be noted that the surrounding area was observed only from the subject property or public roadways.

- Nothing of environmental concern was observed on the nearby residential and agricultural properties. No tanks or significant storage or use of hazardous materials was observed.

- The nearest existing gas stations are located at least 6 miles away (south of Ketchum; Sun Valley). No industrial or commercial properties are in the immediate area of the subject property. Nothing unusual was noted in the subject area.

- The nearest significant mining operation observed during the site visit was near the community of Triumph located over a mile west (downgradient) of the subject property. No visible impact from this location was observed during the site visit.

- Surface drainage in the area would generally appear to flow down from the mountains to the north and east, following the direction of flow of the nearby streams (Hyndman Creek and East Fork of the Big Wood River). The subject property would receive drainage primarily from vacant hillsides and residential uses. There was historically some agricultural use east of the subject property; ACS was previously informed that very little pesticide use was associated with historical agricultural properties in the subject area. Although there may be small quantities of petroleum products in area drainage from adjacent roads, it would not be expected to be of a quantity that would cause environmental impairment. ACS found no indication that surficial drainage flowing onto the subject property would be of concern.

In summary, no items of environmental concern were observed on the properties surrounding the subject property at the time of the site visit. No visible signs of environmental impairment were observed in the subject area.

4.3 RESULTS OF REGULATORY AGENCY REVIEW AND FILE SEARCH

Regulatory Agency Information

Public records, available from local, State and Federal regulatory agencies, were reviewed to identify hazardous material incidents which may have affected the environmental integrity of the subject property. Various regulatory agencies were contacted to gather information on hazardous material incidents at or near the subject site. Agencies were either contacted by telephone, electronic mail, fax or in person or documents published by them were reviewed. Agency documents available for review include lists of hazardous waste sites, hazardous waste handlers, and underground storage tank registrations. Because contaminants are capable of migrating through air, groundwater, surface water and soil, hazardous material incidents within a one-mile radius of the subject property were considered.

AGENCY LIST REVIEW

ACS researched lists available on-line from public agencies including EPA Region 10, the Idaho Division of Environmental Quality (IDEQ) and the National Response Center (NRC) regarding known or suspected contamination problems in the area, as summarized in the following table:

List Reviewed	Search Distance	Sites Within Search Radius	Status
Federal NPL Sites (Envirofacts; 8/9/16)	1 mile	None	N/A
De-listed NPL Sites (Envirofacts; 8/9/16)	.5 miles	None, Triumph is located over 1 mile west of the subject property	N/A
CERCLIS/CERCLIS NFRAP Sites (Envirofacts; 8/9/16)	.5 miles	None	N/A
RCRA CORRACTS (EPA Region 10; Idaho Cleanup Sites; 8/9/16)	1 mile	None	N/A
RCRA Non-CORRACTS: TSDs (Envirofacts; 8/9/16)	.5 miles	None	N/A
Federal RCRA Generator (Envirofacts; 8/9/16)	Property; adjoining property	None	N/A
Federal Institutional Control/ Engineering Control Registries (IC Site Reports- EPA.gov; 8/9/16)	Property only	None; database listing not active at this time; forthcoming per EPA. Physical request submitted om 8/9/16 *	N/A
Federal Emergency Response Notification System List (National Response Center, 8/9/16)	Property only	None; database is not active at this time; data used from 5/5/16	N/A
Federal Cleanup Sites (Brownfields, Oil Spills, Superfund: EPA Region 10; Idaho Cleanup Sites; 8/9/16)	1 mile or less (as noted in other rows for type of action)	None	N/A
State NPL (IDEQ Public Records Response; 8/8/16)	1 mile	None	N/A

List Reviewed	Search Distance	Sites Within Search Radius	Status
State CERCLIS Sites (IDEQ Public Records Response; 8/8/16)	.5 miles	None	N/A
State landfill sites (lists provided By the IDEQ on 7/11/96)	.5 miles	None	N/A
State LUST Sites (IDEQ LUST/UST Site Finder; 8/9/16)	.5 miles	None	N/A
State UST Sites (IDEQ LUST/UST Site Finder; 8/9/16)	Property; adjoining property	None	N/A
State Institutional Control Sites (IDEQ Public Records Response; 8/8/16)	Property only	None	N/A
State Voluntary Cleanup Sites (IDEQ Public Records Response; 8/8/16)	.5 miles	None	N/A
State Brownfield Sites (IDEQ Public Records Response; 8/8/16)	.5 miles	None	N/A

TSDs = Transportation, Storage or Disposal Facilities (hazardous waste); LUST = Leaking Underground Storage Tank; UST = Underground Storage Tank; RCRA = Resource Conservation and Recovery Act (hazardous waste); CORRACTs = Corrective Action Sites (under RCRA); NFRAP = No Further Remedial Action Planned

ACS further researched/evaluated the following sites:

- State Landfill Sites*:
  The list of solid waste disposal facilities in Idaho is not very detailed, nor complete. The nearest landfill to the subject property (historic and existing) is Ohio Gulch, located over five miles from the subject property. This location is downgradient of the subject property and therefore contamination from this site would not be expected to migrate toward the subject property. Persons interviewed that were familiar with the area have not identified any other solid waste disposal sites near the property. Evidence of nearby historic landfills were not observed in historical aerial photographs of the subject area.

- Public Records Request:
  ACS submitted a public records request to the IDEQ on 8/1/16. ACS requested information regarding the subject property and area. On 8/8/16, ACS received a return letter stating that at this time, we do not have any information associated with this request in our Twin Falls Regional Office files.

- EPA Request:
  ACS submitted a request for information regarding the Institutional Controls list to EPA on 8/9/16. David Barr responded on the same day enclosing a link to some EPA databases and an excel sheet of sites listed in Hailey, ID. Several sites on these lists and databases appeared to be in the area of the subject property including:
  - Nevada Mine, East of Triumph IDN001002765
  - Snowclad Mine, East of Triumph IDN001002766
  - Ohio Mine, NE of Triumph IDN001002769
  - Oregonian Mine, Federal Gulch IDN001002770
  - Utah Mine, East Fork Road (3.8 mi E of Triumph) IDN001002775

All of these were listed as No Further Action and were not found to be within a mile of the subject property. No additional information was obtained from the EPA database.

AGENCY INTERVIEWS

- Bob Erickson, District Health Department, 8/1/16
  Mr. Erickson advised that their office has no records for the subject property.

- Rob Hansen, Mine Waste Program Manager, IDEQ-Boise, 8/9/16
  Mr. Hansen stated: "we did not find nor expect any impacts from Triumph Mine activities one mile east of the town site."

- Tom Ancona, Assistant Ketchum Fire Chief, 8/16/16
  Mr. Ancona advised that he is not aware of any responses or spills in the area of the subject property. He is not aware of any environmental contamination in the area.

From reviewing the above information, ACS found no recorded on or off-site sources of contamination that appeared to cause environmental impairment to the subject site. It should be noted that these lists and interview information only indicate reported incidents. It is possible that there are contamination problems which have not yet been reported or do not yet appear on these lists.

4.4 RESULTS OF SITE HISTORY/LAND USE REVIEW

A historical land use survey was conducted to help determine past uses of the subject property and surrounding land. A historical land use survey helps determine how the past history of a site may have affected its environmental integrity. Following is a list of the sources reviewed and the information obtained from each source.

<u>Brief Area History from the Soil Survey of Blaine County Area, Idaho, United States Department of Agriculture, Soil Conservation Service, Issued May 1991</u>

The first permanent settlers in the Wood River Valley arrived in 1879. They mined galena, which is a combination of silver, zinc, and lead. Some gold was also mined. Between 1880 and 1885, the Wood River Valley was "booming" in silver and lead mining. The Philadelphia Smelter was located along the west side of the Big Wood River, near the north end of Ketchum. In 1883, the first railroad line in the area was established. A decline in the price of silver in the early 1890s caused the end of the early mining era in the Valley.

By the 1890s the emphasis of the area's business revolved around the Union Pacific Railroad. The railroad had previously been used to haul freight and ore for the mines. This changed to the shipment of sheep; Ketchum ranked second after Sydney, Australia for the most sheep shipped on railroad. The area's economy was related primarily to the sheep industry until the 1930s when the depression caused a decline in sheep ranching.

In 1936, Sun Valley was selected as the ideal area to develop a ski resort. The railroads main shipment became skiers instead of ore and sheep from 1937 until the mid-1960s. Train service to the area ended in about 1965 and the line was officially abandoned in the early 1980s. In 1965, the Janss Corporation purchased the Sun Valley Resort from the Union Pacific Railroad. The Sun Valley Resort in currently owned by the R. Earl Holding family, who purchased the company from the Janss Corporation in April 1977.

Historic Hailey, A Nineteenth Century Town, Chamber of Commerce Pamphlet, Not Dated

Alexander Ross led a band of trappers into the area in 1824. The first mining claim was filed in the Gold Belt west of Hailey in the summer of 1865. Settlers and miners, however, did not come to the area in earnest until 1879. On July 1, 1881, the first shipment of ore (11 tons) left Hailey, containing 154.5 ounces of silver to the ton. The mining boom continued until the mid-1890s when many of the veins played out and the bottom fell out of the silver market. John Hailey filed a homestead on the future town site of Hailey in 1879; the town site was officially platted on May 10, 1881. In 1882, when the Town Company sold to the Idaho and Oregon Land Improvement Company for $100,000, the transaction included 2,500 acres in Quigley Gulch (east of town) and 8,000 acres in Croy Gulch (west of town). On August 24, 1882, the town site was amended, expanding from 72 blocks to 140 blocks. This annexation process would continue throughout Hailey's history, reaching a peak with the Woodside extension to the south in the 1970s and the Northridge addition to the north in the 1980s.

Triumph, Sun Valley, An Extraordinary Biography, 1998

"Halfway between Ketchum and Hailey, the East Fork River joins the Big Wood River. Six miles east of the East Fork's mouth, up a steep and rapidly narrowing canyon, the town of East Fork City was established in 1883, and renamed Triumph the following year. The town supported the North Star Mine. The Triumph Mine (discovered in 1884) put out $20 million more than all other Wood River mines combined, but it did not go into full production until 1927. In 1926, a tram line was built to carry ore from the Triumph Mine to the Wood River Branch railroad. The tram line ran the length of the East Fork Valley."

Sanborn Fire Insurance Maps

Sanborn Maps are available for the Hailey, Idaho dating 1890 until 1931; however, the subject property is outside the city limits depicted on these maps and therefore no additional historical information is obtained from this source.

Metsker Maps

Metsker Maps were available from the Blaine County Assessor's Office, Hailey, Idaho. These maps depict land ownership and mining claims outside of the city limits and are dated 1939. The Metsker Map shows the subject property to be owned by the following parties in 1939:

- Frank H. Knight- the subject property in Sections 29 and 30
- Irma M. Knight- the subject property in Section 32

The only structure shown on the subject property was located in the old homestead area south of East Fork Road and the west side of the subject property. There were two structures on adjacent properties at this time, including one along the northeast side of Cover Creek Road (owned by Kilpatrick Brothers) and another northeast of the property, on the southeast side of East Fork Road. Hyndman Creek Road and Cove Creek Road are depicted as unimproved roads. The property to the north and south of the subject property was owned by U.S. These maps do not depict any mines or mine claims near the subject property; no mines or mine claims are depicted in all of Township 4N Range 19E. The nearest mine claims are depicted in Section 25 T4N R18E, over a mile west of the subject property.

Topographic Maps

1967 7.5 Minute Series, Topographic USGS Maps of the Hailey Quadrangle was reviewed. This map was made from aerial photographs taken 1966 and field checked in 1967. At this time, two dwelling-like structures and one barn type structure are depicted on the subject property. No other structures are shown in the subject area except for a barn-like structure located at the northeast side of Cove Creek Road and a couple of other barns further southeast.

The East Fork Wood River is shown flowing through the south end of the subject property. Hyndman Creek is depicted west of the property; an intermittent stream is shown northeast of the property. Hyndman Creek Road and Cove Creek Roads are shown as unimproved roads; East Fork Road is shown as unimproved just east of the subject property. Lucky GI Mine and a Reservoir are shown about ¾ mile west of the subject property, along Milligan Gulch Road. A couple mines and prospects are visible about 2 miles northeast of the subject property in Sections 22 and 27.

Elevation gradients on and near the subject property range from about 6,200 t0 6,800 feet above sea level. The nearby contours show the surrounding land sloping down toward Hyndman Creek to the west and the East Fork Wood River, extending through the south end of the property. No symbols indicating tanks, dumps, mines or tailings piles are located near the property.

Mines and Prospects, Hailey Quadrangle, Idaho, 2nd Edition, Idaho Geological Survey

This publication includes a map showing mining properties in the subject area. The scale of the map is very small, making exact locations approximate. The nearest mines to the subject property shown on this map are:

- 819 (Lucky GI Mine), located along Milligan Gulch, about a mile west of the subject property. This shows periods of production ranging from 1912-1915 and 1947-1948 with an “A” ton (less than 50 tons- the minimum) of ore/tailings.
- 255-267 (numerous mines in the Triumph group including North Star and Triumph mines), around Triumph, located over a mile west (downgradient) of the subject property. These ranged from 1884 to 1964 and had much more production, resulting in a “J” ton (up to 2 million tons) of ore/tailings.

- 812-816 (Little Susie Nos. 1 and 2 and several unnamed mines), located about 3 miles east/northeast of the subject property. These appeared fairly insignificant as no production periods or ore tailings are listed.
- 807-809 (Candy Mountain Prospect, unnamed, Broadway Mine), located about 3 miles northeast of the subject property (east side of Hyndman Creek). These appeared fairly insignificant as no production periods or ore tailings are listed.

With the exception of the mines located in the Triumph area located over one mile downgradient from the subject property, no significant period of production or tailings were listed for these mines. It appears unlikely that the existence of these mines/prospects would impact the subject property.

Aerial Photographs

The following historical aerial photographs/maps were reviewed:

- 8/20/57: Blaine County Assessor's Office, Hailey, Idaho
  The parcel boundaries and owner's names were hand written over this photograph. The property appears to be primarily vacant agricultural land (owned by Walter F. Schodde at this time) with the exception of the homestead area at the west side of the property. Irrigation ditches and different fields are visible. Numerous structures are visible in the homestead area including what appears to be the main house and six other structures. A vehicle and a few fenced in areas are visible.

- 1987 (estimated): Blaine County Assessor's Office, Hailey, Idaho
  Most of the property appears similar to that observed in 1957. There is now a dirt road or pathway extending through the vacant land near the northwest corner of the property. Separately farmed areas are not as apparent at this time. The home area appears similar, though it is not as clear a photo so details are not apparent.

- 8/8/92, Google Earth, Aerial Photograph
  The subject property appears similar as in 1987.

- 7/22/99: Google Earth, Aerial Photograph
  A dirt road is now apparent extending from Hyndman Creek Road to the building site on the hillside; this site also appears to have been accessed directly from East Fork Road. A scraped area is visible north of East Fork Road where the pond has been created, though the access to this area is different than at present. The home and at least four outbuildings are visible. A pond is now visible just south of the homesite. A scraped area is visible just east of the property where an adjacent home is at present.

- 9/13/03, Blaine County Planning and Zoning Office, Hailey, Idaho
  This appears similar to that described in 1999. The home and at least five other buildings are visible. The ponds south of the homestead area appears more extensive. The adjacent home to the southeast is now present.

- 6/15/04, Google Earth, Aerial Photograph
  This appears similar to 2003. Another dirt access drive is now apparent extending south from East Fork Road. The pond area north of East Fork Road appears more developed and the access drive to the pond area is now in its present location.

- 4/27/06, Blaine County Planning and Zoning Office, Hailey, Idaho
  No significant changes are observed.

- 5/25/06, Blaine County Planning and Zoning Office, Hailey, Idaho
  No significant changes are observed.

- 6/23/09, Google Earth, Aerial Photograph
  The main house and only a couple of outbuildings are visible. The remainder of the property appears similar as in previous photos.

- 12/31/10, Google Earth, Aerial Photograph
  No significant changes are observed.

- 8/16/14, Google Earth, Aerial Photograph
  No main structures are apparent in the home area; some remains of the old house are visible. The drive at the newer entrance south from East Fork Road appears to extend further southeast into the property. Nothing unusual is noted.

Blaine County Assessor's Office Records

The Blaine County Assessor's Office had an appraisal file on the subject property. The following pertinent information was observed:

- Photographs, Dated 5/23/16
  Appearing similar as at present.

- Photograph, Dated 12/18/13
  Appearing similar as at present (winter) but with a little more debris (what appears to be concrete steps) in the homesite area.

- Photograph, Dated 10/24/08
  Photograph of the homestead area with the main home still present; hand written "Gone!!!" on the photo.

- Aerial Photographs, Not Dated
  The home and a two outbuildings are visible in this photograph. The 2nd entrance south from East Fork Road is visible; the pond area and building site north of East Fork Road is visible.

- Computerized Sketch (10/24/08)
  An outline of the building on the subject property with a hand-written "Gone!" on the paper.

