

ELLIS COUNTY COMMISSION

1204 FORT STREET

P.O. BOX 720

HAYS, KANSAS 67601

PHONE 785-628-9410

FAX 785-628-9413

COMMISSIONER 1ST DISTRICT

PERRY S. HENMAN, ELLIS

PHONE 785-726-5768

COMMISSIONER 2ND DISTRICT

GLENN D. DIEHL, HAYS

PHONE 785-625-7106

COMMISSIONER 3RD DISTRICT

DEAN HASELHORST, HAYS

PHONE 785-628-1916

September 20, 2010

Mr. Doug Doubek

Kansas Department of Health and Environment

1000 SW Jackson, Suite 410

Topeka, KS 66612-1367

Dear Mr. Doubek,

Ellis County recently learned of plans by Mr. Ray Castillo to seek a Brownfields assessment grant through the Kansas Department of Health and Environment (KDHE) to perform a Phase I and possibly a Phase II environmental study an old wastewater lagoon, which is no longer in service. He informed us he would like to clean up the property and redevelop it as an extension of this mobile home park called the County View Mobile Home Park. The property in question is located at 2300 E. 7th St, Hays, KS, which is just east of the Hays, KS city limits.

Ellis County supports this application as an opportunity to determine whether the site has environmental contamination. We appreciate any assistance KDHE can provide to Mr. Castillo as he seeks to verify whether the former wastewater lagoon site contains environmental contamination.

We understand that without the clean-up of the property in question, the Country View Mobile Home Park will be unable to expand in that area.

If you have any questions regarding this letter, please contact Ellis County Administrator Greg Sund at 785-621-4219 or gsund@ellisco.net.

Sincerely,



Perry Henman

Chairperson, Ellis County Commission

RECEIVED

SEP 30 2010

**BUREAU OF
ENVIRONMENTAL REMEDIATION**

August 12, 2010
RE: Assessment 8 acres Ellis County
Subject:
J & N Investments
Country View Mobile Park

To Ryan Weiser-kdheks FAX 785-296-7030

Attached find pertinent information on our parcel that needs assessment and remediation.
Let us know what further info you need

Ray Castillo
J & N Investments
2280 East 7th St
Hays, KS 67601
785-625-7774 cell 719-229-1901
FAX 785-623-2829
Cvmp2005@yahoo.com

KANSAS DEPARTMENT OF HEALTH AND ENVIRONMENT
TARGETED BROWNFIELDS ASSESSMENT
APPLICATION FORM

Use only for Sites within Kansas

Applicant Information

Applicant Name: J & N Investments
 Organization: County View Mobile Park
 Address: 2280 East 7th St. Hays, KS. 67601
 Contact Person: Ray Castillo
 Phone: 785-625-7774 Fax: 785-625-2829 Email: CVMP2005@yahoo.com
 Type of Eligible Applicant: Mobile Home Park - Ellis County
 (City, County, Village, Town, Tribe, Other)

IS APPLICANT OR ANY OTHER PARTY UNDER ORDER FROM EPA OR KDHE TO CONDUCT SITE ASSESSMENT AND/OR CLEANUP?
 YES (Describe Below) NO UNKNOWN
 Briefly describe involvement/role of KDHE in enforcement and/or oversight of assessment/cleanup of candidate site:

Proposed Site Information

Name/Title of Site/Facility: CVMP Lagoon Street Address: 2280 E. 7th St.
 City: Hays State: KS Zip: 67601
 Size of Site in Acres: 8 Current Use of Site/Facility (if any): EXPANSION LAND
 Site Zoning: (attach site map, if available) Mobile Home Park - County
 Number of Parcels: 2 Parcel Numbers:

SECTION 1

Current Site Ownership:

Name: J & N Investments
 Address: 2280 E. 7th St.
 City: Hays State: KS Zip: 67601
 Phone: 785-625-7774 719-229-1901 Ray Castillo

IF PROPERTY IS NOT OWNED BY APPLICANT, WILL THE APPLICANT OBTAIN THE PROPERTY THROUGH:
 FORCLOSURE OTHER (SPECIFY):

IF PROPERTY IS NOT OWNED BY APPLICANT, WILL THE APPLICANT BE ABLE TO OBTAIN LEGAL PERMISSION TO ENTER PROPERTY TO CONDUCT SITE ASSESSMENT ACTIVITIES? YES NO

SECTION 2

SITE HISTORY

IS THERE ANY REASON TO BELIEVE THE PROPERTY IS CONTAMINATED WITH CERCLA RELATED HAZARDOUS SUBSTANCES?
 YES (Describe Below) NO UNKNOWN
 (as defined in 40 CFR Part 30, e.g., solvents, pesticides, creosote, metals (lead, mercury, arsenic, etc.), drycleaning products)
Used to be septic Lagoon.

**KANSAS DEPARTMENT OF HEALTH AND ENVIRONMENT
BROWNFIELDS TARGETED ASSESSMENT
APPLICATION FORM CONT.**

SECTION 2 CONT.

