



**City of Ketchum
Planning & Building**

**STAFF REPORT
HISTORIC PRESERVATION COMMISSION
MEETING OF NOVEMBER 2nd, 2021**

PROJECT: Formula Sports/Former Post Office A-Frame Historic Building Demolition

FILE NUMBER: H21-079

APPLICATION TYPE: Request to Demolish a Historic Structure

ARCHITECT: Buffalo Rixon, Ruscitto Latham Blanton Architecture

PROPERTY OWNER: Main Street Realty Partners LLC

LOCATION: 460 N Main Street (Ketchum Townsite: Block 5: Lots 3 & 4)

ZONING: Retail Core Subdistrict of the Community Core (CC-1)

NOTICE: The public hearing notice was published in the Idaho Mountain Express on September 15th, 2021. A public hearing notice was mailed to adjacent properties within 300 feet of the project site on September 15th, 2021. A public hearing notice was posted on the project site and the City's website on September 21st, 2021. The public hearing for this application was continued from the Historic Preservation Special Meeting on September 28th, 2021.

REVIEWER: Abby Rivin, Senior Planner

BACKGROUND

The applicant, Buffalo Rixon of Ruscitto Latham Blanton Architecture on behalf of property owner Main Street Realty Partners LLC, has submitted a Request to Demolish the Formula Sports/Former Post Office A-Frame located at 460 N Main Street. The subject property is comprised of two townsite lots at the southeast corner of Main and 5th Street within the Retail Core (CC-1 Zone) of downtown. Existing improvements on the property include the Formula Sports building and a surface parking lot. The A-Frame is nonconforming as the structure extends over the property line separating the two lots.

A unique building form for a civic space, the A-Frame was Ketchum's post office for 15 years. The A-Frame is architecturally significant for its triangular building form created by its steeply sloped gable roof extending all the way to the ground. This building form is common in mountain towns as the structural system can support heavy snow loads. This Formula Sports/Former Post Office A-Frame is part of Ketchum's social heritage and is valued by the community as an iconic visual feature on Main Street.

Prior to their adoption of the Interim Historic Preservation Ordinance, the Ketchum City Council adopted Emergency Ordinance No. 1213 on October 19th, 2021 to prohibit the demolition of historic structures for 182 days. Any development application filed on or after October 15th, 2020 was not subject to the emergency moratorium. At that time, development applications for a new mixed-use building located on the four lots along Main Street between 4th and 5th streets, including the Formula Sports site, were under review. These applications were submitted prior to October 15th, 2020 and the historic A-Frame was slated for demolition. After the Planning & Zoning Commission denied approval of the mixed-use development, the Formula Sports building lost its exemption and became subject to the standards for proposed demolitions or alterations of historic structures specified in Interim Historic Preservation Ordinance No. 1216.

DEMOLITIONS VERSUS ALTERATIONS

Interim Ordinance No. 1216 provides the same criteria to evaluate requests to either demolish or alter a historic building. Staff's evaluation of the demolition request in relation to the review criteria for proposed demolitions of structures on the Historic Building List is provided in Exhibit F attached to the Staff Report. With exterior alterations, the Commission evaluates whether proposed modifications are appropriate and do not diminish the significance or integrity of the historic building. Unlike exterior alterations, the Commission's role in their assessment of proposed demolitions is not to assess the design of the replacement project, but rather to evaluate if the building merits demolition because it cannot be repaired, restored, or converted to an adaptive reuse.

HPC'S PRIOR CONSIDERATION OF DEMOLITION REQUEST

The HPC previously considered this demolition request during their special meeting on September 28th, 2021. The Commission commented that the A-Frame has social and cultural value to the community as well as architectural significance downtown. The HPC discussed how the A-Frame contributes to Ketchum's small, mountain-town character and charm.

Following the HPC's deliberations, Commissioner Galczynski moved to approve the demolition request. The motion was seconded by Commissioner Reynolds. HPC Chair Mead and Vice-Chair Holmes voted against the motion. After discussing the motion on the table and the split vote, the Commissioners moved to continue review of the demolition request. The Commission stated that more evidence was needed to support that the A-Frame merits demolition due to deteriorating, dangerous, or hazardous structural conditions.

APPLICANT'S ADDITIONAL SUBMITTAL MATERIAL

Following the HPC's review of the project on September 28th, the applicant submitted more detailed information regarding the existing condition of the A-Frame as well as the cost estimate to repair and rehabilitate the building. This supplemental material is attached to the Staff Report as Exhibits A through E. The applicant's Existing Property and Building Condition Statement (Exhibit A) summarizes the findings from the Property Inspection Report (Exhibit B), Phase 1 Environmental Site Assessment Report (Exhibit C), Existing Building Structural Review (Exhibit D), and the Building Repair & Rehabilitation Cost Estimate (Exhibit E). The applicant's statement describes structural deficiencies, including extensive rot found within the A-Frame's timber structural support beams, wall damage, deteriorated stairs, broken windows, warped doors, and concrete deterioration.

ANALYSIS

The A-Frame's structural deficiencies, deterioration, and life-safety hazards limit the applicant's ability to restore the historic structure in a way that will retain the historical integrity of the building. The structural timber beams that form the A-Frame's unique and character-defining triangular building form need to be replaced. The warped doors and broken windows require replacement. The exterior walls, siding, and trim need to be refinished. The A-Frame does not meet current building codes as the rot severely limits the structure's snow, wind, and seismic resisting capacity. The historic building is structurally unsound.

The applicant estimated that the cost to repair and rehabilitate the A-Frame would be \$1,105,526, which is 73% of the current market value of the structure. The alterations resulting from the long list of repairs needed to rehabilitate the building will diminish its historic integrity. The A-Frame cannot be feasibly used or rented at a reasonable rate of return in its present condition.

STAFF RECOMMENDATION

After considering the exhibits detailing the existing building condition, Staff's analysis, the applicant's presentation, and public comment, Staff recommends the Historic Preservation Commission deliberate and move to approve the Formula Sports/Former Post Office A-Frame Historic Building Demolition.

RECOMMENDED MOTION

"I move to approve the Formula Sports/Former Post Office A-Frame Historic Building Demolition."

EXHIBITS:

- A. Existing Property & Building Condition Statement
- B. Property Inspection Report
- C. Phase 1 Environmental Site Assessment
- D. Existing Building Structural Review
- E. Building Repair and Rehabilitation Cost Estimate
- F. September 28th HPC Special Meeting Staff Report: Formula Sport/Former Post Office A-Frame Historic Building Demolition

Exhibit A
Existing Property
&
Building Condition Statement

Formula Sports Building – Former Ketchum Post Office
460 North Main Street
October 26, 2021

EXISTING PROPERTY AND BUILDING CONDITION STATEMENT

Inspections & Reports

A Property Inspection Report, a Structural Review Letter, and a Phase 1 Environmental Site Assessment Report have been provided for the subject property and existing Formula Sports Building.

Sawtooth Inspections performed a detailed Property Inspection Report and identified several “Significant Items” which they define as “safety hazards, deficiencies requiring a major expense to correct, or items (they) would like to draw attention to.” The areas of significant concern, or “Significant Items” in need of repair or replacement include, but are not limited to, the asphalt driveway, walkway, vegetation, plumbing, doors, windows, exterior walls, siding, trim, paint, electrical, foundation, ceiling, interior walls, HVAC, and floor. Of particular note, the inspection recommends replacing the primary A-frame structural support beams due to decay and replacing the roof due to its poor condition and exceeded service life.

A structural review letter report is provided by Scott Heiner P.E., Idaho licensed structural engineer. His structural analysis of the roof structural system determined that the roof system has limited snow loading capacity. Furthermore, his report cited extensive rot at the base of the A-Frame timbers, diminishing the structural stability of the building. Due to rot of the A-Frame timbers, the “snow, wind and seismic resisting capacity is severely limited”. Generally, as noted in the report, the existing structural systems for both gravity and lateral resistance do not meet the current building code standards for commercial buildings adopted by the City of Ketchum. These life-safety issues must be addressed through repair or replacement prior to future occupancy.

The Environmental Site Assessment Report from Assessment and Compliance Services (ACS) identified the past existence of an underground heating oil tank. ACS could not confirm proof that the tank had been removed; however, interviews with previous tenants yielded multiple complaints of the strong odor and headaches from exposure.

Repair and Rehabilitation Costs

To objectively describe the extent of damage and necessary repairs to the existing building, a cost estimate for repair and rehabilitation is provided for 460 North Main Street. Ketchum Municipal Code (KMC) 17.08.020 defines Substantial Damage: “Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.”



Wilson Construction, a long established local general contractor, has provided a detailed cost estimate to repair and rehabilitate the existing Formula Sports building for adaptive re-use and occupancy. The contractor visited the property and reviewed the building on several occasions. Based on the site reviews and information included in the project reports, the estimated cost is \$1,105,526.

Assuming a typical lease rate of \$2.25/sq.ft. and a CAP Rate of 5.5% (annual rate of return), the market value of the existing building can be estimated to be \$1,514,945. Based on this estimated market value, the cost to repair and rehabilitate the existing building is 73% of its market value. Therefore, using the City of Ketchum's definition of "Substantial Damage", the current condition of the existing Formula Sports Building is "Substantially Damaged", requiring repair and restoration costs exceeding 50% of the building's market value.

- Repair and restoration estimated cost: \$1,105,526
- Current market value of structure: \$1,514,945
- Repair and restoration cost percentage of market value: 73%

Due to the estimated cost to address the hazardous conditions and life-safety issues identified in both the Property Inspection Report and the Structural Review Letter, it is not financially feasible to repair and restore the existing Formula Sports Building for an adaptive re-use and occupancy.

Attachments:

1. Sawtooth Inspections – Property Inspection Report dated 10/08/2021.
2. ACS – Phase 1 Environmental Site Assessment dated 10/2021.
3. Existing Building Structural Review Letter dated 9/20/2021.
4. Wilson Construction - Formula Sports Building Repair and Rehabilitation Cost Estimate dated 10/22/2021.

Exhibit B

Property Inspection Report



Property Inspection Report

460 N Main St, ID 83340

Inspection prepared for: Main Street Realty Partners, LLC

Real Estate Agent: -

Date of Inspection: 10/8/2021 Time: 9:00 AM

Age of Home: 1962 Size: 3086 sq ft

Weather: Sunny

Inspector: Joey Petelle

This report is the exclusive property of Sawtooth Home Inspections and the above client. Any use by any other person is prohibited.

License #2081512

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Thank you for choosing us to provide your professional property inspection. Carefully read your Inspection Report. If you need additional clarification, call us so we can go over any questions you may have.

This report is intended as a guide to assist you in making your own evaluation of the property condition. It is not intended to reflect the value of the premises nor make any representation as to the advisability of purchase. It is the professional opinions of the inspector based on their visual review of the conditions that existed at the time of the inspection. It is not intended to be technically exhaustive or imply that every component was inspected or defect discovered. No disassembly of equipment, opening of walls, moving of appliances, or excavation is required. Inspector is not required to move furniture or stored items to gain access. Subsequently, all components and conditions that are concealed, camouflaged, or difficult to inspect, are excluded from this report. We recommend that licensed contractors evaluate and repair any critical concerns and defects prior to closing.

This inspection report should not be construed as a compliance inspection of any governmental or non-governmental codes or regulations. The report is not a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components. Wide variations can be expected between such estimates and actual experience.

COMMENT KEY

In each section, you will see a set of four boxes with a checkmark in one of them. Here is the key for those comments:

Inspected (IN) - I visually observed the item, component, or unit and appeared to be functioning as intended allowing for normal wear and tear. Any deficiencies or details deemed valuable will be added in the Observations section.

Not Inspected (NI) - I did not inspect this item, component, or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Applicable (NA) - The item, component or, unit is not considered to be a part of this home inspection. I may have indicated the seller, HOA, contractor, or other to contact for further details on the usage and serviceability of this item.

Not Present (NP) - This item, component or unit is not found in this structure.

Items noted in the comment sections that appear in "Blue Text" are not considered a deficiency but are concerns the inspector believes the client should be aware of.

Items noted in the comment sections that appear in "Orange Text" are considered a marginal defect.

SIGNIFICANT ITEMS

The following **Significant Items**, which are marked in red, consists of potentially significant findings. These findings can be safety hazards, deficiencies requiring a major expense to correct, or items we would like to draw extra attention to. The summary is not a complete listing of all the findings in the report and reflects the opinion of the inspector. **Please review all pages of the report as the summary alone does not list all of the issues.** All repairs should be done by a licensed and bonded tradesman or qualified professional. We recommend obtaining a copy of all receipts, warranties and permits for the work done.

Summary of Significant Items

Grounds		
Page 4 Item: 1	Driveway and Walkway Condition	<ul style="list-style-type: none"> • Asphalt is deteriorated. Recommend replacing. • Spalling noted at concrete from snowmelt usage. Recommend repair.
Page 5 Item: 3	Vegetation Observations	<ul style="list-style-type: none"> • Trees are within 6 feet of foundation. Monitor for potential root damage.
Page 6 Item: 7	Plumbing	<ul style="list-style-type: none"> • Water line is routed through visible interior space.
Exterior Areas		
Page 7 Item: 1	Doors	<ul style="list-style-type: none"> • Doors are warped and do not seal correctly.
Page 8 Item: 2	Window Condition	<ul style="list-style-type: none"> • Broken and painted windows noted. Some single pane. Recommend replacing all windows with double pane efficient type.
Page 8 Item: 3	Exterior Walls, Siding & Trim Condition	<ul style="list-style-type: none"> • Damage noted to exterior surfaces. Recommend repair.
Page 9 Item: 5	Exterior Paint	<ul style="list-style-type: none"> • Peeling paint observed at lower areas of siding from exposure to moisture. Recommend repainting all deteriorated paint surfaces to prevent damage to siding. • Weathered paint or stained surfaces noted at soffits and fascia.
Roof		
Page 9 Item: 1	Roof Condition	<ul style="list-style-type: none"> • Wood shingle roofs of this type in the Wood River Valley generally have an average service life of 20 to 25 years. The roof is considered in poor condition due to worn or deteriorated shingles were the underlayment is the waterproofing factor. Recommend review by Roofing Contractor for serviceability, repair or replacement. • Ridge is deteriorated. Recommend repair.
Electrical		
Page 10 Item: 1	Electrical Panel	<ul style="list-style-type: none"> • Knockouts need snap-in caps inside panel box. Should be installed to keep mice out of panel box and to avoid potential electrocution hazard. • Panel cover missing, exposing live electrical wires as an electrocution hazard.
HVAC / AC		
Page 12 Item: 1	Heater Condition	<ul style="list-style-type: none"> • Swamp cooler appears inoperable.
Water Heating		
Page 13 Item: 1	Water Heater Condition	<ul style="list-style-type: none"> • Water Heater manufacture date was beyond average service life. Recommend replacement.
Page 13 Item: 2	Overflow Condition	<ul style="list-style-type: none"> • No Catch Pan and Drain: Water heater is installed in finished living space. Consider installing pan.
Page 13 Item: 3	Strapping	<ul style="list-style-type: none"> • Water heater(s) not strapped. Earthquake strapping is recommended whenever plumbing supply piping is hard copper.
Foundation		
Page 14 Item: 1	Foundation Walls	<ul style="list-style-type: none"> • FOUNDATION: No foundation inspection was performed as Structure is "Slab On Grade Construction". Visible portions of exterior foundation supports showed significant concrete deterioration. Recommend review by structural engineer. • Major wood rot noted at support beams. Recommend replacing all structure supports.
Interior Areas		
Page 14 Item: 1	Ceiling Condition	<ul style="list-style-type: none"> • Interior area ceilings are noted in fair condition with areas of damage noted.

Page 15 Item: 2	Smoke or Safety Detectors	<ul style="list-style-type: none"> • Smoke detector noted as non functional. • The lack of an alarm monitoring system was noted. No commercial sprinkler system installed. Recommend review and installation.
Page 15 Item: 3	Wall Condition	<ul style="list-style-type: none"> • Damage to walls noted in numerous locations. All surfaces covered with damaged glass and damaged hanger system. Recommend removal and repair.
Page 17 Item: 4	Window Condition	<ul style="list-style-type: none"> • Deterioration noted due to contact with moisture, repairs needed.
Page 17 Item: 5	HVAC	<ul style="list-style-type: none"> • HVAC is missing register covers. HVAC ducting is permanent. (encased in concrete floor)
Page 17 Item: 6	Electrical	<ul style="list-style-type: none"> • Lighting inoperable and damaged in multiple locations.
Page 18 Item: 7	Stairs & Handrail	<ul style="list-style-type: none"> • Stairs deteriorated. Recommend repair. • Handrail present does not comply with current building codes. ie: Min 1 1/2" space between wall and handrail, minimum 1 1/4" to max 2" diameter, if larger (capped wall) a finger recess required.
Page 19 Item: 8	Floor Condition	<ul style="list-style-type: none"> • Carpet appeared worn and dirty in some areas.
Page 19 Item: 9	Doors	<ul style="list-style-type: none"> • Rear door damaged. Recommend replacement.
Bathrooms		
Page 19 Item: 1	Ceiling Condition	<ul style="list-style-type: none"> • Minor damage from what appears to be from excess moisture noted.
Page 20 Item: 2	Wall Condition	<ul style="list-style-type: none"> • Major wall damage noted around plumbing. Recommend review of plumbing and repair of wall. • Bathroom does not meet commercial bathroom ADA requirements.

Inspection Details

1. Attendance

In Attendance: Client not present

2. Home Type

Home Type: Commercial

3. Occupancy

Occupancy: Vacant • Radon monitoring and Testing was performed as part of this inspection. A radon report will be supplied in addition to the Home Inspection Report and will be uploaded as an attachment. • Items noted in the comment sections that appear in "Blue Text" are not considered a deficiency but are concerns the inspector believes the client should be aware of. • Items noted in the comment sections that appear in "Orange Text" are considered a marginal defect. • **FOUNDATION; No foundation inspection was performed as Structure is "Slab On Grade Construction". Visible portions of exterior foundation walls did not exhibit any deficiencies.**

Grounds

This inspection is not intended to address or include any geological conditions or site stability information. If concerns exist, please consult a geologist or soils engineer. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal, community, or private water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as other too low to enter, or in some other manner not accessible, are excluded from this inspection and are not addressed in the report. It is recommended that the seller be requested to divulge any knowledge of any prior underground services, foundation, or structural repairs.

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection.

1. Driveway and Walkway Condition

IN	NI	NA	None
✓			

Materials: Asphalt driveway noted. • Concrete paver walkways noted.

Observations:

- Asphalt is deteriorated. Recommend replacing.
- Spalling noted at concrete from snowmelt usage. Recommend repair.



2. Grading

IN	NI	NA	None
✓			

Observations:

- No major system or function concerns noted at time of inspection for residence.
- The exterior drainage is generally away from foundation.

3. Vegetation Observations

IN	NI	NA	None
✓			

Observations:

- Vegetation was inspected around the home to ensure that it had adequate clearance from the structure, and was not impacting the structure. No significant deficiencies were observed unless otherwise noted in this report.
- Trim trees that are in contact or close proximity to home, as branches can abrade roofing or siding. Recommend trimming back any vegetation within close proximity of the structure.
- **Trees are within 6 feet of foundation. Monitor for potential root damage.**

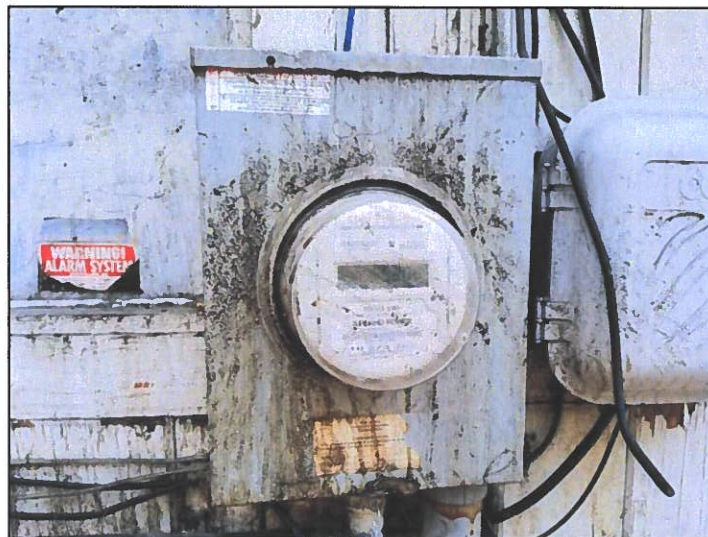


4. Grounds Electrical

IN	NI	NA	None
✓			

Observations:

- No major system safety or function concerns noted at time of inspection.
- Meter base and Main disconnect noted at exterior wall of structure.



5. GFCI

IN	NI	NA	None
✓			

Observations:

- No Ground Fault Circuit Interrupter (**GFCI**) protection of exterior electrical outlets was provided in the home at the time of inspection. Although GFCI protection may not have been required at the time the home was built, for safety reasons, consider upgrading.

6. Main Gas Valve Condition

IN	NI	NA	None
✓			

Materials: East side of property.

Observations:

- Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected.
- Main Gas isolation valve is located at meter piping.



7. Plumbing

IN	NI	NA	None
✓			

Observations:

- Water shutoff located in main space.
- Water line is routed through visible interior space.



Water line is routed through visible interior space.

8. Water Pressure

IN	NI	NA	None
✓			

Observations:

- Serviceable water pressure appeared to be present.

9. Pressure Regulator

IN	NI	NA	None
✓			

Observations:

- No Pressure regulator observed.

10. Exterior Faucet Condition

IN	NI	NA	None
✓			

Location: East side of structure.

Observations:

- Hose bibs were functional at the time of inspection.
- Hoses should not be left hooked to faucets during cold months. Freeze potential is present for actual hose faucet.

11. Irrigation

IN	NI	NA	None
✓			

Observations:

- Structure is equipped with an underground sprinkler system. The inspector recommends client consult with owner for operation instructions and proper winterizing information. Sprinkler systems are beyond the scope of an Inspection, due to most of its parts/piping not visible for inspection.
- The sprinkler system operates with a control panel located on exterior wall.



Exterior Areas

1. Doors

IN	NI	NA	None
✓			

Observations:

- Doors are warped and do not seal correctly.

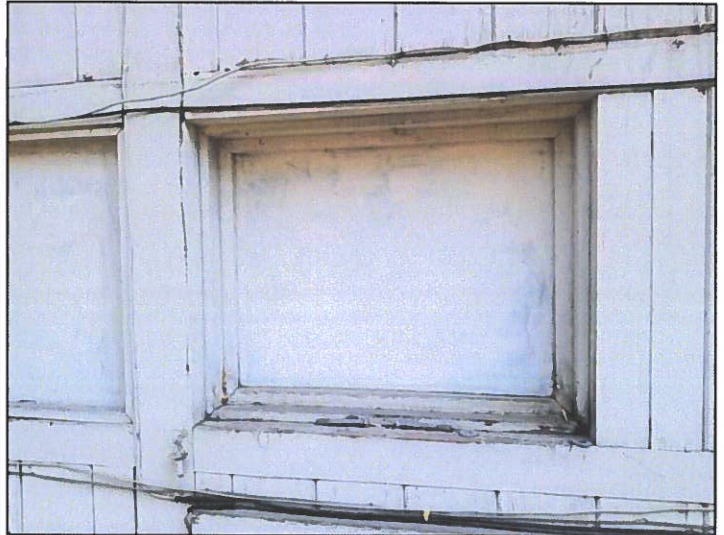
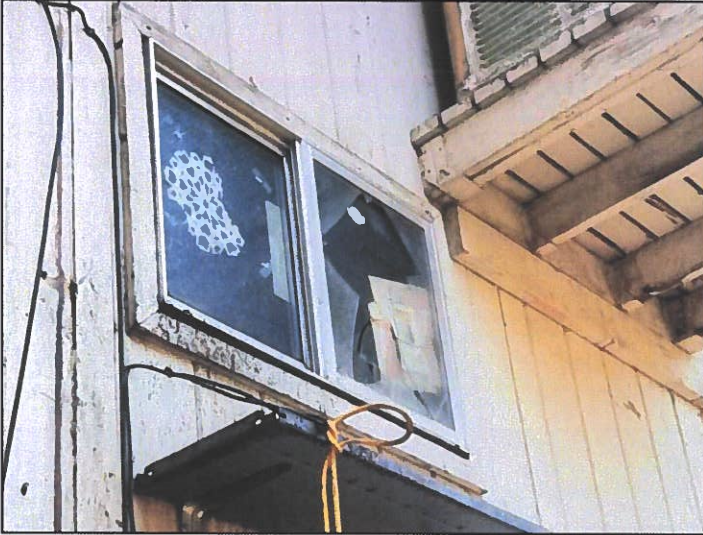


2. Window Condition

IN	NI	NA	None
✓			

Observations:

- Components appeared in satisfactory condition at time of inspection. Specific defects if present will be noted in room sections of this report.
- Broken and painted windows noted. Some single pane. Recommend replacing all windows with double pane efficient type.



