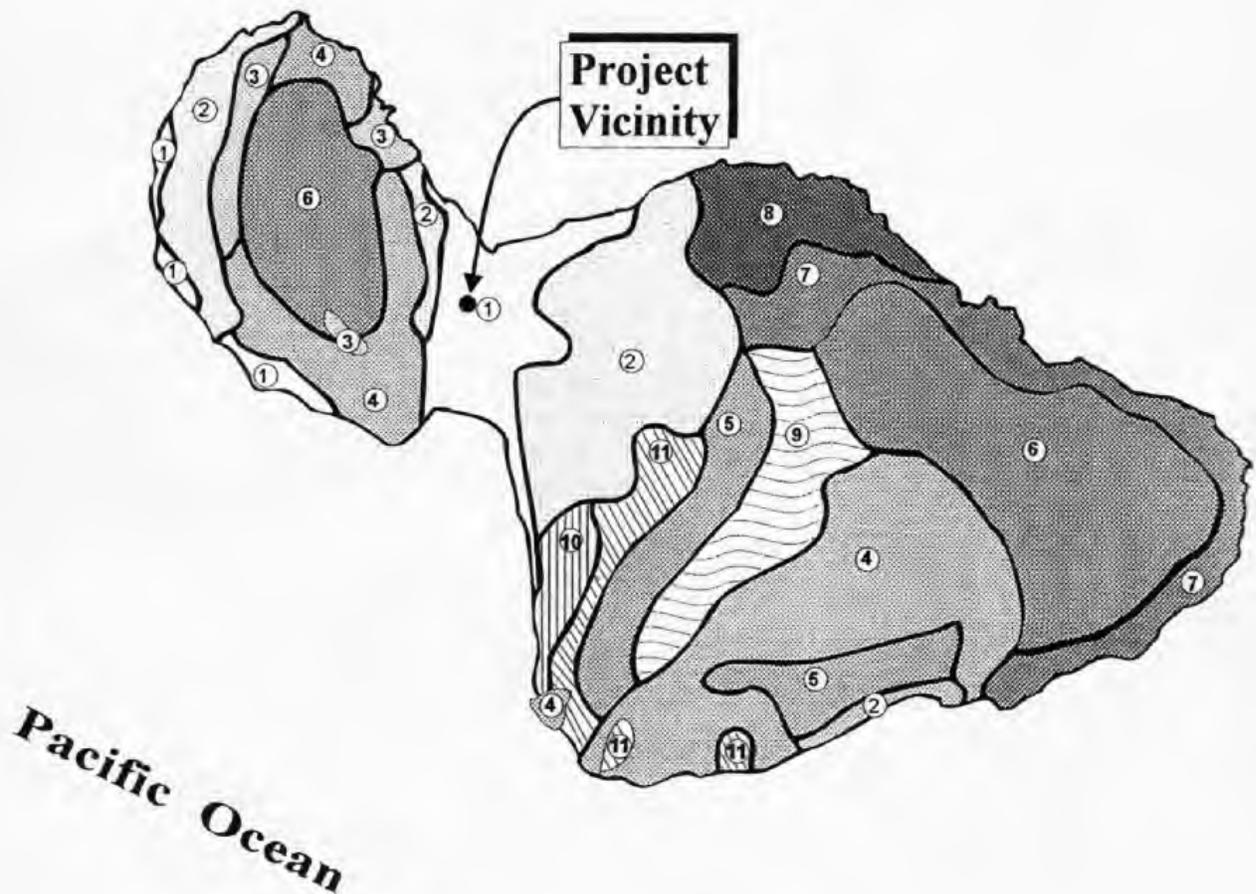


Appendix F

Soil Association Map

LEGEND

<p>① Pulchu-Ewa-Jaucas association</p> <p>② Waiakoa-Keahua-Molokai association</p> <p>③ Honolua-Olelo association</p> <p>④ Rock land-Rough mountainous land association</p> <p>⑤ Puu Pa-Kula-Pane association</p> <p>⑥ Hydrandepts-Tropaquods association</p>	<p>⑦ Hana-Makaalae-Kailua association</p> <p>⑧ Pauwela-Haiku association</p> <p>⑨ Laumaia-Kaipoi-Olinda association</p> <p>⑩ Keawakapu-Makena association</p> <p>⑪ Kamaole-Oanapuka association</p>
---	---