- MLS and Real Estate Market Sheet for 709 East Fork Road, Courtesy of McCann Daech Fenton Realtors LLC 5/16/16
  The photograph shows the property appearing similar to at present. Heidi Baldwin is listed as the broker.

- Valuation Summary/Property Master Sheets, 1998 to Property Year 2016
  These sheets list the property address and owner. On the most recent sheet, it states in pencil: "AG removed 2016". There is a letter from the Assessor dated 5/23/16 stating that the property no longer qualifies for the Agricultural Exemption. The more recent sheets show only one parcel. In 2016, there was 259.580 acres of Category 12 Land (Rural Residential Tracts). In 2014, the sheet showed the same total of land, however, it was broken up into four different land categories as follows: 120 acres Category 2 Farm (Investment Irrigated Pasture); 125 acres Category 5 Farm (Investment Dry-Grazing); 13 acres Land Category 7 (Bare Value-Forest Land); 1 acre Land Category 10 (Homesite Value on Rural Investment); no improvements are listed. In the 2009 sheet, a Category 31 (Improvements on Category 10) structure is listed, assessed at $39,179.00. On the 2008 Sheet, the acreage of 275.394 is circled and labeled "wrong acreage". The Sheet dated 2/6/06 circles the TL 7995, stating that it cancels Tax Lots 7379, 7378, 7385, 7384, 7383, 7381, 7386, 7382, 7380, NWSW, NENW; Split 2006 portion to Pioneer Moon and is labeled with an address of 718 East Fork Road (previously listed as 708 East Fork Road). The Sheets from 2005 and earlier are separated for each tax lot listed above, with 9 parcels + the two ¼ ¼ sections. The earlier sheets list different addresses: 708 East Fork Road (with 1 acre homesite and improvement); 707 East Fork Road; 719 East Fork Road (before 1997, this was listed with the improvement); 717 East Fork Road; 728 East Fork Road; 738 East Fork Road; 735 East Fork Road; 110 Hyndman Creek Road; 100 Hyndman Creek Road; some just listed as East Fork Road or no address provided. Legal descriptions for the various Parcels are included. Primary heat is listed as "Other" with $ deducted from assessment in an Improvement Data sheet. Deed reference numbers are provided. The specific information on each parcel/deed is described more in the Chain of Title Section.

- Residential Property Record, 12/18/13
  The record states that the residence was built in 1928; it was not entered during the inspection. It is listed as single level with 891 SF. It is a simple shape, log construction with a 693 SF finished attic area. Interior is listed as having 3 bedrooms, 1 bathroom, 1 kitchen, 1 fireplace with a 243 SF porch. Notes state "house gone 12/18/13".

- Record of Survey For O'Connor/Robbins and Pioneer Moon LLC, 4/29/05
  This shows the subject property as Parcel B (O'Connor/Robbins) and the adjacent Parcel A to the east (Pioneer Moon LLC).

- Benchmark Associates Letter (From Garth McClure) Dated 12/9/04; Preliminary Moose Creek Subdivision Plat, December 2004
  Letter to the Assessor enclosing the preliminary plat and application material for Moose Creek Subdivision, Short Plat Application. The Preliminary Plat has the 11 different parcels and TL numbers handwritten on it.

- Blaine County Plat Map, Not Dated
  This shows the 11 different individual parcels.

- Warranty Deed from Walter F. Schodde to O'Connor/Robbins, dated 3/13/90
  Hand writing on the deed state the house is in the SW SW S29. The 9 parcel numbers are listed and it states "separate parcels for 40s".

- Dedication Deed from O'Connor/Robbins to Blaine County, dated 3/12/01
  Dedicators grant property to Blaine County described in exhibit (Road Centerline description) but reserve the right to construct, lay and maintain in along and under any and all streets and roads for the construction and maintenance of systems of drainage, sewerage, irrigation and water supply to the adjoining property.

- Grant of Easement from Barbara McQueen and Cove Creek Limited partnership, Thomas C. Drougas, General Partner, dated 1/11/94
  McQueen will grant easement to expand portion of Cove Creek Road traversing the McQueen Property to access Cove Creek Ranch Subdivision.

- Old Plat Books, Not Dated (information ranging from early to mid-1900s)
  ACS viewed the old County Plat Books to determine property ownership and use in the early to mid-1900s. The plat books showed the subject property to be owned first by Irma M. Knight, Jason W. Butch and Frank H. Knight. Portions were then owned by R.G. Struthers and Water F Schodde. Land use was listed as grazing, pasture, 5 acres of waste and "Surf" (maybe surface irrigated at an expensive $21/acre).

Blaine County Planning and Zoning Department Records

ACS contacted the Building and Planning and Zoning Departments to see if they had any specific information on the subject property. They checked their computerized listings and advised that they had no information on the property.

The zoning of the subject property is RR-40 Rural Remote District. Per the Blaine County website:

> This district permits limited development of those lands which are not well suited for long term intensive agricultural production due to such factors as soil characteristics, topography, water availability, the cost of applying water and microclimate, and which, in addition, are not well suited for residential use except for very low density due to such factors as access problems, slope, soil characteristics, distance from and ability to provide services at reasonable cost, and presence of sensitive natural resources. (Ord. 2006-04, 6-29-2006)
>
> Permitted uses for this district are limited to the following:
> A. Timber production, mining, grazing and other agricultural purposes, except as provided in subsection 9-6A-6M of this chapter.
> B. Open space recreational use.

C. Wildlife reserves.
D. Single-family residential use. (Ord. 2006-04, 6-29-2006)
There are many listed Conditional Uses, including Retreat Site.

Chain of Title: Blaine County Recorder's Office Records

ACS manually searched for recorded documents pertinent to the subject property, available at the Blaine County Assessor's and Recorder's Office. The deeds found and corresponding ownership information are listed in the following table. It should be noted that a complete title search was not conducted.

The subject property was originally patented under three different ownerships and was under the ownership of one married couple (Frank and Irma Knight) by 1916. In 1950, the Knights deeded the subject property in one deed. Several surveys described the property as different tax lots/¼¼s. The Blaine County Assessor's Office also had the property separated into 11 different tax lots/¼¼s; in 2006, the old tax lots were combined into TL 7995 and an address of 708 East Fork Road was used.

Information found in the Assessor File on the separate tax lots/¼¼s are listed below:

- TL 7379- FR NE¼SE¼ S30; Survey 403236 Parcel 5 (12.240 Cat 1 14.000 Cat 5 acres) 100 Hyndman Creek Rd
- TL 7378- FR E½NE¼S30; Survey 403236- Parcel 4 (14.640 Cat 5 Acres) 110 Hyndman Cr Rd
- NW¼SW¼ S29 (40 Cat 5 Acres)- No Address
- TL7385- FR NW¼SE¼ S29; Survey 403236- Parcel 11 (27.226 Cat 5 Acre) 735 E Fork Rd
- TL7384- FR NW¼SE¼ S29; Survey 403236- Parcel 10 (10.923 Cat 1 Acre) 738 E. Fork Rd
- TL 7383- FR SW¼SE¼ S29; Survey 403236- Parcel 9 (40.123 Cat 1 Acre) 728 E Fork Rd
- TL7381- FR SW¼SW¼ S29; Survey 403236- Parcel 7 (24.119 Cat 1; 1 Cat 10; 1 Improvement- Cat 31) 1584 SF- no basement; unfinished attic 708 E Fork Road
- TL7386- FR SE¼SW¼ S29; Survey 403236- Parcel 12 (9.052 Cat 5 acre) 717 E Fork Rd
- TL7382- FR SE¼SW¼ S29; Survey 403236- Parcel 8 (29.079 Cat 1 Acre) 719 E Fork Rd
- TL 7380- FR SW¼SW¼ S29; Survey 403236- Parcel 6 (12.992 Cat 5 Acres) 707 E Fork Rd
- NE¼NW¼ S32 (20 Cat 3; 20 Cat 5 Acres)- No Address

The Assessor Office file specified the following information, handwritten on some of the 1997 Valuation Summary Sheets:

- Parcels 6 (TL 7380), 7 (TL 7381), 8 (TL 7382), 12 (TL 7386) were a separate TL (78 acres + improvement); Deed 317480; 719 E Fork Rd
- Parcels 9 (TL7383), 10 (TL 7384), 11 (TL 7385) were a separate TL (80 acres); Deed 317480; E Fork Rd
- Parcels 1 (TL7375), 2 (TL 7376), 4 (TL 7378) were a separate TL (80 acres); Deed 317480; E Fork Rd

A letter of determination found on the Blaine County GIS System from Linda Haavik, Administrator, dated 11/23/93, regarding the O'Connor/Schodde Ranch, determined that the property consists of one parcel of property. This was upheld in a Supreme Court of Idaho decision, dated March 17, 2000.

Dates	Ownership Information	Source	Comments (T4N R19E, B.M.)
11/12/1900 Recorded 9/15/08	United States of America to James W. Butch	Patent Deed Bk 62 Pg 140	S½SW¼ S29 W½SE¼ S29 160 acres
2/20/1922; Recorded 11/8/48	United States of America to Frank H. Knight	Patent Deed Bk 129 Pg 584	NW¼ SW¼ S29 E½ NE¼ S30 NE¼ SE¼ S30 160 acres
9/23/1925; Recorded 5/16/27	United States of America to Irma M. Knight	Patent Deed Bk 129 Pg 44	NE¼ NW¼ S32 40 acres
9/27/15; Recorded 9/27/15	James W. Butch (deceased); George H. Knight appointed Administrator to S.D. Boone, Hailey for $3,100	Administrator Deed Bk 89 Pg 588	S½SW¼ S29 W½SE¼ S29 160 acres
9/27/15; Recorded 3/27/16	S.D. and Mary A. Boone, Hailey to Frank H. Knight, Blaine County for $3,500	Quit Claim Deed Bk 84 Pg 153	S½SW¼ S29 W½SE¼ S29 160 acres
9/9/50; Recorded 9/9/50	Frank H. and Irma M. Knight, Hailey to R.J. & Margaret E. Struthers, CA for $10+ other valuable consideration (Actual consideration < $25,000.00	Warranty Deed Bk 162 Pg 7	S½SW¼ S29 W½SE¼ S29 NW¼SW¼ S29 E½NE¼ S30 NE¼SE¼ S30 NE¼ NW¼ S32 With water and grazing rights
6/14/51; Recorded 7/12/51	R.J. & Margaret E. Struthers, Hailey to Walter F. and Eleanor Schodde, Burley for $10+ other valuable consideration	Warranty Deed Bk 162 Pg183	S½SW¼ S29 W½SE¼ S29 NW¼SW¼ S29 E½NE¼ S30 NE¼SE¼ S30 NE¼ NW¼ S32 With water and grazing rights
3/13/90; Recorded 3/15/90; Corrected 9/10/93	Walter F. and Eleanor Schodde to Gerard F. O'Connor and Richard & Nance Robbins Trust	Warranty Deed 317478 Corrected: 356593	S29: S½SW¼; NW¼SW¼; W½SE¼ S30: E½NE¼; NE¼SE ¼ S32: NE¼NW¼
3/15/90	Gerard F. O'Connor, single 25% interest to Gerard O'Connor and Richard & Nancy Robbins Trust	Warranty Deed 317480	S29: S½SW¼; NW¼SW¼; W½SE¼ S30: E½NE¼; NE¼SE ¼ S32: NE¼NW¼
7/18/91; Recorded 7/19/91	Richard K. & Nancy P. Robbins, Trustees of Robbins Trust to Gerard F. O'Connor	Warranty Deed 331807	S29: S½SW¼; NW¼SW¼; W½SE¼ S30: E½NE¼; NE¼SE ¼ S32: NE¼NW¼
10/19/94	Gerard F. O'Connor	Survey 371936	S29: NW¼SW¼; W½SE¼ S30: E½NE¼
10/20/94	Rickard K. Robbins	Survey 371935	S29: S½SW¼ S30: NE¼SE ¼ S32: NE¼NW¼

Dates	Ownership Information	Source	Comments (T4N R19E, B.M.)
6/26/97	O'Connor/Robbins (Sawtooth Engineering)	Survey 403236	Shows 12 Parcels in: S29: S½SW¼; NW¼SW¼; W½SE¼ S30: E½NE¼; NE¼SE ¼
5/13/05	O'Connor/Robbins & Pioneer Moon LLC Survey (Benchmark) Parcel A- Pioneer Moon LLC; Parcel B- O'Connor/Robbins	Survey 520071	S29: S½SW¼; NW¼SW¼; W½SE¼ S30: E½NE¼; NE¼SE ¼ S32: NE¼NW¼
5/13/05	Linda O'Connor to O'Connor Trust	Quitclaim Deed 520072	S29: S½SW¼; NW¼SW¼; W½SE¼ S30: E½NE¼; NE¼SE ¼ S32: NE¼NW¼
1/19/05; Recorded 2/07/05	Gerard F. O'Connor (single 25%; married 25%) and Richard K. & Nancy P. Robbins, Trustees of Robbins Trust (50%) to Gerard F. and Linda O'Connor, Trustees of O'Connor Trust 50% Richard K. Robbins Trustee of Robbins Trust (restated and amended) 50%	Warranty Deed 516049	11 Parcels of Survey 403236 within: S29: S½SW¼; NW¼SW¼; W½SE¼ S30: E½NE¼; NE¼SE ¼ S32: NE¼NW¼

ACS was provided with a Commitment for Title Insurance (Order# 595427K) from First American Title Company issued on 6/20/16 issued to Camp Rainbow Gold, Inc., an Idaho non-profit corporation, for 708 East Fork Road, Blaine County, ID. No environmental liens were shown in this commitment. ACS did not find any environmental liens in the recorded document search at the Blaine County Recorder's Office; existing and past owners and other persons involved with the subject property were not aware of any environmental liens associated with the subject property. Nothing of environmental concern was found in the recorded document review.

Personal Interviews:

The following persons were interviewed regarding the use of the subject site and area:

- Elizabeth Lizberg, Executive Director, Camp Rainbow Gold, Inc., Property Purchaser, 8/1/16
  Ms. Lizberg was interviewed as the "user" and answered questions as indicated in the ASTM E 1527-13 X3 User Questionnaire. Ms. Lizberg was not aware of any environmental cleanup liens or land use restrictions against the subject property. She doesn't not have any specialized knowledge related to the property or nearby properties. The property value does reflect the fair market value of the property. She is not aware of the past use of the subject property, specific chemicals that were present, spills or chemical releases or environmental cleanups. Ms. Lizberg advised that she has no knowledge of obvious indicators that point to the presence or likely presence of contamination on the property.

- Jeff Loomis, Blaine County Road and Bridge, 8/16/16
  Blaine County advised that they have used a Magnesium Chloride chip seal emulsion on East Fork Road for at least the last 10 years with a road mix base that is bid out (this year

from Walker Sand & Gravel). ACS asked a long term employee, Jeff Loomis, some questions regarding the historic care of East Fork Road. He stated that he talk to the Road & Bridge crew, and they indicated that before they stated using magnesium chloride, they were not doing anything for dust abatement....so, no concerns regarding motor oils on that gravel out there. Also, there is no history of using mine tailings for any road embankment, base, or surfacing. Where Hyndman Creek crosses the road, they apparently used material from the Triumph dump to bridge over a washed out culvert years ago, but that material was subsequently removed, and presumably hauled back to the dump, when the culvert was replaced. He also cc'd Tom Bergin (Land Use) ACS's email, since correspondence with permit applicants to the County is supposed to go through someone in Land Use.

- Zach Latham, Brockway Engineering, Worked on Water Rights Issues, 8/16/16
  Mr. Latham worked on the subject property for the past two seasons (years). He was all over the property doing irrigation system rehabilitation including trenching the ditches and fixing the diversionary structures. He never observed any tanks, oil or other signs of environmental contamination. The irrigation system is all gravity fed- there are no pumps associated with the system. There is an electric centrifugal pump in the pump house adjacent to the pond just north of East Fork Road with an intake in the pond. There is a meter in the vertical culvert. The water for the pond is gravity supplied by water from the willow area further east along East Fork Road (south side), near the fenceline. There is a buried collector with a gravity fed pipe that leads to this pond. The water flows from the top pond into the main lower pond. When questioned about the dry pond accessed from Hyndman Creek Road, Mr. Latham advised that it is not connected to the rest of the system. The pipe may have been laid but it is not connected and not plumbed for functionality at this time.

- Steve Schwarz, Orion Surveying, 8/16/16
  Mr. Schwarz advised that he has been familiar with the subject property since about 1995. He has been all over the property, especially around the perimeter. He has not noticed anything related to environmental contamination. He recalls the house being there and only knows of the one well near the old home. He does not recall details about the house.

- Robert Struthers, Parents Owned Subject Property and Adjacent Ranch, 8/16/16
  Mr. Struthers advised that his parents owned the subject property for a short time (1950-1951) but owned the property further up the canyon for a long time. Mr. Struthers was just a boy then so he does not recall many details about the subject property. He advised that the house was old- it was probably heated with oil or wood. The other buildings probably included a loafing shed for the livestock, a tack shed for saddles, etc. and a wood shed. He was not aware of any mining, oil or other issues back then. He was not aware of any environmental concerns in the area from the 1970s when his family sold his ranch, but does not know what has occurred there in more recent times.