3. Exterior Walls, Siding & Trim Condition

IN	NI	NA	None
✓			

Materials: 2x6 wood frame wall construction. • Wood siding.

Observations:

- The walls and wall cladding were inspected looking for significant damage, presence of proper flashings, and potential water entry points, etc. No reportable deficiencies were visibly present at the time of inspection unless otherwise noted in this report.
- Damage noted to exterior surfaces. Recommend repair.



4. Soffits & Fascia

IN	NI	NA	None
✓			

Observations:

- Soffits and fascia appeared to be in serviceable condition at the time of the inspection.

5. Exterior Paint

IN	NI	NA	None
✓			

Observations:

- Peeling paint observed at lower areas of siding from exposure to moisture. Recommend repainting all deteriorated paint surfaces to prevent damage to siding.
- Weathered paint or stained surfaces noted at soffits and fascia.

Roof

The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the multitude of different roof-covering materials installed over the years, this Inspection does not include confirmation of proper installation. Residential and Commercial Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary.

1. Roof Condition

IN	NI	NA	None
✓			

Materials: Inspected from ladder.

Materials: Wood shingles noted.

Observations:

- Wood shingle roofs of this type in the Wood River Valley generally have an average service life of 20 to 25 years. The roof is considered in poor condition due to worn or deteriorated shingles were the underlayment is the waterproofing factor. Recommend review by Roofing Contractor for serviceability, repair or replacement.
- Ridge is deteriorated. Recommend repair.



2. Flashing & Vents

IN	NI	NA	None
✓			

Observations:

- All visible flashings and vents appeared in good serviceable condition.

3. Chimney

IN	NI	NA	None
✓			

Observations:

- No major system or function concerns noted at time of inspection.



Electrical

Many different types and brands of electrical components have been installed in homes. Electrical components and standards have changed and continue to change. Homes electrical systems are not required to be updated to meet newly enacted electrical codes or standards. A full and accurate inspection of electrical systems requires contractor-level experience. For this reason, full inspection of home electrical systems lies beyond the scope of the General Home Inspection. This inspection is limited to identifying common electrical requirements and deficiencies. Conditions indicating the need for a more comprehensive inspection will be referred to a qualified electrical contractor.

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles.

1. Electrical Panel

IN	NI	NA	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Knockouts need snap-in caps inside panel box. Should be installed to keep mice out of panel box and to avoid potential electrocution hazard.
- Panel cover missing, exposing live electrical wires as an electrocution hazard.



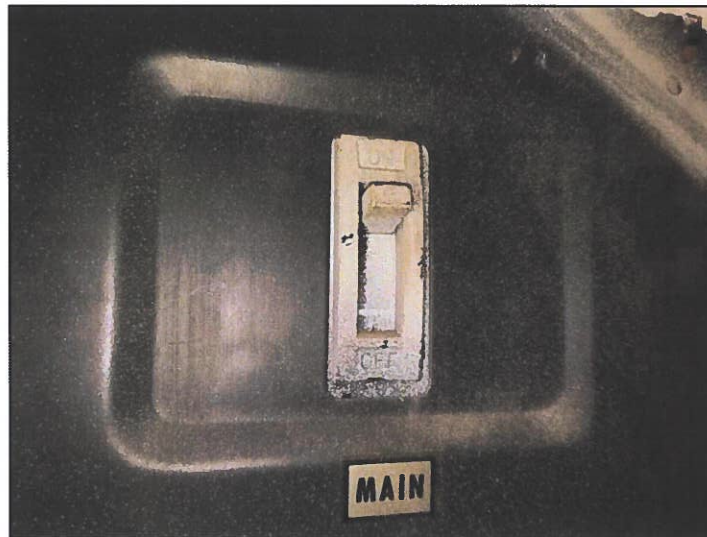


2. Main Amp Breaker

IN	NI	NA	None
✓			

Observations:

- Main disconnect located at meter base.
- 200 amp



3. Cable Feeds

IN	NI	NA	None
✓			

Observations:

- There is an underground service noted.

4. Breakers

IN	NI	NA	None
✓			

Observations:

- **IMPROVE:** Modern electrical codes require exterior electrical circuits to be GFCI protected. The electrical code at the time this house was built may not have required GFCI protection at the exterior. Licensed electrician recommended.

HVAC / AC

1. Heater Condition

IN	NI	NA	None
✓			

Observations:

- The International Association of Certified Home Inspectors specifies the average service life of a Gas Furnace as 20 - 25 years. If your furnace is in this range you are advised to budget for future replacement.
- The heating system appeared serviceable at the time of inspection. Due to the complex nature of the operating systems it is recommended that all equipment is serviced by a HVAC contractor.
- **Swamp cooler appears inoperable.**



2. Enclosure

IN	NI	NA	None
✓			

Observations:

- Combustion was observed and appeared normal.

3. Venting

IN	NI	NA	None
✓			

Observations:

- Plastic - **PVC** vent noted.
- The visible portions of the vent pipes appeared functional.

4. Gas Valves

IN	NI	NA	None
✓			

Observations:

- Gas shut off valve(s) present and functional.

5. Ducting & Air Supply

IN	NI	NA	None
✓			

Observations:

- The return air supply system appears to be functional.

6. Thermostats

IN	NI	NA	None
✓			

Observations:

- Functional at the time of inspection.
- Thermostats are not checked for calibration or timed functions.
- **IMPROVE:** Non-programmable thermostats have no energy saving capabilities as do digital setback-type thermostats. Recommend an upgrade to a modern, digital programmable thermostat.

Water Heating

1. Water Heater Condition

IN	NI	NA	None
✓			

Heater Type: Electric

Observations:

- The International Association of Certified Home Inspectors specifies the average service life of a electric water heater as 12 to 15 years.
- **Water Heater manufacture date was beyond average service life. Recommend replacement.**



2. Overflow Condition

IN	NI	NA	None

Materials: None

Observations:

- **No Catch Pan and Drain: Water heater is installed in finished living space. Consider installing pan.**

3. Strapping

IN	NI	NA	None

Observations:

- Current building code for seismic zones requires two 1 1/2" steel straps 16 gauge, 1/3 from the top and the bottom.
- **Water heater(s) not strapped. Earthquake strapping is recommended whenever plumbing supply piping is hard copper.**

Foundation

Minor shrinkage cracks are typical in nearly all foundations and most do not represent a structural problem. These cracks are the normal result of concrete curing. If major cracks are viewed along with bowing, it will be noted in the inspection report along with a recommendation for evaluation by

a qualified structural engineer.

1. Foundation Walls

IN	NI	NA	None
✓			

Observations:

- **FOUNDATION:** No foundation inspection was performed as Structure is "Slab On Grade Construction". Visible portions of exterior foundation supports showed significant concrete deterioration. Recommend review by structural engineer.
- Major wood rot noted at support beams. Recommend replacing all structure supports.



Interior Areas

Inspection of the home interior does not include testing for mold, radon, asbestos, lead paint, or other environmental hazards unless specifically requested as an ancillary inspection. Inspection of the home interior typically includes: interior walls, floor and ceiling coverings and surfaces, doors and windows (condition, hardware, and operation), interior trim (baseboard, casing, molding, etc.), permanently-installed furniture, countertops, shelving, and cabinets; and ceiling and whole-house fans.

The condition of walls behind wall coverings, paneling, and furnishings cannot be judged. Only visible portions of floors are inspected. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not part of this inspection.

1. Ceiling Condition

IN	NI	NA	None
✓			

Materials: There are drywall ceilings noted.

Observations:

- Interior area ceilings are noted in fair condition with areas of damage noted.



2. Smoke or Safety Detectors

IN	NI	NA	None
✓			

Observations:

- Smoke detector noted as non functional.
- The lack of an alarm monitoring system was noted. No commercial sprinkler system installed. Recommend review and installation.

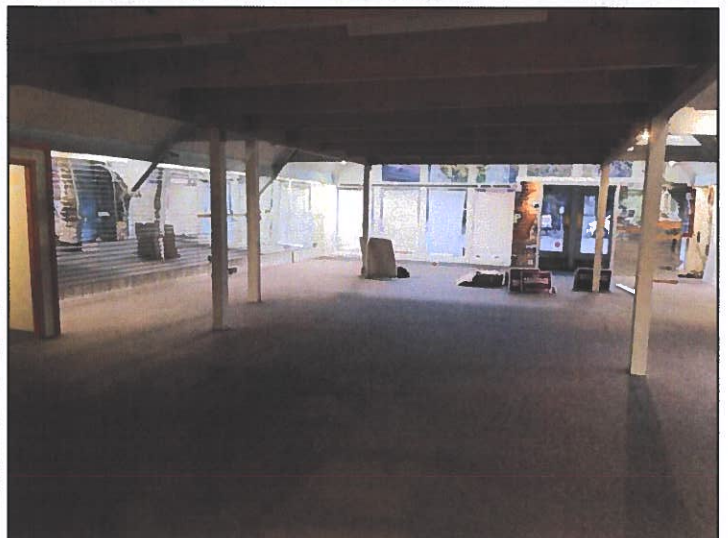


3. Wall Condition

IN	NI	NA	None
✓			

Observations:

- Damage to walls noted in numerous locations. All surfaces covered with damaged glass and damaged hanger system. Recommend removal and repair.





4. Window Condition

IN	NI	NA	None
✓			

Observations:

- Deterioration noted due to contact with moisture, repairs needed.

5. HVAC

IN	NI	NA	None
✓			

Observations:

- HVAC is missing register covers. HVAC ducting is permanent. (encased in concrete floor)

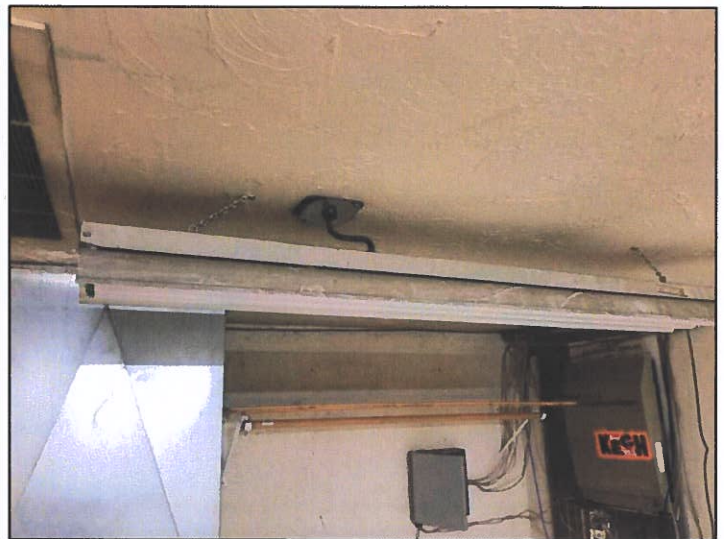


6. Electrical

IN	NI	NA	None
✓			

Observations:

- Lighting inoperable and damaged in multiple locations.



7. Stairs & Handrail

IN	NI	NA	None
✓			

Observations:

- Stairs deteriorated. Recommend repair.
- Handrail present does not comply with current building codes. ie: Min 1 1/2" space between wall and handrail, minimum 1 1/4" to max 2" diameter, if larger (capped wall) a finger recess required.



8. Floor Condition

IN	NI	NA	None
✓			

Materials: Carpet is noted.

Observations:

- Carpet appeared worn and dirty in some areas.



9. Doors

IN	NI	NA	None
✓			

Observations:

- Rear door damaged. Recommend replacement.



Bathrooms

1. Ceiling Condition

IN	NI	NA	None
✓			

Materials: There are drywall ceilings noted.

Observations:

- Minor damage from what appears to be from excess moisture noted.

2. Wall Condition

IN	NI	NA	None
✓			

Materials: Drywall walls noted. • Painted finish noted.

Observations:

- Major wall damage noted around plumbing. Recommend review of plumbing and repair of wall.
- Bathroom does not meet commercial bathroom ADA requirements.



3. Sinks

IN	NI	NA	None
✓			

Observations:
 • No major deficiencies observed.
 • Operated normally at time of inspection.

4. Toilets

IN	NI	NA	None
✓			

Observations:
 • Observed as functional and in good visual condition.
 • Operated when tested. No deficiencies noted.

5. Floor Condition

IN	NI	NA	None
✓			

Observations:
 • Flooring appeared in good serviceable condition.

Glossary

Term	Definition
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
Valley	The internal angle formed by the junction of two sloping sides of a roof.

Exhibit C

Phase 1

Environmental Site Assessment



ASSESSMENT AND COMPLIANCE SERVICES

P.O. Box 3271, Hailey, ID 83333 Ph: (208) 788-1900 Fax: (208) 788-1900

PHASE 1

ENVIRONMENTAL SITE

ASSESSMENT

OF

460 N MAIN STREET
LOTS 3 & 4, BLOCK 5
KETCHUM, IDAHO

OCTOBER 2021

For More Information Contact:

Jane Rosen

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

OF

460 N MAIN STREET
LOTS 3 & 4, BLOCK 5
KETCHUM, IDAHO

OCTOBER 2021

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, which have a potential for impact on property value, which 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 October 11, 2021.

1.2 INVOLVED PARTIES

Assessment and Compliance Services (ACS) has been hired by the present property owners, Main Street Realty Partners, LLC 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 proposed development of the subject property.

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 (E1527-05). 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 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 #: RPK0000005003A
Legal Description: Lots 3 & 4, Block 5 (11,000 SF)
In the SW¼NW¼ Section 18 Township 4N Range 18E B.M.
Physical Address: 460 N Main Street, Ketchum, ID
Present Owner: Main Street Realty Partners, LLC
Present Occupants: Vacant since 2020, most recently housed Formula Sports

2.2 ADJACENT PROPERTIES

The subject property is in an area of commercial use. The zoning of the subject property is in the Retail Subdistrict of the CC- Community Core Zone per the City of Ketchum Zoning Map September 2020. The immediately surrounding properties are as follows:

- Northwest: Fifth Street borders the northwest side of the subject property. Across the street is Silver Creek Outfitters (Retail; Fishing Guides).
- Northeast: The alley dividing the subject block is located northeast of the subject property; however, it is not a navigable alley adjacent to most of the subject property. Utility boxes are located in this area. Beyond the alley are commercial uses.
- Southeast: Vacant lots 1 and 2, Block 5 are located adjacent to the subject property. Irving's Hotdogs was located on this "hotdog hill" for 23 years.
- Southwest: Main Street is located adjacent to the southwest side of the subject property. Across Main Street is First Interstate and Wells Fargo Banks.

Other properties in the vicinity include other commercial properties. No existing gas stations or industrial properties are located in the immediate area of the subject property. Nothing unusual was noted in the subject area.

2.3 SITE DESCRIPTION AND CURRENT SITE USES

The subject property houses one structure that was constructed in 1962. It was leased to the United States of America for the Ketchum Post Office in 1963; the Post Office remained until about 1981. From 1982 to 1986, the building housed Gemini Art (art and office supply store). It then housed Formula Sports (retail sporting goods store and ski rental) until this business closed in 2020. Irving's Hotdogs has been located on the asphalt lot of the subject property since earlier this summer.

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. It should be noted that 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 subject property. In order to verify the subject property conditions, testing must be performed.

3.1 REGIONAL PHYSIOGRAPHIC CONDITIONS

Ketchum is a small tourist town that lies in a mountainous zone between the desert to the south and the rugged alpine Sawtooth Mountain region to the north. The elevation of Ketchum is at approximately 5,840 feet above sea level with an abrupt elevation change from the valley to the surrounding peaks near 12,000 feet. The subject area is within the Big Wood River Valley and the center of the subject property is located approximately .5 miles east/southeast of the Big Wood River (at the closest point) which flows in a southerly direction in this area. It is approximately 0.3 miles northwest of Trail Creek which flows into the Big Wood River approximately 1 mile south of the subject property. The general topography of the subject area slopes down slightly toward the southwest, toward the direction of flow of the Big Wood River. The subject property itself is at an elevation of approximately 5,845 to 5,860 feet 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 13 miles south of Ketchum) 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: 42, 68

Soil #	Description	Location	Parent Material	Depth/ Drainage	Permeability	Water capacity/ Runoff	Major Uses	Precipitation/ Ave. annual temp
42	Gimlett very gravelly sandy loam, 0-2% slopes	Stream terraces @ 5,300 to 6,000 feet	Mixed alluvium	Very deep/ well drained	Moderate in the upper 33 inches; very rapid below this depth	Very low/very slow	Rangeland, cropland, hayland and pasture	17 inches; 40 °F
68	Little Wood very gravelly loam, cool, 0-4% slopes	Stream terraces @ 5,200 to 6,200 feet	Mixed alluvium	Very deep/ well drained	Moderate in the upper 31 inches; very rapid below this depth	Low/slow	Hayland and pasture	16 inches; 40 °F

The permeability of the above soils would normally result in a moderate movement of surficial contaminants toward the subsoils and potentially groundwater below, increasing to a very rapid movement below 31-33 inches. 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 gravelly 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 Ketchum 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.

- Depth to groundwater information in Blaine County was provided by the Idaho Department of Water Resources (DWR). The DWR faxed ACS a copy of a figure entitled "Elevation of a Horizon: Water Level = 1/1/70 - 7/1/94". This depicts general groundwater gradients in Township 4N Range 17/18E. In the area of the subject property, the depth to groundwater appears to be approximately 5,790 feet above sea level and is flowing in a southerly direction. Since the approximate elevation of the subject property is 5,845 to 5,860 feet above sea level, the approximate depth to groundwater, according to this figure, is about 55-70 feet below ground surface. This number is very general and the depth to groundwater at the subject property may vary.
- Well information obtained from the DWR database for listed groundwater wells in the subject area, indicates a static water level of 40' - 59' below ground surface.
- A copy of the Statewide Ground Water Quality Monitoring Program (1992, 1995, 1996, 1997) was also provided. The nearest well was for a well located in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 12, T4N R17E (located about .5 miles northwest of the subject property). The ground water level for this well was listed as 41.7 feet below ground surface. None of the pesticides or volatile organic compounds tested for were found; this was also the case for other wells in the subject area.

From the above information, it appears that the depth to ground water near the subject property flows in a south/southeasterly direction and is likely about 50-70 feet below ground surface; previous tests have shown that nearby groundwater is better than that required by State Water Quality Standards.

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 October 6, 2021. Ms. Rosen was not accompanied during 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.

At the time of the site visit, the subject property housed one permanent structure. Irving's Hot Dog stand and accompanying shed and tables were present in the vacant area of Lot 4. The building is connected to electricity, natural gas and city water and city sewer services; garbage pick-up is available in the subject area. The property boundaries were not completely marked but approximate boundaries were apparent from area surroundings; only two property markers were observed at the time of the site visit.

Following is a description of pertinent observations:

- The subject building is of wood construction with a concrete foundation, wood shake roof and painted wood siding. Interior finish materials included carpeted and concrete slab flooring, vinyl sheet and tile flooring in some rooms, fluorescent lighting, paneled walls and some drywalled walls and ceilings. The building has a large open area on the ground floor with a small extension off the north side, an employee restroom and a furnace room. The furnace room has a concrete slab floor and presently houses a natural gas forced air heater. There was a strong hydrocarbon odor observed in this room. One capped copper tube (typically observed with heating oil tanks) was observed behind the furnace. Stairs lead to a mezzanine level with an open mezzanine area and a couple side rooms.
- Exterior areas include an asphalt area at the northwest side of the property. At present, Irving's Hotdogs is set up with a hotdog stand and tables and chairs in this area. Holes were observed in the asphalt, where a tent was often set up in the past as an outdoor vending area for the previous tenant (Formula Sports). Much of the property is fairly level, however, the adjacent properties to the northeast and southeast slope steeply down toward the subject property. There is a short retaining wall composed of railroad ties (didn't appear to be wet with treatment material) above the flat asphalted area. One property corner was observed marking the north corner of Lot 4 and another marking the north corner of Lot 3. The vegetated hillside above slopes down toward the subject property. There are communication utility boxes just beyond the property marker along Fifth Street and a concrete wall surrounding a pad mounted electrical transformer and other electrical boxes above. Leaves covered the ground around the building, making visual observation of the ground itself difficult; however, pertinent items observed outside the subject structure include:
 - There is a forklift/backhoe parked behind the building. It appeared to be in good condition and there were no visible signs of fluid leakage.

- There is a concrete pad behind the structure that was stained with what appeared to be oil.
 - A couple of conduit accesses were observed behind the north corner of the building. One concrete conduit had a metal cover that could be lifted and a metal valve key was observed extending into the hole. Both appeared to be water related.
 - A black conduit was observed at the edge of the concrete pad which appeared to be the sewer clean out.
 - An electric meter and gas meter were observed outside the northeast side of the building. There was also a compressor in this area. A long pipe was observed extending out of the ground near the corner of the building which may be a vent pipe.
 - There were numerous pieces of plywood and particle board on the ground near the east corner of the building. ACS tried lifting some to see what was below but there appeared to be more layers below.
 - A steel pipe was observed extending down the hillside and along the southeast side of the subject property. The property boundaries were not marked along this side so it was not clear if this was actually on the subject property. Another steel pipe was observed along the southeast side of the building.
 - What appeared to be loose pieces of piping, tarping, irrigation piping and wood was present under the leaves along the SE side of the property. The leaves were so thick in this area, the ground itself was not visible.
- No significant quantities of hazardous materials were observed. No significant staining, lack of vegetation, or other indication of a hazardous material/petroleum release was observed during the site visit with the exception of the petroleum odor observed in the furnace room and potential tank-related piping. ACS tried to find visual confirmation of the existence of an underground heating oil tank outside the rear of the building but was not able to see the ground due to the large amount of leaves and other debris around the building in this area.

Asbestos (Out of Scope Issue)

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:

- Based upon the 1962 building date, it is possible that asbestos containing building materials are present including drywall mud, vinyl flooring and mastics, roofing underlayments and other non-visible materials. EPA regulations require sampling and EPA notification prior to demolition of a facility.
- No debris which typically contains asbestos was observed to be disposed of on the property 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. However, as with any facility, an asbestos inspection must be conducted prior to renovation or demolition actions that may disturb building materials.

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:

- Fluorescent light ballasts were observed inside the subject building. Older fluorescent light ballasts sometimes contain PCBs. None of the light ballasts observed appeared to be leaking oil, however; they must be removed and properly disposed of prior to demolition.
- Pad-mounted electrical transformers were observed adjacent to the northeast side of the subject property. No leakage was observed from these transformers.
- 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 has 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 potential lead containing debris were not observed on the ground at the time of the site visit.
- No debris which typically contains lead was observed to be disposed of on the site at the time of the site visit.

Since significant paint chips were not observed on the property and lead containing materials were not observed to be disposed of on site, ACS observed no evidence to indicate a present lead contamination problem on the property.

4.2 ADJACENT SITE AND VICINITY OBSERVATIONS

The surrounding properties primarily consist of commercial 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.

- ACS observed no indications of environmental problems with the surrounding commercial properties. No indication of significant hazardous material use or storage was observed in the subject area.
- The nearest operating gasoline station to the subject property is Basecamp Warm Springs located at 980 Warm Springs Rd., Ketchum, about .25 miles north/northwest. The subject property is not downgradient from this site; contamination from this property would not be expected to impact the subject property.
- Surface drainage in the immediate area would generally appear to flow down from the northeast and southeast toward the subject property. The property would presently not receive drainage from 5th and Main Streets due to the elevated sidewalks surrounding the property at these sides. It may receive some surficial drainage from the adjacent hillsides and commercial properties beyond to the northeast and southeast; this would not appear to be of environmental concern. A storm drain is present at the corner of Main and Fifth Streets, downgradient of the subject property. Many storm drains in Ketchum lead to drywells; any contaminant going into a storm drain has the potential to be present in subsoils and potentially groundwater below. Although this drainage may contain small amounts of petroleum products typically present in storm runoff from roads, this would be considered a di Minimis release, not likely to adversely impact the subject property. ACS investigated the potential for nearby spills or other evidence of a surficial release in the area that could have flowed toward the subject property. ACS found no indication that drainage flowing toward the subject property would be of concern.

In summary, no items of environmental concern were observed on nearby properties at the time of the site visit that would have appeared to affect the subject property.

