



11815 NE 99th Street, Suite 1294  
Vancouver, WA 98662  
Voice: 360-574-3058  
Fax: 360-576-0925  
Web: <https://www.swcleanair.gov>  
Email: [Tina@swcleanair.gov](mailto:Tina@swcleanair.gov)

## Notice of Intent to Remove Asbestos

Case #: 24-476

Amendment: 0

Date Received: 7/9/2024

Date Paid: 7/9/2024

SWCAA Fee: \$369.00

Receipt #: 158939362

**This notification MUST be present at all times at the asbestos project sit**

Quantity to be removed: 300 Square Feet 0 Linear Feet

Workshift days: M F

Project starting date: 7/19/2024 Project Completion date: 7/22/2024

Workshift hours: 7am to 330pm

Site Name: 1201 Main Street

Site address: 1201 Main St.

Location of Asbestos: Basement Vault floor

City/State/Zip: Vancouver

WA

98660

☐ Demolition of Structure (Notification of Demolition required)

County: CLARK COUNTY

☒ Asbestos survey conducted?

No survey reason:

AHERA Inspector: Brian Thompson

Certification #: 188685

### Material to be Removed:

- |  |  |                                   |                                      |  |                                    |
|--|--|-----------------------------------|--------------------------------------|--|------------------------------------|
| <input type="checkbox"/> Fireproofing                  | <input type="checkbox"/> Popcorn Ceiling     | <input type="checkbox"/> CAB      | <input type="checkbox"/> Sheet Vinyl | <input type="checkbox"/> Boiler Insulation | <input type="checkbox"/> Duct Tape |
| <input type="checkbox"/> Duct Paper                    | <input type="checkbox"/> Mag Pipe Insulation | <input type="checkbox"/> Air Cell | <input type="checkbox"/> CA Pipe     | <input checked="" type="checkbox"/> VAT    |                                    |
| <input checked="" type="checkbox"/> Other Floor Mastic |  |                                   |                                      |  |                                    |

### Control Methods:

- |   |                                    |   |                                       |   |  |
|---|------------------------------------|---|---------------------------------------|---|--|
| <input checked="" type="checkbox"/> N.P Enclosure                     | <input type="checkbox"/> Glove Bag | <input type="checkbox"/> Mini Enclosure | <input type="checkbox"/> Wrap and Cut | <input checked="" type="checkbox"/> Water | <input checked="" type="checkbox"/> HEPA Vac |
| <input checked="" type="checkbox"/> Other chemical stripper of mastic |                                    |   |                                       |   |  |

Asbestos Contractor: Global Pacific Environmental Inc.

Phone: 360-772-6402

Mailing Address: PO Box 2759, Vancouver, WA, 98668

Email: KEVIN@GLOBALPACIFIC.INFO

Certification ##: ABCN00001332

Supervisor: Alex Gottschalk

Phone: 360-909-7614

Property Owner: DST 150, LLC.

Phone: 888-755-0616

Mailing Address: 210 SW Wilson Avenue #110, Bend OR 97702

Asbestos Disposal Site: Wasco County Landfill: 2550 Steele Rd, The Dalles, OR, 97058-

**I DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS NOTIFICATION IS,  
TO THE BEST OF MY KNOWLEDGE, ACCURATE AND COMPLETE.**

Submitter Name: Kevin D Crouse

Representing: Global Pacific Environmental I

Submitter Title: VP Operations

Date Submitted: 7/9/2024

Reviewed by SWCAA: Mihai Voivod

☒ Approved



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# Asbestos Inspection

*Of The*  
*Building on Property*

*at*

1201 Main St

*in*

Vancouver, WA

---

January 23<sup>rd</sup>, 2024

#24-7058

*presented to:*

Pahlisch Commercial  
Rhiannon Moore  
Development Coordinator  
1201 Main St  
Vancouver, WA 98660  
RhiannonM@pahlisch.com

*prepared by:*

**Compliance Environmental Services, LLC.**  
PO Box 87277  
Vancouver, WA. 98687  
(360) 834-3031  
compensol@gmail.com

# Compliance Environmental Services LLC.

PO Box 87277 Vancouver, WA 98687 Phone (360) 834-3031 e:mail : compensol@gmail.com

## EPA/AHERA ASBESTOS INSPECTION

CES: 24-7058

Date: 01-23-24 Time: 07:00 Client Name: Pahlisch Commercial

Inspection Address: Building @ 1201 Main St Vancouver, WA

Client Address: Pahlisch Commercial / 1201 Main St Vancouver, WA

Phone #: 1-210-755-0616  
e-mail / RhiannonM@pahlisch.com

Inspector: Brian Thompson #188685

Purpose: Locate, Identify & Quantify ACM Prior To Demolition

Building Description :  
**1970s**

Type of structures	Foundation	Walls	Roof	Flooring
X #1 Story <input type="checkbox"/> #2 Story	X Concrete	X DWJC	<input type="checkbox"/> 3-Tab	X Concrete
X Basement <input type="checkbox"/> Trailer	<input type="checkbox"/> Block	<input type="checkbox"/> Wood	X Flat	<input type="checkbox"/> Wood
<input type="checkbox"/> Outbuildings	<input type="checkbox"/> Wood	X Plaster	<input type="checkbox"/> Shake	<input type="checkbox"/> Both

Total # Samples Including sub-Layers:

#11

Total # Samples Containing 1% or More Asbestos:

# 2

Remediation Required

Yes ☒ No ☐

## RESULTS

Samples were collected from selected homogeneous materials in order to evaluate the presence or absence of asbestos in each material. Determination of homogeneous materials included material type, texture, pattern, color, and size.