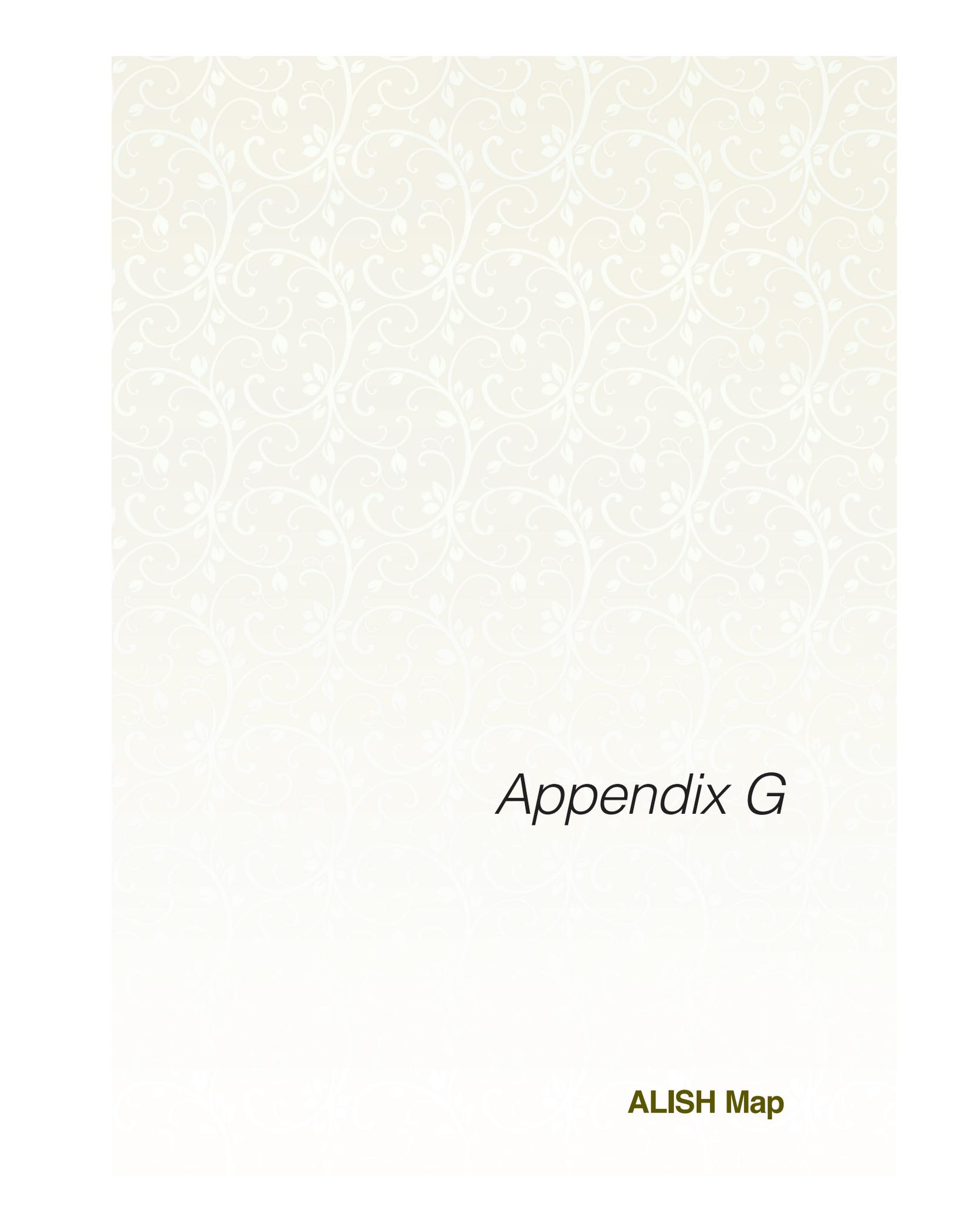


Map Source: USDA Soil Conservation Service

Figure F

Waikō Baseyard Light Industrial Subdivision
 TMK (2) 3-8-007-102
Soil Association Map