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, 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

The EPA Region 10 and Idaho Division of Environmental Quality (IDEQ) request that you research area information using their on-line databases, requesting more information via a Public Information Request, if additional information is needed. ACS reviewed their database lists, summarized in the following table:

List Reviewed	Search Distance	Sites Within Search Radius	Status
Federal NPL Sites (Envirofacts; 10/7/21)	1 mile	None	N/A
De-listed NPL Sites (Envirofacts; 10/7/21)	.5 miles	None	N/A
CERCLIS/CERCLIS NFRAP Sites (Envirofacts; 10/7/21)	.5 miles	None	N/A
RCRA CORRACTS (Envirofacts; 10/7/21)	1 mile	None	N/A
RCRA Non-CORRACTS: TSDs (Envirofacts; 10/7/21)	.5 miles	None	N/A
Federal RCRA Generator (Envirofacts; 10/7/21)	Property; adjoining property	None	N/A
Federal Institutional Control/ Engineering Control Registries (Envirofacts; 10/7/21)	Property only	None	N/A
Federal Emergency Response Notification System List (National Response Center, 10/7/21)	Property only	None	N/A
Federal Cleanup Sites (ECHO; Envirofacts; 10/7/21)	1 mile or less (as noted in other rows for type of action)	None	N/A
State NPL (IDEQ Public Records Response; Facility Mapper; 10/7/21)	1 mile	None	N/A
State CERCLIS Sites (IDEQ Public Records Response; Facility Mapper; 10/7/21)	.5 miles	None	N/A
State landfill sites (historic list provided By the IDEQ on 7/11/96)	.5 miles	None *	N/A
State LUST Sites (IDEQ LUST/UST Site Finder; 10/7/21)	.5 miles	Bick Norris Realty 291 N Main St. Chevron USA #73441 317 N Main St Babco (Dick York Amoco) 120 S Main St. Ketchum (Val's) Texaco 131 N Main St. Ketchum Street Department 929 Warm Springs Road Base Camp 980 Warm Springs Road Ketchum Automotive 360 10 th Street	Clean-up Complete For All LUST Sites
State UST Sites (IDEQ LUST/UST Site Finder and Facility Mapper; 10/7/21)	Property; adjoining property	None	N/A
State Institutional Control Sites (IDEQ Public Records Response; Facility Mapper; 10/7/21)	Property only	None	N/A
State Voluntary Cleanup Sites (IDEQ Public Records Response; Facility Mapper; 10/7/21)	.5 miles	None	N/A
State Brownfield Sites (IDEQ Public Records Response; Facility Mapper; 10/7/21)	.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 or complete. There were several old dumps listed near Ketchum: Ketchum Dump (T4N R17E S24; 10 acres), the Ketchum City Fed which is listed as 18 acres and on BLM? Property and Auto Storage and Disposal (Municipal solid waste; BLM I-8360.). Exact locations of all dumps were not provided, though the Ketchum Dump would be at least .6 miles south (downgradient) of the subject property, due to the section provided. The other sites would be at least .5 miles down/cross-gradient from the subject property as they are on BLM land.
- **LUST Sites:**
All of the LUST sites are presently considered closed sites; remediation is complete; none were on or directly adjacent to the subject property. All of the sites were cleaned up to the satisfaction of the IDEQ; therefore, it does not appear that any of these leaking underground storage tank sites have affected the environmental integrity of the subject property.
- **Public Records Request 10/05/21:**
ACS submitted a public records request. On 10/06/21, ACS received an email stating “ At this time, we do not have any information associated with this request in our files.”

AGENCY INTERVIEWS

- **Seth Martin, Assistant Ketchum Fire Chief/Fire Marshall, 10/06/21**
Mr. Martin checked their records and advised- “The only response we have on record to that address is a natural gas leak on 3-5-21. Leak was from equipment on the inside of the building and was turned over to the property contact and intermountain gas.”
- **Brian Christiansen, Ketchum Street Department, 10/06/21**
Mr. Christiansen advised that he is not aware of any environmental-related issues, tank releases, any spills or dumping into nearby storm drains in the subject area. “I am not aware of any issues other than the alley is obstructed; no alley access from the north due to utilities and grades. I am unaware of any storage tanks in the area.”
- **Matt Wildhagen, Environmental Health, South Central Public Health District, 10/06/21**
Mr. Wildhagen is out of the office until 10/12/21. It is not expected that his office would have any records on the subject property as it is within city limits and therefore connected to city water and sewer. If a response is obtained from this source at a later date that materially affects the conclusions, an update will be provided.

From reviewing the information in the Regulatory Review and File Search, ACS found no recorded sources of contamination that appeared to cause environmental impairment at the subject site. It should be noted that this information only indicates reported incidents. It is possible that there are contamination problems which have not yet been reported or do not yet appear on agency 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.

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

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 railroad's 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 is currently owned by R. Earl Holding, who purchased the company from the Janss Corporation in April 1977.

Sanborn Fire Insurance Maps

Sanborn Fire Insurance Maps were available at the Ketchum Community Library, ranging from 1885 to 1955. These maps yield past history information by depicting the use and outline of each structure within the city limits for a particular year. The following information was obtained:

- January 1885: Only the south edge of Block 5 is shown on this map with the words "detached dwellings".
- June 1888: A building labeled "Chinese Laundry" is depicted on Lot 4; a small cabin is depicted on Lot 3.
- August 1890: A building labeled "Chinese Laundry" is depicted on Lot 4; a small cabin is depicted on Lot 3.
- August 1897: The building that was the Chinese laundry is now labeled "log, vacant" and appears smaller. The small cabin is still present on Lot 3.
- July 1955: Both Lots 3 and 4 appear vacant, though a text box is partially obstructing the lots from view.

Metsker Maps

Metsker Maps were available from the Community Library in Ketchum, Idaho. These maps depict land ownership and mining claims outside of the city limits and are dated 1939. The subject property is shown to be inside the city limits at this time and therefore no ownership information is provided. No mines or mining claims are shown near the subject property on this map. The nearest mine claims are located almost two miles west of the subject property, along Warm Springs Road.

Topographic Maps

1967 7.5 Minute Series, Topographic USGS Maps of the Sun Valley Quadrangle was observed. This map was made from aerial photographs taken 1966 and field checked in 1967. At this time, one structure is depicted on the subject property, appearing to be of similar size, shape and location as the present building.

The elevation gradient of 5,840 extends through the subject property. The Big Wood River flows in a southerly direction, approximately .5 miles west of the subject property. The former Union Pacific Railroad (now bike path) is located approximately 1,100 feet west of the subject property. Trail Creek is located about 1,500 feet south/southeast of the property and empties into the Big Wood River about 1 mile south. No symbols indicating tanks, dumps, mines or tailings piles are located near the subject property.

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

This publication includes a map showing mining properties in the subject area. It also includes an inventory of mining activity and production data for each mine (as available). No mines are shown in the area of the subject property.

Community Library Information, Ketchum, Idaho

ACS researched the available information at the Community Library; pertinent information is described below and in the historical aerial photograph section:

- The subject property does not show up on many of the historical sources found from this source as it was outside the main downtown area. However, the property across the alley was listed as the old Schlunegger House, dated 1930 in a Historic Walking Tour from the Ketchum- Sun Valley Historical Society. Another similar tour map shows it as the Grover Newman House. Around 1912, the Newman family, pioneer sheepmen, purchased an abandoned miner's shack from the county for \$125 and later built this house (1930).

Historic Aerial Photographs/Topographic Maps

The following historical aerial photographs and topographic maps were reviewed:

- 1930: Photograph in Sun Valley, An Extraordinary History, Wendolyn Holland, Page 150
In the 1930 aerial photograph, the subject property appears vacant, as is the entire half block.
- 9/29/43: Photograph CVO-1B-126/127, Natural Resources Conservation Serv, Hailey, ID
The subject property still appears vacant. There are now buildings present on the south part of the half block.
- 8/23/57: Photograph CVO-5T-46, Blaine County Assessor Office, Hailey, ID
No significant changes are observed.
- 7/2/64: Photograph CVO-1EE-71/98, Natural Resources Conservation Serv., Hailey, ID
The subject structure is now visible on the subject property, appearing to be of similar size, shape and location as at present.
- May 1969: Plate 8, Flood Plain Information Ketchum, Idaho and Vicinity, US Army Corps of Engineers, Walla Walla, Washington District, June 1970
No significant changes are observed.
- 8/9/69: Photograph CVO-1KK-89, Natural Resources Conservation Serv., Hailey, ID
No significant changes are observed.
- 9/27/77, Blaine County Planning and Zoning
No significant changes are observed.
- 1977/8, Sun Valley, An Extraordinary History (Wendolyn Holland), Pg. 387
No significant changes are visible.
- 5/04/83: Blaine County Planning and Zoning Flood Plain Photographs, Hailey, ID
No significant changes are observed on the subject property.
- 8/26/83: Blaine County Planning and Zoning Flood Plain Photographs, Hailey, ID
No significant changes are visible.
- 6/23/86: Blaine County Planning and Zoning Flood Plain Photographs, Hailey, ID
No significant changes are visible.
- 8/8/92 Google Earth
There now appears to be a light colored rectangular object (maybe a tent structure) on the north side of the subject building in this photograph.
- April 1995: Blaine County Planning and Zoning Flood Plain Photographs, Hailey, ID
No significant changes are visible.
- 6/7/97: Blaine County Planning and Zoning Flood Plain Photographs, Hailey, ID
No significant changes are visible.

- 8/8/02: Blaine County Planning and Zoning Flood Plain Photographs, Hailey, ID
Only the edge of the subject property is visible in this photograph.
- 12/31/03 Google Earth
No significant changes are visible.
- 2004, Blaine County GIS Aerial Photograph
No significant changes are visible, though the photo is not very clear.
- 4/27/06: Blaine County Planning and Zoning Flood Plain Photographs, Hailey, ID
No significant changes are visible.
- 5/25/06: Blaine County Planning and Zoning Flood Plain Photographs, Hailey, ID
No significant changes are visible.
- 6/23/09, Google Earth Aerial Photograph and 2009 Blaine County GIS
A tent structure is visible on Lot 4 in this photo.
- 2011, Blaine County GIS Aerial Photograph
No significant changes are visible, though the photo is not very clear.
- 7/20/13, Google Earth and Blaine County GIS
No significant changes are visible. A tent structure is visible on Lot 4.
- 2015, Blaine County GIS Aerial Photograph
No significant changes are visible in this poor photo.
- 7/1/16, Google Earth Aerial Photograph
No significant changes are visible. A tent structure is visible on Lot 4.
- 5/11/17, Blaine County GIS Aerial Photograph
No significant changes are visible. A tent structure is visible on Lot 4.
- 6/02/17, Blaine County GIS Aerial Photograph
No significant changes are visible. A tent structure is visible on Lot 4.
- 2019, Blaine County GIS
No significant changes are visible. A tent structure is visible on Lot 4.

Blaine County Assessor's Office Records

The Blaine County Assessor's Office provided ACS with the information they had on the subject property:

- Valuation Summary Sheets/Property Masters: (1995-2016)
The valuation summary sheets state the owners name, property address, legal description, assessed structure/property and list the deed reference numbers. The sheets list one Category 21 (Commercial Lots Inside City Limits) lot and one Category 42 (Improvements on Category 21 land) structure. Deed reference numbers were provided.
- Commercial Building Appraisal Records (2010, updated 2016; 1999, updated 2007; 1993)
The description states that the building was constructed in 1962 and remodeled in 1981; Retail type- 1.5 stories with a 9' wall height. Construction materials include a concrete foundation, wood framed exterior walls with wood siding; a gabled, shake roof; single concrete first floor; drywalled walls, partitions and ceilings; 110/220 electrical; 1 water closet, water house and lavatory; forced air gas heating; and 672 SF mezzanine office. Under miscellaneous, it states Formula Sports. The building area is listed as 2,414 SF (170 + 2,244) first floor and 672 SF attic. Yard improvements are listed as asphalt. Computerized sketches and summary reports detail similar information. On the 1993 appraisal it states that Cindy Olsen was the manager and that it was the old Post Office, now retail (multi-use) and Formula Sports written on top.
- Photographs were included in the file including those dated 1993 (assumed as is in 1993 appraisal), 3/23/99, 4/16/07, 11/17/10, 1/7/16, appearing similar as at present (see Appendix 1 for photos).

Ketchum Building and Planning and Zoning Department Records

ACS submitted a public records request to the city of Ketchum on 10/05/21. On 10/06/21 they provided ACS with the following:

- Building Permit for Lots 3 & 4, Block 5, Not Dated: Contractor- Daryl Keck (Hammett, ID); Owner- S. Byrl Ross (Parkersburg, W. VA); Architect- Ivan Stone (Jerome, ID)
No buildings on site at time of permit. Estimated building costs \$30,000.00. Description of work is for an A-Frame-Glu-Lam Beams & Shingles to be used as a Post Office. (2,145 SF; 1 story; 6 rooms; 4,500 SF roof surface; no fireplace)
- Building Permit 81-96; issued 8/19/81
Owner- Chatham Idaho Corp. (Sun Valley, ID); Contractor- Housel Construction, Inc.; Engineer- T. Held; estimated cost of construction \$35,000; address- old Post Office, Lots 3-4, Block 5; 9 parking spaces; signed Steven Housel
- Building Permit 86-092; issued 9/3/86
Project name- Formula Sports; Project Address- Gemini Art Building; owner- George Klingelhofer (Sun Valley); engineer- J. Jacoby; cost- \$400

The subject property is within the Retail Subdistrict of the Community Core District (CC) Zoning Area for the city of Ketchum. The purpose of the CC community core district is to promote a compact and cohesive center of commerce and culture, to promote an attractive and safe pedestrian environment which includes sidewalks, gathering spaces, streetscape amenities

and landscaping, to retain the unique small town scale and character and to encourage buildings which respect Ketchum's historical and geographic context while providing diversity. Compatible mixed uses including retail, office, residential and cultural uses are encouraged. Commercial uses are concentrated in the CC District which is consistent with the City's comprehensive plan and the downtown master plan. (Ord. 1135, 2015)

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.

Dates	Ownership Information	Source	Comments
7/31/19; Rec. 7/31/19	Aaron Clements to Blaine County, Idaho for foreclosure of Tax Lien	Sherriff's Deed Bk 108 Pg 392	Lots 3 & 4, Block 5, Ketchum And numerous other properties
5/10/21	Blaine County, ID to R.A. Knott for \$12.00 (past taxes due)	Quitclaim Deed Bk 84 Pg 404	Lots 3 & 4, Block 5, Ketchum Lots 1 & 4, Block 6, Ketchum Lots 1 & 2, Block 22, Ketchum
11/26/28; Rec. 4/10/31	Robert A. Knott, Ketchum to Nellie D. Knott, his wife	Warranty Deed Bk 137 Pg 205	Lots 2, 3 & 4, Block 5, Ketchum
9/16/44; Rec. /29/44	Nellie D. Knott to Ralph E. Kaufmann of Blaine County, ID for \$1+	Quitclaim Deed Bk 148 Pg 429	Lots 3 & 4, Block 5, Ketchum
10/1/51; Rec. 10/22/52	Ralph E. & Hedwig Kaufman, Baker, Nevada to Jack K Kohler, Depew, Oklahoma For \$3,000.00	Warranty Deed Bk 162 Pg 299	Lots 3 & 4, Block 5, Ketchum
10/25/61; Rec. 11/9/61	Jack K. & Mildred Kohler to Morlang & Ross, Inc. (W. Virginia) for \$2,000.00	Warranty Deed Bk 176 Pg 225	Lots 3 & 4, Block 5, Ketchum
3/26/63; Rec. 5/29/63	Morlang & Ross, Inc. (W. Virginia) to United States of America	Lease Bk 3 Pg 214	Lots 3 & 4, Block 5, Ketchum Details heating oil system for existing building- see more detail below
6/5/79; Rec 6/26/79	S. Byrl Ross Enterprises, Inc. (successor in interest by merger to Morlang and Ross, Inc.) to Chatham Idaho Corp (SV)	Corp. Warranty Deed #194569	Lots 3 & 4, Block 5, Ketchum Subject to lease between Morlang & Ross, Inc. & United States of America (Post Office) recorded 5/29/63; Bk 3 Pg 214
8/4/89; Rec 8/7/89	Chatham Idaho Corp (SV) to Sherry Daech	Corp. Warranty Deed #308378	Lots 3 & 4, Block 5, Ketchum
7/27/89; Rec 8/7/89	Jack Wright to Sherry Daech	Quitclaim Deed #308379	Lots 3 & 4, Block 5, Ketchum
6/5/97; Rec 6/10/97	Sherry Daech to Formula Investment LLC	Quitclaim Deed #402740	Lots 3 & 4, Block 5, Ketchum
4/11/17	Benchmark Associates	Record of Survey #642700	Lots 3 & 4, Block 5, Ketchum
5/20/21	Formula Investment LLC (signed Sherry Daech by Ellen Frieder) to Main Street Realty Partners LLC	Warranty Deed #68272	Lots 3 & 4, Block 5, Ketchum

ACS was provided with a copy of a Preliminary Title Report (Order #769421), issued by Pioneer Title Co. for Old Republic National Title Insurance Company on 4/28/21. The proposed insured is Dave Wilson; the property was owned by Formula Investment, LLC (ID) at the time of the report. The land is described as Lots 3 and 4, Block 5, Ketchum Townsite, Blaine County, Idaho. No environmental related items were listed in the exceptions. 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.

Lease, recorded 5/29/63 from Morlang & Ross, Inc. (W. Virginia) to United States of America Bk 3 Pg 214 Lots 3 & 4, Block 5, Ketchum

This lease states the following pertinent information:

- All that certain one-story frame building, having inside measurements of 64'8" x 32'8", approximately 2112 net inside SF; plus 12' x 16' providing a 192 SF mailing slab; and the remainder of the 11,000 SF site to provide the improved and unimproved areas including 4,500 SF of parking and maneuvering area to be used for postal purposes.
- Term beginning 3/4/63 and ending 3/3/73
- Annual rental of \$3,090.00; may be renewed at the option of the government for 5 years at the same rate with 90 day notice.
- The lessor shall maintain the oil fired heating system of sufficient size and capacity to maintain 70 degrees in all areas, including furnishing required filters; light fixtures and replace required ballasts; gas, water, and electric meters now installed in the demised premises.
- Agreement to lease form, dated 10/12/61 and accepted 10/23/61; lessor's drawing revised 4/20/62.

Personal Interviews:

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

- Brandon Crego, Employee Wilson Construction, Dave Wilson, Partner in Ownership, 10/5/21
Mr. Crego was interviewed as the "user" and answered questions as indicated in the ASTM E 1527-13 X3 User Questionnaire. Mr. Crego is not aware of any environmental cleanup liens or land use restrictions against the subject property. He does not have any specialized knowledge related to the property or nearby properties. He is not aware of the past use of the subject property. He has no knowledge about any specific chemicals that were present, spills, chemical releases or environmental cleanups. Mr. Crego is not aware of any obvious indicators that point to the presence or likely presence of contamination on the property. Mr. Crego did not have any of the environmental related reports regarding the subject property.

- Michael Bulls, Architect, RLB Architectura PA, Owner Representative, 10/5/21
Mr. Bulls was interviewed as the “user” and answered questions as indicated in the ASTM E 1527-13 X3 User Questionnaire. Mr. Bulls is not aware of any environmental cleanup liens or land use restrictions against the subject property. He does not have any specialized knowledge related to the property or nearby properties. The purchase price did reasonably reflect the fair market value to his knowledge. He is not aware of the past use of the subject property except that it was a Post Office and retail use. He has no knowledge about any specific chemicals that were present, spills, chemical releases or environmental cleanups. Mr. Bulls is not aware of any obvious indicators that point to the presence or likely presence of contamination on the property. Mr. Bulls did not have any of the environmental related reports regarding the subject property.
- Scott Miley, Long Term Area Resident/Roofing Contractor, 10/08/21
Mr. Miley recalled that the Post Office moved from the subject property about 1982/3. He was also informed by the late Steve Bird (Sun Valley Roofing) that there was an asbestos underlayment on the subject building roof.
- Maurice Pyne, Long Term Resident, Delivered Oil, Worked for City, 10/08/21
Mr. Pyne grew up in Ketchum. He recalled that the subject property was vacant, prior to the Post Office building. The Post Office was there at least until the late 1970s. He started working with the Ketchum Street Department in 1981. He also helped Joe Laragan deliver heating oil but did not recall the heating oil tank at the subject building.
- John McDonald, Ketchum Postmaster, 10/08/21
Mr. McDonald moved to Ketchum with the Postal Service in January 1969 and worked at the subject building as Postmaster since 1973. The post office remained at the subject property until 1982. The oil tank was located at the northeast corner, behind the building near the alley- at least that was where they would fill the spigot. Joe Laragan serviced the tank. Mr. McDonald advised that he added the mezzanine in 1974/5. The heating oil was the only chemical/petroleum product they had on site and the tank did not leak when they used it; he knew of no environmental issues. He did not think that there was asbestos; there was fiberglass batt insulation. The concrete pad in the back was under an old overhang where the trucks would back up onto- there was some minor oil drips from the trucks but no significant leaks. He thinks that Chatham took out the tank when they bought the building but was not sure.
- Tom Held, Engineer for 1981 Remodel, 10/08/21
Mr. Held did not recall much about the subject building but remembered that Bepe Dolsot and a partner owned a business there and Jane, Jane’s Paper Place was involved.
- Jane Drussel, Jane’s Paper Place, Worked at Gemini Art at Subject Building, 10/08/21
Ms. Drussel advised that Mark and Ellen Kashino owned Gemini Art when it was located in Atkinsons. Bepe Dolsot and Robert Renfro (both deceased) then bought Gemini Art and moved it to the subject property. Jane worked there. She has no recollection about an oil heating furnace; she thinks it was electric or gas heat. She was not aware of any environmental issues on site; no one ever mentioned an oil tank.

- Marjolaine Renfro, Husband Owned Gemini Art at Subject Property, 10/10/21
Ms. Renfro advised that the two people that would know the most about the property are not alive (her husband and Bepe Dolso). She worked upstairs and always had a headache because she hated being there. They had Gemini Art there from 82-86. They paid a price to get out of the building- they lost all their savings.
- Susan Pollock, Formula Sports Employee, 10/10/21 and 10/11/21
Ms. Pollock had called ACS about five years ago complaining about getting headaches from the underground oil tank. ACS was never hired to perform any work at that time and was never shown the location of the tank. Ms. Pollock advised that it always smelled in the back storage/furnace room and there was even an oily/slippery sheen on the floor. Some customers even complained about the odor when they came in the store. She thinks that they had an oil tank specialist come in to try to decrease the odor by sucking some of the liquid out of the tank and filling it with kitty litter. She thinks the tank is located outside the back of the building. When questioned about who may know more, she advised that Bob Gordon doesn't seem to be remembering well these days so he would probably not help. Jen Nelson basically ran Formula Sports and would likely know more; she would contact her and ask her to call ACS. Sherry Daech's assistant may know something since she owned the building.

Ms. Pollack contacted ACS again on 10/11/21 after speaking with Ms. Nelson. Ms. Nelson recalled the same information about the tank; she remembered a company came out and pumped out the tank and filled it but did not recall the name of the company. She thought it was paid for by Sherry Daech's company.

The following persons were contacted but did not reply as of the writing of this report. If additional information is obtained from these sources at a later date which materially affects the conclusions, an update will be provided.

- Ellen Frieder, Signed Deed for Sherry Daech, Prior Owner, 10/08/21
- Steve Housel, Contractor Listed on 1981 Building Permit, 10/08/21
- Bob Gordon, Formula Sports Owner, 10/08/21

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

Historical aerial photographs, maps, interviews and documents revealed the history of the subject property. Per Sanborn maps, Lot 4 housed a Chinese Laundry from at least 1888-1890; by 1897, the building was vacant. These maps showed a very small cabin on Lot 3 from at least 1888 to 1897. In 1919, the subject property defaulted to Blaine County due to a tax lien and was later sold to a private party. In historical aerial photographs dated 1930 through 1957, the subject property appeared to be vacant land. In 1961, the property was purchased by Morlang & Ross, Inc. (a real estate leasing company) of W. Virginia for \$2,000 who constructed the subject building in 1962 and then entered into a 10 year lease (5 year optional renewals) with the United States of America for a Post Office. The Post Office remained until about 1981. The building was then converted to retail use and housed Gemini Art (art and office store) from 1982 until 1986. In 1986, the building was used by Formula Sports who remained a tenant until their recent closing in 2020. The building has remained vacant since, though the outside lot has been used by Irving's Hotdogs since earlier this summer. Following is a description of potential environmental impacts due to the historic use of the subject property.