Samples analyzed by AHERA Protocol. -Positive Materials are in **Red** / More than 1%

ID #	Description / Location	Floors	Wall	Ceilings	Exterior	Total Sq/ft	% Asbestos
F-1*	FLOOR TILE / Basement - Vault	X				+/- 300 sq/ft	2% Chrysotile
F-1M	FLOOR TILE / MASTIC	X					4% Chrysotile
F-2	FLOORING / Basement Kitchen	X					None Detected
F-2M	FLOORING / MASTIC	X					None Detected
F-3	FLOORING / Main floor Bathroom	X					None Detected

**\*ASBESTOS DETECTED IN THE BASEMENT VAULT / 9X9 FLOOR TILE & MASTIC / +/-300 SQ/FT CHRYSOTILE**

**CONTINUED**

ID #	Description / Location	Floors	Wall	Ceilings	Exterior	Total Sq/ft	% Asbestos
W-1	DWJC / BASEMENT		X				None Detected
W-2	DWJC / BASEMENT BATH		X				None Detected
W-3	DWJC / MAIN FLOOR EAST		X				None Detected
CT-1	CEILING TILES – MAIN FLOOR / NORTH			X			None Detected
CT-2	CEILING TILES – MAIN FLOOR / EAST			X			None Detected
R-1	ROOFING – FLAT				X		None Detected

**GOVERNING AGENCIES**

Asbestos containing materials are regulated in the Vancouver, Washington area by the following regulatory agencies;

(US-EPA Region 10)	<b>United States Environmental Protection Agency</b> NESHAPS; <i>Reference 40 CFR Part 61 Sub-Part M</i> & AHERA; <i>40 CFR Part 763</i>
(WISHA)	<b>Washington Industrial Safety &amp; Health Administration</b> <i>Reference; 29 CFR 1926.1101</i>
(SWCAA)	<b>Southwest Clean Air Agency</b> <i>Reference; SWCAA 476 Standards for Asbestos Control</i>
(L & I)	<b>State Washington Department of Labor and Industries</b> <i>Reference; General Occupational Health Standards Chapter 296-62-WAC</i>

**DISCUSSION & RECOMMENDATIONS**

When demolition or renovation is to occur then all asbestos containing materials must be removed. The Occupational Safety and Health Administration (OSHA) & the Washington Industrial Safety and Health Administration (WISHA) classify the removal or disturbance of the above described asbestos containing materials as Class 11 asbestos abatement project. The removal or any disturbance of these materials must be undertaken by trained and qualified individuals. Furthermore, the Washington State Department of Labor and Industries (L&I) as well as the Southwest Washington Air Pollution Control Agency (SWAPCA) requires 10 days notification and the appropriate fees prior to the beginning of an asbestos abatement project of this nature.

**LABORATORY INFORMATION**

Samples were analyzed by Environmental Hazards Services, Inc. using Polarized Light Microscopy (PLM) with dispersion staining to identify asbestos constituents as required by EPA regulation 40 CFR, Part 763 NESHAP. EHS Laboratory is accredited by the American Industrial Hygiene Association (AIHA) and the National Voluntary Laboratory Accreditation Program (NVLAP #1882).

**EHS #24-02-01731 (Analysis upon request)**

## **DISCLAIMER**

Conclusions reached as the result of analysis done on suspect materials are not 100% accurate. Error can occur in two forms: 1) sampling error; and 2) non-uniform distribution of asbestos in materials that otherwise appear homogeneous. CES conclusions are based on the results of the laboratory analysis and the site inspection. Compliance Environmental Services, Inc. is not responsible for any asbestos-containing material that might be behind walls, under floors, underground, or in any area that is generally inaccessible.

## **DEMOLITION PERMIT**

This report needs to be submitted to the following agency (SWCAA) for demolition approval.

### **(SWCAA) Southwest Clean Air Agency**

11815 NE 99<sup>TH</sup> St. Suite #129A

Vancouver, WA 98682

(360)-574-3058

Web: [www.swcleanair.org](http://www.swcleanair.org)

Report Prepared By:



Brian Thompson

EPA/AHERA Building Inspector

#188685

**-- PAGE 3 of 03-- END OF REPORT**

*ASBESTOS 9X9 TILE AND MASTIC – BASEMENT VAULT +/- 300 SQ/FT*



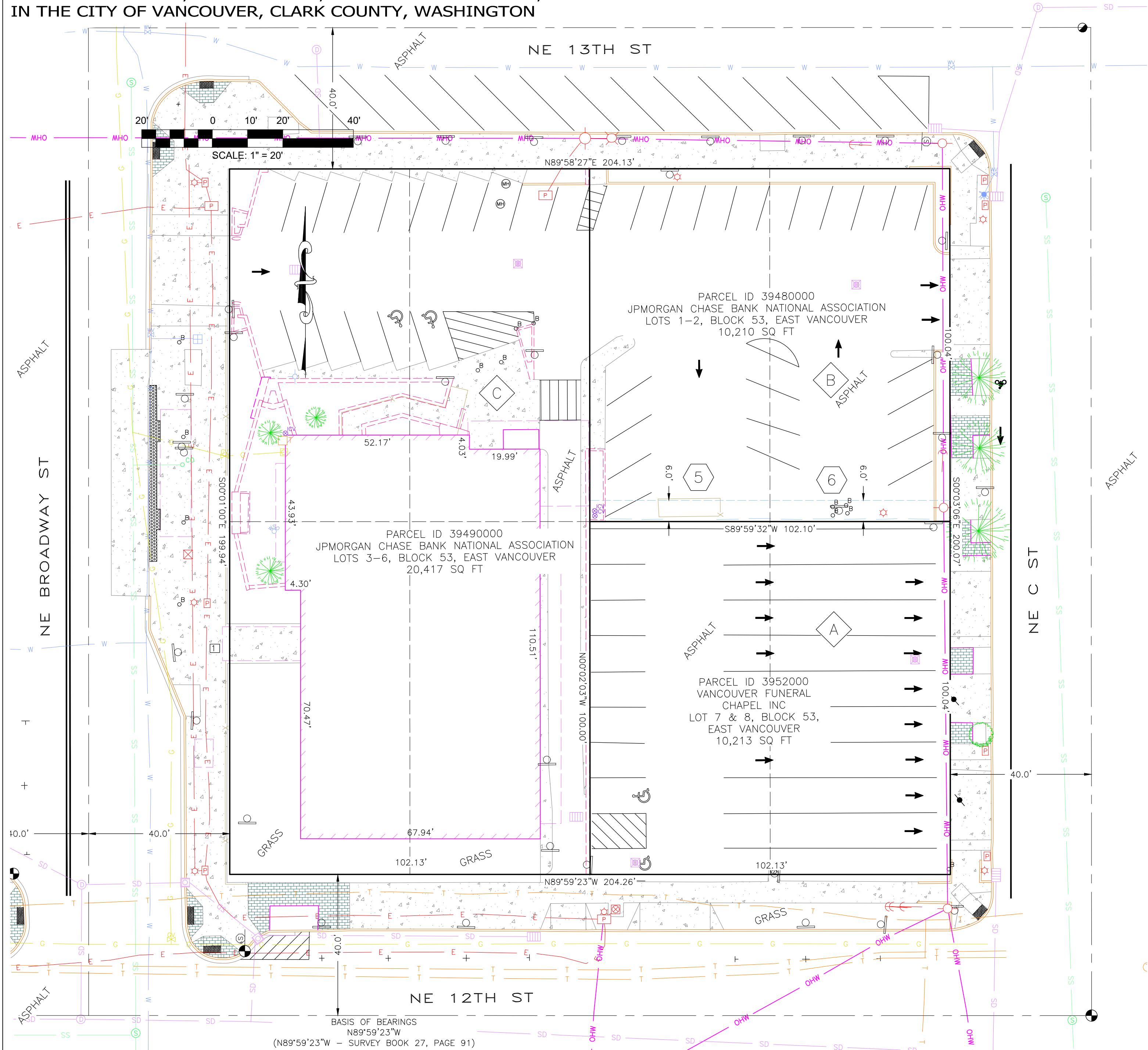
AHERA #188685



ALTA/NSPS SURVEY  
LOCATED IN THE NE QUARTER OF SECTION 27,  
TOWNSHIP 2 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN,  
IN THE CITY OF VANCOUVER, CLARK COUNTY, WASHINGTON

HORIZONTAL DATUM (BASIS OF BEARINGS):

THIS PROJECT WAS SURVEYED USING ASSUMED COORDINATES, ROTATED TO MATCH THE BASIS OF BEARINGS OF SURVEY BOOK 27, PAGE 91 ALONG THE CENTERLINE OF NE 12TH STREET, OF NORTH 89°59'23" WEST BETWEEN FOUND MONUMENTS. UNITS ARE US SURVEY FEET.



LEGEND:

	BUILDING		CENTERLINE		POWER VAULT		GAS VALVE
	BUILDING OVERHANG		RIGHT OF WAY		POWER JUNCTION BOX		GAS METER
	BUILDING DECK		BOUNDARY LINE		LIGHT-LAMP POST		GAS RISER
	PARKING STRIPES		EASEMENT		GUY ANCHOR		TELEPHONE RISER
	ROAD STRIPING		LOT/PARCEL LINE		SANITARY SEWER CLEANOUT		TELEPHONE MANHOLE
	FLOW LINE CURB		BUILDING HATCH		SANITARY SEWER MANHOLE		TELEPHONE VAULT
	EXTRUDED CURB		CONCRETE HATCH		STORM AREA DRAIN		IRRIGATION CONTROL VALVE
	STANDARD CURB				STORM CATCH BASIN		
	EDGE OF PAVEMENT				STORM MANHOLE		
	EDGE OF CONCRETE				STORM ROOF DRAIN		
	EDGE OF GRAVEL				STORM CLEANOUT		
	WALL-TOP				STORM CURB INLET		
	WALL-TOE				WATER MANHOLE		
	WATER				WATER FIRE DEPT. CONNECT		
	STORM SEWER				WATER SPIGOT - SHUTOFF		
	GAS				WATER VAULT		
	ELECTRIC				FIRE HYDRANT		
	OVERHEAD POWER				WATER METER		
	SANITARY SEWER				WATER VALVE		
	TELEPHONE				WATER STANDPIPE		
	FENCE						