PAST SITE USES (Types of manufacturing, etc.) <i>Septic Lagoon</i>	APPROXIMATE DATES <i>1981-1987</i>	
BUILDINGS ON SITE <i>NONE</i>	SQUARE FOOTAGE <i>207988</i> <i>169868</i> <hr/> <i>377852</i>	CONDITION <small>(Leaseable, gutted, razed, etc.)</small> <i>Trees, Woods</i> <i>industrial</i>
PRIOR SITE ASSESSMENT ACTIVITIES <small>Describe conclusions of prior site assessment activities (or attach relevant portions of report(s)). If reports are unavailable, identify consultant, client, and approximate date of study.</small> <p align="center"><i>NONE</i></p>		

SECTION 3

FUTURE SITE ACTIVITIES

SITE ASSESSMENT NEEDS

Describe difficulties related to perceived contamination that have hindered reuse of the property.
depression where former septic lagoon was located overgrown with grasses due to land indentation in old lagoon.

ANTICIPATED FUTURE USE:

RESIDENTIAL
 RECREATIONAL
 COMMERCIAL/RETAIL
 INDUSTRIAL
 OTHER:
Describe applicant's proposed reuse plan: *Approved plans from Ellis County for additional 37 mobile spots.*

DESCRIBE ANY FINANCIAL INCENTIVES PLANNED TO SPUR DEVELOPMENT AND/OR CLEANUP AND PROPOSED FUNDING SOURCES: (Tax incentives, etc.)

This program is for site assessment only, cleanup money is not being offered as part of this program.
Will employ assessment company & park residents for remediation

DESCRIBE PUBLIC INTEREST AND/OR COMMUNITY INVOLVEMENT IN SITE REUSE PLANNING.

Approved plans by Ellis County for Mobile Park expansion of 37 additional lots

Signature: *Ramon* Date: *8-12-10*

PLEASE RETURN FORM TO:

Doug Doubek, Unit Chief, Orphan Sites Unit
 Remedial Section
 Kansas Department of Health and Environment
 Bureau of Environmental Remediation
 1000 SW Jackson, Suite 410
 Topeka, Kansas 66612

EXHIBIT "A"TRACT I

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), Twenty-one (21), Twenty-two (22), Twenty-seven (27), Twenty-eight (28), Twenty-nine (29), Thirty (30), Thirty-one (31), Thirty-two (32), Thirty-three (33), Thirty-four (34), Thirty-five (35), Thirty-six (36), Thirty-seven (37), Thirty-eight (38), Thirty-nine (39), Forty (40), Forty-one (41), Forty-two (42), Forty-three (43), Forty-four (44), Forty-five (45), Forty-six (46), Forty-seven (47), Forty-eight (48), Forty-nine (49), Fifty (50), Fifty-one (51), Fifty-two (52), Fifty-three (53), Fifty-four (54), Fifty-five (55), Fifty-six (56), Fifty-seven (57), Fifty-eight (58) and Fifty-nine (59), Block One (1), together with vacated Harkness Road, adjacent to said lots, EAST RIDGE ESTATES to Ellis County, Kansas.

TRACT II

Logan Site
A tract of land situated in the Northwest Quarter (NW/4) of Section Eleven (11), Township Fourteen (14) South, Range Eighteen (18) West of the 6th P.M., Ellis County, Kansas, described as follows, to-wit:

BEGINNING at a point 1,139.95 feet East and 1,586.80 feet South of the Northwest corner of Section 11, (said point is the Southwest corner of East Ridge Estates); thence West parallel to the North line of Section 11, a distance of 400.00 feet; thence North at 90 degrees a distance of 470.00 feet; thence East at 90 degrees a distance of 230.00 feet; thence South at 90 degrees a distance of 440.00 feet; thence East parallel to the North line of Section 11 a distance of 170.00 feet; thence South along the West line of East Ridge Estates 30.00 feet to the point of beginning.

The above tract includes a 30.00 foot Access Road Easement described as follows:

Beginning at a point 1,139.95 feet East, and 1,586.80 feet South of the Northwest corner of Section 11, (said point is the Southwest corner of the East Ridge Estates); thence West parallel to the North line of Section 11 a distance of 170.00 feet; thence North at 90 degrees a distance of 30.00 feet; thence East at 90 degrees a distance of 170.00 feet; thence South along the West line of East Ridge Estates 30.00 feet to the point of beginning.