- Prior to the availability of natural gas in the 1960s, many area buildings used heating oil for the heat source. Heating oil stored in underground tanks is of environmental concern; therefore, ACS researched the potential prior existence of a heating oil tank. The Postal Office lease specified the condition of an oil heating system, capable of maintaining a 70 degree temperature in all areas. Mr. John McDonald, Postmaster, recalled that the underground oil tank fill port was located outside the back near the northeast corner of the building. He did not think that the tank leaked when he was in the building. Mr. McDonald thought that when Chatham bought the property they took the tank out but he did not know for sure. ACS was not able to determine whether this old heating oil tank was ever removed; therefore, this remains a potential recognized environmental condition.
- Prior to the availability of the Ketchum Sewer Plant about 1971/2, area properties used on-site septic systems for waste disposal. On-site septic systems do create a direct pathway for any contaminants disposed of down a drain to enter the subsoils and potentially groundwater below; therefore, ACS investigated what may have gone down on-site drains. As the subject building was used as a Post Office during this time, it would not be expected that significant quantities of hazardous materials went down the drains. ACS found no indication that the existence of an on-site septic system negatively impacted the subject property.

- ACS questioned past owners, long term area residents and other persons familiar with the subject property regarding any known environmental conditions on the property. No one was aware of contaminated fill dirt, dumping of hazardous materials, heavy use of pesticides, on-site garbage dump areas or other potential environmental problems.
- Historic mining operations were prevalent in the Blaine County area. ACS reviewed maps and photos; there was no indication of mining operations near the property.

In summary, the only environmental issue identified with the historic use of the subject property is the past existence of an underground heating oil tank. ACS did not find proof that the tank was removed; therefore, this remains a recognized environmental condition.

2. SITE VISIT OBSERVATIONS/CURRENT FINDINGS

The subject property is presently occupied by the building that was originally constructed in 1962 as a United States Post Office and after 1982 had been converted to commercial use with Formula Sports as the recent long term tenant. The building has remained vacant since Formula Sports moved out in 2020. The outside area has been used by Irving's Hotdogs since earlier this summer. Following is a discussion of potential recognized environmental conditions found during the site visit and present use investigation:

- The subject property was observed during the site visit. No significant quantities of hazardous materials were observed. No significant staining, lack of vegetation, or other indication of a hazardous material/petroleum release was observed during the site visit with the exception of the petroleum odor observed in the furnace room and potential tank-related piping. ACS tried to find visual confirmation of the existence of an underground heating oil tank outside the rear of the building but was not able to see the ground due to the large amount of leaves and other debris around the building in this area, inhibiting visual observation of the ground around the building.
- The subject property was investigated for the potential of hazardous building materials such as asbestos and lead. As no asbestos or lead containing products were observed to be disposed of on site, it is unlikely that there is an asbestos or lead contamination problem. However, as with any facility, an asbestos inspection must be conducted prior to renovation or demolition actions that may disturb building materials.
- Pad-mounted electrical boxes were observed in the alley behind the subject property. No evidence of leakage of transformer oil was observed. Fluorescent light ballasts were observed inside the subject building. Older fluorescent light ballasts sometimes contain PCBs. No leakage of oil was observed from these lights. No debris which typically contains PCBs was observed to be disposed of on the site at the time of the site visit.

In summary, ACS found no indication of a hazardous material/petroleum release on the subject property at the time of the site visit or present use investigation, with the exception of the petroleum odor and potential tank related pipes near the furnace room. As with any facility, an asbestos investigation is required prior to disturbing building materials.

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 lot is surrounded by commercial properties. Following is a discussion of potential off-site sources of hazardous materials:

- ACS observed no indications of environmental problems with the surrounding commercial properties. No indication of significant hazardous material use or storage was observed in the subject area.
- The nearest operating gasoline station to the subject property is Basecamp Warm Springs located at 980 Warm Springs Rd., Ketchum, about .25 miles north/northwest. The subject property is not downgradient from this site; contamination from this property would not be expected to impact the subject property.
- Surface drainage in the immediate area would generally appear to flow down from the northeast and southeast toward the subject property. The property would presently not receive drainage from 5th and Main Streets due to the elevated sidewalks surrounding the property at these sides. It may receive some surficial drainage from the adjacent hillsides and commercial properties beyond to the northeast and southeast; this would not appear to be of environmental concern. A storm drain is present at the corner of Main and Fifth Streets, downgradient of the subject property. Many storm drains in Ketchum lead to drywells; any contaminant going into a storm drain has the potential to be present in subsoils and potentially groundwater below. Although this drainage may contain small amounts of petroleum products typically present in storm runoff from roads, this would be considered a de minimis release, not likely to adversely impact the subject property. ACS investigated the potential for nearby spills or other evidence of a surficial release in the area that could have flowed toward the subject property. ACS found no indication that drainage flowing toward 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 that would have appeared to affect 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 property historically housed a Chinese Laundry and small cabin in the late 1800s and then remained vacant land until the current structure was constructed about 1962. 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.

Summary of Conclusions

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 #:	RPK0000005003A
Legal Description:	Lots 3 & 4, Block 5 (11,000 SF) In the SW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 18 Township 4N Range 18E B.M.
Physical Address:	460 N Main Street, Ketchum, ID
Present Owner:	Main Street Realty Partners, LLC
Present Occupants:	Vacant since 2020, most recently housed Formula Sports

There were no exceptions to or deletions from this practice, during the course of this investigation.

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. The term includes hazardous substances of 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 revealed no evidence of recognized environmental conditions having affected the existing environmental condition of the subject property, except for the following:

1. There was a historic underground heating oil tank located on site to provide heating oil to the forced air heating oil furnace. Although the oil furnace is no longer present, it is not known if the old underground heating oil tank had leaked and if it had ever been removed.

Recommendations

1. Additional investigation into the potential existence of the historic heating oil tank should be conducted. The area around the building should be cleared which may be able to provide visual confirmation of its existence. A metal detector could also be used to try to confirm its location. If found, the tank should be removed and the soil below sampled to determine if it had leaked. If evidence of a release is found, it must be reported and cleaned up to the standards of the Idaho Department of Environmental Quality.
2. Prior to any future renovation or demolition of the building on site, the following should occur:
 - All hazardous materials including fluorescent light ballasts and cleaning and maintenance products that may be impacted should first be removed
 - An asbestos inspection, EPA notification and proper removal and disposal of any asbestos containing materials is required.

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

Blaine County Assessor's Office Records, Blaine County Court House, Hailey, Idaho

Blaine County Historical Museum, Historical Photos and Documents as Listed Within Report, Hailey, Idaho

Blaine County Planning and Zoning Office, 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

City of Ketchum Offices and Website, Various Information as Referenced in Report, Ketchum, ID

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

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Oppenheimer/Poore, Sun Valley, A Biography, Beatty Books, Boise, ID, 1976

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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, Sun Valley, Idaho, 1:24,000 Scale, 1967.

United States Soil Conservation Service, Blaine County Office, Hailey, Idaho, Various Aerial Photographs as Noted In 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 208-432-9082) 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 208-373-0502.

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)

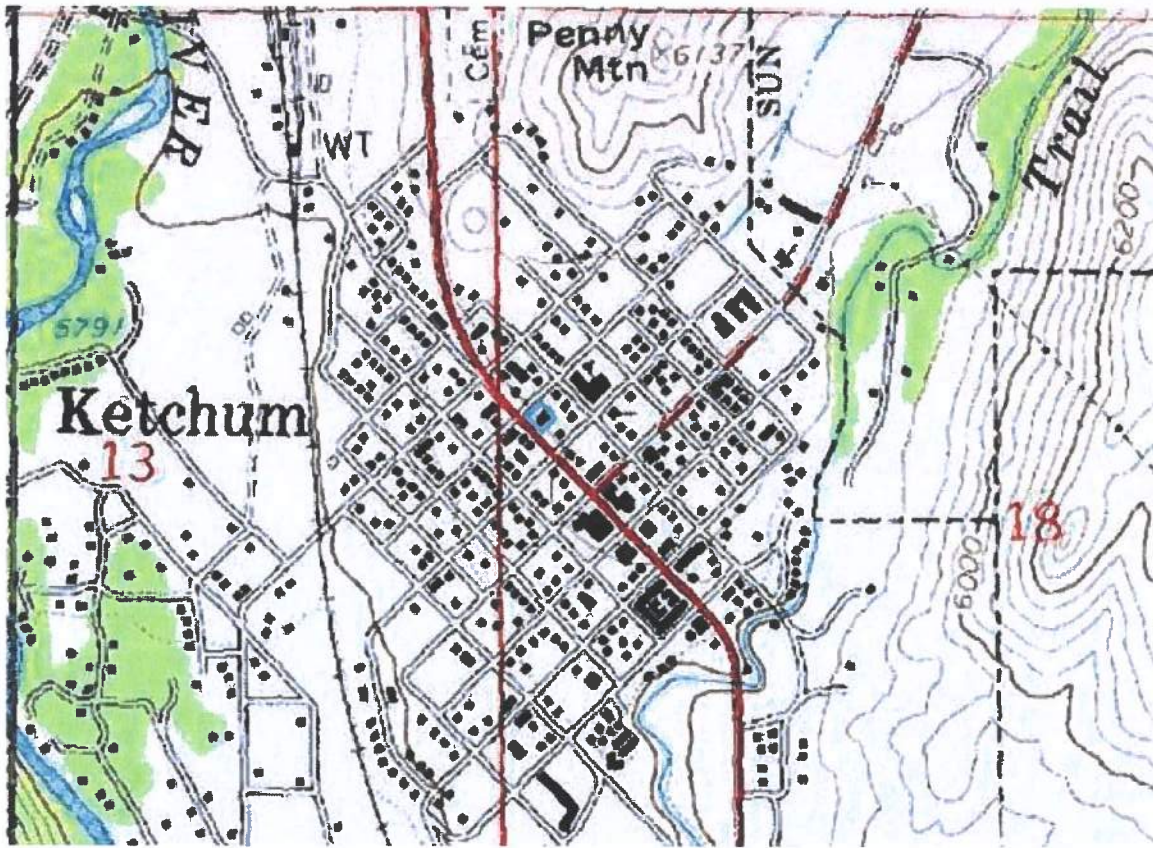
8.1 MAPS AND PARCEL INFORMATION

8.2 SITE VISIT PHOTOGRAPHS

8.3 APPLICABLE COPIES OF SITE DATA/HISTORY

8.4 REGULATORY AGENCY INFORMATION

8.1 MAPS AND PARCEL DATA



USGS Topographic Map, Sun Valley, Idaho Quadrangle, 1967



Parcel Map, Blaine County GIS

A RECORD OF SURVEY FOR: KETCHUM BLOCK 5, LOTS, 3 & 4 APRIL 2017



LEGEND

Instrument # 642700
Surveyed on 04/11/17
Surveyed by: [Name]
Checked by: [Name]
Reviewed by: [Name]

- BOUNDARY LINE
- 2" FOUND SURVEY MARKER
- 4" FOUND SURVEY MARKER
- 6" FOUND SURVEY MARKER
- 8" FOUND SURVEY MARKER
- 12" FOUND SURVEY MARKER

NOTES

- THE PURPOSE OF THIS RECORD OF SURVEY IS TO SHOW MONUMENTS SET OR FOUND AT THE EXTREME CORNERS OF LOTS 3 & 4, BLOCK 5, KETCHUM TOWNSHIP, AS SHOWN ON THAT PLAT OF THE VILLAGE OF KETCHUM TOWNSHIP RECORDED AS INSTRUMENT RECORDS OF BLAINE COUNTY, IDAHO.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT OF REAL PROPERTY INTERESTS, OTHER THAN THOSE SHOWN OR LISTED HEREIN: BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING REGULATIONS, EASEMENTS, RIGHTS OF WAY OR ANY OTHER LAND USE REGULATIONS.
- METES AND BOUNDS DESCRIPTION: (EXTERIOR OF LOTS 3 AND 4 COMMENCING) AT THE BLAINE COUNTY GIS POINT KNOWN AS KENDRICKS HWY THENCE N64°57'14" E A DISTANCE OF 281.84 FEET TO THE BLAINE COUNTY GIS POINT KNOWN AS 45TH STREET, THENCE S45°37'12" W A DISTANCE OF 133.24 FEET TO A WY MARKER MARKING THE CENTERLINE OF LEADVILLE AVENUE AND EAST FIFTH STREET, THENCE S 47°39'57" W A DISTANCE OF 288.74 FEET TO A MONUMENT PILE MARKING THE CENTERLINE OF EAST FIFTH STREET AND STATE HIGHWAY 76, THENCE N 62°37'29" E A DISTANCE OF 88.00 FEET TO THE POINT OF BEGINNING, THENCE S 43°38'23" E A DISTANCE OF 88.88 FEET, THENCE S 44°22'14" E A DISTANCE OF 110.00 FEET, THENCE N 47°38'57" W A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING, (AREA OF APPROXIMATELY 41550 SQUARE FEET OR 0.95 ACRES).

SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF IDAHO AND THAT THIS MAP IS A TRUE AND ACCURATE MAP OF THE LAND SURVEYED UNDER MY DIRECT SUPERVISION AND THAT IT IS IN CONFORMANCE WITH THE IDAHO STATE CODE.

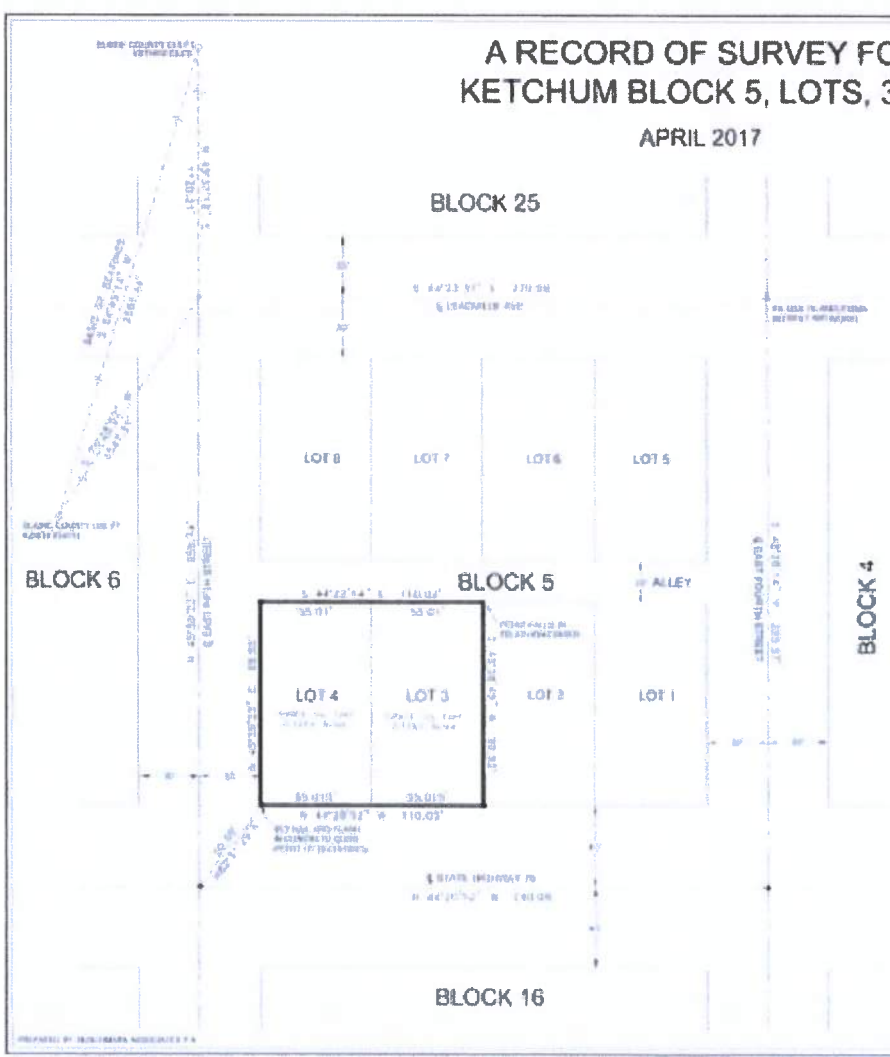
LARRY J. JONES, PLS 12164



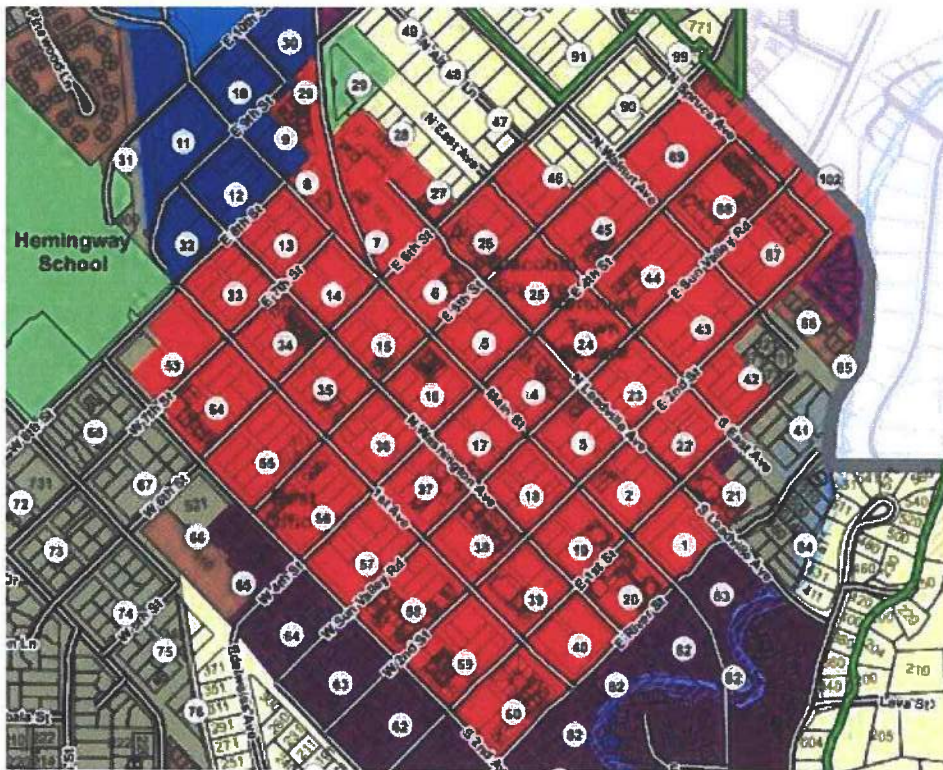
**A RECORD OF SURVEY FOR
KETCHUM BLOCK 5, LOTS 3 & 4**

LOCAL INSTRUMENT # 642700
FILED IN TOWNSHIP & COUNTY BOOKS, PAGE 13
OFFICE OF REGISTERED SURVEYORS, IDAHO
100 PARKWAY NORTH, BOZEMAN, IDAHO 83725
PHONE: (208) 353-4444 FAX: (208) 353-4444
WWW.IDREGS.COM

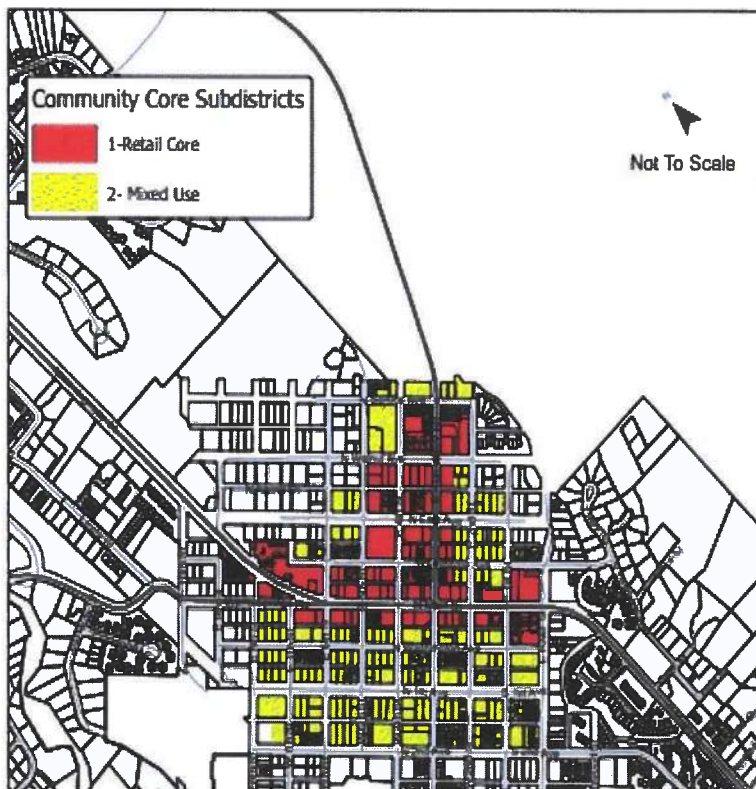
PROJECT NO. 16001
RECORD OF SURVEY: 04/11/17 INSTRUMENT: 642700
SHEET 1 OF 1



A Record of Survey for Ketchum Block 5, Lots 3 & 4, Recorded 4/11/17 (#642700)



Community Core Sub-Districts



Overlays	
	WSDA District 17.000
	WSDA 1 District 17.101
	Floodplain
	Artesia
	Mtn. Overlay
Zoning Districts	
	AF Agricultural & Forestry
	CC Community Core (See Inset)
	GR-H General Residential High Density
	GR-L General Residential Low Density
	LI-1 Light Industrial 1
	LI-2 Light Industrial 2
	LI-3 Light Industrial 3
	LR Unlimited Residential
	LR-1 Limited Residential 1 Ac.
	LR-2 Limited Residential 2 Ac.
	RJ Recreation Use
	STD-1 Short Term Occupancy 1 Ac.
	STD-4 Short Term Occupancy 4 Ac.
	STD-H Short Term Occupancy High Density
	T Tourist
	T-3000 Tourist 3000
	T-4000 Tourist 4000

September 2020

**Subject Property is Community Core, Retail Subdistrict
Per City of Ketchum Zoning Map, September 2020**

Parcel Information Per Ketchum and Blaine County GIS System Website

Assessor's Information for Parcel Number: RPK0000005003A

Parcel Number	RPK0000005003A
Owner	MAIN STREET REALTY PARTNERS LLC
Address	460 N MAIN ST
Legal Description	KETCHUM LOT 3 & 4 BLK 5 11,000SF
Mailing Address	PO BOX 6770 KETCHUM ID 83340-0000
Acres	0.253
Land Value	\$1,667,380
Farm Value	\$0
Commercial Value	\$123,963
Residential Value	\$0
Manufactured Value	\$0
Personal Property Value	\$0
Market Value	\$1,791,343
Home Owner Exemption	\$0
Taxable Value (2020)	\$1,791,343
Sketch	View Sketch

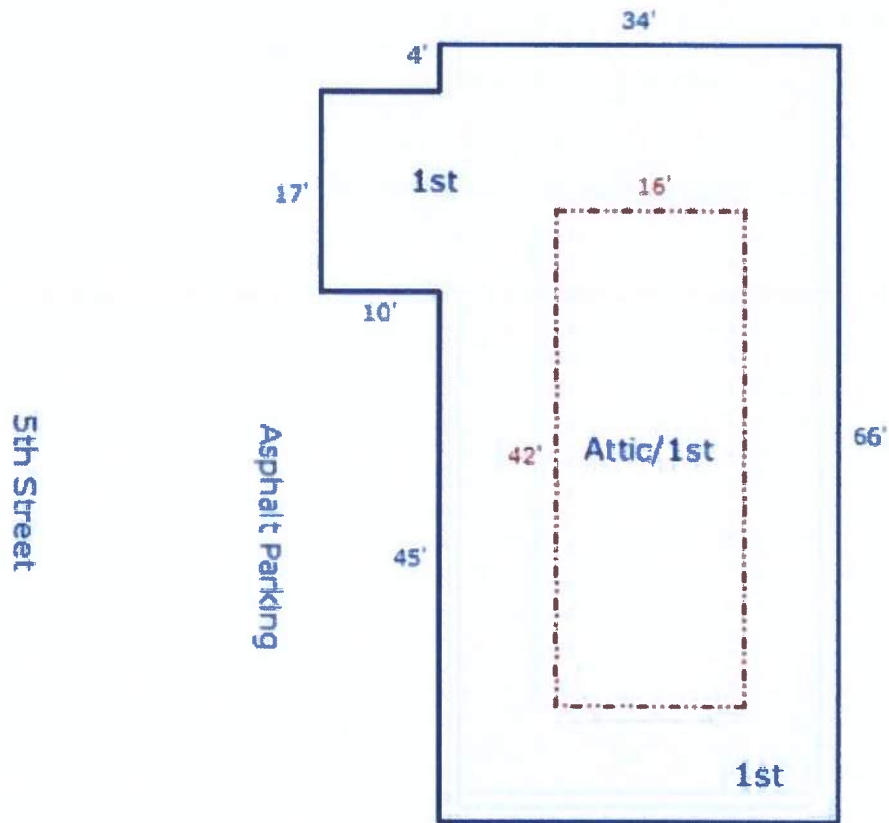
Planning and Zoning Info for Parcel Number: RPK0000005003A