Prepared for:
 Waikō Industrial Investment, LLC



Appendix G

ALISH Map

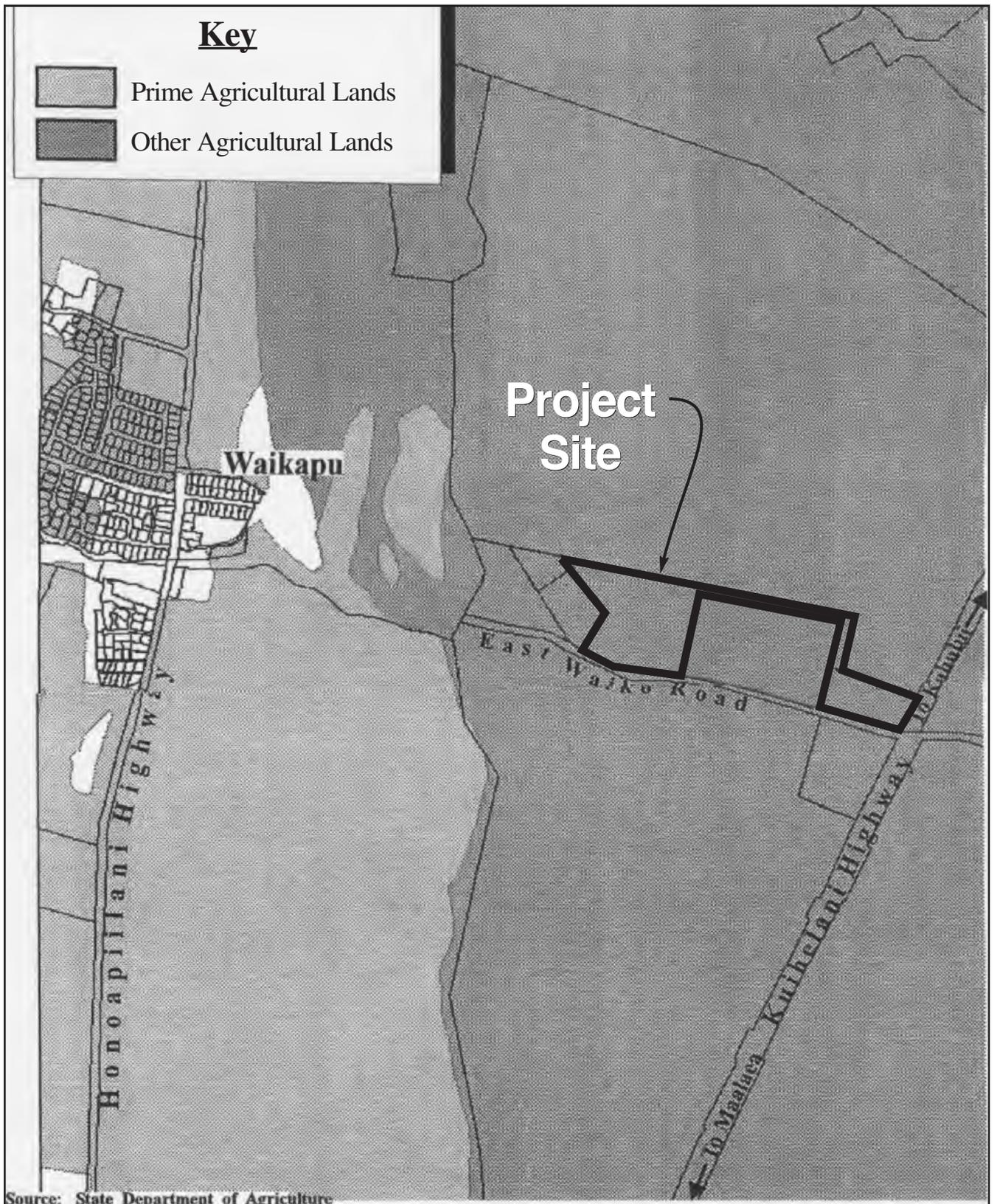


Figure G

Waikō Baseyard Light Industrial Subdivision

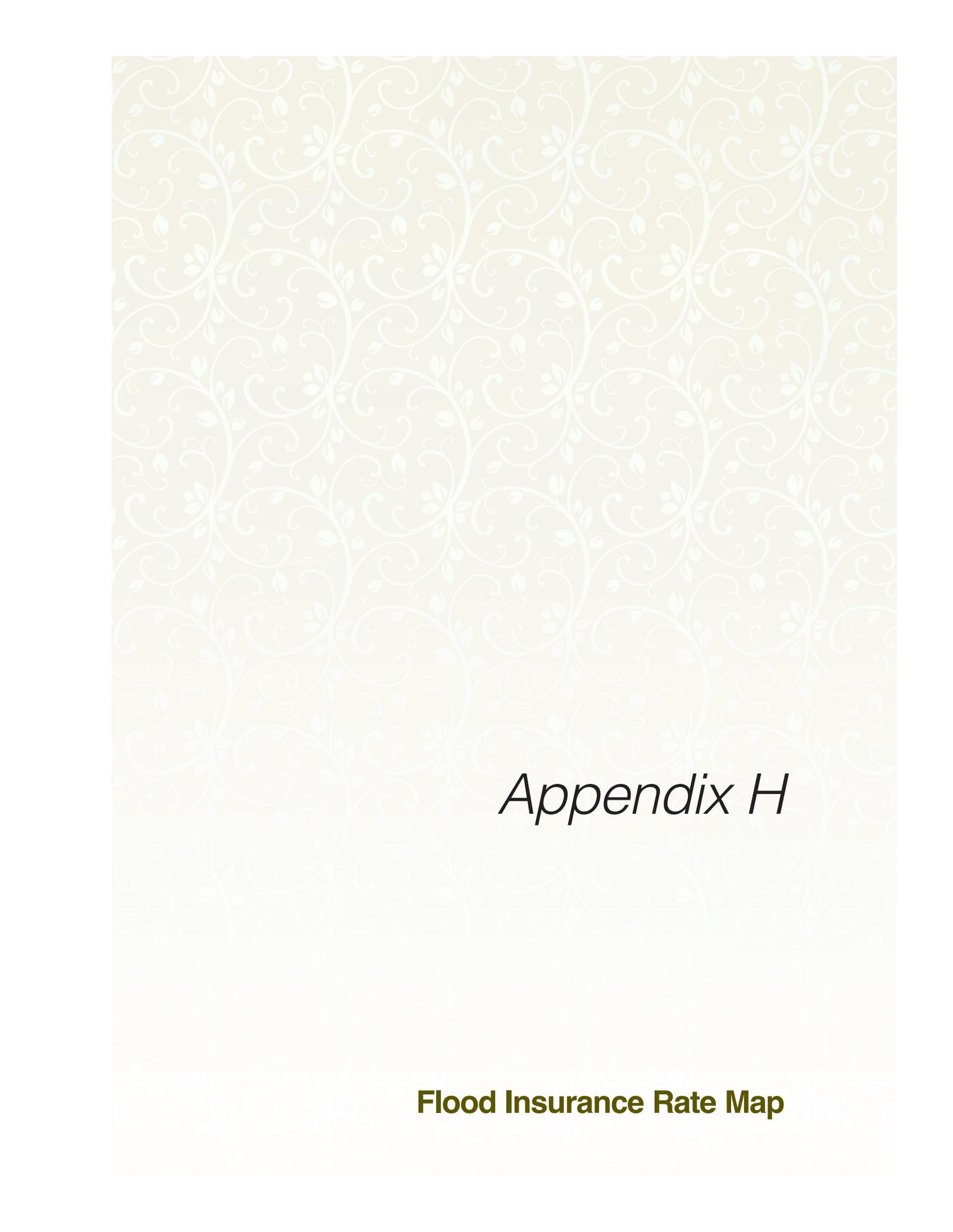
TMK (2) 3-8-007-102

ALISH Map

Prepared for:
Waikō Industrial Investment, LLC



BAGOYO
DEVELOPMENT
CONSULTING GROUP



Appendix H