TOPO NOTES:

(DISTANCES SHOWN ARE PERPENDICULAR TO THE PROPERTY LINE)

- 1) AWNING EXTENDS 2.1' INTO R/W

PROPERTY A

TITLE REPORT SPECIAL EXCEPTIONS:

THE FOLLOWING EXCEPTIONS AFFECT THE SUBJECT PROPERTY IN A SURVEYABLE MANNER AS PER FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO.: NCS-1115762-WA1, EFFECTIVE DATE FEBRUARY 24, 2022.  
13. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$NOT STATED RECORDED DECEMBER 18, 2003 AS RECORDING NO. 3768224 OF OFFICIAL RECORDS.

DATED: SEPTEMBER 29, 2003  
TRUSTOR: VANCOUVER FUNERAL CHAPEL, INC., A WASHINGTON CORPORATION  
TRUSTEE: CHICAGO TITLE INSURANCE COMPANY, A MISSOURI CORPORATION  
BENEFICIARY: BANK OF AMERICA, N.A., AS ADMINISTRATIVE AGENT

A DOCUMENT RECORDED FEBRUARY 9, 2005 AS RECORDING NO. 3943964, OF OFFICIAL RECORDS PROVIDES THAT THE DEED OF TRUST/MORTGAGE OR THE OBLIGATION SECURED THEREBY HAS BEEN MODIFIED.

(AFFECTS PARCEL II)

NOT A SURVEYABLE EXCEPTION

LEGAL DESCRIPTION:

FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO.: NCS-1115762-WA1, EFFECTIVE DATE FEBRUARY 24, 2022.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CLARK, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

PARCEL I:

LOTS 7 AND 8, BLOCK 53, CITY OF VANCOUVER (AKA EAST VANCOUVER), ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 'C' OF PLATS, PAGE 70, RECORDS OF CLARK COUNTY, WASHINGTON.

PARCEL II:

LOTS 7 AND 8, BLOCK 54, CITY OF VANCOUVER (AKA EAST VANCOUVER), ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 'C' OF PLATS, PAGE 70, RECORDS OF CLARK COUNTY, WASHINGTON.

TABLE A NOTES:

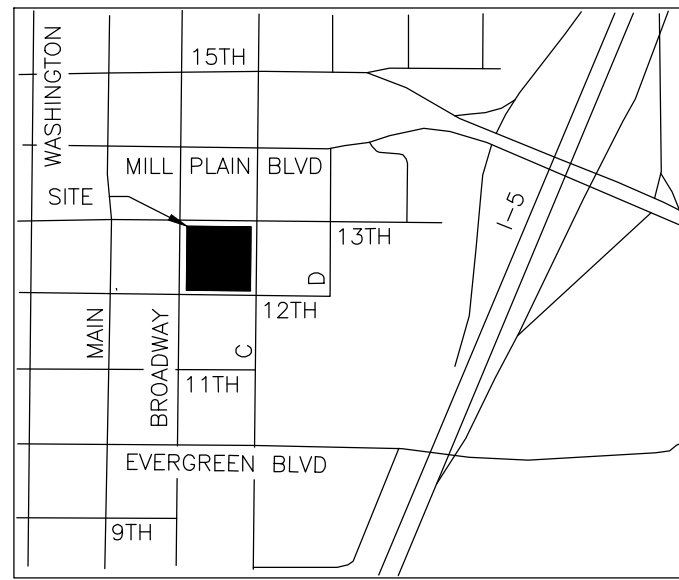
- PROPERTY HAS NO SITE ADDRESS.
- THE SUBJECT PROPERTY LIES WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD, PER FEMA FLOOD INSURANCE MAP NUMBER 53011C0368D, EFFECTIVE DATE SEPTEMBER 5, 2012.
- PARCEL 1: 10,023± SQ FT
- 7a) NO BUILDING EXISTS ON PROPERTY.
- 7b1) NO BUILDING EXISTS ON PROPERTY.
- ALL SUBSTANTIAL FEATURES HAVE BEEN LOCATED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- 7 REGULAR PARKING  
2 HANDICAP PARKING  
10 FUNERAL PROCESSION LINES  
19 TOTAL PARKING
- THE LOCATION OF EXISTING UNDERGROUND UTILITY FACILITIES SHOWN HEREON ARE BASED ON LOCATE MARKS REQUESTED FOR THIS SURVEY PER ONE CALL PUBLIC LOCATE TICKET 22088330. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND UTILITIES BY THE RESPECTIVE UTILITY OWNERS, NOR FOR THE EXISTENCE OF BURIED OBJECTS WHICH ARE NOT SHOWN ON THE PLAN. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

SURVEYOR'S CERTIFICATE

TO:  
PAHLISCH VENTURES, LLC  
CAPITAL TITLE  
AND FIRST AMERICAN TITLE INSURANCE COMPANY.  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7a, 7b, 8, 9, and 11a OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 3/23/2022.