Parcel Number	RPK0000005003A
Owner	MAIN STREET REALTY PARTNERS LLC
Address	460 N MAIN ST
Legal Description	KETCHUM LOT 3 & 4 BLK 5 11,000SF
Mailing Address	PO BOX 6770 KETCHUM ID 83340-0000
Zoning	CC
Mountain Overlay District	No
Floodplain	No
Avalanche	No
Subdistrict	1

Characteristic Information for Parcel Number: RPK0000005003A

Commercial Characteristic Records: 1

Parcel Number	RPK0000005003A
Owner	MAIN STREET REALTY PARTNERS LLC
Address	460 N MAIN ST
Legal Description	KETCHUM LOT 3 & 4 BLK 5 11,000SF
Mailing Address	PO BOX 6770 KETCHUM ID 83340-0000
Commercial Record	1
Total Sq. Ft.	3086
Number of Stories	2
Number of Units	0
Year Built	1962
State Category Code	42
Ground Floor Square Feet	0
Total Land Acreage	0.000



Sketch of Building from Blaine County Assessor file



Photo from Blaine County Assessor file, not dated but assumed 1993 (assessment year)

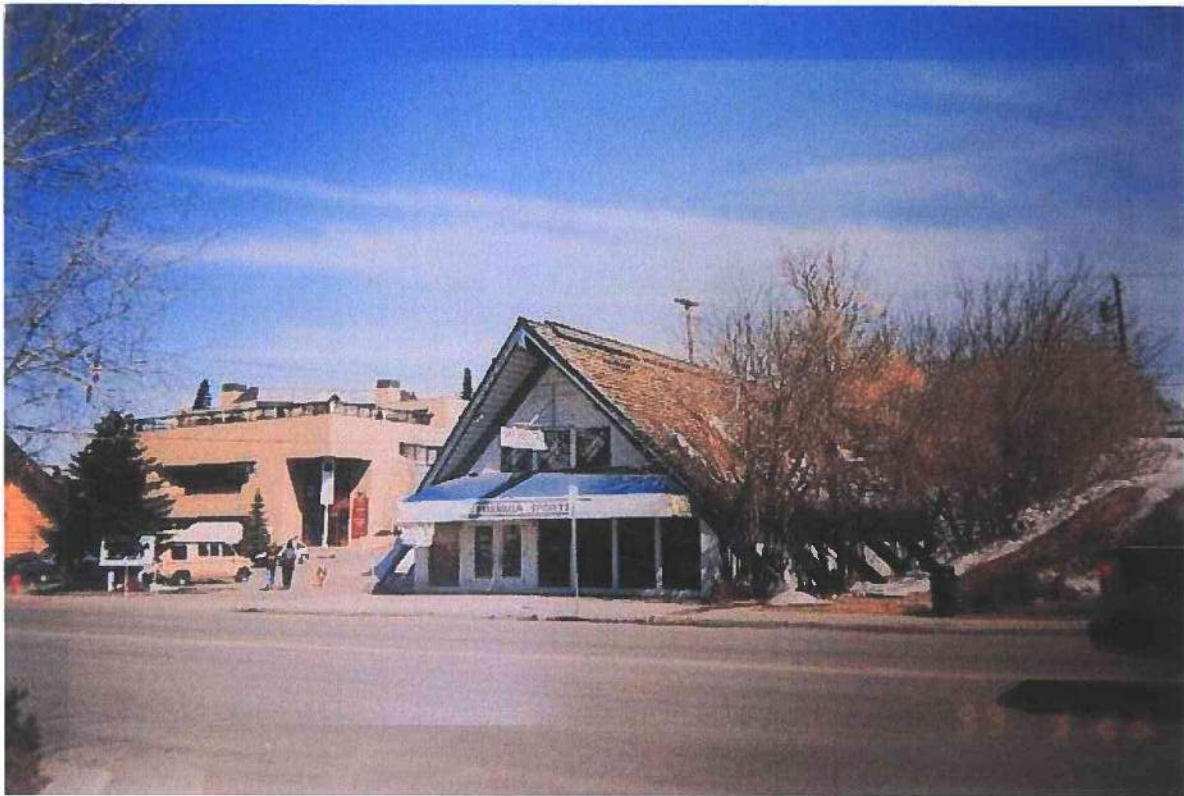


Photo from Blaine County Assessor file, 3/23/99



Photo from Blaine County Assessor file, 4/16/07



Photo from Blaine County Assessor file, 11/17/10

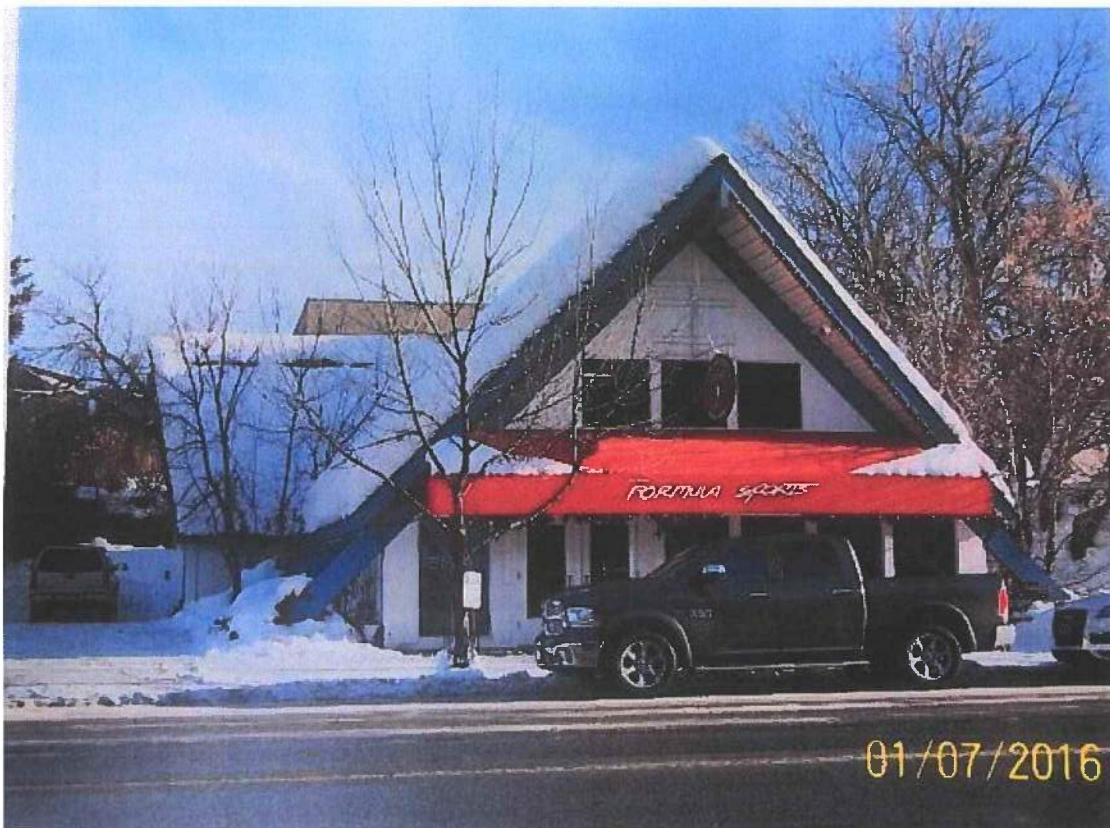


Photo from Blaine County Assessor file, 1/17/16

8.2 SITE VISIT PHOTOGRAPHS



Photo 1: Looking N toward subject property from across Main Street
Note: elevated concrete curbing; slope of land; water spigot near S corner

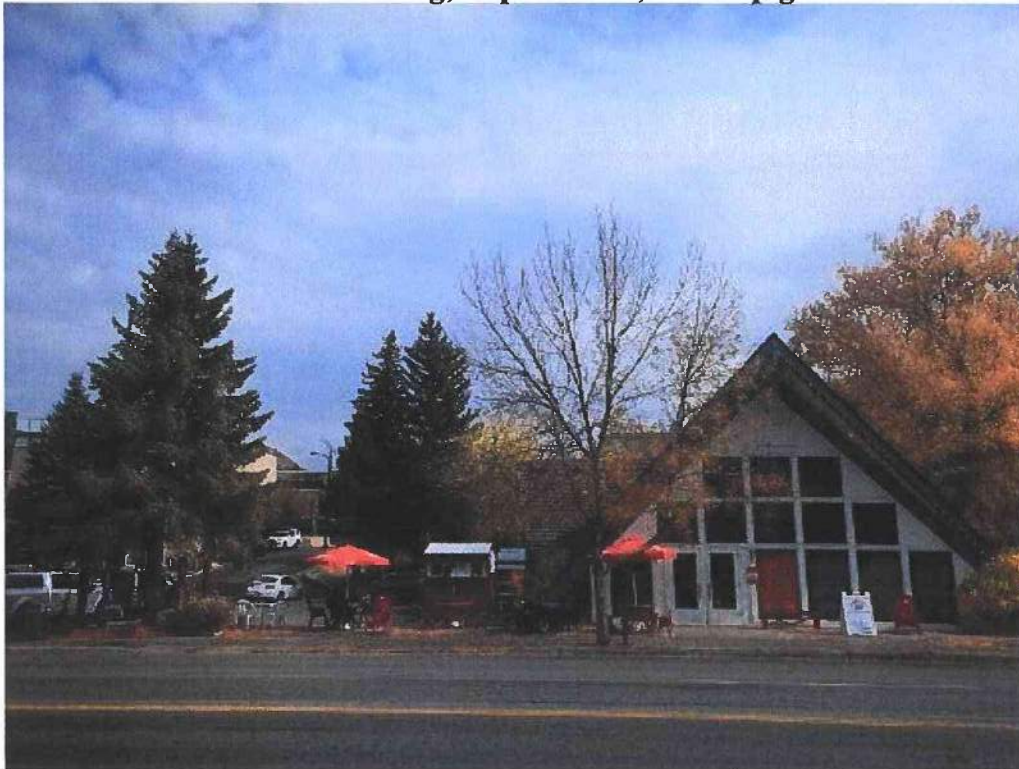


Photo 2: Looking NE toward subject building from across Main Street
Note: Irving's Hot Dogs has been located on subject property since the summer; operated next door on "hotdog hill" for 23 years



Photo 3: Looking NE toward from corner of Main and E 5th Streets
Note: nearest storm drain at corner; area slope



Photo 4: Looking SE toward NW side of building
Note: Irving's Hotdogs uses adjacent shed; paved lot



Photo 5: Looking NE toward property corner post (in front of green Cox box)

Note: slope of land to the NE; railroad tie retaining wall; concrete wall hides electric transformers

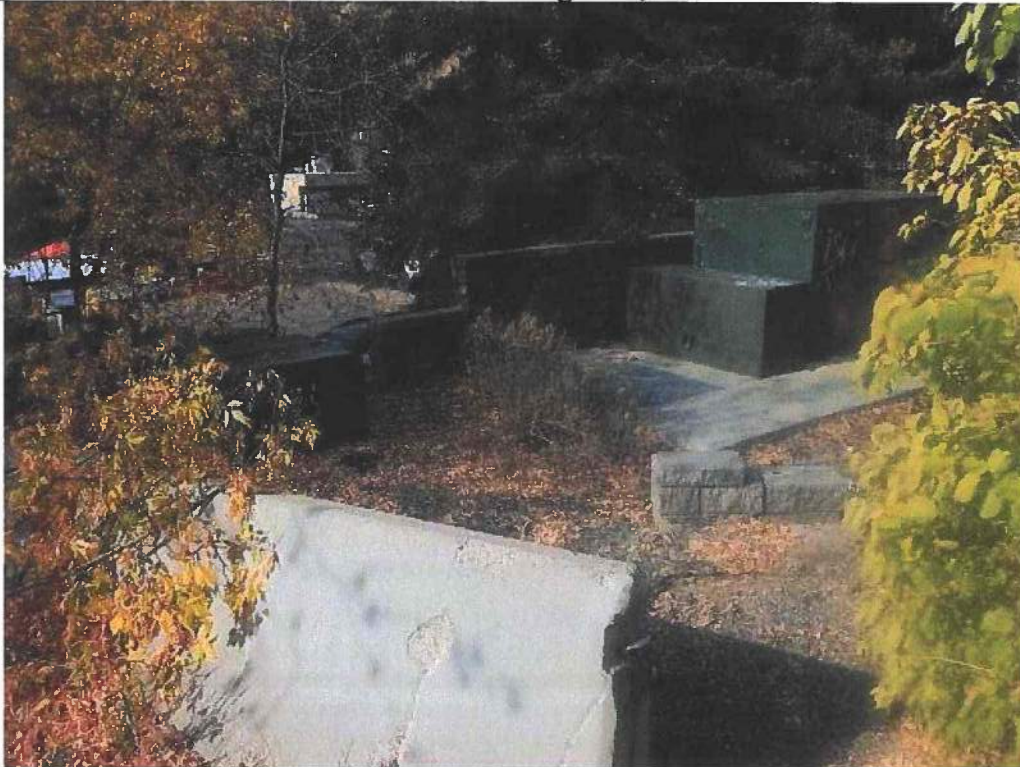


Photo 6: Nearest electric transformers within concrete walled area NE of subject property

Note: no evidence of leakage of transformer oil observed



**Photo 7: Looking S toward rear of subject building
Note: property corner marker between Lots 3 and 4; forklift**



**Photo 8: Looking W toward E corner of subject building
Note: slope from adjacent property; gas meter; numerous leaves blocking visibility of ground**



Photo 9: access conduits observed outside rear corner of building
Note: appear to be water related



Photo 10: View inside concrete conduit behind building
Note: metal valve key likely for water shut off



Photo 11: Outside rear of subject building

Note: gas meter; vent pipe; compressor; electric meter; layers of plywood and fiberboard prevented visual observation of ground



Photo 12: Outside east corner of building

Note: piles of piping, tarp, leaves prevented visual observation of ground

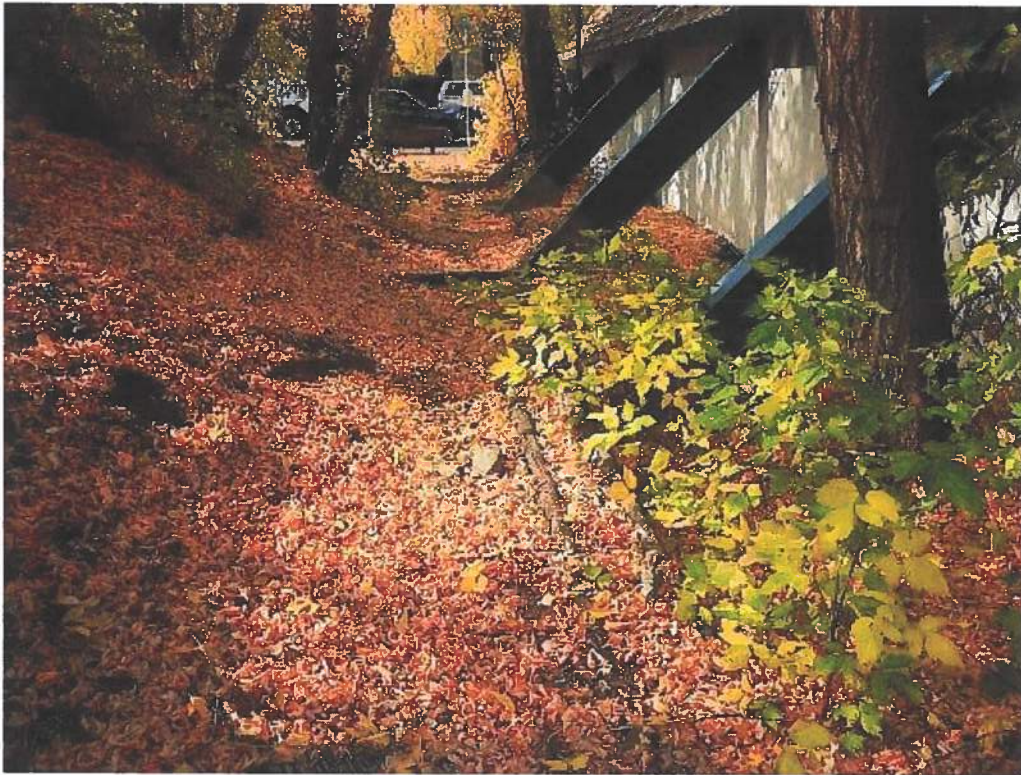


Photo 13: View outside SE side of building

Note: leaves prevented view of ground but several pipes and pieces of wood observed below leaves



Photo 14: View of iron pipe observed along hillside outside SE side of building

Note: appears to continue up the hill to the east



Photo 15: View inside subject building

Note: carpeted floor; paneled and drywalled walls; forced air heat; fluorescent lighting

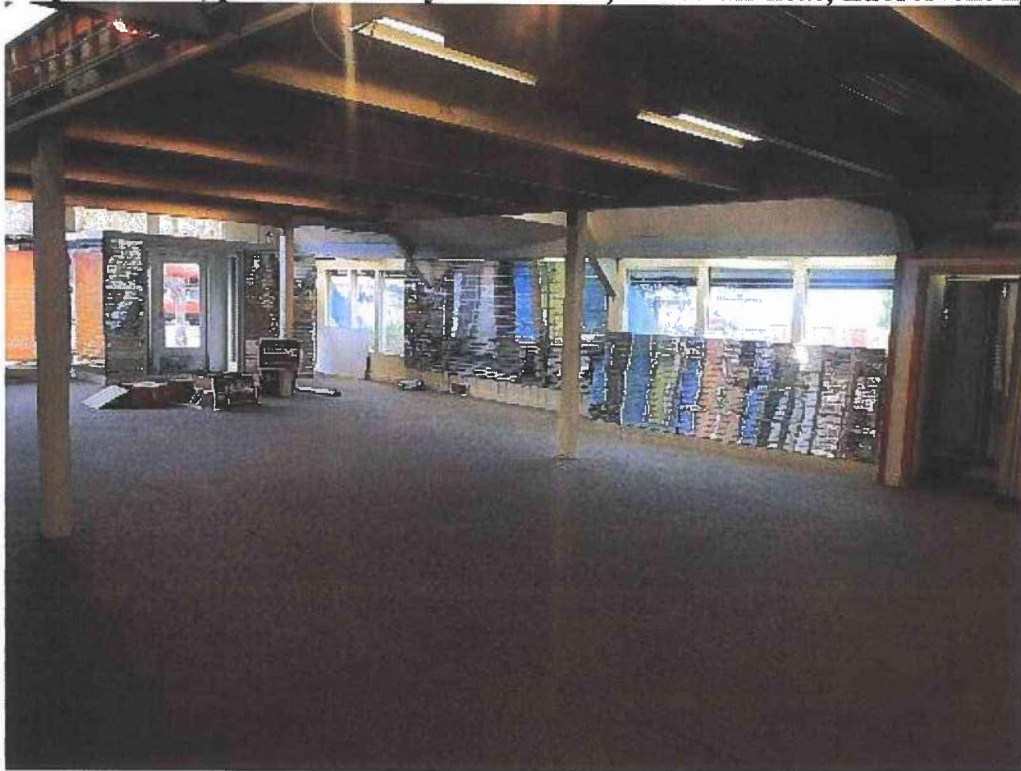


Photo 16: Another view inside building

Note: mezzanine level above



Photo 17: view of interior of main area
Note: dressing rooms and stairs to mezzanine

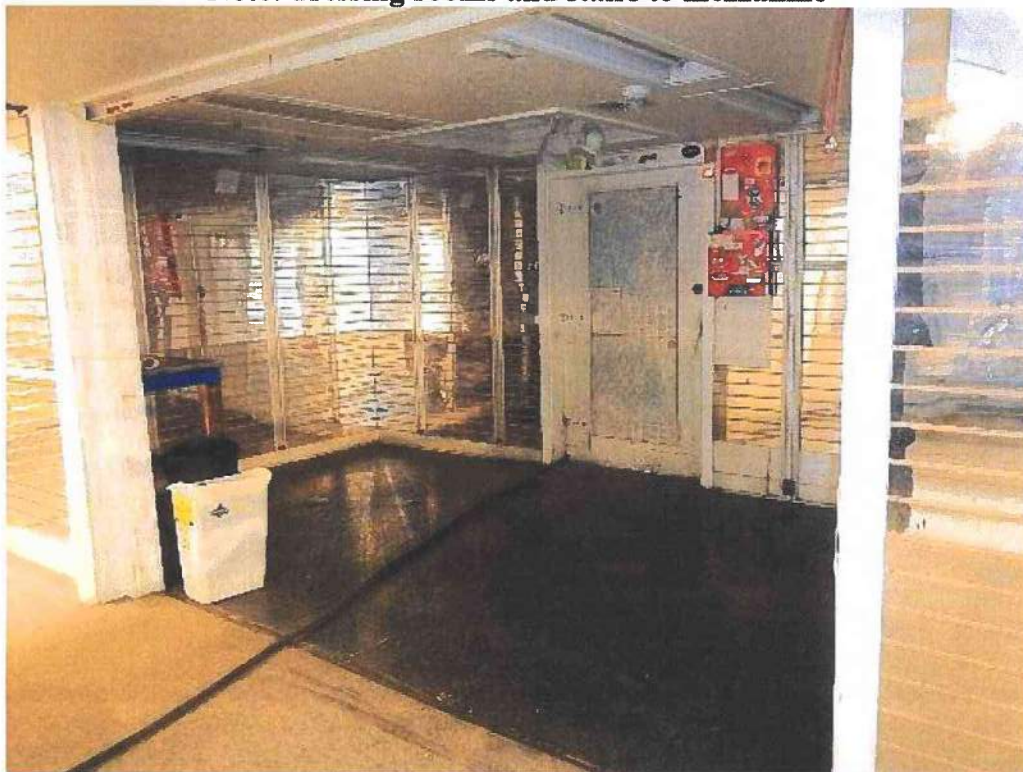


Photo 18: Extension to north side of building
Note: vinyl floor



Photo 19: employee restroom
Note: sheet vinyl floor



Photo 20: Gas furnace in furnace room
Note: strong diesel (heating oil) odor; concrete floor

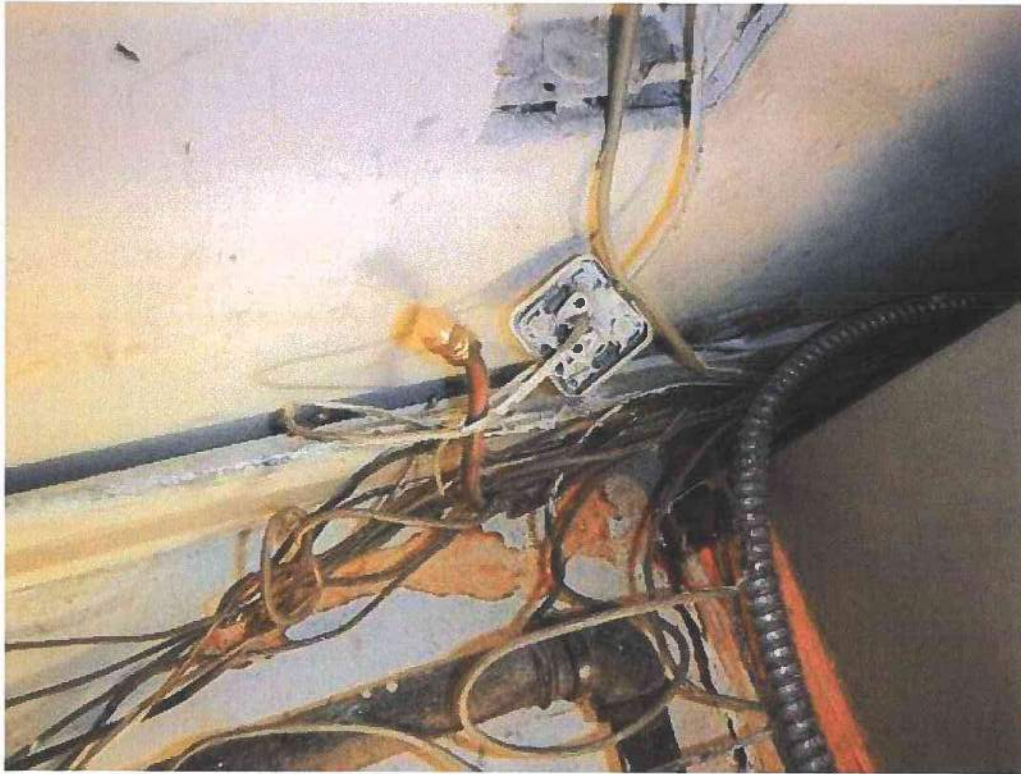


Photo 21: View of piping, conduit and wiring behind furnace

Note: Two copper tubes (vent/fill) of the size observed in this photo are associated with heating oil tanks