- Linda O'Connor, Property Owner 1990 to present, 8/17/16
  Although Gerry O'Connor was more involved with the property, he was not available for an interview as he is suffering from dementia. Ms. O'Connor advised that they never thought about subdividing the property. The Moose Creek Subdivision was a Preliminary

Plat that was never recorded- they created it when they were trying to sell the property. They did rent the house for a while and leased the land to the Sherbines and someone else (maybe Molyneaux's). The property has been for sale for about a year and a half; they tried to sell it another earlier time too. When questioned about the heat source for the home, Ms. O'Connor thought it was just a wood stove. There were no tanks except for a propane tank. There were no fuel tanks or heating oil tanks. The building was torn down by someone Rich hired about 2012 (Sparr from Shoshone). Ms. O'Connor advised that they were going to live there at some point but things changed. They started working on two homesites- one for themselves and one for Rich Robbins. She thinks it was zoned for two homesites after they tore down the old home. When questioned where the two homesites were to be, Ms. O'Connor thought one by the pond north of East Fork Road and another maybe where the old homestead was. They were going to put another up above (off of Hyndman Creek Road) but the hillside ordinance did not allow for it. The dry pond in that area and electrical transformer were maybe going to be for a "Yurt" site. It is all piped to bring water up from the pond below but there was never any pump installed. The old house must have had a septic system. Ms. O'Connor advised that she thought the property was historically used for livestock grazing. She never knew of any equipment being on site. When questioned about the historic buildings at the homestead area, she advised that there was the one house and a shed inside the gate area. A car could park in this shed- she thought it had a dirt floor. The O'Connors were good friends with the prior owners- the Schoddes. The Schoddes only used the residence during the summer- they lived in Burley the rest of the time. The Schoddes ran cattle on the property. There were two other small outbuildings that were used for storage she thinks- they were falling apart. Ms. O'Connor knew of no old garbage dump area on the property or of any mine tailings on the property. She did not know how many wells were present. The only mining operation she knew of in the area was Triumph. Ms. O'Connor was not aware of any pesticide use on the property. She was not aware of any asbestos piping, storage of petroleum products, tanks (besides the propane tank), wood treating on site, pumps for irrigation systems (except for the newly installed electric pump), oiling of roads or any other environmental reports, permits or restrictions on the property. Ms. O'Connor knew of no environmental conditions or problems associated with the subject property.

- Steve Butler, Geotechnical Engineer, 8/18/16
  Mr. Butler put in 15 test pits throughout the property. He encountered groundwater at about 5' deep in the flat areas and did not encounter water when he dug down up to 10' on the hillsides. Mr. Butler advised that he walked all over the property and did not observe anything that would result in contamination. The ground where he dug appeared to be native, undisturbed soil. He did not see any "red flags".

- Sparr McKnight, Demolished Old House, 8/19/16
  Mr. McKnight advised that he demolished the home on the subject property. It had a wood stove for heat. It did not have an oil tank. There was no fuel tank. He hauled away all of the debris from the property except for a big chunk of concrete (steps). He did not do anything with the septic so it is probably still there. It looked clean- he did not see anything of environmental concern.

- Preston Zeigler, Earthworks, Performed Excavation Services on Property, 8/19/16
  Mr. Zeigler was out on the property last summer digging out the irrigation trenches. He said it was all just clean farmland. He did not see any sign of an old garbage dump area. He advised that if he was buying the property, he would be very comfortable with the cleanliness of the property.

ACS left messages for the following persons who did not return ACS's call as of the writing of this report. If additional information is obtained from these sources at a later date that materially affects the conclusions, an update will be provided.

- Jean Schodde Bohn, Daughter of Prior Owner 1951-1990, 8/16/16
- Rocky Sherbine, Leased Land for Cattle, 8/17/16

Other Historical Information

The following information was found regarding past owners of the subject property:

Walter F. and Eleanor Schodde (https://sellmorenow.com/burley/)
"In 1949 Walt and Eleanor bought a Blaine County ranch in the Sun Valley area (up the East Fork Road.) The property had good water rights and BLM grazing rights on the adjacent forest land. So Walt felt the ranch would provide an excellent summer range for his cows and calves. It didn't hurt that there were two great trout streams (East Fork – Wood River and Hyndman Creek) crossing the property! Walt had grown quite fond of fly-fishing and loved to work the streams for a little relaxation. Later in life, when his knees gave out, Walt would fish from the back of his horse Buck. I can still see Missy, one of Walt's cow dogs, leaping behind the horse – trying to catch the fly on Walt's back cast! Walt gave me my first fly-fishing lessons on those two streams. We lost Walt January 24, 1998."

Eleanor Maurine Schodde Obituary
http://www.genlookups.com/id/webbbs_config.pl/noframes/read/55)
"Eleanor Maurine Schodde, a 92-year-old resident of Burley, passed away on Tuesday, Feb. 27, 2007, at Cassia Regional Medical Center. She was born July 8, 1914, in Oakley, the daughter of Henry A. and Gail Roe Grohosky. She received her education in Cassia County, graduating from Burley High School and Albion State Normal School. She married Walter F. Schodde on June 6, 1940, in Burley. To this union was born one daughter, Jean. Eleanor taught school several years in Twin Falls and Paul, yet was privileged to be a wonderful wife, mother and homemaker. Her family was of the utmost importance. She loved the quality time spent with family and close friends. Although she resided in Burley, she spent more than 40 years during the summer months living at their ranch in Hailey, which she dearly loved."

Frank H Knight
(http://www.ancestry.com/1940-census/usa/Idaho/Frank-H-Knight_3n5c05)
This snapshot of Frank H Knight's life was captured by the 1940 U.S. Census. Frank H Knight was born about 1893. On April 1, 1940, he was 47 years old and lived in Triumph Mine, Ketchum, Idaho with his wife, Irma, and 2 daughters (Jeanie Knight, born circa 1925 and Mary Knight, born 1923).

5.0 CONCLUSIONS AND RECOMMENDATIONS

Conclusions

The following was concluded from the Phase I Environmental Site Assessment for the property:

1. HISTORIC USE OF PROPERTY

   The history of the subject property was revealed via historic documentation, photographs, maps and interviews. The subject property was originally patented under three different ownerships and was under the ownership of one married couple (Frank and Irma Knight) by 1916. In 1950, the Knights deeded the subject property in one deed. From 1951 until 1990, when the property was sold to the present owners, it was owned by Walter F. and Eleanor Schodde and was known as the Schodde Ranch. Early plat books and aerial photographs indicate that most of the property was historically used for grazing and pasture. A residence and associated outbuildings were present near the southwest end of the property from at least 1928 to 2012. The present owners rented the residential structure, leased some of the agricultural land and started some development activities for a couple of homesites (dredging ponds, creating access roads and building sites, running water to potential building areas, tearing down the historic structures). Following is a description of potential environmental impacts from the historic use of the property:

   - Natural gas was not available in the subject area so heating oil was a common heating source. Heating oil stored in underground tanks could be a potential environmental issue. Therefore, ACS investigated whether heating oil was ever present on the subject property. No one was aware of any historic heating oil tanks on the subject property.

   - Of concern with agricultural property is the use of pesticides. However, ACS was informed by persons familiar with operations in the subject area that very little pesticide, if any, was used. Manure was used for fertilizer and weeds were burned or eaten by the cattle. The present owner was not aware of any pesticide use. Based upon this information, it does not appear that pesticide use has affected the environmental integrity of the subject property.

   - Agricultural operations sometimes have fuel tanks on site for the farm equipment. Persons interviewed advised that there was not any known quantities of motorized farm equipment on the property. No one interviewed was aware of any on site fuel tanks.

   - Farms sometimes have on-site garbage dump areas. Persons interviewed were not aware of any on-site garbage dump areas, nor were any observed during the site visit or in historic aerial photographs.

   - Irrigation water for the subject property historically came from the East Fork of the Big Wood River. ACS found no evidence that the historic irrigation water contained elevated levels of contaminants. The property was always flood irrigated; no gas engine or oil filled pumps were used.

- The home on the subject property was connected to an on-site septic system. Septic systems do create a direct pathway for contaminants that have been disposed of down drains to enter surrounding subsoils and potentially groundwater. It is unlikely that significant quantities of hazardous materials would have been placed down the residential drains as they were domestic in use. The existence of this drainage system should not have affected the environmental integrity of the subject property.

- Mining operations are prevalent in the Wood River Valley. However, no indications of nearby, significant mining operations were observed in old maps of the subject area that would have appeared to drain toward the subject property. There was a large mining operation (Triumph/North Star) about a mile west of the subject property; the IDEQ has indicated that this mine would not be expected to have impacted the subject property.

- ACS questioned persons familiar with the property regarding the use of contaminated fill dirt, past existence of hazardous materials or petroleum products, the existence of any underground tanks, equipment that may have contained hazardous materials, underground petroleum piping, dumping of hazardous materials, and other potential items of environmental concern on the subject property. No one was aware of any items that may have harmed the environmental integrity of the subject property.

In summary, ACS found no indication that the historical use of the subject property has affected its environmental integrity.

2. SITE VISIT OBSERVATIONS/CURRENT FINDINGS

The subject property presently consists of primarily vacant land. At the time of the site visit there had been some development work for potential homesites (construction of ponds, building sites, access roads, etc.). The buildings at the historic homestead area had been demolished; some building debris, fencing and a well and water spigot were still present in this area. Numerous geotechnical test pits were observed throughout the subject area that had been recently installed. Following is a discussion of some potential hazardous material sources found during the site visit and current use review:

- ACS did not observe any visual signs of contamination on the property at the time of the site visit. No staining, unusual odors or other indication of a hazardous material release was observed.

- The subject property was investigated for the potential of hazardous building materials such as asbestos and lead. As no asbestos was observed to be disposed of on site, it is unlikely that there is an asbestos or lead contamination problem.

- Two pad mounted electrical transformers were observed on the subject property. These appeared to be in good condition (no leakage of fluids was observed) and are labeled

Non-PCB. No debris which typically contains PCBs was observed to be disposed of on the site at the time of the site visit. Therefore, this issue should not have harmed the environmental integrity of the subject property.

In summary, ACS did not find evidence of a release of hazardous materials on the subject property at the time of the site visit or present use investigation.

3. OFF-SITE OBSERVATIONS

Drainage onto properties from another source is always a concern, as the drainage can carry contamination with it from other properties. Therefore, off-site sources of contamination were also reviewed, as contaminants can travel from an off-site source to the subject property. The subject property is bordered primarily by residential, agricultural and vacant United States Forest Service and Bureau of Land Management land. Following is a discussion of potential off-site sources of hazardous materials:

- Nothing of environmental concern was observed on the nearby residential, agricultural properties or public land. No tanks or significant storage or use of hazardous materials was observed.

- The nearest existing gas stations are located at least 6 miles away (south of Ketchum; Sun Valley). No industrial or commercial properties are in the immediate area of the subject property. Nothing unusual was noted in the subject area.

- The nearest significant mining operation observed during the site visit was near the community of Triumph located over a mile west (downgradient) of the subject property. No visible impact from this location was observed during the site visit.

- Surface drainage in the area would generally appear to flow down from the mountains to the north and east, following the direction of flow of the nearby streams (Hyndman Creek and East Fork of the Big Wood River). The subject property would receive drainage primarily from vacant hillsides and residential uses. There was historically some agricultural use east of the subject property; ACS was previously informed that very little pesticide use was associated with historical agricultural properties in the subject area. Although there may be small quantities of petroleum products in area drainage from adjacent roads, it would not be expected to be of a quantity that would cause environmental impairment. ACS found no indication that surficial drainage flowing onto the subject property would be of concern.

- The subject property is located adjacent and uses water from the East Fork of the Big Wood River. No known contamination issues are associated with this water.

No off-site sources of hazardous materials were identified as having caused a contamination problem at the subject property.

4. REGULATORY AGENCY REVIEW

ACS also contacted pertinent regulatory agencies, and reviewed lists of known environmental problems in the subject area, to determine if known off-site sources of hazardous materials may have affected the subject property. ACS did not find any reported, existing environmental problems in the subject area that would appear to cause environmental impairment to the subject property.

5. DATA GAPS

A data gap is a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information. ACS did not find any data gaps during the course of this investigation; although the Historical Use of the subject property was properly identified, specific details of this use will never be known. The ASTM standards state that all obvious uses of the property shall be identified from the present, back to the property's first developed use, or back to 1940 whichever is earlier. The subject property was found to have historically been of agricultural and residential use. Through old maps, photographs, interviews and other historical sources, ACS was able to identify past uses of the property back to what is thought to be its first developed use. Environmental impairment issues from these are described in the recommendations; however, details during the earlier uses are obviously lost with the deaths of these earliest inhabitants. Although, it is ACS's opinion that a thorough investigation into the environmental integrity of the subject property was conducted, it should be noted that there is always the possibility of an unidentified problem.

<u>Summary of Conclusions</u>

In conclusion, ACS has performed a Phase I Environmental Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of:

Assessor's Parcel #: RP04N19029790H
Legal Description: Tax Lot 7995 (approx. 275 acres); Within the S½ S29, E¼ S30, NE¼NW¼ S32 Township 2N Range 18E, B.M.
Physical Address: 708 East Fork Road, Hailey, ID 83333
Present Owner: Gerard F and Linda O'Connor, Trustees of O'Connor 2004 Trust 50%; Richard K Robbins, Trustee of Amended and Restated Robbins Trust 1999 50%

There were no exceptions to or deletions from this practice.

ASTM guidelines define "recognized environmental conditions" (RECs) as follows:
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 or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water or surface water of the property. The term includes hazardous substances and petroleum products even under conditions in compliance with laws. The term is not intended to include de Minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de Minimis are not recognized environmental conditions.

This assessment has revealed no evidence of recognized environmental conditions having affected the existing environmental conditions in connection with the subject property.

Recommendations

ACS has no recommendation for further assessment work, though involved parties should be aware that there may be an old septic system associated with the historic residence that was previously located on the property. ACS was not able to identify whether this septic system had ever been excavated or filled in. Although this is not expected to be a contamination issue, it may present a stability issue for future use.

6.0 LIMITATIONS

Environmental regulations on local, State and Federal levels can vary significantly over time. Similarly, subject property and surrounding conditions will inevitably change over time. Consequently, the conclusions and recommendations presented herein apply solely to the regulatory and property conditions existing at the time of the assessment.

This report was compiled partially using information supplied to ACS by outside sources and information which is public domain under the Freedom of Information Act. ACS assumes that the information obtained and the inferences made in the course of this investigation are reasonably representative of the property.

ACS makes no warranty, express or implied, except that our services have been performed in accordance with generally accepted existing environmental, engineering, and health and safety principles and applicable regulations at the time and location of the study. ACS has analyzed the available information using currently available engineering techniques. The opinions presented in this report are based on a limited scope of work and in no way guarantees that the site is free of environmental liabilities. The conclusions drawn from this assessment must be considered within the limited context of the work program.

7.0 REFERENCES

7.1 REFERENCES

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Blaine County Planning and Zoning Office, File Information and Aerial Photographs, Blaine County Court House, Hailey, Idaho

Blaine County Recorder's Office, Recorded Deeds, Blaine County Court House, Hailey, ID

Blaine County Website, Various Planning and Zoning Information and Historical Aerial Photographs, As Noted Within Report

Community Library, Various Historic Photographs and Documentation, Ketchum, Idaho

Eastlake and Sifford, Idaho Geothermal Report, Idaho Office of Energy, Office of the Governor, 1980

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Foley and Street, Hydrothermal Systems of the Wood River Area, Idaho, Link and Hackett (Eds.) Guidebook to the Geology of Central and Southern Idaho: Idaho Geologic Survey Bulletin 27, 1985

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Historic Listing of Solid Waste Sites in Blaine County, Provided July 1996
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Idaho Department of Water Resources, Well Driller's Reports and, Idaho Statewide Groundwater Quality Monitoring Program Results, Boise, Idaho, Various Dates

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Rember and Bennet, Geologic Map of the Hailey Quadrangle, Idaho Bureau of Mines and Geology, 1979

Sanborn Fire Insurance Maps of Hailey, Blaine County Historical Museum, Hailey, Idaho, 1885 to 1931

Supreme Court of Idaho, Boise: Richard K. ROBBINS and Nancy P. Robbins, Trustees of the Robbins Trust, U/A/D 4-8-86; Gerard F. O'Connor, an individual, Plaintiffs-Appellants, v. The COUNTY OF BLAINE, a political subdivision of the State of Idaho, Defendant-Respondent. No. 24768. Decided: March 17, 2000 http://caselaw.findlaw.com/id-supreme-court/1009741.html

Umpleby, Joseph, Westgate, Lewis, and Ross, Clyde, United States Department of the Interior, Geology and Ore Deposits of the Wood River Region, Idaho, U.S. Government Printing Office, Washington, 1930

United States Geological Survey Map, 7.5 Minute Series Quadrangle, Hailey, Idaho and Griffin Butte, Idaho, 1:24,000 Scale, 1967.