TRACT III

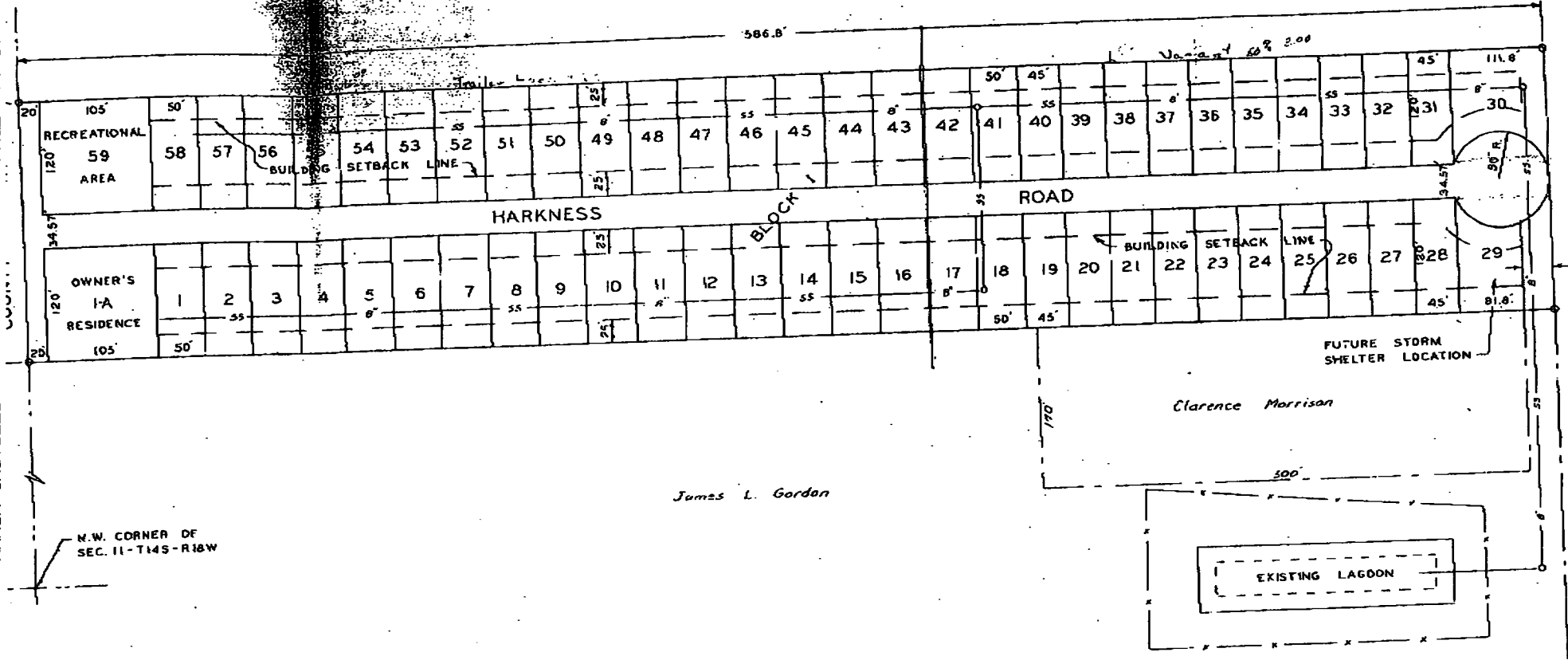
A tract of land situated in the Northwest Quarter (NW/4) of Section Eleven (11), Township Fourteen (14) South, Range Eighteen (18) West of the 6th P.M., Ellis County, Kansas, described as follows, to-wit:

Commencing at a point 969.95 feet East of the Northwest corner of said Section 11; Thence South at a right angle, 1,223.46 feet to a place of beginning; Thence East at a right angle, a distance of 170 feet to the West line of East Ridge Estates; Thence South at a right angle along the West line of East Ridge Estates, a distance of 166.66 feet; Thence West at a right angle, a distance of 170 feet; Thence North at a right angle, a distance of 166.66 feet to the place of beginning.

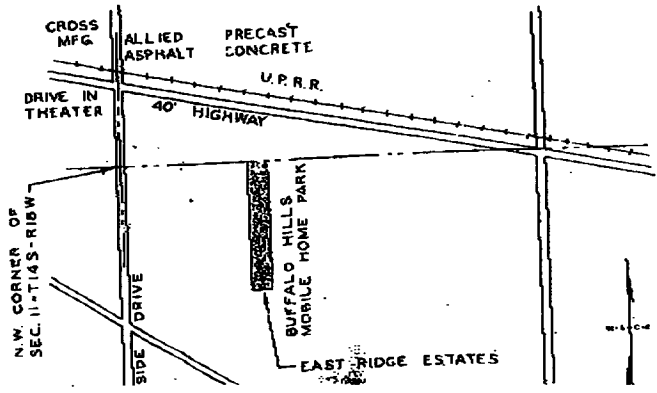
TRACT IV

A tract of land in the Northwest Quarter (NW/4) of Section Eleven (11), Township Fourteen (14) South, Range Eighteen (18) West of the 6th P.M., Ellis County, Kansas, described as follows:

Commencing at a point 969.95 feet East of the Northwest corner of said Section 11; thence South at right angles, 1,390.12 feet to a place of beginning; thence East, at right angles, 170 feet to the West line of East Ridge Estates; thence South at a right angle along the West line of East Ridge Estates, a distance of 166.66 feet; thence West at a right angle a distance of 170 feet; thence North at a right angle a distance of 166.66 feet to the place of beginning.



N.W. CORNER OF SEC. 11-T14S-R18W



- LEGEND**
- - EXISTING 1/2" RE-BAR
 - 6" — SS — EXISTING SANITARY SEWER
 - — — — — WOVEN WIRE FENCE
 - M-P - ZONING

Rent to
STANBERG
MUSEUM

EXPANSION LAND

EXPANSION LAND