Photo 22: View of mezzanine



Photo 23: Work room on mezzanine level
Note: sheet vinyl floor, fan and exhaust piping

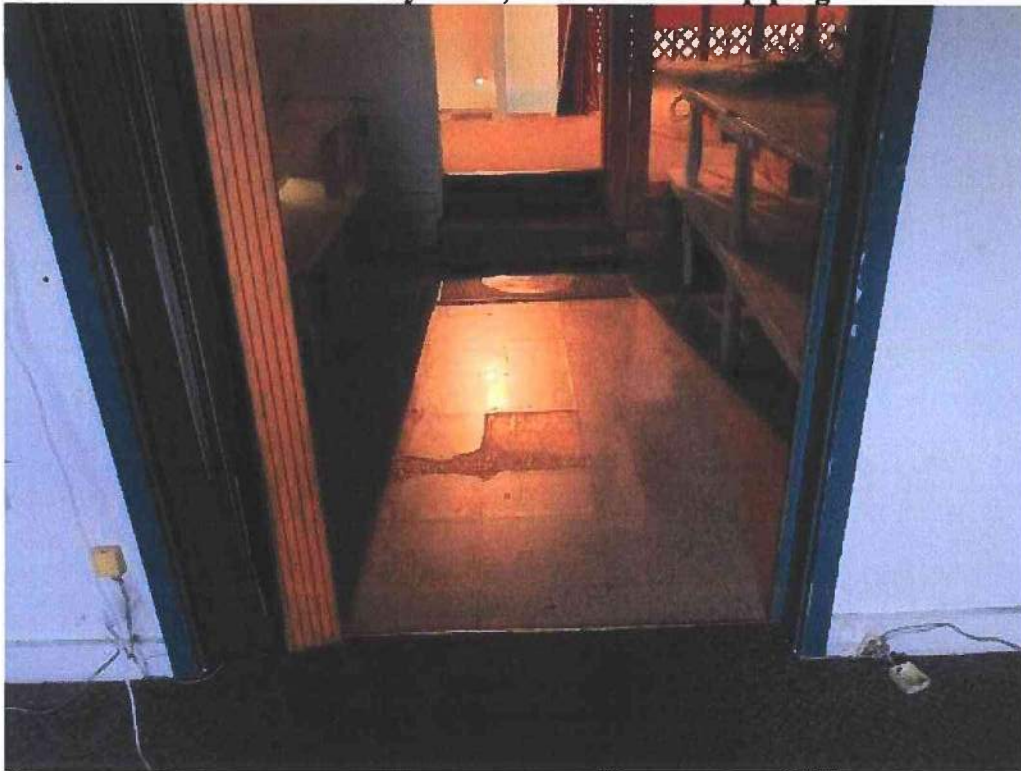
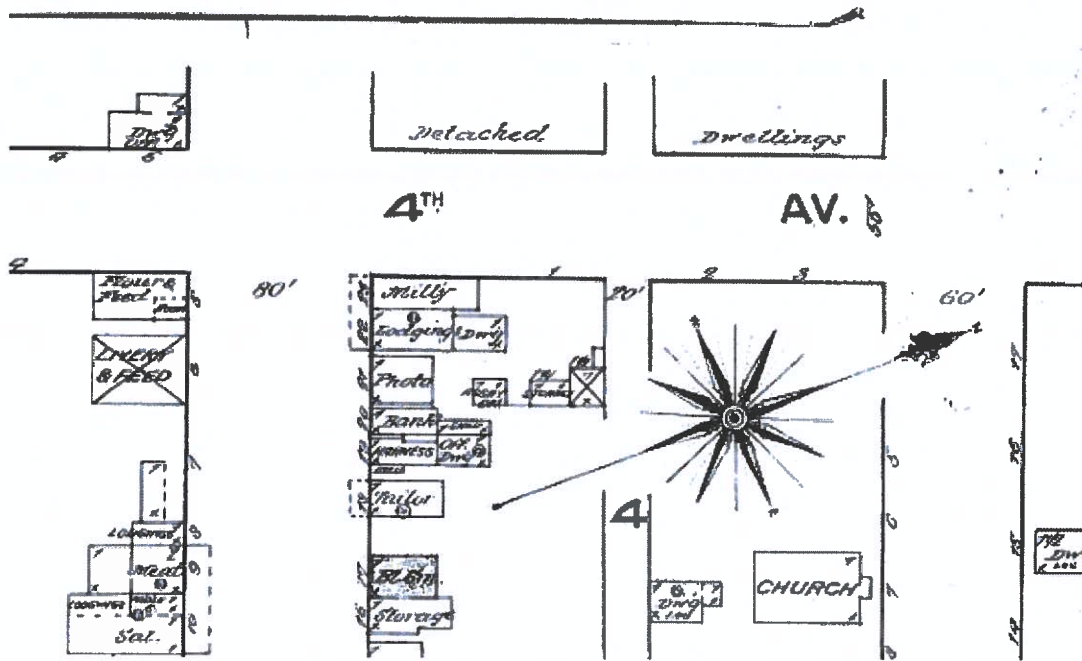


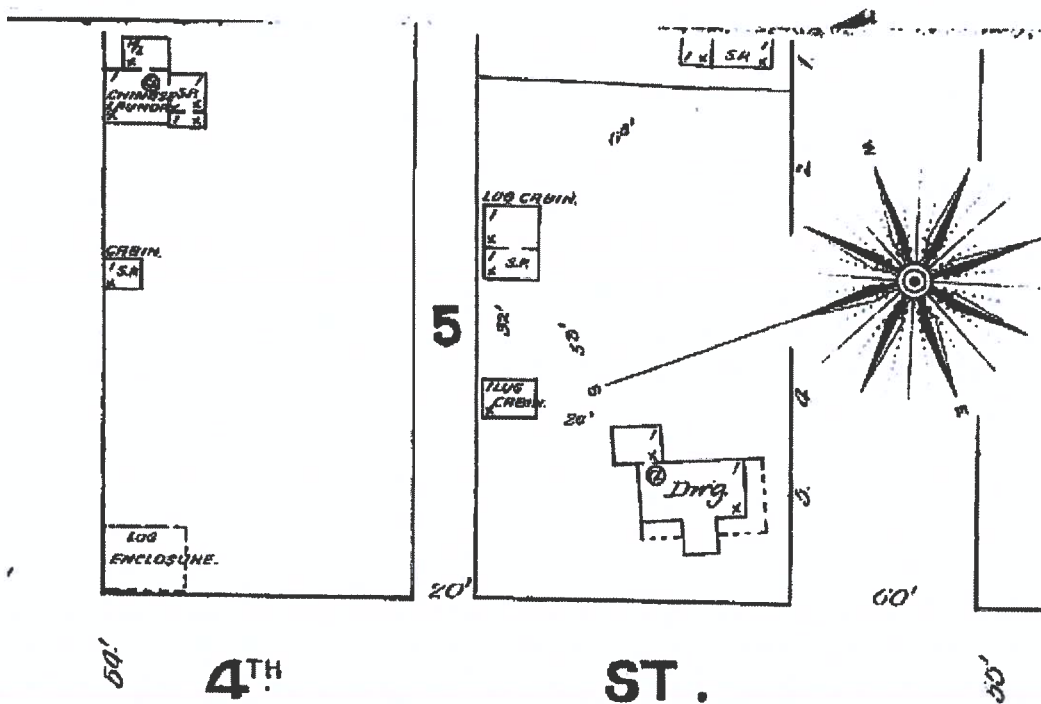
Photo 24: Hallway on mezzanine level with vinyl floor tile

8.3 APPLICABLE COPIES OF SITE DATA/HISTORICAL INFORMATION

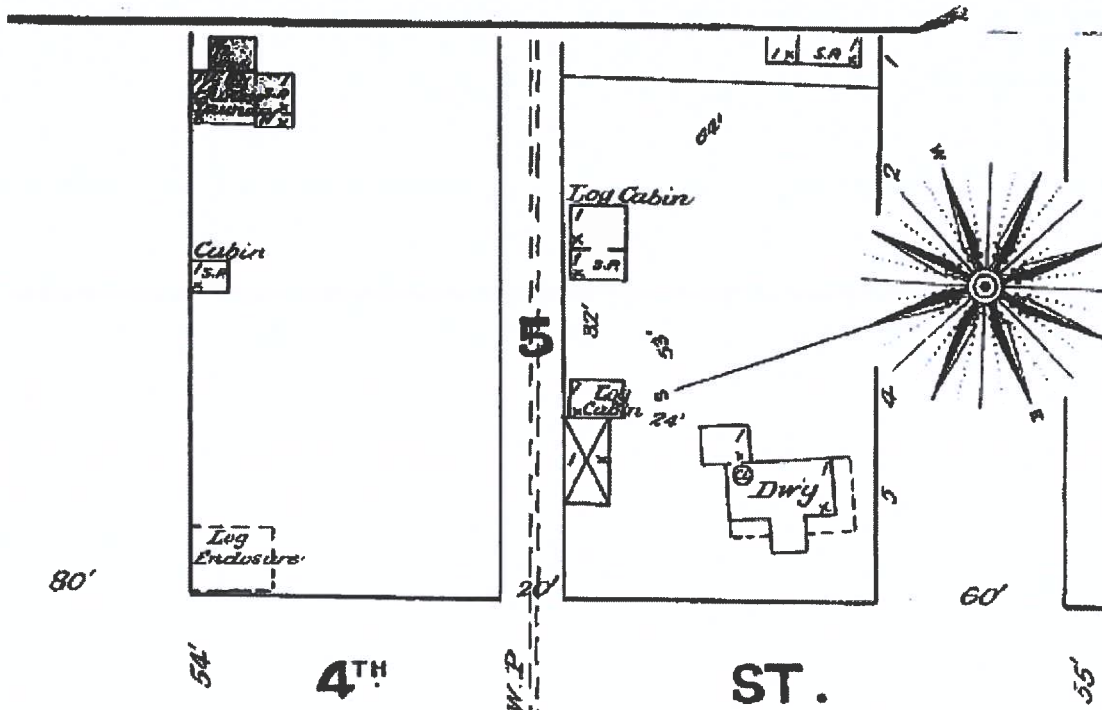


January 1885 Sanborn Map

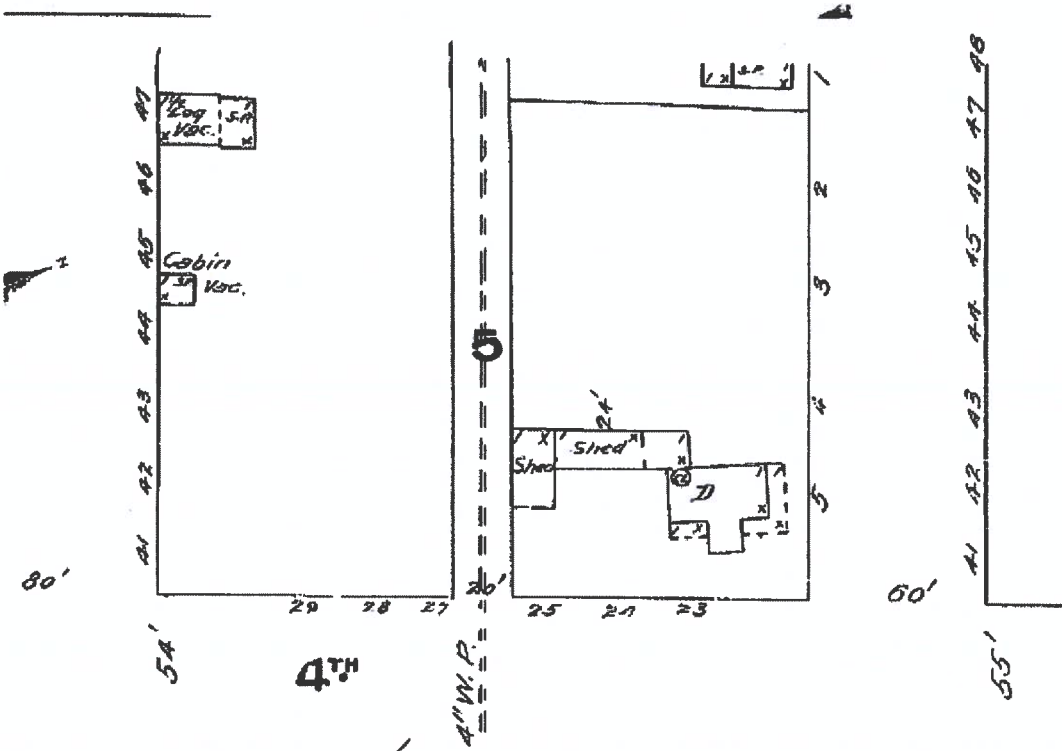
Note: only edge of Block 5 is shown- Detached Dwellings



June 1888 Sanborn Map



August 1890 Sanborn Map



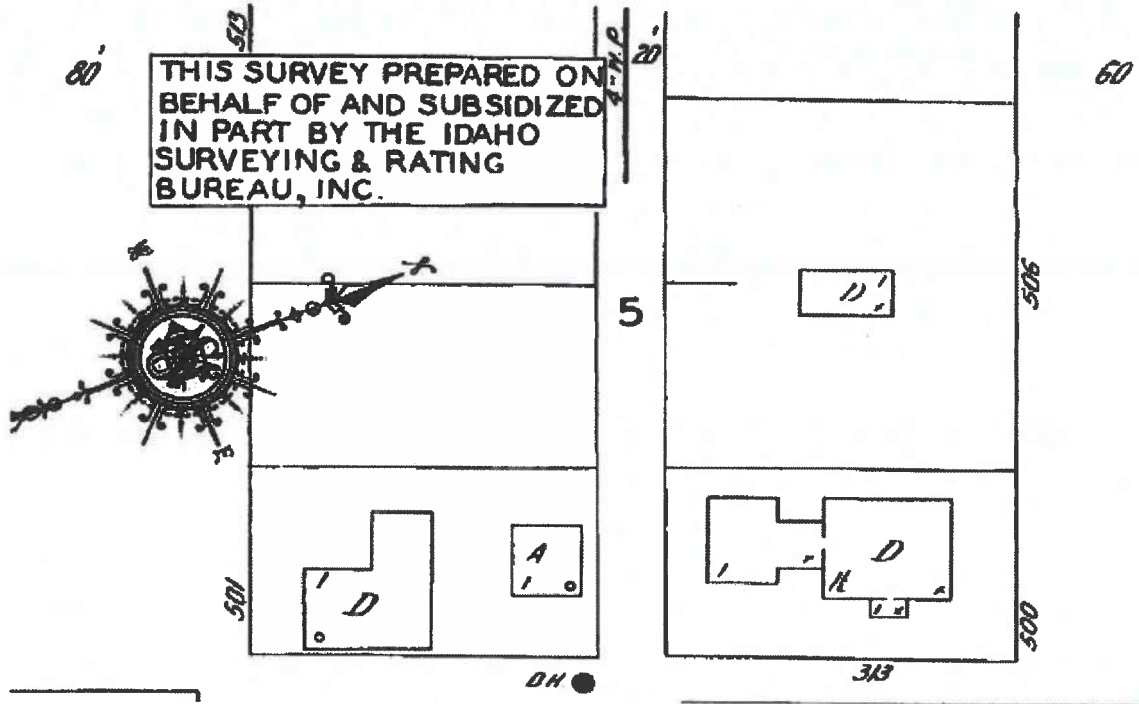
August 1897 Sanborn Map



1930 Aerial Photograph from Sun Valley An Extraordinary History



Photo CV0 1B 126/7; 9/29/43, US Natural Resources Conservation Service



July 1955 Sanborn Map, Blaine County Historical Museum



Photograph #CVO-5T-46; Date: 8/23/57; Blaine County Assessor Office, Hailey, ID



Photograph #CVO-1EE-71; Date: 7/2/64; US Natural Resources Conservation Service



May 1969: Plate 8, Flood Plain Information Ketchum, Idaho and Vicinity, US Army Corps of Engineers, Walla Walla, Washington District, June 1970



8/9/69 CV0-1KK-160

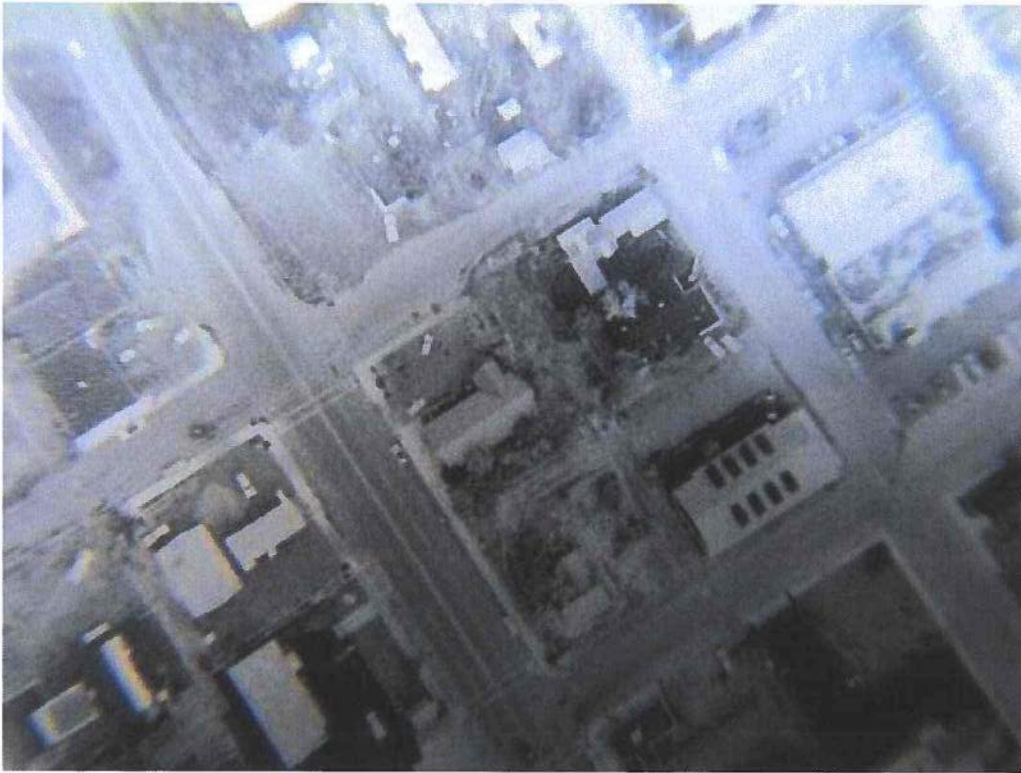


Photo From Blaine County Planning Office 9/27/77



Photo From Blaine County Planning Office 5/04/83

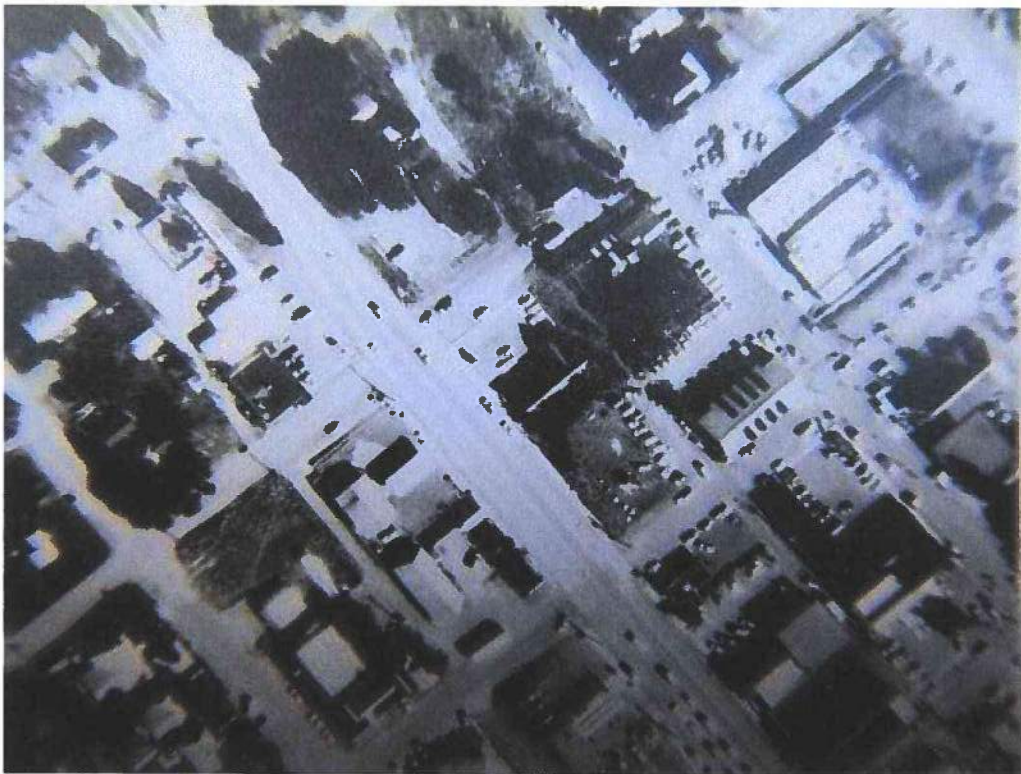


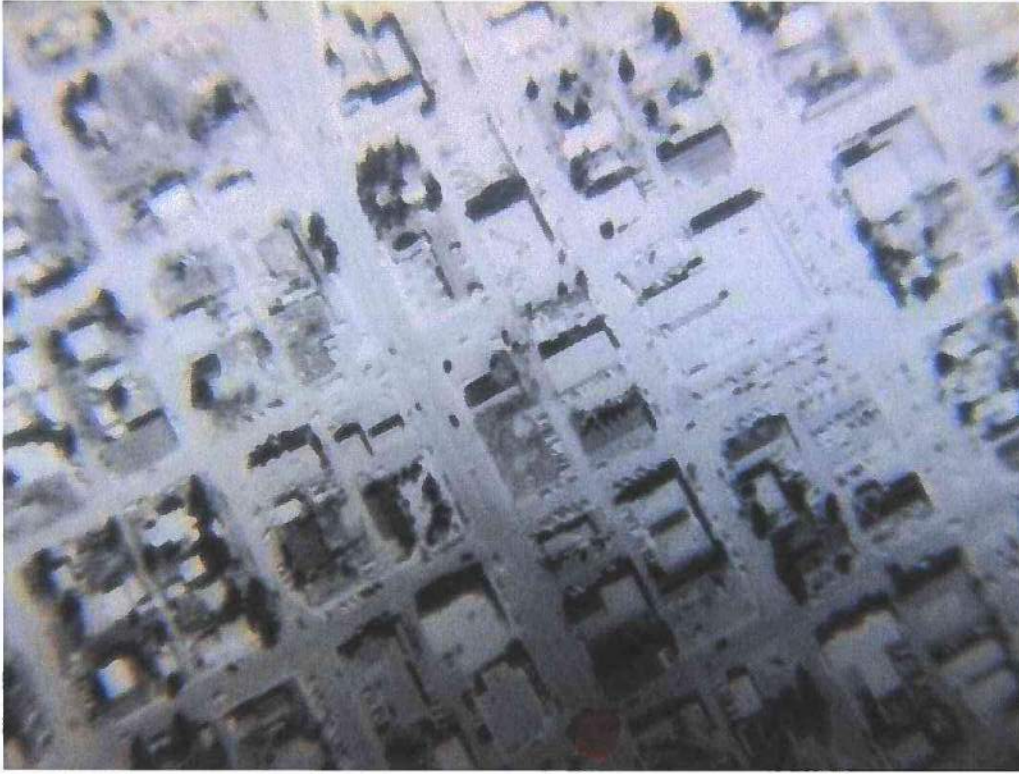
Photo From Blaine County Planning Office 8/26/83