United States Soil Conservation Service, Blaine County Office, Hailey, Idaho, Various Aerial Photographs as Noted In Report

Other sources as specifically identified within the text of this report

7.2 RECORD OF PERSONAL COMMUNICATIONS: Refer to Sections 4.3 and 4.4.

Non-Scope Considerations

According to American Standards for Testing and Materials (ASTM) Standards, certain environmental hazards are not covered by Superfund's appropriate inquiry responsibilities, including Radon, Asbestos, and Lead in Drinking Water and Lead-Based Paint. An environmental site assessment that does not address substances excluded from CERCLA but that otherwise constitutes "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" should nevertheless entitle the user to the innocent purchaser defense. Although Radon, Asbestos and Lead in Drinking Water and Paint are not normally covered under a standard Phase I Site Assessment, they are sometimes of concern to involved parties and may be covered under different regulations. Therefore, brief recommendations are provided below.

RADON

EPA has designated radionuclides as hazardous substances under CERCLA. However, remedial actions taken in response to hazardous substances as they occur naturally are specifically excluded from the National Contingency Plan and are therefore not recoverable. Therefore, ASTM has concluded that: "no liability under CERCLA attaches for naturally occurring radon. If a party to a real estate transaction wants to look for radon within a building, no amount of radon investigation will have any bearing on one's innocent purchaser defense under Superfund."

Radon has been found to occur naturally in the subject area. If a party to a real estate transaction wants to determine if radon is present, testing may be conducted. This testing can range from home test kits, purchased in a local store, to instrumental testing that may be contracted for locally. If the radon level in a building is high, typical remediation techniques include sealing cracks and ventilation of basement and crawl space areas.

ASBESTOS

Case law has shown that "to extend CERCLA's strict liability scheme to all past and present owners of buildings containing asbestos as well as to all persons who manufactured, transported, and installed asbestos products into buildings, would be to shift literally billions of dollars of removal cost liability based on nothing more than an improvident interpretation of a statute that Congress never intended to apply in this context." ASTM has concluded that "since asbestos that is part of, and results in exposure within, residential buildings or business or community structures is excluded from CERCLA liability, it should not be investigated pursuant to a party's innocent purchaser appropriate inquiry requirements. However, if asbestos is disposed of on a site and, therefore, is no longer part of the structure of a building, the cleanup of the disposed asbestos is subject to Superfund response actions. Likewise, if a building is sold with the knowledge that it will be demolished, one court ruled that the sale constitutes a disposal, falling under CERCLA's liability provisions.

Other laws, although out of scope for this project, do regulate asbestos. These include the National Emission Standards for Hazardous Air Pollutants (NESHAPs- pertinent to the release of asbestos to the air, especially during renovation or demolition activities), AHERA (Asbestos

Hazard Emergency Response Act- regulating asbestos in public schools from Grades 1 through 12), ASHARA (Asbestos School Hazard Abatement Reauthorization Act- extending asbestos accreditation coverage to include certain asbestos inspectors and workers in public and commercial buildings), and OSHA (Occupational Safety and Health Administration requirements relative to worker exposure).

Under the Federal National Emission Standards for Hazardous Air Pollutants (NESHAPs), an asbestos inspection and must be conducted prior to any non-excluded renovation or demolition activity by a certified asbestos inspector (as specified by ASHARA); the Environmental Protection Agency (EPA) must be notified at least ten days prior to any renovation project that may disturb over a threshold quantity of asbestos or any demolition activities (whether or not asbestos is present). However, residential structures with less than four dwelling units are excluded from the NESHAPs requirements.

LEAD IN DRINKING WATER AND LEAD-BASED PAINT

ASTM states that "while there is no reported case law on environmental issues as they relate to Superfund, the statutory language seems clear that these environmental hazards are not encompassed by Superfund's appropriate inquiry responsibilities. Note, however, like asbestos, where there is a disposal of these substances on the site or in the facility, CERCLA liability may arise."

The Federal Resource Conservation and Recovery Act (RCRA) establishes the framework for managing both solid and hazardous waste. Under RCRA, a waste containing lead is considered a hazardous waste if it contains greater than the Maximum Contaminant Level (MCL) for lead as measured using the Toxicity Characteristic Leaching Procedure (TCLP). The MCL for lead is 5.0 mg/l. However, as the TCLP test is expensive, EPA may allow the less expensive total constituent data (TC), if the waste is entirely solid or the waste contains less than 0.5% solids. For a lead-containing waste which contains greater than 100 mg/l (10 times the MCL) of total constituent lead, the more expensive TCLP must be performed.

EPA has issued a memo, clarifying whether construction debris must be sampled for lead. The EPA guidance advised that everyone who has construction waste from a demolition or renovation operation must characterize the waste stream. This is specified in 40 CFR 262.11 (RCRA), where it is said that solid waste must be characterized; the household waste exemption does not include demolition material. Therefore, the DEQ has stated that paint should be sampled before the waste is disposed of. The DEQ advised in the memo that the generator of the demolition waste may use knowledge of process to determine that the waste is non-hazardous, provided lead contaminated surfaces or components are properly abated and disposed of. This would require testing the potential lead paint for total lead content; anything under 100 ppm total lead would be considered non-hazardous waste. Another option is the following: if the generator chooses not to abate the lead contaminated surfaces or components, DEQ requires a volumetric sample of the structure be collected and analyzed by the Toxic Characteristic Leaching Procedure. Calculations used to determine volumes of materials and the amounts of each material must be retained by the generator. If the structure is determined to be a hazardous waste by this process the entire structure must be managed and disposed of

as such. If it is determined not to be a hazardous waste it may be disposed of as a solid waste in the sanitary landfill. Of note, DEQ has informed ACS in the past that it would be unlikely that the volumetric sample would prove to be a hazardous waste due to the lead paint. However, as stated in the DEQ memo, they would require testing and calculations to prove it.

The local landfill (for Blaine County- the Southern Idaho Solid Waste Landfill at 432-9082) should be contacted to determine if they will take specific types of demolition material and the process by which they will accept it. If there are any additional questions regarding lead in paint, the Idaho DEQ may be contacted at 373-0502.

The use of lead piping for new construction has been banned since 1986. However, there is no regulation for piping or solder which is in place in existing structures; therefore existing piping may contain lead and lead solder. Parties concerned about the lead content of drinking water may have water sampled to determine whether lead is leaching into the water from the pipes and pipe solder.

8.0 APPENDICES

(Refer to Following Pages)

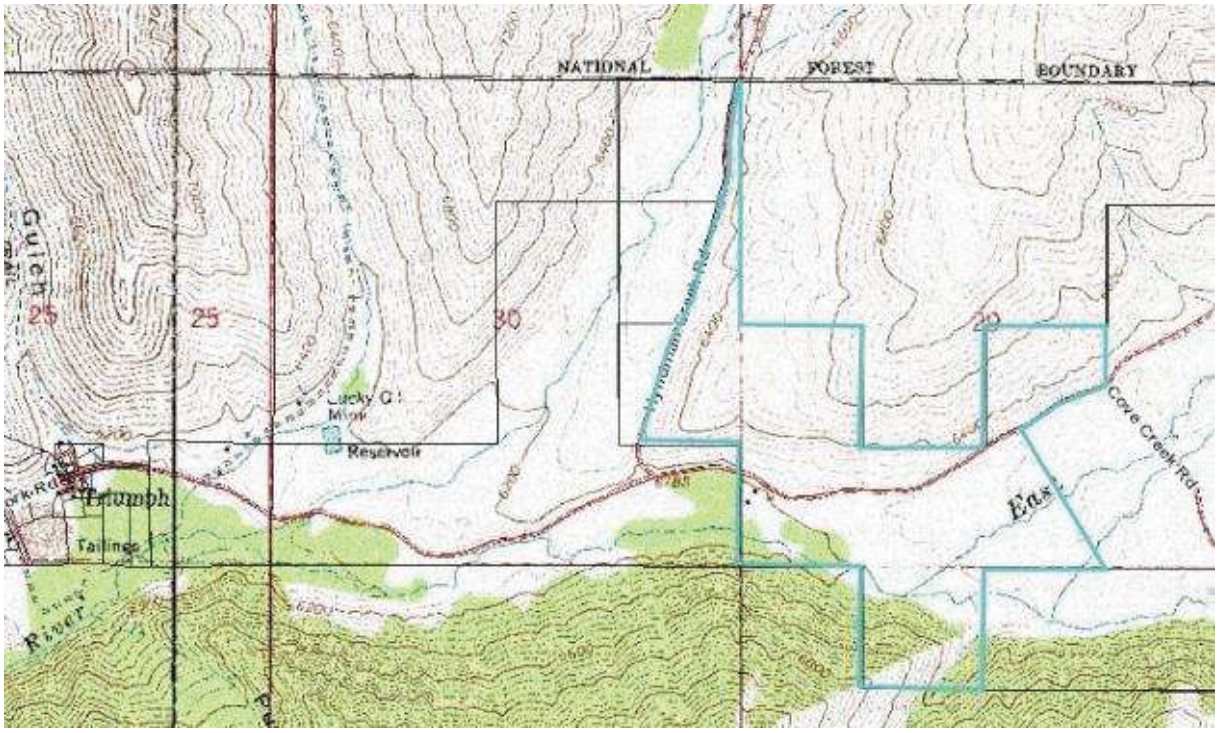
8.1 MAPS AND COUNTY INFORMATION

8.2 PHOTOGRAPHS

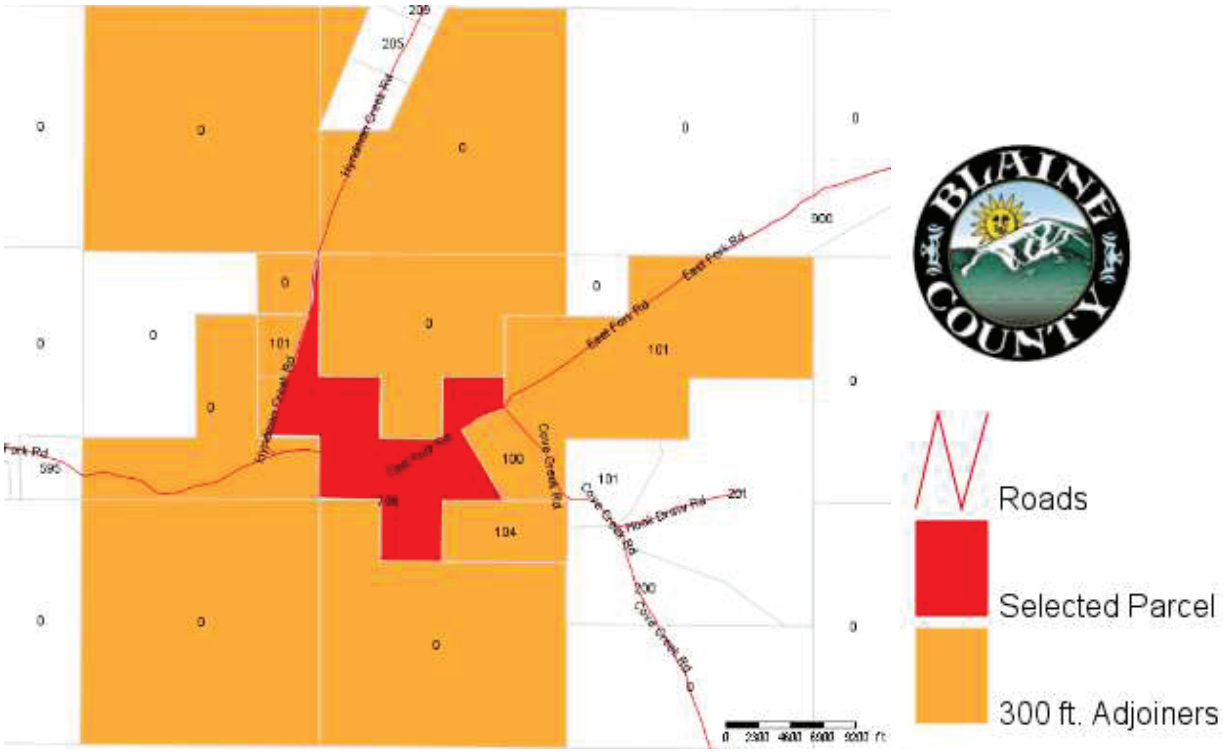
8.3 APPLICABLE COPIES OF SITE DATA/HISTORY

8.4 REGULATORY AGENCY INFORMATION

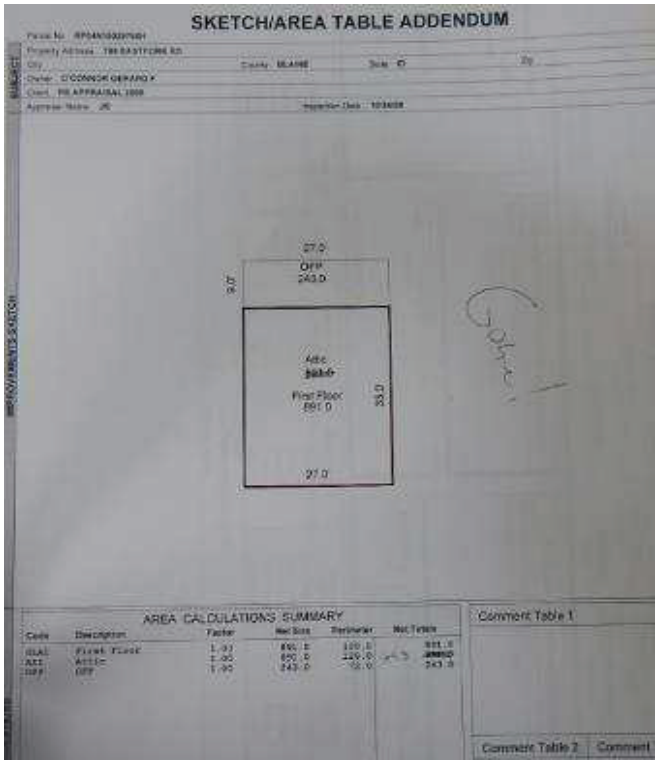
8.1 MAPS & COUNTY INFORMATION



Hailey, Idaho Quadrangle, United States Geological Survey Map, 1967

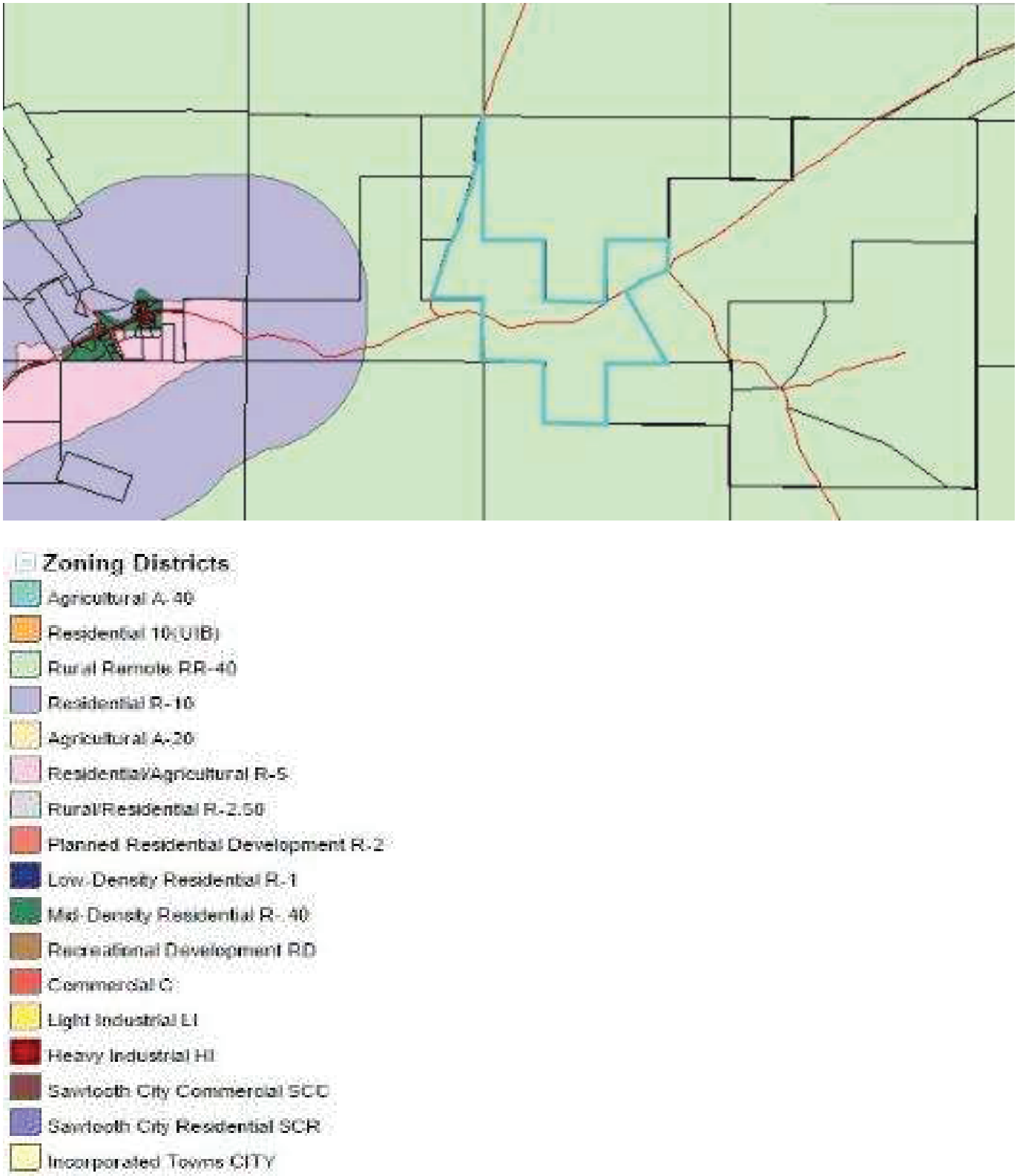


Subject Property (Red) And Surrounding Properties
From Blaine County GIS



Sketch of Prior Building From Blaine County Assessor's Office

Photograph of old home, previously located on subject property
Source: Blaine County Assessor Office file



Zoning Map From Blaine County GIS

Parcel Information Per Baine County GIS System Website

Assessor's Information for Parcel Number: RP04N19029790H

Parcel Number	RP04N19029790H
Owner	O'CONNOR GERARD F ROBBINS RICHARD K-TRUSTEE
Address	708 EAST FORK RD
Legal Description	FR SEC 29,30 & 32 TL 7995 4N 19E
Mailing Address	BOX 48 BELLEVUE ID 83313-0000
Acres	275.394
Land Value	$780,000
Farm Value	$0
Commercial Value	$0
Residential Value	$0
Manufactured Value	$0
Personal Property Value	$0
Market Value	$780,000
Home Owner Exemption	$0
Taxable Value (2016)	$780,000
Sketch	N/A

Planning and Zoning Info for Parcel Number: RP04N19029790H

Parcel Number	RP04N19029790H
Owner	O'CONNOR GERARD F ROBBINS RICHARD K-TRUSTEE
Address	708 EAST FORK RD
Legal Description	FR SEC 29,30 & 32 TL 7995 4N 19E
Mailing Address	BOX 48 BELLEVUE ID 83313-0000
Zoning	RR-40
Wetlands	Yes
MOD	Yes
100 Year Floodplain	No
Wellhead Protection Years	0
Parcel Determination	**Letter** dated 11/23/93 stating that property is legally considered only one parcel.