DATE OF PLAT OR MAP:  
07-29-2022

SURVEYOR'S SIGNATURE  
ANDREW PLETT, WA PLS 50707  
ANDREW.PLETT@SFLANDS.COM



VICINITY MAP  
(NOT TO SCALE)

PROPERTY B

TITLE REPORT SPECIAL EXCEPTIONS:

THE FOLLOWING EXCEPTIONS AFFECT THE SUBJECT PROPERTY IN A SURVEYABLE MANNER AS PER FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO.: CS-1119692-WA1, EFFECTIVE DATE MARCH 18, 2022.

EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:

RECORDING DATE: DECEMBER 5, 1908  
RECORDING INFORMATION: BOOK 72, PAGE 364, AS RECORDING NO. 31118  
IN FAVOR OF: ADJACENT PROPERTY OWNERS  
FOR: PRIVATE ALLEY  
AFFECTS: PARCEL I - THE SOUTH 6 FEET OF LOT 2

EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:

RECORDING DATE: FEBRUARY 8, 1909  
RECORDING INFORMATION: BOOK 75, PAGE 118, AS RECORDING NO. 32082  
IN FAVOR OF: ADJACENT PROPERTY OWNERS  
FOR: PRIVATE ALLEY  
AFFECTS: PARCEL I - THE SOUTH 6 FEET OF LOT 1

7. AN AGREEMENT RELATIVE TO THE JOINT USE AND MAINTENANCE OF A SEWER AS DISCLOSED IN DEED RECORDED MAY 5, 1916 IN BOOK 116, PAGE 375 AS RECORDING NO. A 6628.  
AFFECTS PARCEL I - LOT 2: LOCATION NOT SPECIFIED

8. TERMS AND PROVISIONS OF AN UNRECORDED LEASE DATED NOVEMBER 1, 2010, BY AND BETWEEN JBA PROPERTIES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY AS LESSOR AND JOHNSON BIXBY & ASSOCIATES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED DECEMBER 3, 2010 AS RECORDING NO. 4722918 OF OFFICIAL RECORDS.  
(AFFECTS PARCEL III)

9. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$800,000.00 RECORDED SEPTEMBER 14, 2016 AS RECORDING NO. 5325337 OF OFFICIAL RECORDS.  
DATED: SEPTEMBER 12, 2016  
TRUSTOR: JBA PROPERTIES LLC, A WASHINGTON LIMITED LIABILITY COMPANY  
TRUSTEE: WELLS FARGO FINANCIAL NATIONAL BANK  
BENEFICIARY: WELLS FARGO BANK, NATIONAL ASSOCIATION  
(AFFECTS PARCEL III)

LEGAL DESCRIPTION:

FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO.: NCS-1119692-WA1, EFFECTIVE DATE MARCH 18, 2022.  
REAL PROPERTY IN THE COUNTY OF CLARK, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

PARCEL I: LOTS 1 AND 2, BLOCK 53, EAST VANCOUVER ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 'C' OF PLATS, PAGE 70, IN CLARK COUNTY, WASHINGTON.

PARCEL II: LOTS 3, 4, 5 AND 6, BLOCK 53, EAST VANCOUVER ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 'C' OF PLATS, PAGE 70, IN CLARK COUNTY, WASHINGTON.

PARCEL III: LOTS 5 AND 6, BLOCK 54, EAST VANCOUVER ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 'C' OF PLATS, PAGE 70, IN CLARK COUNTY, WASHINGTON.

TABLE A NOTES:

- ADDRESS IS: PARCEL I: N/A  
PARCEL II: 1205 BROADWAY ST, VANCOUVER, WA 98663
- THE SUBJECT PROPERTY LIES WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD, PER FEMA FLOOD INSURANCE MAP NUMBER 53011C0368D, EFFECTIVE DATE SEPTEMBER 5, 2012.
- TOTAL LAND AREA:  
PARCEL I: 10,217± SQ FT  
PARCEL II: 20,417± SQ FT
- BUILDING DIMENSIONS AS SHOWN HEREON.
- 7b1) AREA OF BUILDING:  
PARCEL I: N/A  
PARCEL II: 7,882 SQ FT
- ALL SUBSTANTIAL FEATURES HAVE BEEN LOCATED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- PARCEL I: 21 REGULAR PARKING  
0 HANDICAP PARKING  
21 TOTAL PARKING  
PARCEL II: 14 REGULAR PARKING  
2 HANDICAP PARKING  
16 TOTAL PARKING
- THE LOCATION OF EXISTING UNDERGROUND UTILITY FACILITIES SHOWN HEREON ARE BASED ON LOCATE MARKS REQUESTED FOR THIS SURVEY PER ONE CALL PUBLIC LOCATE TICKET 22088330. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND UTILITIES BY THE RESPECTIVE UTILITY OWNERS, NOR FOR THE EXISTENCE OF BURIED OBJECTS WHICH ARE NOT SHOWN ON THE PLAN. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