Photo From Blaine County Planning Office 6/23/86



8/8/92 Google Earth



April 1995 Aerial Photograph From Planning and Zoning Office



6/7/97 Aerial Photograph From Planning and Zoning Office



8/8/02 Aerial Photograph From Planning and Zoning Office



Photo From Blaine County Planning Office 4/27/06

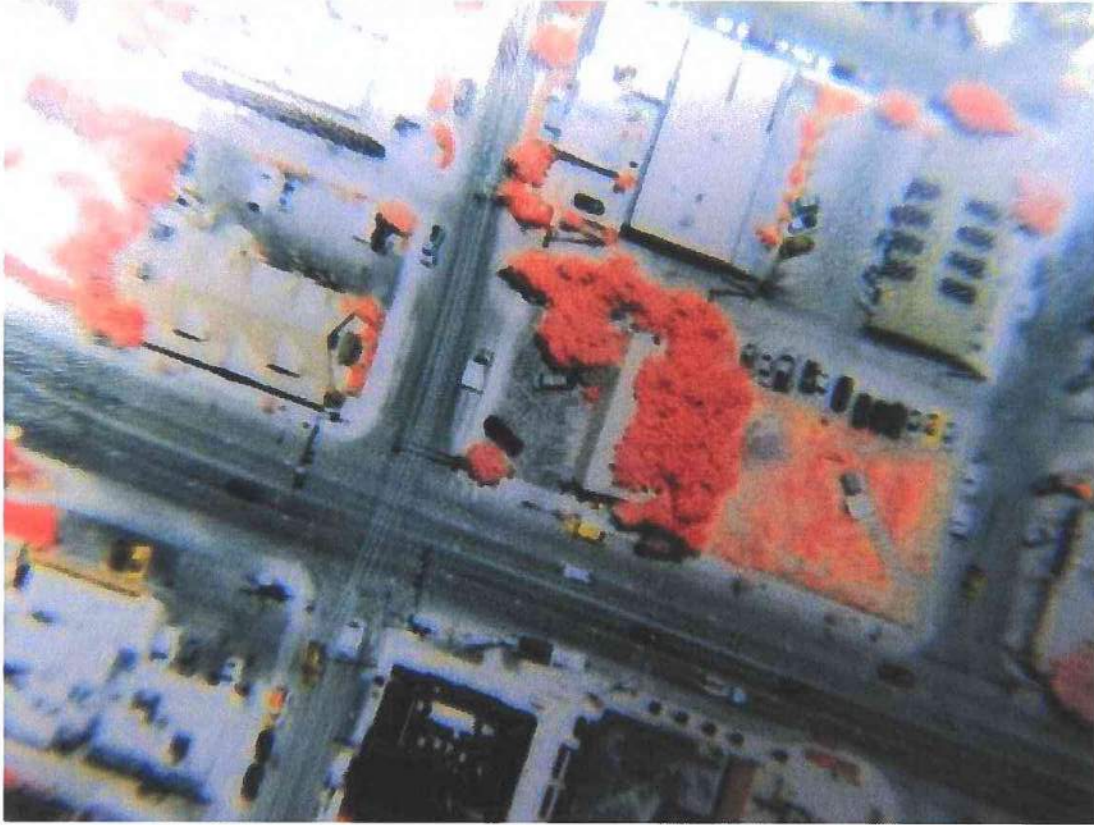


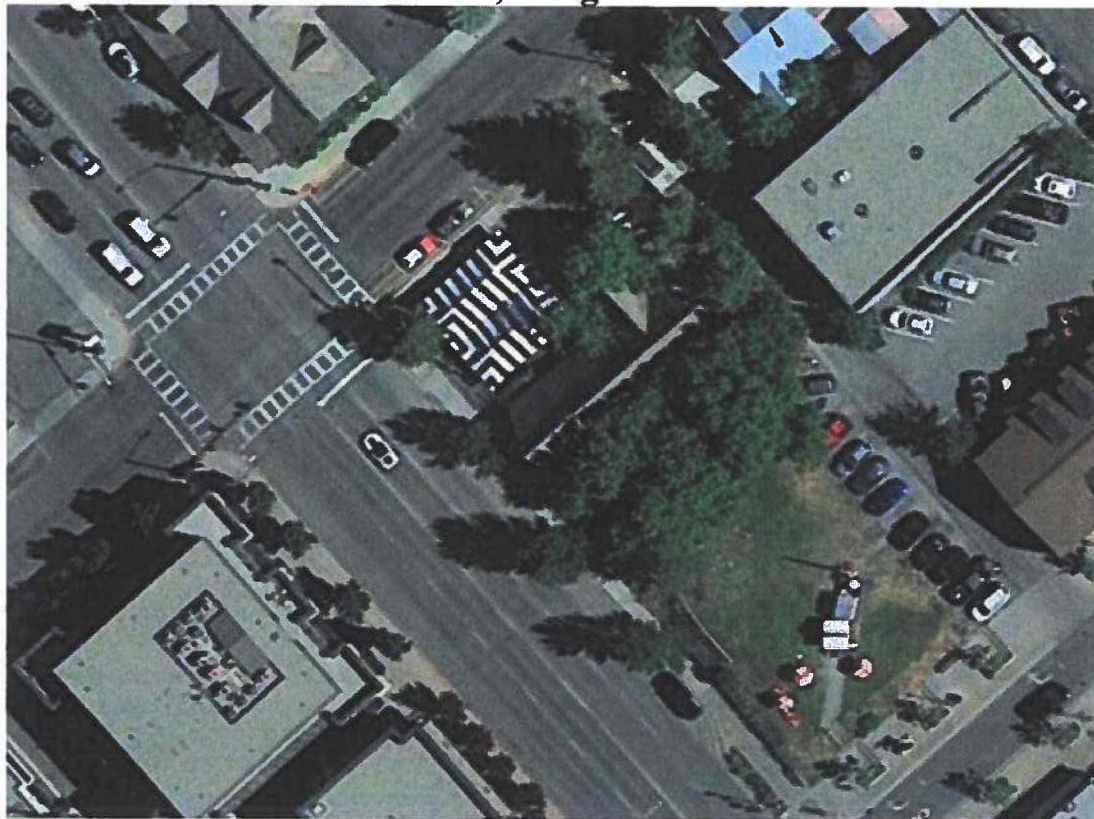
Photo From Blaine County Planning Office 5/25/06



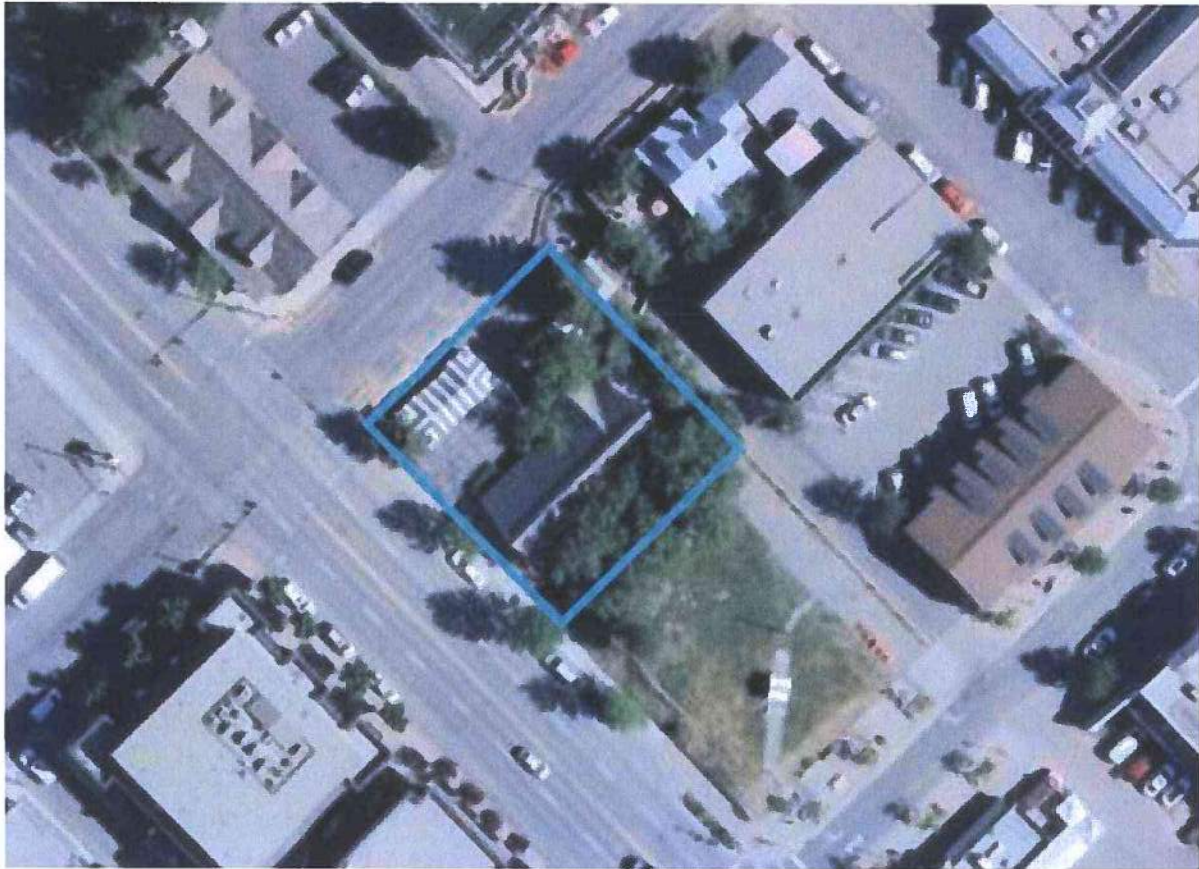
6/23/09 Google Earth



7/20/13, Google Earth



7/1/16, Google Earth



6/2/17 Photo from Blaine County GIS



2019 Photo, Blaine County GIS

8.4 REGULATORY AGENCY INFORMATION

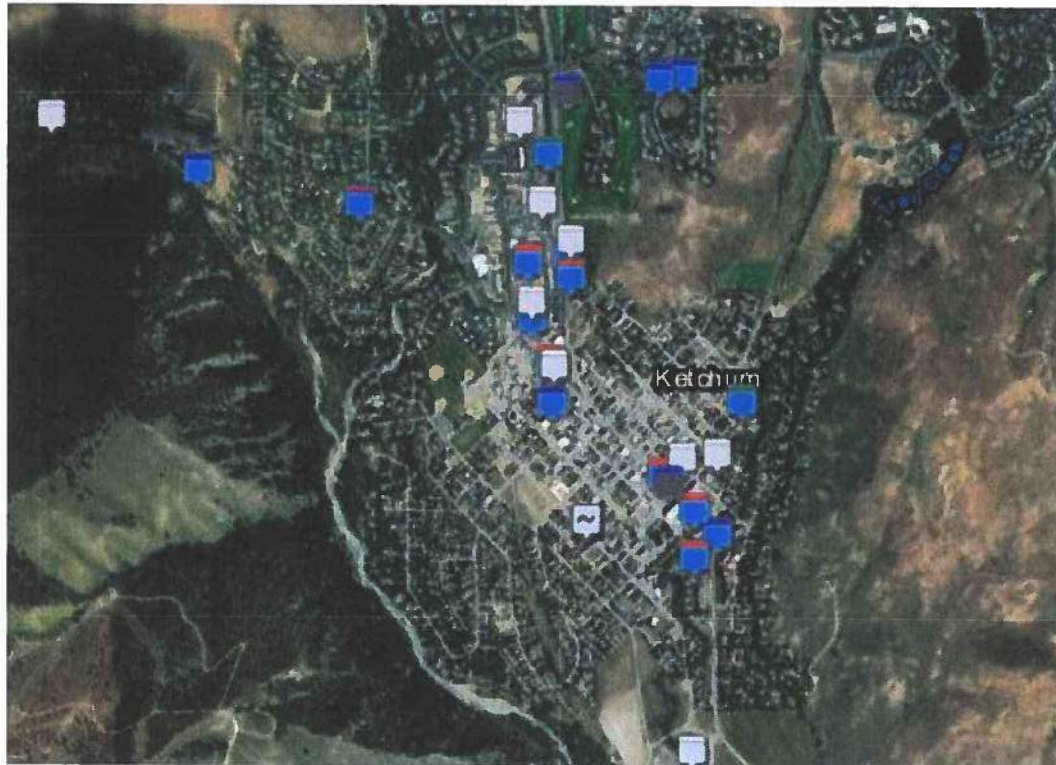


https://enviro.epa.gov/enviro/efsystemquery.multisystem?sic_type=Equal%20to&sic_code_to=&naics_type=Equal%20to&naics_to=&chem_name=&chem_search=Beginning%20With&cas_num=&page_no=1&output_sql_switch=FALSE&report=1&database_type=Multisystem&minx=-114.382878&miny=43.676021&maxx=-114.348546&maxy=43.693400&ve=14.43.684711.-114.365712

LIST OF EPA-REGULATED FACILITIES IN ENVIROFACTS: 10/07/21; Total Number of Facilities Displayed: 18

FACILITY INFORMATION	AFS	ACRES	BR	CERCLIS	GHG	PCS/ICIS	RADInf	RCRAInfo	TRI	TSCA
AUBERGE RESORT 300 E RIVER ST. KETCHUM, ID 83340										
B AND C BODY SHOP 500 BELL DRIVE SUITE 3 KETCHUM, ID 83340	Minor, permanently closed, no listed violations									
BIOMYNE TECHNOLOGY CO 301 BELL DRIVE STE 61 KETCHUM, ID 83340								Inactive, no listed violations		
CHEVRON USA INC SS 73441 317 N MAIN KETCHUM, ID 83340								Inactive, no listed violations		
CHRISTIANA MOTOR LODGE 651 SUN VALLEY RD KETCHUM, ID 83340	Minor, permanently closed, no listed violations									
IDAHO BIOSCIENCE 101 LEWIS ST KETCHUM, ID 83340								Active, very small quantity generator, no listed violations		
IMC KETCHUM 826 N WASHINGTON KETCHUM, ID 83340								NPDES non- major; storm water industrial; expired; no listed violations		
JACKSON'S FOOD STORE #106 258 NORTHWOOD WAY KETCHUM, ID 83340	Minor, operating, no listed violations									
KETCHUM CITY FIRE DEPT 911 WARM SPRINGS RD KETCHUM, ID 833402315								Inactive, no listed violations		
KETCHUM CITY FS SITE 171 RIVER ST KETCHUM, ID 83340								Very small qty generator; No listed violations		

FACILITY INFORMATION	AFS	ACRES	BR	CERCLIS	GHG	PCS/ICIS	RADInf	RCRAInfo	TRI	TSCA
KETCHUM LOOP PHASE 2 CITY OF KETCHUM KETCHUM, ID 83353										
NPDES minor; storm water construction; no listed violations; terminated permit										
SCOTT-MATHAUSER CORP BITTERROOT RD NO 100 SUN VALLEY, ID 83353								Inactive, no listed violations		
SUN VALLEY CLEANERS KETCHUM 220 LEWIS ST KETCHUM, ID 83340								Inactive, no listed violations		
SUN VALLEY CO RESORT 1 SUN VALLEY RD SUN VALLEY, ID 83353								Active, very small quantity generator, no listed violations in 5 years		
SUN VALLEY RESORT EMPLOYEE RESIDENCES HORSEMANS CENTER RD KETCHUM, ID 83340										
NPDES minor, no listed violations; permit terminated										
THUNDER SPRING RESIDENCES 126 SADDLE ROAD KETCHUM, ID 83340										
NPDES non- major; storm water construction; no listed violations										
VALS KETCHUM TEXACO 131 N MAIN AVE KETCHUM, ID 83340								Inactive, no listed violations		
WARFIELD DISTILLERY AND ALE HOUSE 280 N MAIN KETCHUM, ID 83340										
NPDES non- major; storm water construction; no listed violations; permit not needed										



Facility Characteristics

Facility Type

0 Major 37 Minor

Facility Permit/ID

7 Has Water Permit (ICIS NPDES)

3 Has ICIS Air ID 10 Has RCRA ID

0 Has TRI Releases

Enforcement and Compliance Characteristics

0 Facilities with Violations (1 or more quarters within the past 3 years)



Facilities with Formal Enforcement Actions (5 yrs)

0 Yes 37 No



Facilities with Informal Enforcement Actions (5 yrs)

0 Yes 37 No



37 Facilities Found

Selected Criteria

Search Type: All Data

State: Idaho ✕

City: Kelchum ✕

Explore Enforcement and Compliance Criteria

0 Facilities with Current Violations

0 Facilities with Significant Violations

0 Facilities with Violations (3 years)

0 Facilities with Formal Enforcement Actions (5 years)

0 Facilities with Informal Enforcement Actions (5 years)

Facility Name	Mapped	Street Address	FRS ID	Reports	Inspections (5 years)	Significant Violations	Quarters with Noncompliance (3 years)	Formal Enforcement Actions (5 years)
11622 SH-75, BIG WOOD RV RR REPLACEMENT		MAP 126.18 SH 75	110071065413		0	No	0	0
128 SADDLE ROAD TOWNHOMES		128 SADDLE ROAD	110070941340		0	No	0	0
ASPEN HOLLOW HOMEOWNERS ASSOCIATION WELL		CANYON DR	110013069455		0	No	6	0
AUBERGE RESORT SUN VALLEY		300 E RIVER ST.	110070047382		0	No	0	0
BANDY C. BUDY SHOP		500 RFI I DRIVE SUITE 3	110001830686		0	No	0	0
BC RUBB DFRS, INC.		110 RFI MONT DRIVE	110070916218		0	No	0	0
BEAVER CREEK STORE		SAWTOOTH SCENIC BYWAY	110040713476		0	No	0	0
BIOMYNE TECHNOLOGY CO		301 RFI I DRIVE STE 01	110005790075		0	No	0	0
CENTURYLINK		205 F AVE	110054078305		0	No	0	0
CHALET MOBILE HOME PARK WELL		ID-75-SCENIC	110013069552		0	No	0	0
CHEVRON USA INC SS 73441		317 N MAIN	110005787498		0	No	0	0
CHRISTIANA MOTOR LODGE		651 SUN VALLEY RD	110001806797		0	No	0	0
CLEAR CREEK DISPOSAL		101 S CLEAR CREEK INDUSTRIAL DRIVE	110070690712		0	No	0	0
COLD SPRINGS SUBDIVISION WELL		MEADOWS LOOP	110013069032		0	No	0	0
COLEMAN TUNNEL		TOWNSHIP 5 NORTH, RANGE 14 EAST, SECTION 1	110070820081		0	No	0	0
DICK YORK AUTOMOTIVE		12728 HIGHWAY 75	110006164710		0	No	0	0
EAGLE CREEK PARTNERS LLC		HIGHWAY 75 AND EAGLE CREEK ROAD	110037268710		0	No	0	0
EKHN UNDERGROUND REPLACEMENTS		BROADWAY RUN	110070065451		0	No	0	0

Facility Name	Mapped	Street Address	FRS ID	Reports	Inspections (5 years)	Significant Violations	Quarters with Noncompliance (3 years)	Formal Enforcement Actions (5 years)
EMMA MINE SITE		TOWNSHIP 5 NORTH, RANGE 14 EAST, SECTION 4	110070820083		0	No	--	0
ENGELMANN PARTNERS, LLC		660 SECOND AVENUE SOUTH	3601333608		0	No	--	0
EVERETT II		UNKNOWN	110041573044		0	No	--	0
FOOD AND DELI #351		924 WARM SPRINGS ROAD	110040057096		0	No	--	0
FOUR MILE BRIDGE OVER BIG WOOD RIVER		5H75 MILEPOST 148	110070743307		0	No	0	0
FOUR MILE BRIDGE OVER BIG WOOD RIVER		5H75 MILE POST 148	110070740509		0	No	0	0
GABBENT RESIDENCE		105 BOULDER VIEW LN.	110070625605		0	No	0	0
GIMLET LEVCE		37 GIMLET ROAD	110070211369		0	No	0	0
GORDON REMAIS RESIDENCE		110 FEATHER LANE	110070065421		0	No	0	0
GULCH TRUST		UNKNOWN	110041576540		0	No	--	0
HIGH COUNTRY RESORT PROPERTIES		141 NORTH WOOD WAY	110021282827		0	No	--	0
HOBBS BUILDERS, LLC		211 NORTH HULLEN WAY	110070916247		0	No	--	0
HULEN MEADOWS WATER COMPANY		N HULEN WAY	110013069794		0	No	0	0
ID TRANS DEPT FORMER DEAN HIRE		12602 HWY T5	110055524650		0	No	0	0
IDAHO BIOSCIENCE		1011 PEARL ST	110037386762		0	No	0	0
IDAHO CONCRETE CO 00034		PORTABLE	110067670871		0	No	0	0
IMC KETCHUM		626 NORTH WASHINGTON	110057016491		0	No	0	0
INDEPENDENCE TAILINGS PROJECT		INDEPENDENCE GULCH	110007513538		0	No	0	0

Facility Name	Mapped	Street Address	FRS ID	Reports	Inspections (5 years)	Significant Violations	Quarters with Noncompliance (3 years)	Formal Enforcement Actions (5 years)
JACKSON'S FOOD STORE #106		258 NORTH WOOD WAY	110046468047	C	0	No	0	0
KAVANAGH CONSTRUCTION, LLC		200 EAST 8TH STREET, 2ND FLOOR	110070916219	C	0	No	--	0
KETCHUM CITY FIRE DEPT		011 WARM SPRINGS RD	110005779390	C	0	No	0	0
KETCHUM CITY FS SITE		171 RIVER ST	110005780137	C	0	No	0	0
KETCHUM CITY WATER		WARM SPRINGS RD	110013069918	C	0	No	0	0
KETCHUM LOOP PHASE 2		CITY OF KETCHUM	110070236431	C X	0	No	0	0
KETCHUM SUN VALLEY WWTP		110 RIVER RANCH RD	110010027372	C E L X W	1	No	12	0
LUTZ RENTAL		100 LEWIS STREET	110024273150	C I	0	No	--	0
MID-VALLEY SEWER COMPANY WWTP		24 PEREGRINE DR	110010027041	C I E L X W	1	No	0	0
MODULA S		100 LINDSAY CIR	110067085576	C	0	No	--	0
MOUNTAINVIEW GROCERY		17728 HWY 75	110017820920	C I	0	No	--	0
MOUNTAINWOOD CONSTRUCTION, LLC		500 BELL DRIVE, UNIT NO.15	110070861926	C	0	No	--	0
NORTH FORK STORE WELL AND SPRING		13574 HWY 75	110013069963	C I	0	No	6	0
ONTARIO MINE		LATITUDE: 43.6656 / LONGITUDE: -114.51690	110070516834	C	0	No	--	0
OUR LADY OF THE SNOWS		SUN VALLEY ROAD	110028193620	C	0	No	--	0
RIVER RUN		400 SFRFNADFIN	110017820947	C	0	No	--	0
ROWELL RESIDENCE		13348 AND 13344 STATE HIGHWAY 75	110070819062	C X	0	No	0	0
RUSELD WOLF		20, 30, 40 EAGLE SPRINGS CT., 13449 HWY 75	110070567027	C X	0	No	0	0

Facility Name	Mapped	Street Address	FRS ID	Reports	Inspections (5 years)	Significant Violations	Quarters with Noncompliance (3 years)	Formal Enforcement Actions (5 years)
SAINT LUKE'S WOOD RIVER MEDICAL CENTER		100 HOSPITAL DR	110002376893		0	No	0	0
SESSIONS LODGE		HWY 75	110020588718		0	No	--	0
SITE ON ROOFTOP OF BROOKS WELDING DRIVEWAY AT SITES IS UNPAVED		922 WARM SPRINGS RD	110020870084		0	No	--	0
SMILEY CREEK FIBER OPTIC		16546 S. H. 75	110070602080		0	No	0	0
SUN VALLEY CLEANERS KETCHUM		2201 FINIS ST	110005787363		0	No	0	0
SUN VALLEY CO RESORT LIFE DEPT		WARM SPRINGS RD	110007515180		0	No	0	0
SUN VALLEY WATER AND SEWER DISTRICT WATER		RIVER RANCH RD	110013070023		0	No	6	0
SUNTREE HOLLOW MOBILE HOME COURT WELL		RD-75	110013212870		0	No	12	0
THE MEADOWS WELL		PEREGRINE DR	110013212852		0	No	1	0
THUNDER SPRING RESIDENCES		126 SADDLE ROAD	110070085440		0	No	0	0
TWIN BRIDGES		UNKNOWN	110041393417		0	No	--	0
UPHAM CONSTRUCTION		HIGHWAY 75 AND EAGLE CREEK ROAD	110037276701		0	No	0	0
USDA FS SNRA HQ		HWY 75 9 MI N OF KETCHUM	110006361604		0	No	0	0
USDA FS SAWTOOTH NF: BASSETT GULCH MILL		T4N R17E S20 NE1/4 SE1/4	110009335790		0	No	--	0
VALS KETCHUM TOXACO		131 N MAIN AVE	110005791429		0	No	0	0
WARFIELD DISTILLERY AND ALE HOUSE		280 N MAIN	110070259401		0	No	0	0
WARM SPRINGS RANCH SUBDIVISION		1803 WARM SPRINGS RD.	110070939009		0	No	0	0
WEST FORK MINE		LOG LANE	110071088103		0	No	--	0
WEST KETCHUM RESIDENCES		150 BIRD DR.	110070795055		0	No	0	0