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

Use Typewriter or Ball Point Pen

091227

1. DRILLING PERMIT NO. 37 -95 -S -0050 -200
Other IDWR No.

2. OWNER:
Name JERRY O'CONNOR
Address P.O. BOX 48
City BELLEVUE State ID Zip 83313

3. LOCATION OF WELL by legal description:
Sketch map location must agree with written location.

Twp 4 North ☐ or South ☐
Rge 19 East ☒ or West ☐
Sec. 29 ____ 1/4 SW 1/4 SW 1/4
Gov't Lot ____ County BLAINE

Address of Well Site 749 EAST FORK ROAD City HAILEY
(Give at least name of road + Distance to Road or Landmark)

Lt. ____ Blk. ____ Sub. Name ____

4. PROPOSED USE:
☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation
☐ Thermal ☐ Injection ☐ Other

5. TYPE OF WORK
☐ New Well ☐ Modify or Repair ☒ Replacement ☐ Abandonment

6. DRILL METHOD
☐ Mud Rotary ☒ Air Rotary ☐ Cable ☐ Other

7. SEALING PROCEDURES

SEAL & FILTER PACK Material	From	To	AMOUNT Sacks or Pounds	METHOD
BENTONITE	0	19'	TOOB	OVERBORE

Was drive shoe used? ☐ Y ☒ N Shoe Depth(s)
Was drive shoe seal tested? Y ☐ N ☐ How?

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6.625	+1.5	41	250	STEEL	☒	☐	☒	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

Length of Headpipe ____ Length of Tailpipe ____

9. PERFORATIONS/SCREENS
☐ Perforations Method
☐ Screens Screen Type

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
						☐	☐
						☐	☐
						☐	☐

10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:
4 ft. below ground Artesian pressure ____ lb.
Depth flow encountered ____ ft. Describe access port or control devices:

11. WELL TESTS:
☐ Pump ☐ Bailer ☒ Air ☐ Flowing Artesian

Yield gal./min.	Drawdown	Pumping Level	Time
30-40			

Water Temp. 48 Bottom hole temp.
Water Quality test or comments:

12. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Water Y	Water N
	0	11	SURFACE DIRT	X	
	11	16	BOULDERS CLAY GRAVEL		X
	16	23	BOULDERS CLAY GRAVEL		X
	23	24	GRAVEL CLAY	X	
	24	35	GRAVEL CLAY		X
	35	41	GRAVEL SAND	X	
	41				X

RECEIVED
JUL 31 1996
Department of Water Resources

RECEIVED
APR 09 1996
Department of Water Resources
Southern Region

MICROFILMED
OCT 09 1996

Completed Depth 41' (Measurable)
Date: Started 11/30/95 Completed 11/30/95

13. DRILLER'S CERTIFICATION
We certify that all minimum well construction standards were complied with at the time the rig was removed.

Firm Name WALKER WATER SYSTEMS INC. Firm No. 15
Firm Official [signature] Date 01/05/96
and
Supervisor or Operator ____ Date 01/05/96
(Sign once if Firm Official & Operator)

WHITE COPY TO WATER RESOURCES

Form 238-7
7/94

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

63056

Use Typewriter or Ball Point Pen

1. DRILLING PERMIT NO. 37 - 95 - S - 0053 - 000
Other IDWR No.

2. OWNER:
Name JERRY O'CONNOR
Address P.O. BOX 48
City BELLEVUE State ID Zip 83313

3. LOCATION OF WELL by legal description:
Sketch map location must agree with written location.

N / W / E / S

Twp. 4 North ☒ or South ☐
Rge. 19 East ☒ or West ☐
Sec. 29, 1/4 SW 1/4 SW 1/4 1/4
Gov't Lot ____ County BLAINE

Address of Well Site 719 EAST FORK ROAD
City HAILEY
(Give at least name of road + Distance to Road or Landmark)

Lt. ____ Blk. ____ Sub. Name ____

4. PROPOSED USE:
☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation
☐ Thermal ☐ Injection ☐ Other ____

5. TYPE OF WORK
☐ New Well ☐ Modify or Repair ☒ Replacement ☐ Abandonment

6. DRILL METHOD
☐ Mud Rotary ☒ Air Rotary ☐ Cable ☐ Other ____

7. SEALING PROCEDURES

SEAL/FILTER PACK Material	From	To	AMOUNT Sacks or Pounds	METHOD
BENTONITE	0	19	1000	OVERBORE

Was drive shoe used? ☐ Y ☒ N Shoe Depth(s) ____
Was drive shoe seal tested? Y ☐ N ☐ How? ____

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6.625	+1.5	41	250	STEEL	☒	☐	☒	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

Length of Headpipe ____ Length of Tailpipe ____

9. PERFORATIONS/SCREENS
☐ Perforations Method ____
☐ Screens Screen Type ____

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
						☐	☐
						☐	☐
						☐	☐

10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:
4 ft. below ground Artesian pressure ____ lb.
Depth flow encountered ____ ft. Describe access port or control devices: ____

11. WELL TESTS:
☐ Pump ☐ Bailer ☒ Air ☐ Flowing Artesian

Yield gal./min.	Drawdown	Pumping Level	Time
30-40			

Water Temp. 48 Bottom hole temp. ____
Water Quality test or comments: ____

12. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Water Y	Water N
8	0	11	SURFACE DIRT	Y	
	11	16	BOULDERS CLAY GRAVEL		X
	16	23	BOULDERS CLAY GRAVEL		X
	23	24	GRAVEL CLAY	Y	
	24	35	GRAVEL CLAY		X
	35	41	GRAVEL SAND	Y	
	41				

RECEIVED
FEB 13 1996
Department of Water Resources

RECEIVED
JAN 08 1996
Department of Water Resources
Southern Region

MAY 05 1995

Completed Depth 41' (Measurable)
Date: Started 11/30/95 Completed 11/30/95

13. DRILLER'S CERTIFICATION
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Firm Name WALKER WATER SYSTEMS INC. Firm No. 15
Firm Official [signature] Date 01/05/96
and
Supervisor or Operator ____ Date 01/05/96
(Sign once if Firm Official & Operator)

FORWARD WHITE COPY TO WATER RESOURCES

8.2 PHOTOGRAPHS

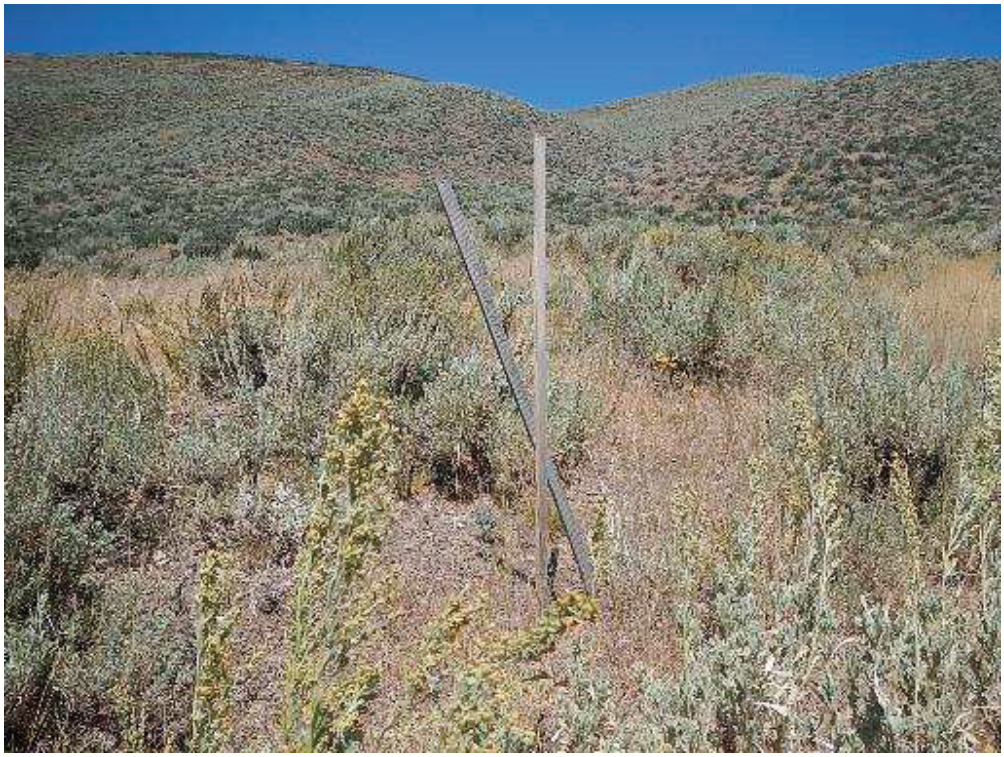


Photo 1: Looking N from East Fork Rd @ E side of property
Note: vacant sagebrush covered hillsides; property marker observed on hillside

Photo 2: Looking S from East Fork Rd @ intersection of Cove Creek Rd
Note: Vacant land and residences south and east of subject property

Photo 3: Looking west from Cove Creek Rd toward subject property
Note: Residence to SE

Photo 4: Fenceline at southeast side of subject property
Note: Wood fence- no significant wood treatment visible on fence

Photo 5: Irrigation ditch near S end of property
Note: dirt ditch with metal culvert under access drive

Photo 6: Looking south toward subject property from East Fork Rd
Note: underground telephone cable

Photo 7: looking west along East Fork Road
Note: vacant fields to south; vacant hillsides to north

Photo 8: Access/gate off of East Fork Rd near center of subject property
Note: ACS walked along this road to the south end of the property

Photo 9: Irrigation ditch near south end of property

Photo 10: Old piece of farm equipment near center of property

Photo 11: One of numerous test pits observed throughout property

Photo 12: Wet area near the south end of the subject property

Photo 13: irrigation dam and gates at south end of property

Photo 14: Looking west from south end of property

Photo 15: Pond near the S end of the property

Photo 16: Entrance gate to old homestead area

Photo 17: Pad mounted transformer at homestead area
Note: Non-PCB

Photo 18: well and spigot at old homestead area

Photo 19: Pond south of homestead area

Photo 20: area east of entry drive to old homestead area
Note: buildings were observed in this area in aerial photographs

Photo 21: View of old homestead area- west of entry drive

Photo 22: Wet area observed near old homestead location

Photo 23: Debris from prior structure in old homestead area
Note: chunks of concrete, concrete block, wood, rebar, piping, metal

Photo 24: Entry gate to pond area north of East Fork Rd
Note: sprinkler piping with sprinkler heads extending along dirt drive and throughout the hillside

Photo 25: Dirt drive to pond area
Note: pump house adjacent to pond

Photo 26: Pond at top of the hill, just north of East Fork Rd
Note: irrigation piping

Photo 27: piping associated with pond system

Photo 28: Inside pump house- electric pump

Photo 29: Piping outside of pump house

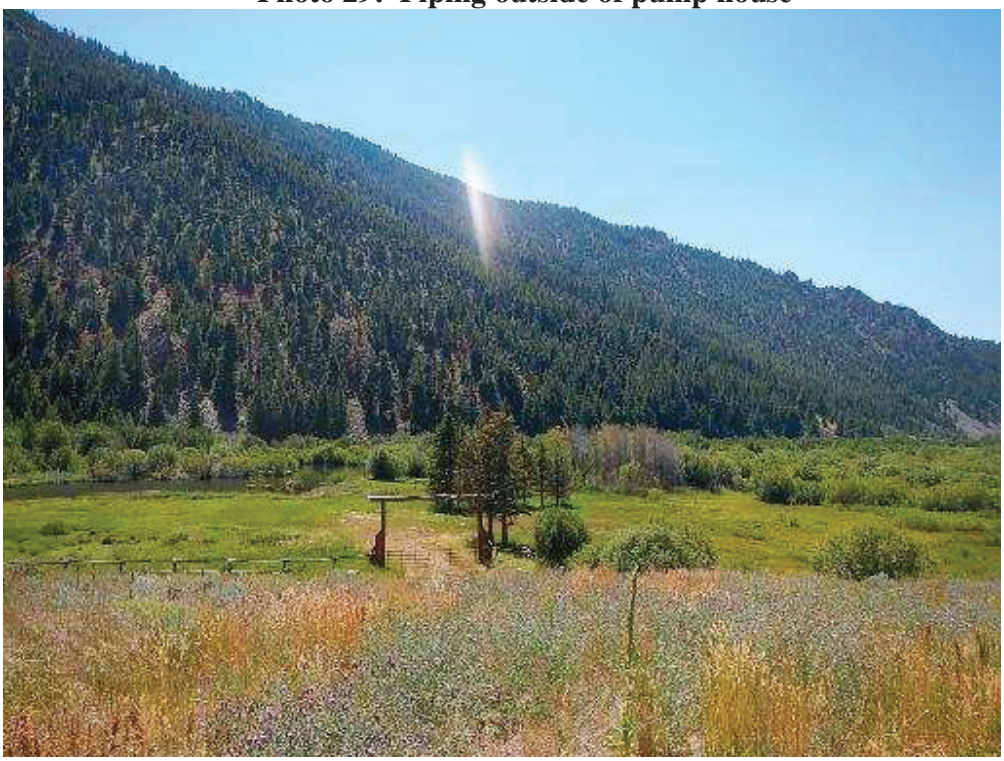


Photo 30: View of homestead area from pond area across E Fork Rd

Photo 31: View of southeast end of property from pond area across E Fork Rd

Photo 32: vertical culvert (with meter inside) and smaller pond above feeding into main pond

Photo 33: dirt road at northwest end of subject property off of Hyndman Creek Road leading to a building site with an excavated pond.