S&F Land Services

PORTLAND, VANCOUVER, BEND, SEASIDE

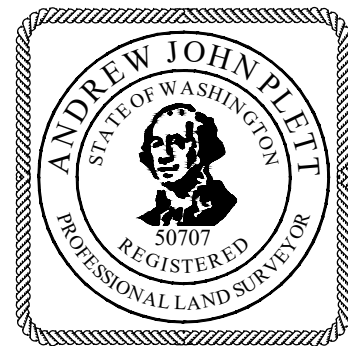
400 E EVERGREEN BLVD,  
STE 1, VANCOUVER, WA 98660  
(360) 326-2334

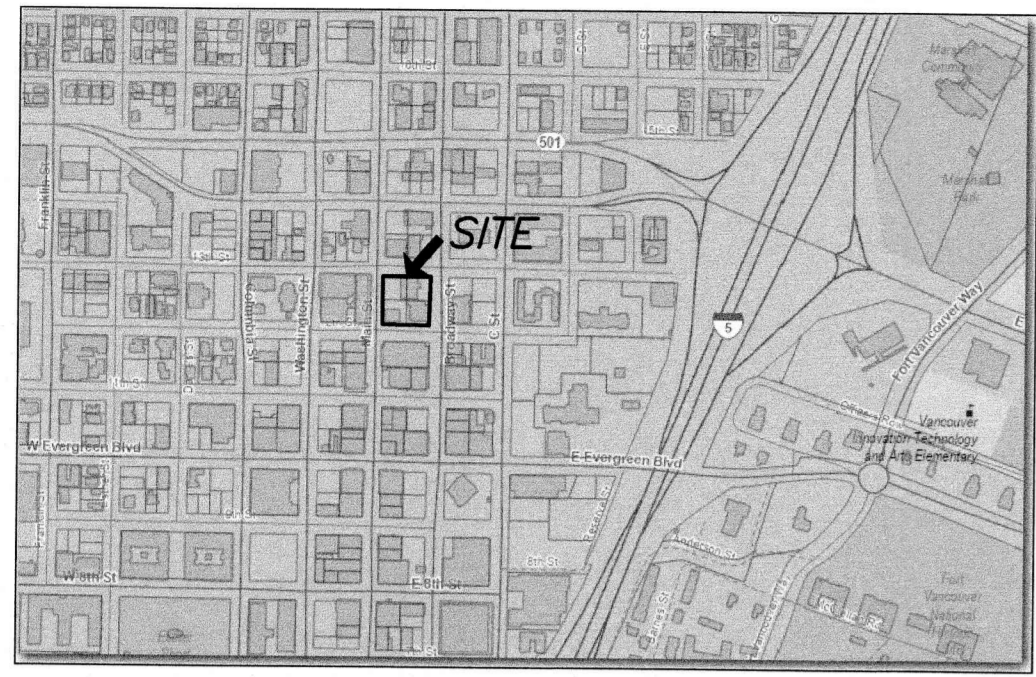
DATE	JOB NO.	FIELD	DRAWN	CHECKED
JULY 29, 2022	2022-495-01	JR	JR	AJP

ALTA SURVEY FOR  
PAHLISCH COMMERCIAL

LOCATED IN  
LOTS 1-8, BLOCK 53, EAST VANCOUVER

NE1/4, SECTION 27, T2N, R1E, WM  
VANCOUVER, CLARK COUNTY, WA





VICINITY MAP  
NO SCALE

TREE TABLE

- A 6" CHERRY  
B 6" MAPLE  
C 4" DECIDUOUS  
D 2" DECIDUOUS  
E 2" DECIDUOUS  
F 3" DECIDUOUS  
G 4" DECIDUOUS  
H 6" DECIDUOUS  
I 4" DECIDUOUS  
J 2" CEDAR  
K 4" DECIDUOUS  
L 6" FIR  
M 6" FIR

FROM ASBESTOS TESTING REPORTS FOLDER:

- 24-7058 - AHERA - PAHLISCH - 1201 MAIN ST VANCOUVER, WA.pdf  
LAB RESULTS - 1201 MAIN ST VANCOUVER, WA.pdf  
LAB RESULTS - PAHLISCH - 110 E 12TH ST VANCOUVER, WA.pdf  
Vancouver.109E13thStreet.MesaEnvironmentalLLC.FieldClearanceLetter.030118.pdf  
Vancouver.109E13thStreet.RoseCity.MesaEnvironmental.AirSampleDataSheets.030118.pdf

BOUNDARY NOTE

SEE RECORD OF SURVEY RECORDED IN BOOK 27,  
PAGE 91 FOR BOUNDARY RESOLUTION OF BLOCK  
54, EAST VANCOUVER.

NOTES

THE LOCATION OF EXISTING UTILITY FACILITIES HAS NOT BEEN RESEARCHED.  
UNDERGROUND UTILITIES SHOWN HEREON ARE FROM TIES TO UTILITY PAINT MARKS MADE  
IN RESPONSE TO "ONE-CALL CONCEPTS" UTILITY NOTIFICATION TICKET NO. 17433523  
AND 22479815. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF  
THE DETERMINATION OF SUCH UNDERGROUND UTILITIES BY THE RESPECTIVE UTILITY  
OWNERS, NOR THE EXISTENCE OF BURIED OBJECTS WHICH ARE NOT SHOWN ON THIS  
PLAN.