National Response Center Query Results, Ketchum, Idaho, 12/3/13 (down for maintenance on 12/3/13 but 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020 and 2021 were checked by year); no additional listings for Ketchum as of 10/07/21 (<http://nrc.uscg.mil/>)

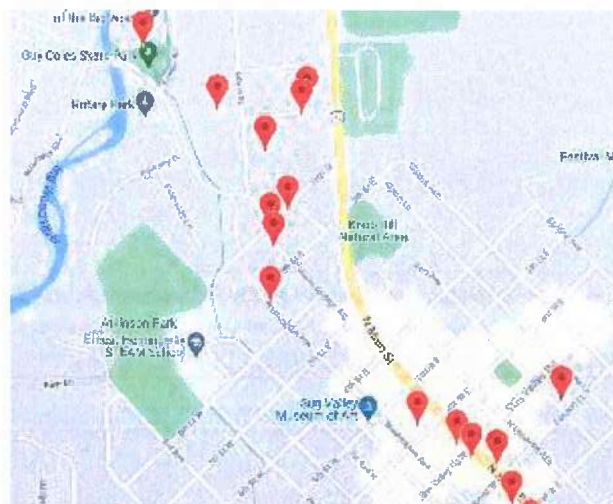
<u>Date/Time Received</u>	<u>Description Of Incident</u>	<u>Incident Cause</u>	<u>Location</u>	<u>Suspected Responsible Company</u>	<u>Medium Affected</u>	<u>Material Name</u>
4-NOV-2011 08:51	CALLER IS REPORTING A TRUCK DAMAGED A TRANSFORMER CAUSING A SPILL OF MINERAL OIL. THE OIL IS NON PCB.	OTHER	708 NORTH CANYON RUN	IDAHO POWER	LAND	OIL, MISC: MINERAL
3-JUN-2010 13:50	CALLER STATED DUE EQUIPMENT FAILURE THERE WAS A SPILL OF MINERAL OIL FROM A POLE MOUNTED TRANSFORMER. CALLER STATED THIS WAS A NON-PCB SPILL.	EQUIPMENT FAILURE	POLE MOUNTED TRANSFORMER 121 OLD MILL ROAD	IDAHO POWER	LAND	OIL, MISC: MINERAL
5-MAY-1990 16:42	PERSON BOUGHT GAS STATION AND UPON DIGGING UP TANKS REALIZED THATSUBSURFACE IS POSSIBLY CONTAMINATED BY SOLVENTS	EQUIPMENT FAILURE	ON CORNER OF MAIN STREET AND RIVER STREET		SUBSURFACE	CARBON TETRACHLORIDI

Idaho Department of
Environmental Quality

10/07/21 (<http://www2.deq.idaho.gov/waste/ust/ust/>) 41 Facilities on Underground Storage Tank (UST) List:

ID	Facility Name	Owner Name	Facility Address	City	Last Inspection
4-070070	BABCO (former Dick York Amoco)	BABCO INC	120 S MAIN ST,	KETCHUM	
4-070046	Base Camp River Run	Dusty Wendland,Base Camp Headwaters LLC	12728 HWY 75,	KETCHUM	8/11/2020
4-070057	Base Camp Warm Springs	Dusty Wendland,Base Camp Headwaters LLC	980 WARM SPRINGS RD	KETCHUM	8/11/2020
4-070053	BEAVER CREEK STORE	DORA SCHLUNEGGER	38 MI N. OF KETCHUM on HWY 75,	KETCHUM	
4-070615	BICK NORRIS REALTY	BOB KNUDSEN	291 N MAIN,	KETCHUM	
4-070016	CenturyLink - Ketchum	CenturyLink	205 N. EAST AVE	KETCHUM	7/13/2021
4-070020	CHEVRON #73441 KETCHUM	CHEVRON USA INC	317 N MAIN,	KETCHUM	
4-070041	Clear Creek Disposal	OBRAS LLC	103 CLEAR CREEK DRIVE	KETCHUM	8/29/2019
4-070071	CLEARWATER LANDSCAPING	CLEARWATER LANDSCAPING INC	400 BELL DR,	KETCHUM	
4-070073	DEAN TIRE INC.	HOWARD DEAN	12602 HWY 75	KETCHUM	
4-070648	Don Atkinson		901 Canyon Rd., East Fork Subdivision	KETCHUM	
4-070616	Hartman residence	RUTH HARTMAN	101 DEER RUN RD	KETCHUM	

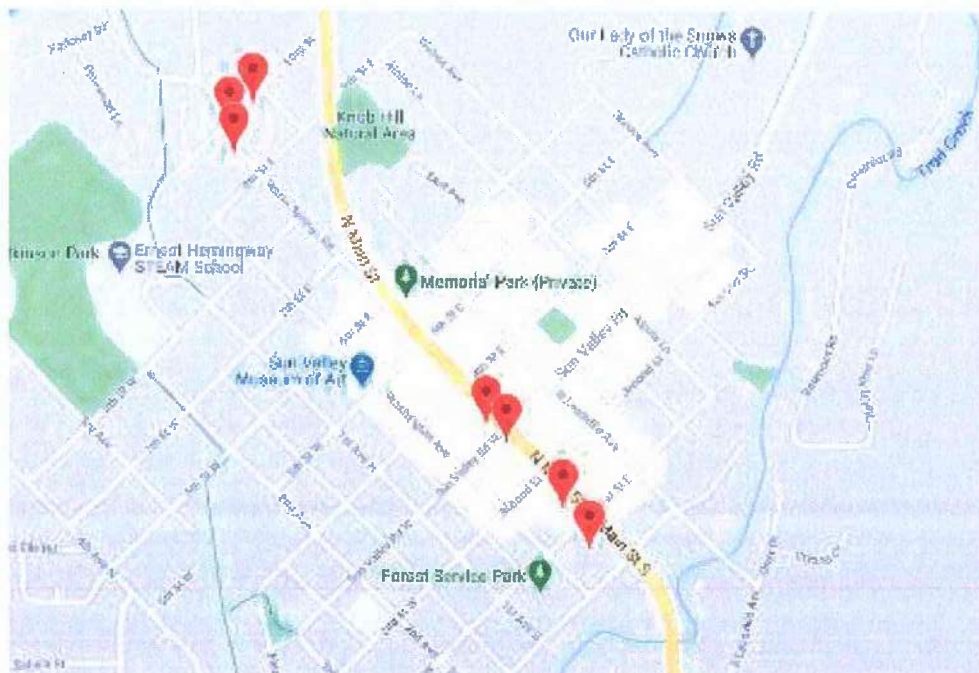
ID	Facility Name	Owner Name	Facility Address	City	Last Inspection
4-070066	Jacksons Food Store #106	JACKSONS FOOD STORES	258 NORTHWOOD WAY,	KETCHUM	9/11/2019
4-070006	KETCHUM (Val's) TEXACO	H M S PARTNERS LLC	131 N MAIN ST,	KETCHUM	
4-070635	KETCHUM AUTOMOTIVE	PETE CANTOR	360 10TH ST	KETCHUM	
4-070064	Ketchum City Bigwood Booster Stn	CITY OF KETCHUM	122 SADDLE RD	KETCHUM	7/13/2021
4-070063	Ketchum City Bigwood Well	CITY OF KETCHUM	120 RIVER ROCK RD	KETCHUM	7/13/2021
4-070065	Ketchum City Warm Springs Booster Station	CITY OF KETCHUM	1300 WARM SPRINGS RD,	KETCHUM	7/13/2021
4-070002	KETCHUM GAS & SNACK	CONTINENTAL FUEL CO INC (Lance).DON A BLIESNER	491 N MAIN	KETCHUM	
4-070027	KETCHUM STREET DEPT	CITY OF KETCHUM	929 WARM SPRINGS RD	KETCHUM	
4-070647	Loomis Inc.		100 Bell Dr.,	KETCHUM	
4-070015	Lutz Rental	Tim Hamilton	100 LEWIS St., P.O. Box 2166	KETCHUM	8/29/2019
4-070031	MONROC INC	MONROC INC	826 WASHINGTON AVE N	KETCHUM	
4-070037	NORTH FORK STORE	SHARON DOWDEN	13574 HWY 75	KETCHUM	
4-070033	Smiley Creek Lodge	Smiley Creek Sockeye LLC	16546 HWY 75,	KETCHUM	8/12/2020
4-070646	St. Luke's Wood River Medical Center	ST LUKES REGIONAL MEDICAL CENTER	100 HOSPITAL DR	KETCHUM	9/21/2020
4-070623	Sun Valley Carwash	Sun Valley Car Wash II LLC	211 LEWIS ST,	KETCHUM	8/29/2019
4-070641	Sun Valley Co Bald Mtn Lift #1	SUN VALLEY CO	Top of Lift #1	KETCHUM	8/4/2017
4-070644	Sun Valley Co Bald Mtn Lift #10	SUN VALLEY CO	Top of Lift #10	KETCHUM	8/4/2017
4-070645	Sun Valley Co Bald Mtn Lift #12	SUN VALLEY CO	Top of Lift #12	KETCHUM	8/4/2017
4-070640	Sun Valley Co Bald Mtn Lift #3	SUN VALLEY CO	Top of Lift #3	KETCHUM	8/4/2017
4-070642	Sun Valley Co Bald Mtn Lift #7	SUN VALLEY CO	Top of Lift #7	KETCHUM	8/4/2017
4-070643	Sun Valley Co Bald Mtn Lift #8	SUN VALLEY CO	Top of Lift #8	KETCHUM	8/4/2017
4-070048	Sun Valley Company River Run	SUN VALLEY CO	420 SERENADE LANE	KETCHUM	8/29/2019
4-070625	Sun Valley Company- BALD MT	SUN VALLEY CO	LOOKOUT RESTAURANT	KETCHUM	8/12/2020
4-070627	Sun Valley Warm Springs Lift	SUN VALLEY CO	WARM SPRINGS RD	KETCHUM	
4-070604	TED WERAY ESTATE	TED WERAY ESTATE	200 N MAIN	KETCHUM	
4-070030	THE MEADOWS LLC	THE MEADOWS LLC	3 MI SOUTH OF KETCHUM 13 BROADWAY RUN	KETCHUM	
4-070038	US West (Qwest)-Bald Mountain	CenturyLink	Bald Mountain	KETCHUM	
4-070638	USFS SAWTOOTH VALLEY WORK CENTER	SAWTOOTH NATIONAL FOREST	STAR ROUTE HWY 75	KETCHUM	
4-070032	WAREHOUSE SITE	SAWTOOTH NATIONAL FOREST	FIRST AVE & RIVER ST,	KETCHUM	



Leaking Underground Storage Tanks 10/07/21

ID	Facility Name	Owner Name	Facility Address	City	Last Inspection
4-070070	BABCO (former Dick York Amoco)	BABCO INC	120 S MAIN ST,	KETCHUM	
4-070046	Base Camp River Run	Dusty Wendland, Base Camp Headwaters LLC	12728 HWY 75,	KETCHUM	8/11/2020
4-070057	Base Camp Warm Springs	Dusty Wendland, Base Camp Headwaters LLC	980 WARM SPRINGS RD	KETCHUM	8/11/2020
4-070053	BEAVER CREEK STORE	DORA SCHLUNEGGER	38 MI N. OF KETCHUM on HWY 75,	KETCHUM	
4-070615	BICK NORRIS REALTY	BOB KNUDSEN	291 N MAIN,	KETCHUM	
4-070020	CHEVRON #73441 KETCHUM	CHEVRON USA INC	317 N MAIN,	KETCHUM	
4-070073	DEAN TIRE INC.	HOWARD DEAN	12602 HWY 75	KETCHUM	
4-070006	KETCHUM (Val's) TEXACO	H M S PARTNERS LLC	131 N MAIN ST,	KETCHUM	
4-070635	KETCHUM AUTOMOTIVE	PETE CANTOR	360 10TH ST	KETCHUM	
4-070027	KETCHUM STREET DEPT	CITY OF KETCHUM	929 WARM SPRINGS RD	KETCHUM	
4-070033	Smiley Creek Lodge	Smiley Creek Sockeye LLC	16546 HWY 75,	KETCHUM	8/12/2020
4-070048	Sun Valley Company River Run	SUN VALLEY CO	420 SERENADE LANE	KETCHUM	8/29/2019

Search Results: **12 Matching Facilities**



Public Records Request #212070—Env. records or previous tank information for 460 N Main Street in Ketchum, ID



Inbox x

Teri.Gregory@deq.idaho.gov

Wed, Oct 6, 12:02 PM (21 hours ago)



to me

Dear Ms. Rosen:

On October 5, 2021, the Idaho Department of Environmental Quality (DEQ) received a public records request from you regarding Env. records or previous tank information for 460 N Main Street in Ketchum, ID. At this time, we do not have any information associated with this request in our files.

Please contact me at (208)373-0148 with any questions.

Sincerely,

Teri Gregory

DEQ Waste Management and Remediation Division Facility Mapper 10/07/21

<https://idaho.terradox.com/>

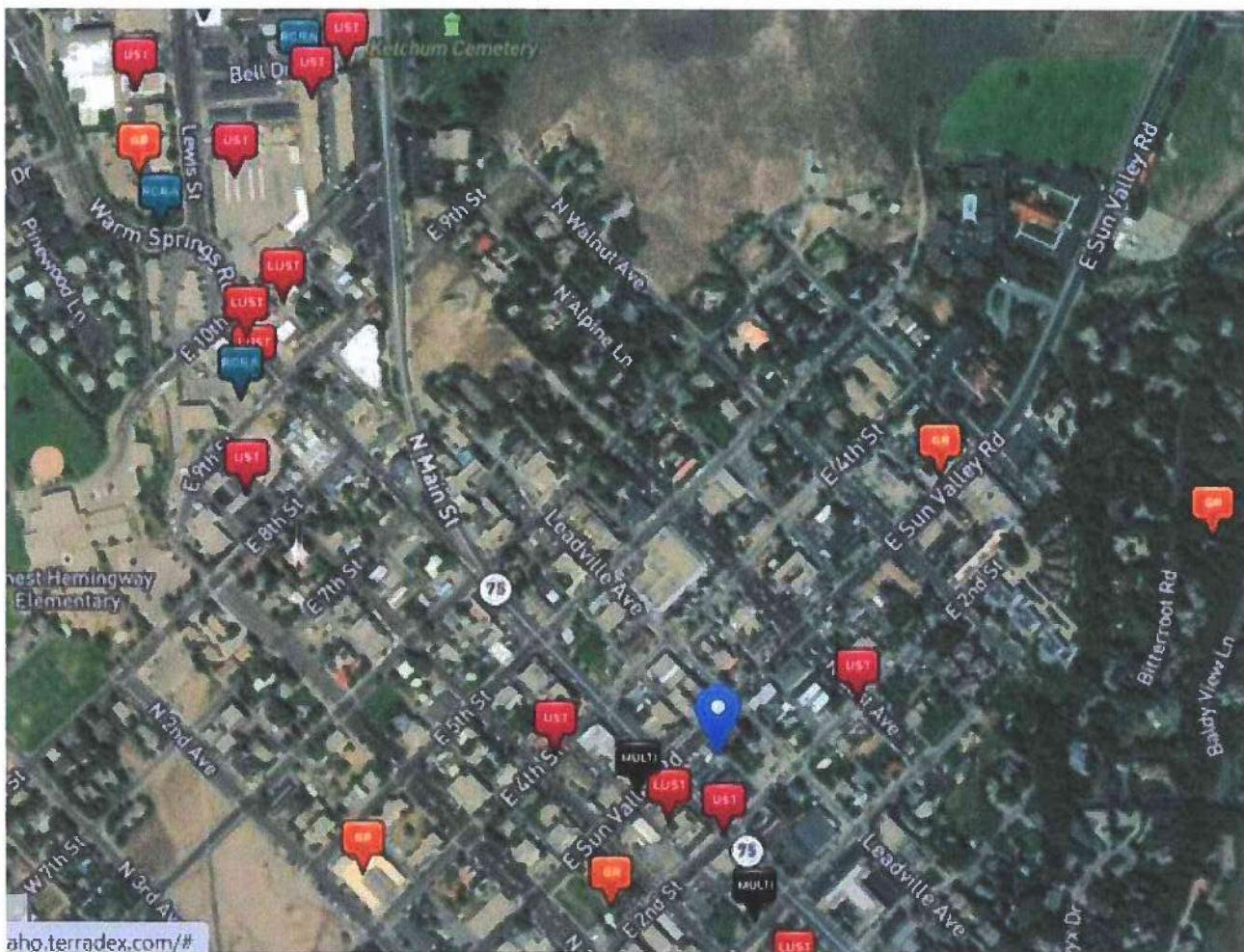


Exhibit D
Existing Building
Structural Review

September 20, 2021

David Wilson
P.O. Box 6770
Ketchum, ID 83340
E: dwilson@wilsonconstructions.com

Re: 460 North Main Street, Ketchum, ID - Structural Review of Existing Building

Dear Mr. Wilson,

As requested, I visited the existing building located at 460 North Main Street on September 17, 2021, to review the existing structural conditions. A follow up site visit was made on September 20, 2021. The following are my field observations and structural comments on the existing structural systems.

The building in question is an older A-Frame constructed building with a slab on grade main floor with a partial wooden post beam constructed upper floor. The A-frame roof system is constructed with Glue Laminated timbers on approximately 13'-0" on center spacing over lied with 2x wood decking, 2x8 joists at 24" on center rafters, sheathing of unknown type and thickness with a wooden shake shingle roof. The A-Frame roof timbers are framed from a compression ridge beam timber at the top and connected to concrete thrust resisting concrete foundation piers located approximately 5'-0" outside of the exterior side walls. The timbers are wrapped with light gauge steel cladding at the exterior of the building. The upper floor is constructed with 4x timbers over lied by 2x decking, supported by wood columns. The majority of the upper floor is free standing within the interior space and is braced horizontally to the A-Frame roof members. The interior ceiling of the roof system is sheathed with gypsum wall board.

Being that the A-Frame timbers are clad with light gauge steel, the general conditions of the beams could not be fully evaluated. I probed the base of the timbers with a knife at the timber/concrete interface at several locations and noted softness of the wood in most locations. I cut back the cladding at one location on the North side and found extensive rot for several inches above the concrete interface. See enclosed photo for reference.



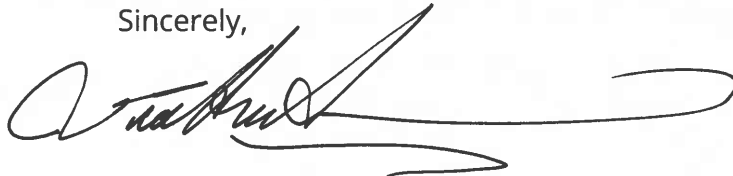
RUSCITTO LATHAM BLANTON
ARCHITECTURA P.A.

208.726.5608
www.rlb-sv.com
box 5619 83340
ketchum, idaho

The structural stability for both gravity (snow) and lateral (wind and seismic) is dependent on the thrust resisting capacity of the timbers to the concrete piers. The base rot of the timbers at the concrete piers diminishes structural stability of the building.

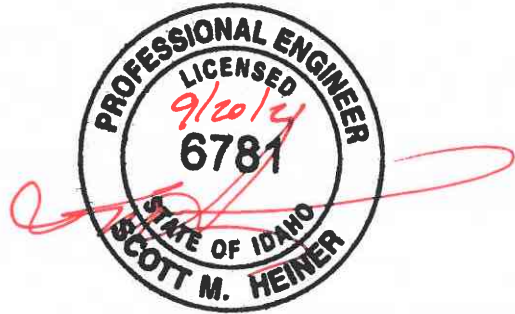
I performed a preliminary structural analysis of the roof structural system and determined that the roof system has limited snow load carrying capacity. The slope of the roof should allow for snow to shed except at the valley locations that will restrain snow shedding. The snow, wind and seismic resisting capacity is severely limited by the rot at the A-Frame timber to concrete trust resisting connections. The existing structural systems for both gravity and lateral resistance do not meet today's current building code standards for commercial buildings adopted by the City of Ketchum.

Sincerely,



Scott M. Heiner P.E.

Attachment: Photos





1. Front of Building



2. Side of Building

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3. Back of Building

RLB

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4. Typical Thrust with Typical Rot as Reviewed



5. Existing Thrust Timber Base Rot



6. *Tree Growth Compromising Foundation*

RLB

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ketchum, idaho

Exhibit E

Building Repair & Rehabilitation Cost Estimate



Wilson Construction LLC

Phone: (208)726-9776
Fax: (208)726-1419
P.O. Box 6770, Ketchum, ID 83340
www.wilsonconstructions.com

Formula Sports Building Repair and Rehabilitation Cost Estimate

460 N. Main Street, Ketchum, Idaho

Based on the inspection reports completed by Scott Heiner PE on September 17th, 2021 and Sawtooth Inspections on October 8th, 2021, the following estimate is to repair and rehabilitate the existing building and grounds as necessary for IBC Building Code compliance and market rate occupancy.

- **Grounds**
Remove trees adjacent to the foundation and roof, remove and replace asphalt, remove and replace sidewalks
New snowmelt system installed
- **Exterior**
All Doors and windows to be replaced with energy efficient doors and windows
Siding and soffit will be repaired and painted as needed
- **Roof**
All roofing will be removed and replaced with non-combustible Class-A roofing
- **Electrical**
All electrical will be replaced to code
- **HVAC**
All HVAC will be replaced
- **Plumbing**
All plumbing removed and replaced to code
Water Heater(s) will be removed and replaced
- **Foundations and A-Frame Structural Members**
Support beams will all be repaired with steel brackets added per engineer

- **Interior**

All drywall and insulation will be replaced and new paint throughout

Mold mitigation, possible Asbestos test/removal if needed

New handrails and railings installed to code

All new flooring installed

Fire sprinkler system installed

New smoke detector system upgrade

Bathroom will be upgraded to ADA compliant

Everything addressed in the inspection reports are accounted for in the estimate we have provided.

Group	Description	Takeoff Quantity	Labor Cost/Unit	Labor Amount	Material Price	Material Amount	Sub Price	Sub Amount	Equip Price	Other Amount	Total Amount
1.100	JOB SUPPORT			41,760							41,760
1.200	TEMPORARY SERVICES							1,600		4,000	8,400
1.300	TOOLS & EQUIPMENT					4,762		10,000			51,162
1.500	CLEANUP			23,760				4,000			27,760
1.600	JOB CLOSEOUT							3,000			3,000
1.700	MISC. EXPENSES							15,000			15,000
2.100	SITE UTILITIES							500			500
2.200	EXCAVATION		/sq m					10,000			10,000
2.400	PAVING							22,500			22,500
2.530	PATIO/LANDSCAPING							6,600			6,600
2.600	DEMOLITION			35,600				26,000			61,600
3.000	CONCRETE							40,000			40,000
5.100	STEEL & METALS							22,000			22,000
6.200	WALL FRAMING			3,760		2,868					6,628
6.300	ROOF FRAMING			42,720		28,838					71,558
6.500	EXTERIOR CARPENTRY			7,120		33,705					40,825
6.600	INTERIOR FINISH			17,280		10,299					27,579
7.100	INSULATION							40,500			40,500
7.200	WATERPROOF & FLASH					8,025					8,025
7.300	ROOFING							72,000			72,000
8.100	DOORS & HARDWARE			4,320		6,527					10,847
8.200	WINDOWS			16,160		1,605		40,000			57,765
9.100	WALL FINISHES							15,275			15,275
9.200	TILE/MARBLE			46,800		16,692					63,492
9.300	FLOOR FINISHES			5,920		6,334					12,254
9.400	PAINTING			60,480		10,700					71,180
10.100	SPECIALTIES			17,280		11,834		1,500			30,614
15.100	MECHANICAL							35,000			35,000
15.200	PLUMBING							24,500			24,500
15.300	FIRE SPRINKLERS							14,500			14,500
16.100	ELECTRICAL							77,150			77,150
16.200	SECURITY & SOUND							5,000			5,000

Estimate Totals

Description	Amount	Totals	Rate
Labor	322,960		
Material	142,188		
Subcontract	486,625		
Equipment	39,200		

Estimate Totals

Other	<u>4,000</u>	
	994,973	994,973
Contractor Fee @ 10%	110,553	10.000
Total		1,105,526

Exhibit F

September 28th HPC Special Meeting Staff Report
Formula Sport/Former Post Office A-Frame
Historic Building Demolition

Link:

<https://mccmeetingspublic.blob.core.usgovcloudapi.net/ketchid-meet-893d38dd63ca420a985bf6e9050fd9ca/ITEM-Attachment-001-6b29ef2a70094191a752416447ff783c.pdf>