Photo 34: one of several culverts under dirt road

Photo 35: excavated pond area and pad mounted electric transformer at end of road off Hyndman Creek Rd
Note: Non-PCB

Photo 36: pipe extending into excavated pond area

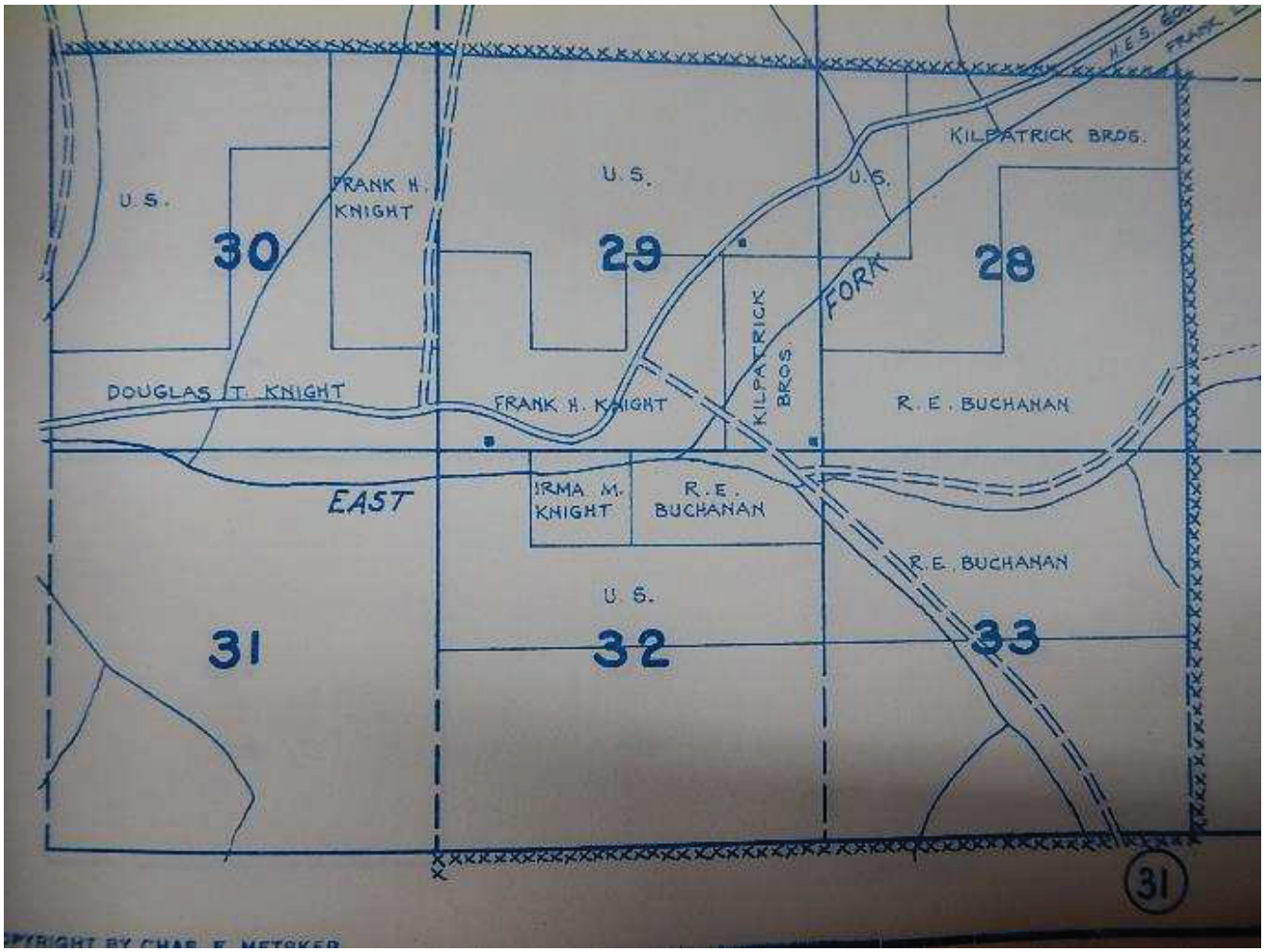
Photo 37: view of subject property from dry pond site above

Photo 38: Looking across northwest end of subject property from dry pond area
Note: Hyndman Creek Road below

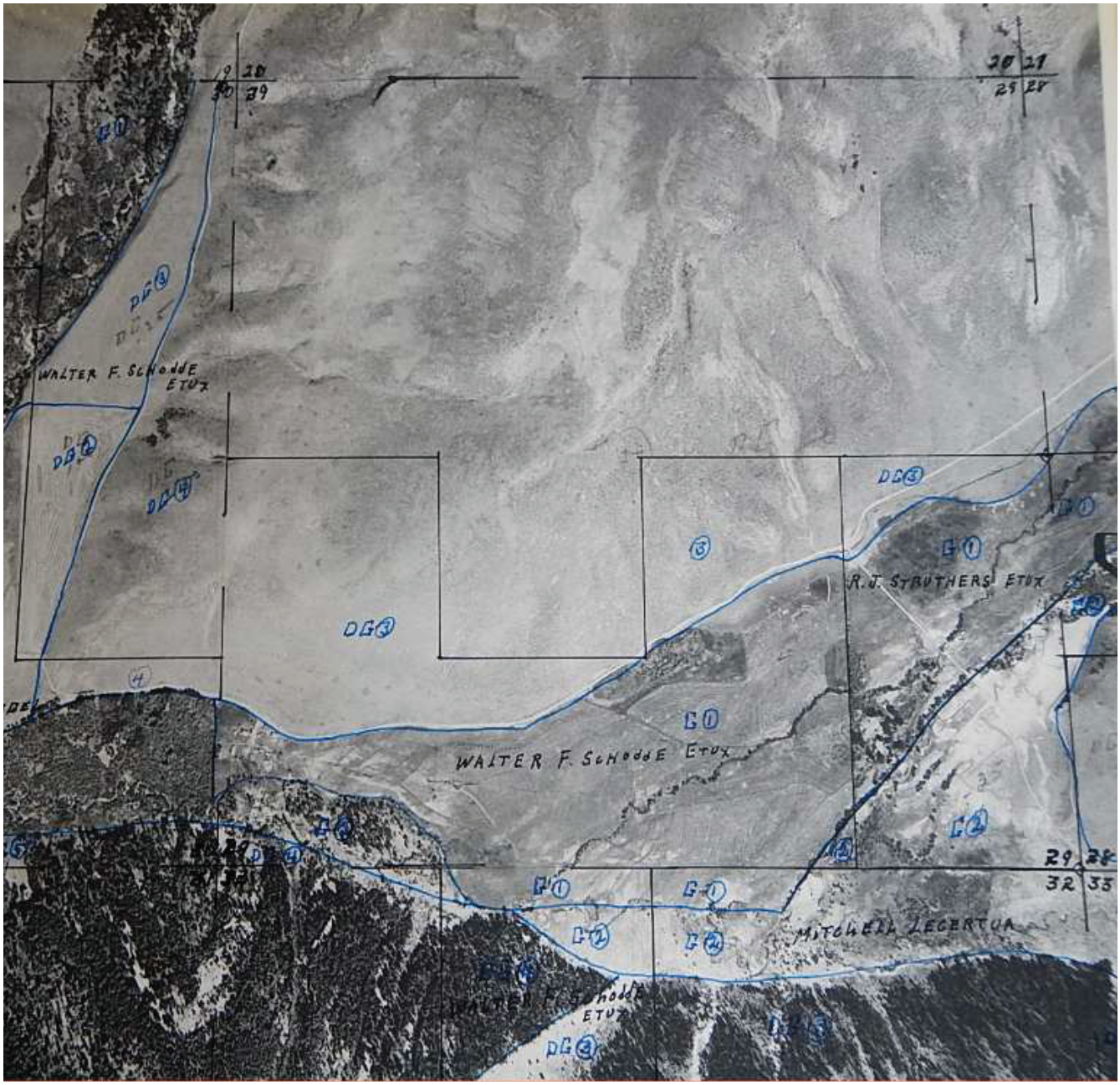
Photo 39: Northwest boundary of subject property
Note: Forest Service Land to north

Photo 40: Vacant Forest Service land north of subject property

8.3 APPLICABLE COPIES OF SITE DATA/HISTORICAL INFORMATION



1939 Metsker Map



Aerial Photo From Blaine County Assessor's Office, 8/20/57

Close Up of Old Homestead Area

Aerial Photo From Blaine County Assessor's Office, 8/20/57

Aerial Photo From Blaine County Assessor's Office, Not Dated (about 1987)

Photo # NAPP 16013-437

Close Up of Homestead Area

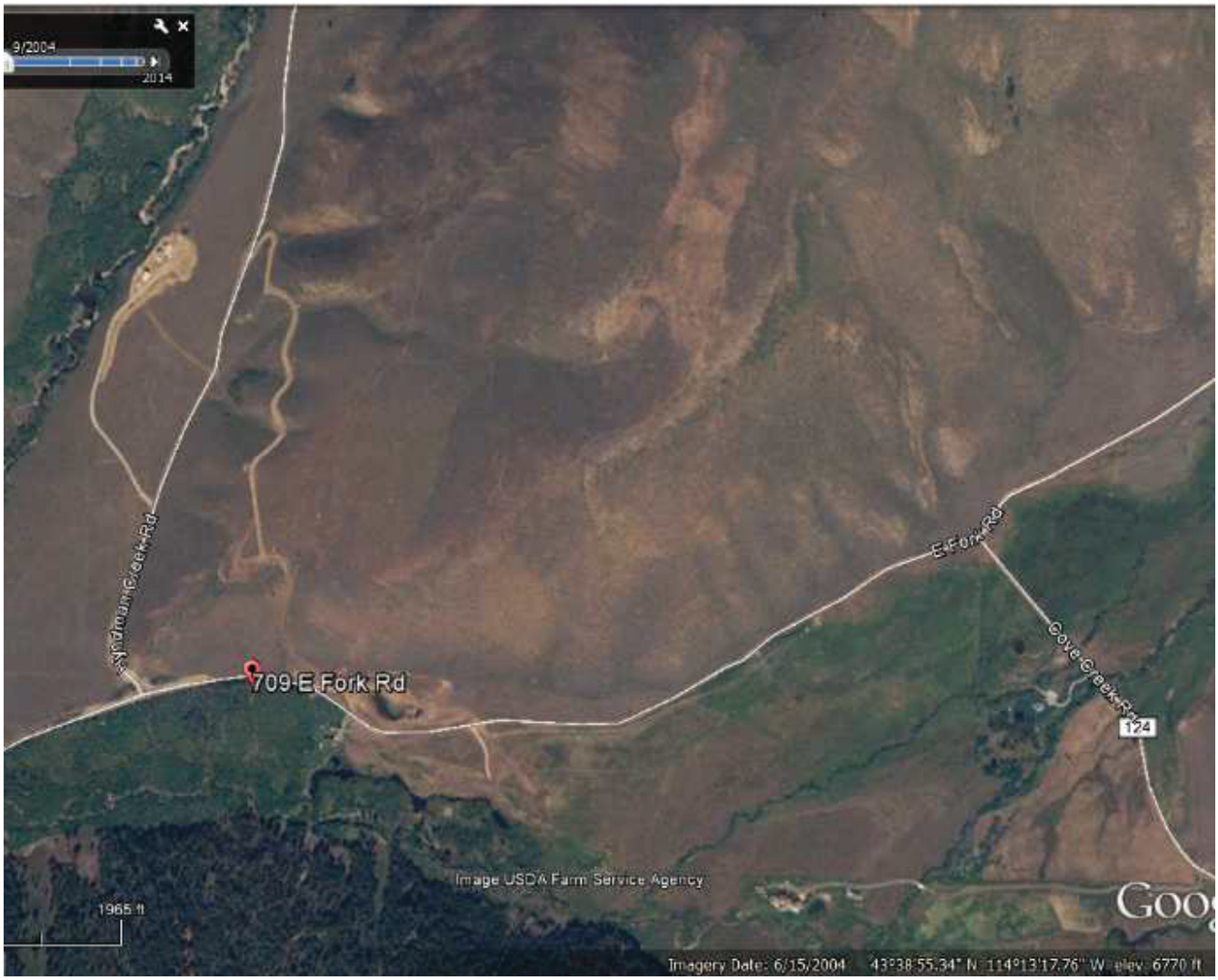
Aerial Photo From Blaine County Assessor's Office, Not Dated (about 1987)

Google Earth Photograph, July 25, 1992

Google Earth Photograph, July 22, 1999

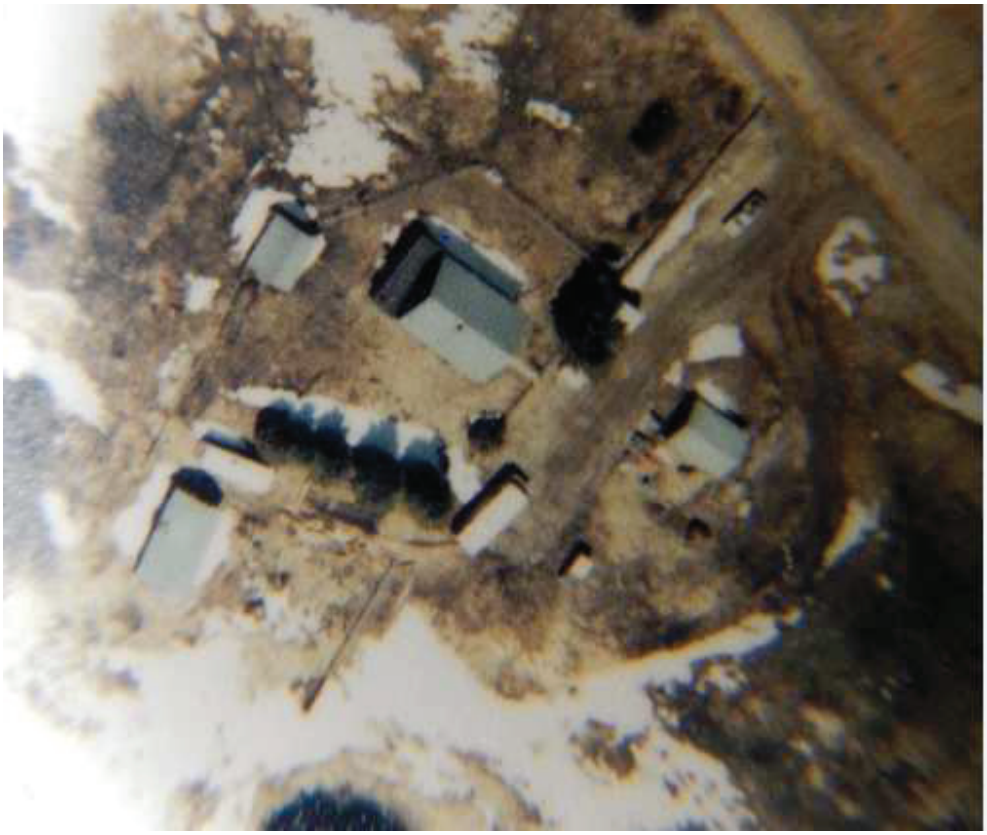
9/13/03 Aerial Photograph From Planning and Zoning Office

Close Up of Building Area
9/13/03 Aerial Photograph From Planning and Zoning Office



Google Earth Photograph, 6/15/04

4/27/06 Aerial Photograph From Planning and Zoning Office



Close Up of Home Area
4/27/06 Aerial Photograph From Planning and Zoning Office

5/25/06 Aerial Photograph From Planning and Zoning Office

Close Up of Home Area
5/25/06 Aerial Photograph From Planning and Zoning Office

Google Earth Photograph, June 23, 2009

Google Earth Photograph, December 31, 2010

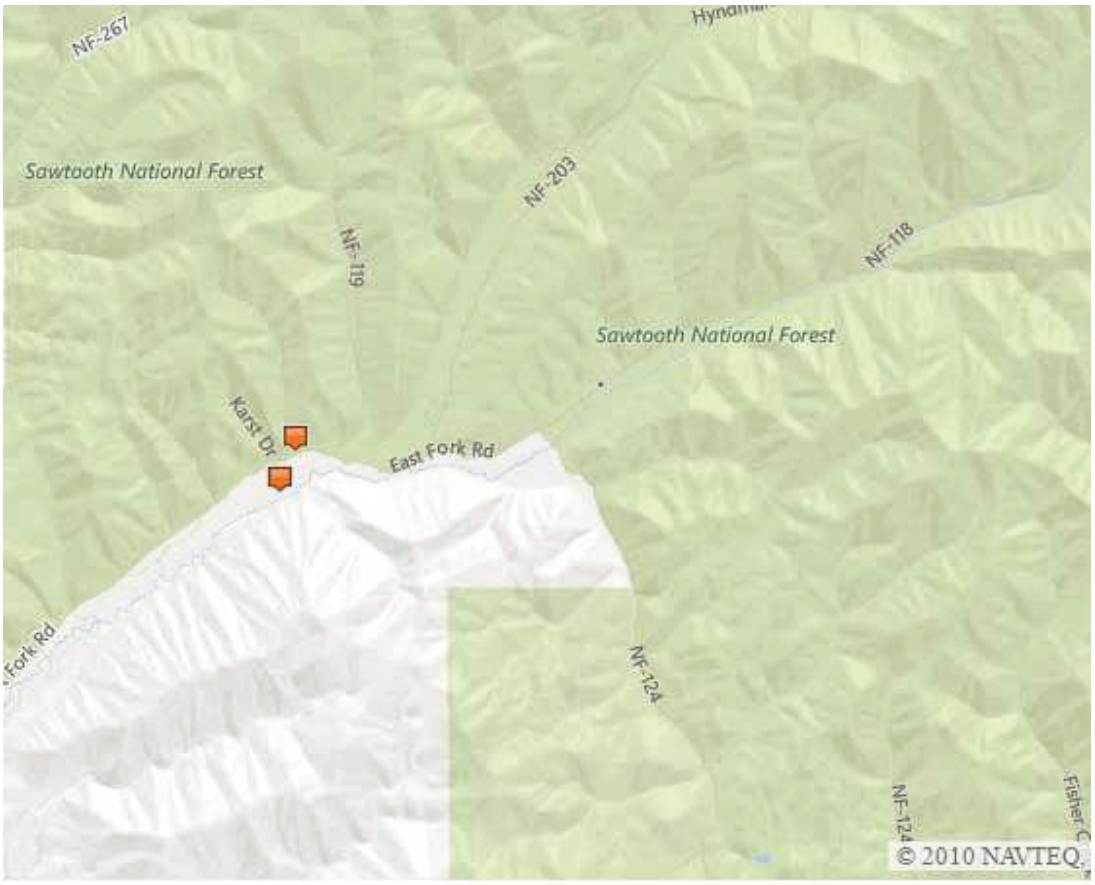
Google Earth Photograph 8/16/14

8.4 REGULATORY AGENCY INFORMATION

EPA Envirofacts

FACILITY INFORMATION: 8/9/16 REGULATED FACILITIES ENVIROFACTS	AFS	ACRES	BR	CERCLIS	GHG	PCS/ICIS	RAD Info	RCRA Info	TRI	TSCA
Triumph Mine Tailings Piles East Fork Road, Hailey, ID 83333				Removed from Proposed NPL						
US DOI BLM Courier Gulch T4N R18E S25 NE ¼ SW ¼								Inactive; No Listed Violations		