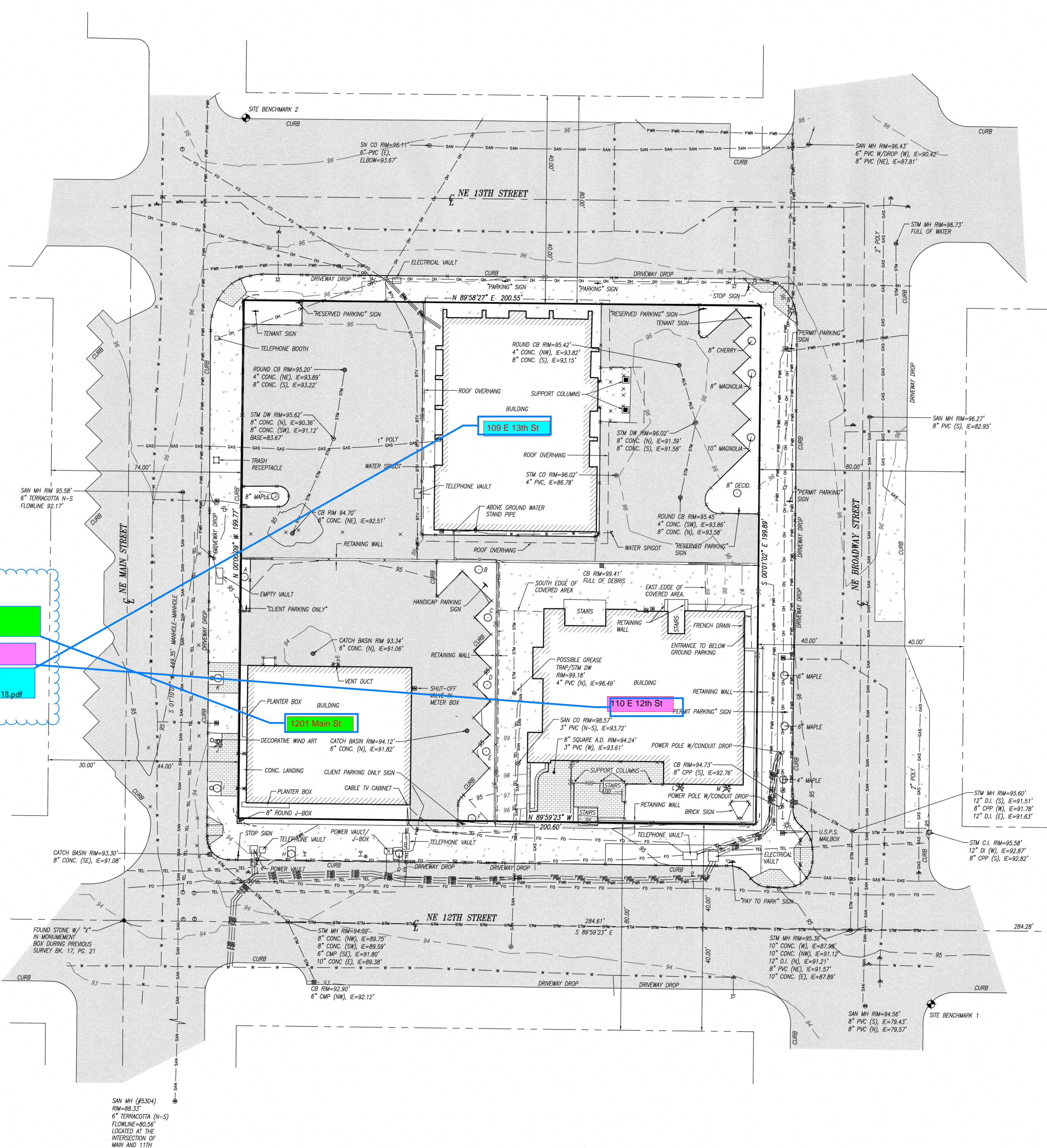
FIELD WORK FOR THIS SURVEY WAS PERFORMED IN OCTOBER AND NOVEMBER, 2017,  
NOVEMBER 2022 AND MARCH 2023.

THIS SURVEY REFLECTS THOSE EASEMENTS SHOWN ON ALTA COMMITMENT FOR TITLE  
INSURANCE (COMMITMENT NO. 612887897) PROVIDED BY FIDELITY NATIONAL TITLE, DATED  
DECEMBER 1, 2022. NO EASEMENTS SHOWN IN THIS REPORT.

ALTA COMMITMENT FOR TITLE INSURANCE (FILE NO. NCS-1128038-0R1) PROVIDED BY  
FIRST AMERICAN TITLE INSURANCE COMPANY, DATED APRIL 29, 2022. NO EASEMENTS  
SHOWN IN THIS REPORT.

ALTA COMMITMENT FOR TITLE INSURANCE (FILE NO. NCS-1115762-WA1) PROVIDED BY  
FIRST AMERICAN TITLE INSURANCE COMPANY, DATED DECEMBER 8, 2022. NO EASEMENTS  
SHOWN IN THIS REPORT.