Showing 1 to 2 of 2 entries



Idaho Cleanup Sites 8/9/16

City	Title	Type of Site
Ashton	Ashton Texaco Oil	Oil
Atlanta	Talache Mine Tailings	Mining
Bellevue	Minnie Moore Mine	Removal
Boise	Payette River	Removal
Bonner County	Idaho Conjecture Mine	Removal
Caldwell	Franke's Laundromat	Removal
Cataldo	East Mission Flats Repository	Information
Cobalt	Blackbird Mine	Proposed NPL
Coeur d'Alene	Coeur d'Alene Mercury Release	Response
Fort Hall	Gay Mine	Information
Garden Valley	Silver Creek Plunge	Oil
Gem County	Gem County-South Slope Road Oil Spill	Oil
Hailey	Triumph Mine Tailings Piles	Removed from NPL
Kooskia	Clearwater Spill	Oil
Lakeview	Idaho Lakeview Mine	Removal
Lakeview	Idaho Lakeview Mine & Mill	Oil
Meridian	Victory Road Oil Spill	Oil
Mile Post 132 of Highway 12	Keller Transportation	Oil
Mountain Home	Mountain Home Air Force Base	NPL
Oldtown	Poles, Incorporated Integrated Assessment	
Pocatello	Pacific Hide and Fur Recycling Company	Deleted NPL
Pocatello	Union Pacific Railroad Company	Deleted NPL
Pocatello	H&M Oil Site	Oil
Pocatello	Eastern Michaud Flats Contamination	NPL
Rathdrum	ARRCOM (Drexler Enterprises)	Deleted NPL
Salmon	Steel & Ranch Supply	Removal
Salmon	Hwy 28 Tank Truck Spill	Oil
Sandpoint	Northwest Gas and Go	Oil
Scoville	Idaho National Laboratory (USDOE)	NPL
Smiths Ferry	Idaho Hwy 55 Orr Trucking Spill	Response
Soda Springs	Kerr-McGee Chemical Corporation	NPL
Soda Springs	Monsanto Chemical Company	NPL
Soda Springs	Ballard, Henry and Enoch Valley Phosphate Mines	Site Assessment
Stibnite	Stibnite-Yellow Pine Mining Area	Proposed NPL
St. Maries	St. Maries Creosote	Proposed NPL
St. Maries	St. Maries Creosote	Proposed NPL

Wallace	Wallace Yard and Spur Line	Removal
Wallace-Mullan	Union Pacific Railroad, Wallace-Mullan Branch, Northern ID.	Removal
Yellow Pine	Stibnite Mine Mill Building	Removal
	Southeast Idaho Phosphorus Slag Program	
	RCRA Corrective Action Sites in Idaho	RCRA CA
	Burley Products Terminal	Oil
	Sanchez Trucking Henrys Lake Spill	Oil
	Bunker Hill Mining and Metallurgical Superfund Site (Coeur d'Alene Basin)	NPL

RCRA Corrective Action Sites in Idaho 8/9/16

REGION 10 IDAHO			
Facility Name	**ID Number**	**Most Recent Environmental Indicator Doc.**	**Ready for Anticipated Use Documentation**
AMMUNITION ACCESSORIES INC.CCI (aka Blount Inc CCI Oper)	IDD009066481	Documentation of Environmental Indicator Determination (PDF) (24pp, 37K)	
DART INDUSTRIES INC	IDD000467332		Ready for Anticipated Use Document (PDF) (2 pp. 76K)
FMC IDAHO LLC (aka Astaris Idaho LLC and FMC Pocatello) Remedial Investigation Report (PDF) (125pp, 297)	IDD070929518	Documentation of Environmental Indicator Determination (PDF) (14pp, 186K)	
MotivePower / WABTEC	IDD980976831	Documentation of Environmental Indicator Determination (PDF) (14pp, 81K)	
PACIFICORP	IDD000602631	Documentation of Environmental Indicator Determination (PDF) (23pp, 38K)	
POLES INC	IDD009061714		
PRESSURE TREATED TIMBER CO	IDD000467332		Ready for Anticipated Use Document (PDF) (2 pp. 76K)
SAFETY-KLEEN CORP 1-183-08 OB	IDD000712026	Documentation of Environmental Indicator Determination (PDF) (23pp, 37K)	
SAFETY-KLEEN CORP 1-183-28 POC	IDD991281270	Documentation of Environmental Indicator Determination (PDF) (24pp, 37K)	Ready for Anticipated Use Document (PDF) (2 pp. 78K)

SAFETY-KLEEN SYSTEMS INC NB	IDD981770498		Ready for Anticipated Use Document (PDF) (2 pp. 79K)
US ECOLOGY IDAHO INC SITE A	IDD000773952		Ready for Anticipated Use Document (PDF) (2 pp. 76K)
US ECOLOGY IDAHO INC SITE B	IDD073114654		

Published IC Site Reports For Region 10 5/27/15

CERCLIS ID	Site Name	Report Type
ID3572124557	MOUNTAIN HOME AIR FORCE BASE	2
IDD000800961	ARRCOM (DREXLER ENTERPRISES)	1
IDD041310707	KERR-MCGEE CHEMICAL CORP. (SODA SPRINGS PLANT)	2
IDD055030852	UNION PACIFIC RAILROAD CO.	1
IDD081830994	MONSANTO CHEMICAL CO. (SODA SPRINGS PLANT)	3
IDD098812878	PACIFIC HIDE & FUR RECYCLING CO.	2

The online database for Published IC Site Reports is no longer accessible on line. ACS submitted an on-line request to the EPA to verify that there are no Institutional Control sites for the subject property on 8/9/16.

National Response Center (NRC) Query Results, Hailey, Idaho, 3/31/13 (Down for Maintenance on 10/14/14); Updated Manually Per Year 2014, 2015, 2016 on 5/5/16

The NRC maintains reports of all releases and spills in a national database. It is no longer accessible on line. Following is information obtained on 5/5/16

Date/Time Received	Description Of Incident	Incident Cause	Incident Date/Time	Location	Suspected Responsible Company	Medium Affected	Material Name
05-JUL-1996 01:24	CHEMICAL EXPLOSION AT PRIVATE CITIZEN'S STORAGE SHED / UNKNOWN AMOUNTOF DIESEL AND 500LBS OF FERTILIZER IN SHED	UNKNOWN	04-JUL-1996 21:35	COLORADO GULCH		AIR	UREA
05-JUL-1996 01:24	CHEMICAL EXPLOSION AT PRIVATE CITIZEN'S STORAGE SHED / UNKNOWN AMOUNTOF DIESEL AND 500LBS OF FERTILIZER IN SHED	UNKNOWN	04-JUL-1996 21:35	COLORADO GULCH		AIR	OIL: DIESEL
29-JUN-1995 11:36	28-50 LBS BAGS OF THIO-UREA WERE DUMPED IN COLORADO GULCH - UNPATENTEDMINING CLAIM- BAGS INSIDE BLDG	DUMPING	28-JUN-1995 12:00	SW QUARTER OF SW QUARTER	MINING CLAIM-BARON NO.1	LAND	UREA
03-SEP-1993 14:18	DISCOVERED A DUMP SITE ON PUBLIC LAND 50 FT X 20 FT	DUMPING	02-SEP-1993 15:00	SECTION 25 NE 1/4 OF SW 1/4		LAND	UNKNOWN MATERIAL

Idaho Department of Environmental Quality

Underground Storage Tanks (USTs) and Leaking Underground Storage Tanks (LUSTs). ACS Searched this database on 8/9/16. There were no facilities listed in Triumph on this site. There were 31 facilities listed in Hailey on this site, though none were within miles of the subject property. There were no facilities of the 40 listed in Ketchum or the 9 listed in Sun Valley within miles of the subject property.

Brownfields in Blaine County, Idaho 8/9/16

BEAVER CREEK STORE		DORA SCHLUNEGGER	2244	38 MI N. OF KETCHUM on HWY 75	KETCHUM
BEAVER CREEK STORE		DORA SCHLUNEGGER	2244	38 MI N. OF KETCHUM on HWY 75	KETCHUM
Howard Preserve	Alias2		5796	HWY 75	BELLEVUE
Lion's Park	Hailey Dump		6134	Croy Creek Rd.	HAILEY

DEQ Voluntary Cleanup Program Sites		
Site Name	**Location**	**Status**
Albion Normal School	Albion	Closed
Alpine Lumber	Sandpoint	Closed
Ameripride- Pocatello	Pocatello	SVE Cleanup Running
Ameripride- Twin Falls	Twin Falls	SVE Cleanup Running
Bayhorse-Townsite/Beardsley/Pacific	Challis	Closed
Bayhorse- Skylark-Ramshorn	Challis	Cleanup Complete
Boise Cascade- Cascade	Cascade	Closed
Boise Cascade- Emmett	Emmett	Closed
Denovo Independence	Triumph	Closed
D.L. Evans	Caldwell	Closed
Dock and Shop	Priest River	Closed
Jackson Street Silos	Moscow	Closed
L.D. McFarland	Sandpoint	Remediation Ongoing
Mr. A's Cleaners	Twin Falls	Remediation Ongoing
Priest River Landfill	Priest River	Cleanup Complete
Ron's Lakeshore Market	Nampa	Remediation Ongoing
Salmon River Development	Salmon	Closed
Stimson Lumber	Coeur d'Alene	Closed
Super Quik	Twin Falls	Post Remediation GW Monitoring
Timber Treatment Products	Santa	Workplan Needed
Trica-Hyde Park	Boise	Closed
Goodman Oil	Boise	Workplan Needed
Montana Lode	NE of Idaho City	Closed

8/8/16

Dear Ms. Rosen:

On August 1, 2016, the Idaho Department of Environmental Quality (DEQ) received a public records request from you regarding information for 708 East Fork Road in Hailey, ID. At this time, we do not have any information associated with this request in our files.

Please contact me at (208)736-2190 with any questions.

Sincerely,

Jaclyn Jackson
Public Records Custodian
Twin Falls Regional Office

8/9/16

Rob.Hanson@deq.idaho.gov

Jane:

You are correct. We did not find nor expect any impacts from Triumph Mine activities one mile east of the town site.

Let me know if you have other questions.

Thanks.

Rob

Rob Hanson
Mine Waste Program Manager
Idaho Department of Environmental Quality
1410 North Hilton
Boise, Idaho 83706
phone: 208-373-0290
cell: 208-761-4480
fax: 208-373-0154
rob.hanson@deq.idaho.gov

Provided 7/11/96

IDAHO'S MSWLF

EXISTING LANDFILLS, IDEQ

COUNTY	NAME	SECTION	RANGE	TWNSH	LOCATION	RO	HD	OWNER	OPERATOR	CONTACT	ADDRESS	CITY	ZIP
ADA	HIDDEN HOLLOW	Sec 12	R01E	T04N	SEAMANS GULCH RD.	SWRO	4	ADA COUNTY	ADA CO. SW MNG	DAVE NEAL	9665 SEAMANS GULCH ROA	BOISE	83703
ADAMS	GOODRICH LANDFILL	Sec 17 NE1/4 SW1/4	R01E	T16N	8 MI SW. OF COUNCIL	SWRO	3	ADAMS COUNTY	ADAMS COUNTY	ED KESLER	PO BOX 48	COUNCIL	83612
ADAMS	INDIAN VALLEY LANDFILL	Sec 08	R01W	T14N	3/4 MI. W. OF NEW MEADOWS	SWRO	3	PUBLIC LANDS	ADAMS COUNTY	ED KESLER	PO BOX 48	COUNCIL	83612
ADAMS	NEW MEADOWS LANDFILL	Sec 14 SE1/4 SW1/4	R01E	T18N	6 MILES W. OF NEW MEADOWS	SWRO	3	PUBLIC LANDS	ADAMS COUNTY	ED KESLER	PO BOX 48	COUNCIL	83612
BANNOCK	FT. HALL CANYON NEW MSWLF				FORT HALL MINE RD., POCATELLO	SERO	8	BANNOCK COUNT	BANNOCK COUNT	VANDER BOESH	1550 FT. HALL CANYON RD	POCATELLO	83204
BANNOCK	FT. HALL CANYON OLD MSWLF	Sec 28 N1/2 SE1/4	R05E	T07S	POCATELLO	SERO	8	BANNOCK COUNT	BANNOCK COUNT	VANDER BOESH	1550 FT. HALL CANYON RD	POCATELLO	83204
BANNOCK	McCAMMON MSWLF	Sec 18	R04E	T04S	2 MI. E. OF McCAMMON ON HWY30	SERO	8	BANNOCK COUNT	BANNOCK COUNT	VANDER BOESH	1550 FT. HALL CANYON RD	POCATELLO	83204
BEAR LAKE	MONTPELIER CANYON	Sec 08	R45E	T13S	3MI. E. OF MONTPELIER	SERO	8	BEAR LAKE COUN	BEAR LAKE COUN	K. MARTINDALE	PO BOX 158	MONTPELIER	83261
BENEWAH	BENEWAH CO./ST. MARIES LF	Sec 25 NW1/4 SW1/4	R02W	T45N	2 MI. SE. OF ST. MARIES	NIRO	1	BENEWAH COUNT	BENEWAH COUNT	JACK BUELL	BENEWAH CO. COURTHOUS	ST. MARIES	83861
BINGHAM	ABERDEEN CITY LANDFILL	Sec 03 NW1/4 NW1/4	R31E	T06S	1.25 MI. E. OF ABERDEEN	SERO	6	ABERDEEN	ABERDEEN		17 N. MAIN ST.	ABERDEEN	83210
BINGHAM	FIELDING LANDFILL MSWLF				715 N 1100 E, SHELLEY	SERO	6	FIELDING FARMS	FIELDING FARMS	N. MORGAN		GOSHEN	
BLAINE	CAREY LANDFILL	Sec 36	R20E	T01S	4 MI W. OF CAREY	SGRO	5	BLAINE COUNTY	BLAINE COUNTY		206 1st. Ave.	HAILEY	83333
BLAINE	OHIO GULCH LANDFILL	Sec 16 NW1/4 SE1/4	R18E	T03N	4 MI. N & 2.5 MI. E OF HAILEY	SGRO	5	STATE LEASE TO	BLAINE COUNTY		206 1st. Ave.	HAILEY	83333
BOISE	GARDEN VALLEY LANDFILL	Sec 27	R04E	T09N	MIDDLE FORK ROAD	SWRO	4	BOISE COUNTY	BOISE COUNTY	MARGARET DRAKE	PO BOX 157	IDAHO CITY	83631
BOISE	HORSESHOE BEND LANDFILL	Sec 33	R02E	T07N	2.6 MI. W. OF HWY 95	SWRO	4	BLM	BOISE COUNTY	MARGARET DRAKE	PO BOX 157	IDAHO CITY	83631
BOISE	IDAHO CITY/WARM SP. RIDGE L	Sec 21 NE1/4 NW1/4	R05E	T08N	3 MI NW OF IDAHO CITY	SWRO	4	BOISE COUNTY	BOISE COUNTY	MARGARET DRAKE	PO BOX 157	IDAHO CITY	83631
BOISE	LOWMAN/MILLIS GULCH LANDF	Sec 19	R05E	T09N	9 MILES FROM LOWMAN	SWRO	4	USFS	BOISE COUNTY	MARGARET DRAKE	PO BOX 157	IDAHO CITY	83631
BONNER	COLBURN LANDFILL	Sec 07 NW1/4	R01W	T56N	7 MI. N. OF SANDPOINT	NIRO	1	BONNER COUNTY	EXCESS DISPOSAL	GENE BROWN	BONNER CO. COURTHOUSE	SANDPOINT	83864
BONNER	DICKENSHEET LANDFILL	Sec 20	R04W	T56N	NEAR DOOLIN ON PRIEST LAKE	NIRO	1	ID DEPT. OF LAND	EXCESS DISPOSAL	GENE BROWN	BONNER CO. COURTHOUSE	SANDPOINT	83864
BONNER	IDAHO HILL LANDFILL	Sec 36 SW1/4 SW1/4	R04W	T56N	1.5 MI S. OF OLDTOWN ON HWY 41	NIRO	1	ID DEPT. OF LAND	EXCESS DISPOSAL	GENE BROWN	BONNER CO. COURTHOUSE	SANDPOINT	83864
BONNEVILLE	BONNEVILLE COUNTY LANDFIL	Sec 03 & 10	R45E	T05N	BONE ROAD	EIRO	7	BONNEVILLE COU	BONNEVILLE COU	BOB HENRY	605 N. CAPITAL AVE	IDAHO FALLS	83402
BONNEVILLE	HATCH PIT LANDFILL	Sec 08	R05E	T05N	IDAHO FALLS	EIRO	7	BONNEVILLE COU	BONNEVILLE COU	BOB HENRY	605 N. CAPITAL AVE	IDAHO FALLS	83402
BOUNDARY	BOUNDARY COUNTY LANDFILL	Sec 15 SW1/4 SE1/4	R01E	T62N	2 MILES N. OF BONNERS FERRY	NIRO	1	BOUNDRY COUNT	BOUNDRY COUNT	RON SMITH	BOUNDARY COUNTY COURT	BONNERS FERR	83805
BUTTE	ARCO MSWLF	Sec 11 NW1/4 SE1/4	R24E	T04N		EIRO	6	BUTTE COUNTY	BUTTE COUNTY	SETH BEAL			0
BUTTE	HOWE MSWLF	Sec 04 NW1/4 SW1/4	R25E	T03N	3/4 MI NE OF HOWE	EIRO	6	BUTTE COUNTY	BUTTE COUNTY	SETH BEAL			0
CAMAS	CAMAS COUNTY / FAIRFIELD LF	Sec 02	R12E	T01N	10.6 MI W. OF FAIRFIELD	SGRO	5	J. HUMPHREYS	CAMAS COUNTY	JACK RENFROW	PO BOX 137	FAIRFIELD	83327
CANYON	PICKLES BUTTE LANDFILL	Sec 21 W1/2 SE1/4	R03W	T03N	S. OF LAKE POWELL	SWRO	3	CANYON COUNTY	CANYON COUNTY	GEORGE VANCE	1115 ALBANY STREET	CALDWELL	83605
CARIBOU	CARIBOU COUNTY MSWLF	Sec 14	R42E	T09S	3 MLN & 1 MI. E. OF GRACE	SERO	6	CARIBOU COUNTY	CARIBOU COUNTY	MAX HIGBY			0
CASSIA	ALBION LANDFILL	Sec 12 W1/2 W1/2	R25E	T12S	ALBION	SGRO	5	S. SWYERS	CASSIA COUNTY		P.O. BOX 159	BURLEY	83333
CASSIA	ALMO LANDFILL	Sec 31 NE1/4 SW1/2	R25E	T10S	3 MILES S.E. OF ALMO	SGRO	5	BLM	CASSIA COUNTY		P.O. BOX 159	BURLEY	83333
CASSIA	BRIDGE LANDFILL	Sec 33 NE1/4 NW1/4	R27E	T14S	11 MILES S.E. OF MALTA	SGRO	5	BLM	CASSIA COUNTY		P.O. BOX 159	BURLEY	83333
CASSIA	BURLEY LANDFILL	Sec 27 NW1/4 NW1/4	R23E	T11S	S. OF BURLEY	SGRO	5	BLM	CASSIA COUNTY		P.O. BOX 159	BURLEY	83333
CASSIA	DISPOSE-ALL / BURLEY BUTTE				BURLEY BUTTE	SGRO	5		DISPOSE-ALL	DOUG LOMOW	PO BOX 15158	BOISE	83715
CASSIA	ELBA LANDFILL	Sec 13 SE1/4 NW1/4	R25E	T10S	1 MILE E. OF ELBA	SGRO	5	BLM	CASSIA COUNTY		P.O. BOX 159	BURLEY	83333
CASSIA	JACKSON LANDFILL	Sec 15 NW1/4 SW1/4	R23E	T09S	8 MILES N. OF RUPERT	SGRO	5	BLM	CASSIA COUNTY		P.O. BOX 159	BURLEY	83333
CASSIA	MALTA LANDFILL	Sec 05 SE1/4 NW1/4	R27E	T13S	2 MILES N.E. OF MALTA	SGRO	5	BLM	CASSIA COUNTY		P.O. BOX 159	BURLEY	83333
CASSIA	OAKLEY LANDFILL	Sec 27	R22E	T13S	1 MILE N. 1 MILE E. OF OAKLEY	SGRO	5	BLM	CASSIA COUNTY		P.O. BOX 159	BURLEY	83333
CASSIA	S.ID REG SWLF - MILNER BUTT				13 MI. W. OF BURLEY	SGRO	5		CASSIA COUNTY		P.O. BOX 159	BURLEY	83333
CLARK	DUBOIS LANDFILL				DUBOIS	EIRO	7	CLARK COUNTY	CLARK COUNTY	ROD BELCHER	CLARK COUNTY COURTHOU	DUBOIS	83423
CLARK	KILGORE LANDFILL	Sec 01	R39E	T11N	3 MI. S. OF IDMAN	EIRO	7	STATE LAND	CLARK COUNTY	ROD BELCHER	CLARK COUNTY COURTHOU	DUBOIS	83423
CLARK	LONE PINE LANDFILL				BIRCH CREEK	EIRO	7	BLM	CLARK COUNTY	ROD BELCHER	CLARK COUNTY COURTHOU	DUBOIS	83423
CLARK	MEDICINE LODGE LANDFILL	Sec 29	R45E	T05N	MEDICINE LODGE	EIRO	7	(PRIVATE)	CLARK COUNTY	ROD BELCHER	CLARK COUNTY COURTHOU	DUBOIS	83423
CLEARWATER	OROFINO LANDFILL	Sec 1 SE1/4 SW1/4	R01E	T36N	OROFINO	NCRO	2	PHILLIPS	PHILLIPS	BARBE DEVO	PO BOX 1073	OROFINO	83544
CUSTER	CHALLIS LANDFILL	Sec 04 NW1/4 SW1/4	R14E	T14N	CHALLIS	EIRO	7	CUSTER COUNTY	CUSTER COUNTY	CLIFF HANSON	CUSTER COUNTY COURTHO	CHALLIS	83226
CUSTER	MACKAY LANDFILL	Sec 01 E1/2 NE1/4	R20E	T12N	5 MILES NW. OF MACKAY	EIRO	7	CUSTER COUNTY	A. SHERWOOD	CLIFF HANSON	CUSTER COUNTY COURTHO	CHALLIS	
CUSTER	STANLEY LANDFILL	Sec 20&24	R12E	T11N	5.5 MI. NW. OF STANLEY ON HWY21	EIRO	7	USFS	CITY OF STANLEY	PAT PROEMMING	P.O. BOX 63	STANLEY	83278
ELMORE	ATLANTA LANDFILL	Sec 03 NW1/4 SW1/4	R11E	T06N	3/4 MILES W. OF ATLANTA	SWRO	4	USFS	ELMORE COUNTY	M.A. RIPPLE	150 S. 4th EAST	MT. HOME	83647
ELMORE	BENNET ROAD LANDFILL	Sec 14 SW1/4 NW1/4	R07E	T04S	4 MI N.E. OF MOUNTAIN HOME	SWRO	4	ELMORE COUNTY	ELMORE COUNTY	M.A. RIPPLE	150 S. 4th EAST	MT. HOME	83647
ELMORE	GLENNS FERRY LANDFILL	Sec 21 NW1/4 SW1/4	R16E	T05S	NE OF GLENNS FERRY	SWRO	4	ELMORE COUNTY	ELMORE COUNTY	M.A. RIPPLE	150 S. 4th EAST	MT. HOME	83647
ELMORE	MOUNTAIN HOME AFB LANDFIL	Sec 29 & 32	R06E	T04S	MT. HOME AFB	SWRO	4	US AIR FORCE	MOUNTAIN HOME	Lt Col. VERLINDE	1030 LIBERATOR ST.	MOUNTAIN HOM	83648
ELMORE	PRAIRIE LANDFILL	Sec 13 SW1/4 SW1/4	R07E	T02N	1.5 MILES W. OF PRAIRIE	SWRO	4	PRIVATE	PRIVATE	ELMORE CO.	ELMORE CO. COURTHOUSE	MT. HOME	83648
ELMORE	SIMCO ROAD LANDFILL	Sec 12 E 1/2	R04E	T02S	10 MI. SE OF MT. HOME	SWRO	4	BLM	ID. WASTE SYSTE	STEVE FREIBURGE	250 BEECHWOOD AVE.	BOISE	83709
FRANKLIN	FRANKLIN COUNTY MSWLF NE				4 MILES NE. OF PRESTON	SERO	6	FRANKLIN COUNT	FRANKLIN COUNT	JEFF OLSEN			0
FRANKLIN	PRESTON LANDFILL	Sec 24	R04E	T16S	3MI. W. OF PRESTON	SERO	6	FRANKLIN COUNT	FRANKLIN COUNT	JEFF OLSEN			0
FREMONT	ISLAND PARK LANDFILL	Sec 16 NE1/4 SW1/4	R43E	T10N	1/2 MI. S. ON LANDFILL RD.	EIRO	7	USFS	FREMONT COUNT	NEAL HUGHES	FREMONT COUNTY COURTH	ST. ANTHONY	83445
FREMONT	ST. ANTHONY LANDFILL	Sec 16 NE1/4 SW1/4	R43E	T10N	ST. ANTHONY	EIRO	7	CITY OF ST ANTH	FREMONT COUNT	NEAL HUGHES	FREMONT COUNTY COURTH	ST. ANTHONY	83445
GEM	GEM COUNTY LANDFILL (DEWE	Sec 09 SW1/4 NW1/4	R03W	T06N	11 MI. W. OF EMMETT	SWRO	3	BLM	JOHN NESS		415 E. MAIN	EMMETT	83617
GOODING	GOODING COUNTY LANDFILL	Sec 03	R14E	T07S	11 MILES S.W. OF GOODING CITY	SGRO	5	BLM	CASSIA COUNTY		P.O. BOX 159	BURLEY	83333

HISTORIC LANDFILLS, IDEQ

Previous 7/1/96

COUNTY	SITE	TOWN	RANGE		STATUS	UPDATE INFO.	TYPE	ACTIVE	CLOSED	LAND INVOLVED?	ACRES	TONS DAY
BINGHAM	Goodwin Sterling Pending					BLK 66	MUN					
BINGHAM	HELLS HALF ACRE W FINGER	T01S	R36E,S32	NE1/4NE1/4	UNAUTH	FEB 85	OD	YES		BLM		
BINGHAM	MCDONALDVILLE CUP 4-67	T02S	R38E,S04	NW1/4	CT	JUNE 69	MUN	NO	YES?	BLM	40	100
BINGHAM	MOPELAND				CC	SEPT 76						
BINGHAM	MOPELAND				CC	MAR 71	OD	NO	RU-M5			
BINGHAM	ORGANIC MATERIAL DUMP	T02S	R38E,S27		OD	SEPT 72	POTATO	Y		GOLF COURSE??	5	
BINGHAM	PINGREE				CC	JAN 72	OD	NO	RU-M5			
BINGHAM	PINGREE				CC	SEPT 76						
BINGHAM	RESERVOIR				OD	BLK 66	MUN	Y		?	1	
BINGHAM	RISING RIVER PENDING					BLK 66	MUN					
BINGHAM	SHELLEY CITY				OD	BLK 66	MUN	Y		?	10	
BINGHAM	SHELLIE DUMP	T01N	R32E,S27		CC	NOV 72	OD	NO	RY-M5			
BINGHAM	SPRINGFIELD BULKY SITE	T04S	R32E,S02	NW1/4	BULKY	JUNE 94	BULKY	YES		BLM	45	2
BINGHAM	SPRINGFIELD CANAL COUNTY				OD	BLK 66	MUN	Y		BLM I-1394	20	
BINGHAM	SPRINGFIELD DUMP	T04S	R32E,S02		ML	JUN 73	MUN	Y			12	
BINGHAM	STERLING				CC		OD	NO				
BINGHAM	STERLING--COUNTY				CC	BLK 66	MUN	N		COT	3	
BINGHAM	TABER RD I-1396 COUNTY				OD	BLK 66	MUN	Y		BLM	40	
BINGHAM	TABOR DUMP	T01S	R32E,S27		OD	SEPT 72	MUN	Y			1	
BINGHAM	ATOMIC CITY DUMP	T01N	R31E,S03		MUN	JUNE 84	OD	YES		COUNTY?	15	2
BINGHAM	FIELDING SLF CUP 47				MUN	JUNE 69	SLF	YES		PVT - FIELDING		
BINGHAM	MOPELAND,RIVERSIDE,THOMAS				OD	BLK 66	MUN	Y		County?	15	
BINGHAM	SHELLY AREA				OBOD	BLK 66	MUN	Y		PVT?	3	
BINGHAM	STERLING				CC	SEPT 76						
BLAINE	AUTO STOR & DISP	T03N	R16E,S16	S1/2,NW1/4	AUTO	JAN 86	STOR	YES		BLM I-6388	8	
BLAINE	BELLEVUE				CC	OCT 72	OD	NO	CL-M5			
BLAINE	BELLEVUE 1 MI. CITY				OD	BLK 66	MUN	Y		BLM	1	
BLAINE	BIG WOOD RIVER	T04N	R17E,S01		CC	JAN 73	OD	NO				
BLAINE	CAREY 2 MI. COUNTY				OD	BLK 66	MUN	Y		BLM		
BLAINE	CAREY MOD LF	T01S	R28E,S36		MUN	MAR 84	MOD	YES		BLM		
BLAINE	CAREY UNAUTH BY BLM	T01S	R21E,S33	& SEC 32	MUN	JAN 86	OD	YES		PVT		
BLAINE	HAILEY CITY				OD	BLK 66	MUN	Y		??	2	
BLAINE	HAILEY DUMP	T02N	R18E,S18		CC	JAN 73	OD	NO	CL-M5		6	
BLAINE	KETCHUM	T04N	R17E,S24		CC	JAN 73	OD	NO	CL-M5		10	
BLAINE	KETCHUM CITY FED				OD	BLK 66	MUN	Y		BLM?	18	
BLAINE	OAKY	T10S	R21E,S09		OD	JUNE 73		Y				
BLAINE	OHIO GULCH	T03N	R18E,S18		ML	JUNE 73		Y			20	
BLAINE	MAJIC CITY 1 MI. STATE				OD	BLK 66	RECRE	Y		STATE		
BLAINE	MAJIC CITY 1/2 MI. PVT				OD	BLK 66	MUN	Y		PVT		
BLAINE	OHIO GULCH SLF	T03N	R18E,S18	N1/2,NW1/4,NE1/4	MUN	MAR 84	SLF	YES		STATE LANDS	20	
BLAINE	OHIO GULCH(NEW COUNTY)				SLFY	BLK 66	MUN	N		STATE	20	
BLAINE	PICABO				CC	M-5000	OD	NO				
BLAINE	PICABO 1/2 MI PVT				OD	BLK 66	MUN	Y		PVT		
BLAINE	SUN VALLEY	T06N	R18E,S32		CC	JAN 73	OD	NO	CL-M5	CITY	10	
BLAINE	SUN VALLEY CITY				OD	BLK 66	MUN	Y		CITY		
BLAINE	TIMBERMAN HILL	T01S	R18E,S35	NW1/4SW1/4SW1/4	CC	JAN 85	MUN	NO	JAN 85	BLM I-6503/4/43	10	
BLAINE	TIMBERMAN HILL COUNTY	T01N	R18E,S36		OD	BLK 66	MUN	Y		BLM	40	
BOISE	ROC LOG YARD DEBRIS	T08N	R02E,S13	NE1/4NE1/4	??	MAR 84	IND	Y		PVT	40	5
BOISE	BOISE NAT F.S. LOWMAN				OD	BLK 66	RECRE	Y		USFS	1	
BOISE	CENTERVILLE	T06N	R05E,S17		CC	MAR 84	MUN	NO		PVT		
BOISE	CENTERVILLE	T07N	R04E,S32		OD	AUG 72	MUN	Y				
BOISE	CROUCH DUMP	T08N	R04E,S18		CC	SEPT 73	OD	NO	CL-M5		1	
BOISE	GARDEN VALLEY	T10N	R04E,S27		SL	AUG 76	MUN	Y				
BOISE	GARDEN VALLEY LF	T09N	R04E,S27		MUN	MAR 84	SLF	YES		TERRACE LAKES	5	
BOISE	GARDENA & CO BIN PART	T07N	R02E,S03		OD	BLK 66	MUN	N	CC 77		1	
BOISE	HORSESHOE BEND DUMP	T07N	R03E,S27		INACTIVE	14-Jun-73	OD	NO				
BOISE	HORSESHOE BEND LF	T07N	R03E,S33		CV	MAR 84	MOD	YES		BLM		
BOISE	HORSESHOE BEND OLD	T07N	R03E,S33		CC	M-5000	OD	NO				