SURVEY MONUMENTS - ALL SURVEY MONUMENTS SHOWN HEREON, INCLUDING  
BENCHMARKS SHALL BE PROTECTED FROM DISTURBANCE OR DESTRUCTION SUBJECT TO  
WAC 332-120 (SURVEY MONUMENTS - REMOVAL OR DESTRUCTION). IF THE  
CONSTRUCTION OF NEW FACILITIES CAUSES THE NEED FOR ANY MONUMENT TO BE  
REMOVED, THE CONTRACTOR IS ADVISED TO CONTACT THE APPROPRIATE LAND SURVEYOR  
PRIOR TO CONSTRUCTION FOR PERPETUATION OF THE ORIGINAL POSITION SUBJECT TO  
WAC 332-120-060.



BASIS OF BEARINGS

BEARINGS BASED ON S 89°59'23" E BETWEEN THE FOUND  
MONUMENTS ALONG THE CENTERLINE OF NE 12TH STREET  
AS SHOWN IN BOOK 27, PAGE 91.

VERTICAL DATUM:

ELEVATIONS ARE BASED ON CITY OF VANCOUVER DATUM  
UTILIZING BENCHMARK 85-15, A 3" BRASS CAP IN THE SW  
QUADRANT OF 13TH STREET AND BROADWAY, ELEVATION 96.21'.

BENCHMARK:

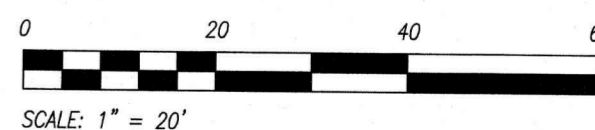
SITE BENCHMARK 1:  
SET MAG NAIL WITH WASHER IN TOP OF CURB AT SE QUAD OF NE  
MAIN STREET AND NE 12TH STREET.  
ELEVATION = 94.73'

SITE BENCHMARK 2:  
SET MAG NAIL WITH WASHER IN TOP OF CURB AT NE QUAD OF NE  
MAIN STREET AND NE 13TH STREET. AT EAST END OF RETURN.  
ELEVATION = 95.61'

LEGEND

- MONUMENT AS NOTED
- ELECTRICAL OUTLET
- PARKING METER
- ELECTRICAL JUNCTION BOX
- POWER POLE
- STREET LIGHT
- ELECTRICAL METER
- GUY ANCHOR
- MAILBOX
- SIGN AS NOTED
- STORM CURB INLET (C.I.)
- STORM CLEANOUT (CO)
- STORM CATCH BASIN (CB)
- STORM DRYWELL
- STORM MANHOLE
- ROUND CATCH BASIN
- TELEPHONE MANHOLE
- GAS METER
- GAS VALVE
- SANITARY MANHOLE
- SANITARY MANHOLE
- WATER VALVE
- WATER VALVE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION (ABOVE GROUND)
- 10" DIA. SUPPORT COLUMN
- STONE/BRICK COLUMN
- SITE BENCHMARK AS NOTED
- CONIFEROUS TREE AS NOTED
- DECIDUOUS TREE AS NOTED

- SUBJECT PARCEL
- TAX LOT
- CENTER OF RIGHT OF WAY
- RIGHT OF WAY
- BUILDING OVERHANG
- CHAIN LINK FENCE
- GAS
- UNDERGROUND GAS LINE
- BTV
- UNDERGROUND CABLE/TV LINE
- FO
- UNDERGROUND FIBER OPTIC LINE
- STM
- UNDERGROUND STORM LINE
- SAN
- UNDERGROUND SANITARY LINE
- OH
- OVERHEAD POWER LINE
- PWR
- UNDERGROUND POWER LINE
- TEL
- UNDERGROUND TELEPHONE LINE
- W
- UNDERGROUND WATER LINE
- CONCRETE SURFACE
- ASPHALT SURFACE
- BUILDING
- BRICK PAVEMENT
- U.S.P.S. UNITED STATES POSTAL SERVICE
- CONC. CONCRETE
- D.I. DUCTILE IRON



FILE: J:\DATA\A10000\A10400\A10460\A10469\A10469.SURVEY\A10469.S.EXCDOWN.DWG

CLIENT:  
PAHLISCH COMMERCIAL  
1201 MAIN STREET  
VANCOUVER, WA  
98660

PRELIMINARY BOUNDARY AND EXISTING CONDITIONS SURVEY FOR:  
**BLOCK 54 - EAST VANCOUVER (C-70)**  
LOCATED IN THE NE 1/4 QUARTER OF SECTION 27, T. 2 N., R. 1 E., W.M., CITY OF VANCOUVER, CLARK COUNTY, WA.

**OLSON** LAND SURVEYORS  
ENGINEERS  
100-6605 1385  
35th Avenue SW  
VANCOUVER, WA 98660



Bid Set -

NOT APPROVED FOR  
CONSTRUCTION

CHANGES / REVISIONS

DESCRIPTION	DATE
ADDED TOPO NORTH OF FUNERAL HOME	03/15/23

DESIGNED:

DRAWN: J.K.T.

CHECKED: P.J.S.

DATE: JANUARY, 2023

SCALE: 1" = 20'

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SHEET SIZE: 24x36

JOB NO. A10469.01.01

SHEET

C2.0