Flood Insurance Rate Map

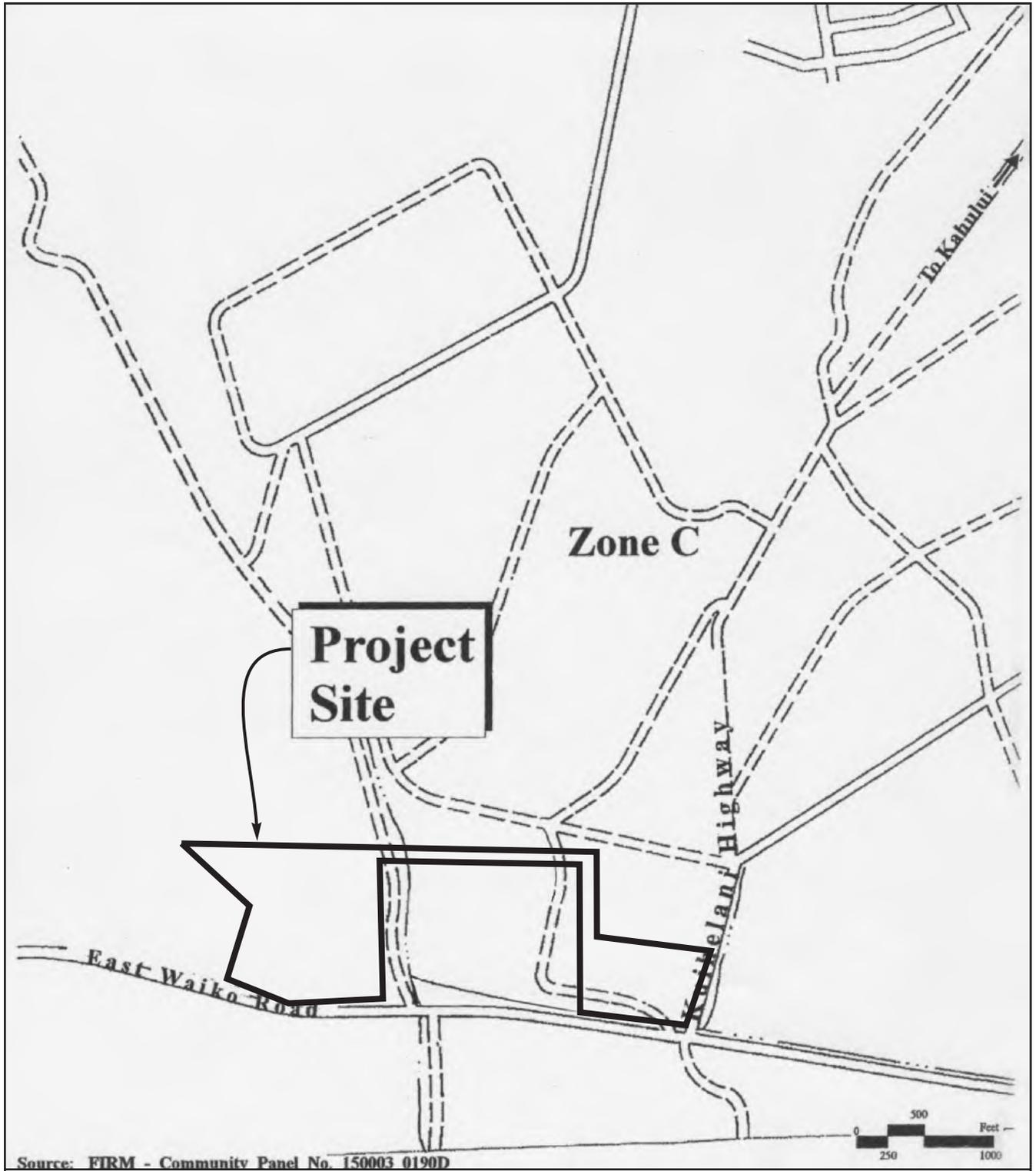


Figure H

Waikō Baseyard Light Industrial Subdivision

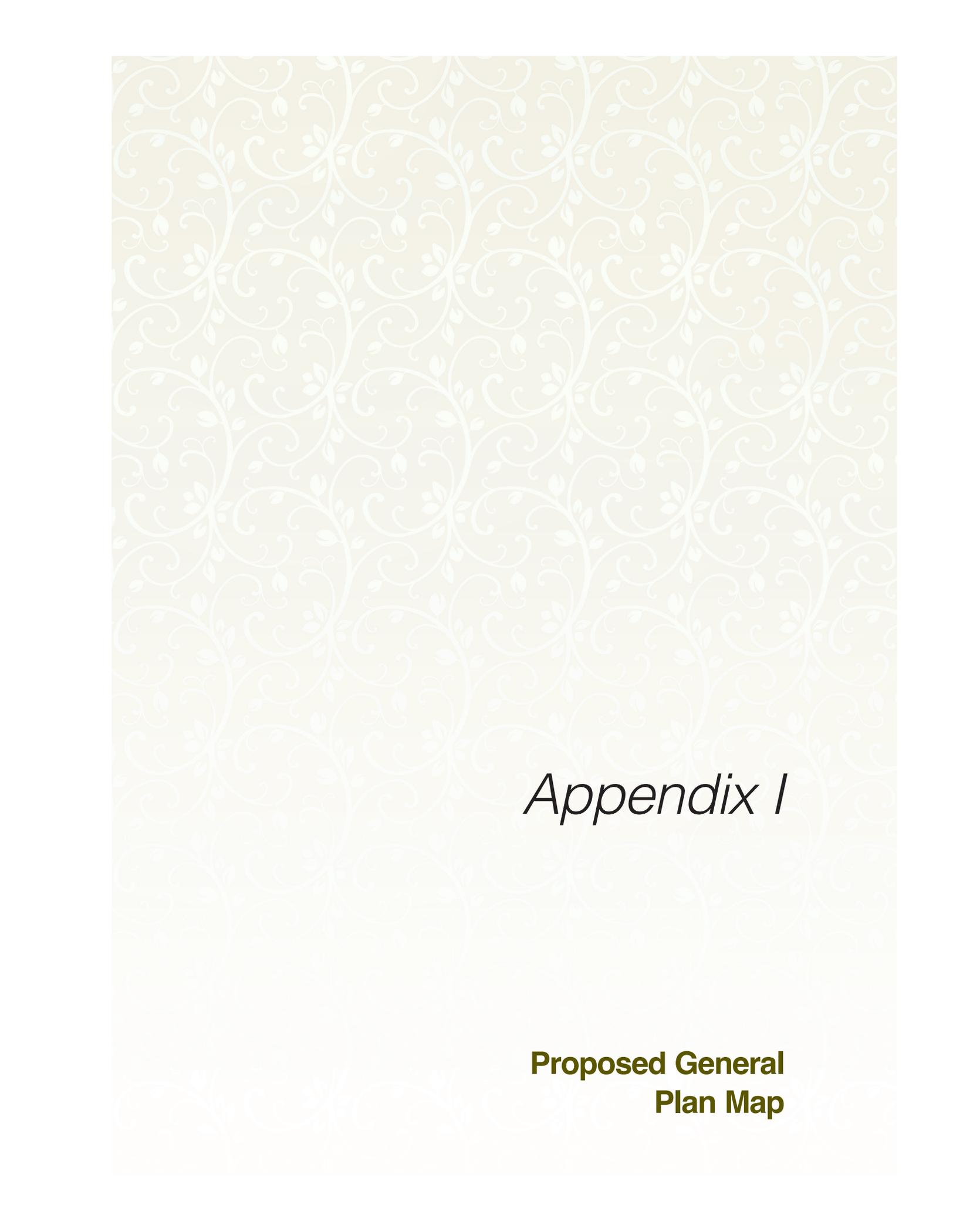
TMK (2) 3-8-007-102

Flood Insurance Rate Map

Prepared for:
Waikō Industrial Investment, LLC



BAGOYO
DEVELOPMENT
CONSULTING GROUP



Appendix I

**Proposed General
Plan Map**

Land Use/ Directed Growth IRC Urban/Rural Growth Boundaries Map Waikapu / Kahului C3

Legend

- Primary Road
- Growth Boundaries: IRC Version
 - Urban Growth Boundary
 - Rural Growth Boundary
 - Country Town
 - Rural Service Center
 - Land Use - Preservation
 - Land Use - Regional Park
 - Urban Form - Greenbelt
 - Urban Form - Greenway

Scale: 0 425 850 1,700 2,150 3,400
1 inch = 2,000 feet

Prepared By: Long Beach Planning Division
County of Maui
350 South Honoapiʻiani
Honolulu, Hawaii 96819

As Directed By: Maui General Plan Advisory Committee

Product Code: M-410-2009215-4
Copyright © February 12, 2009
This is not a zoning map. Please contact the Planning Department for zoning confirmation.

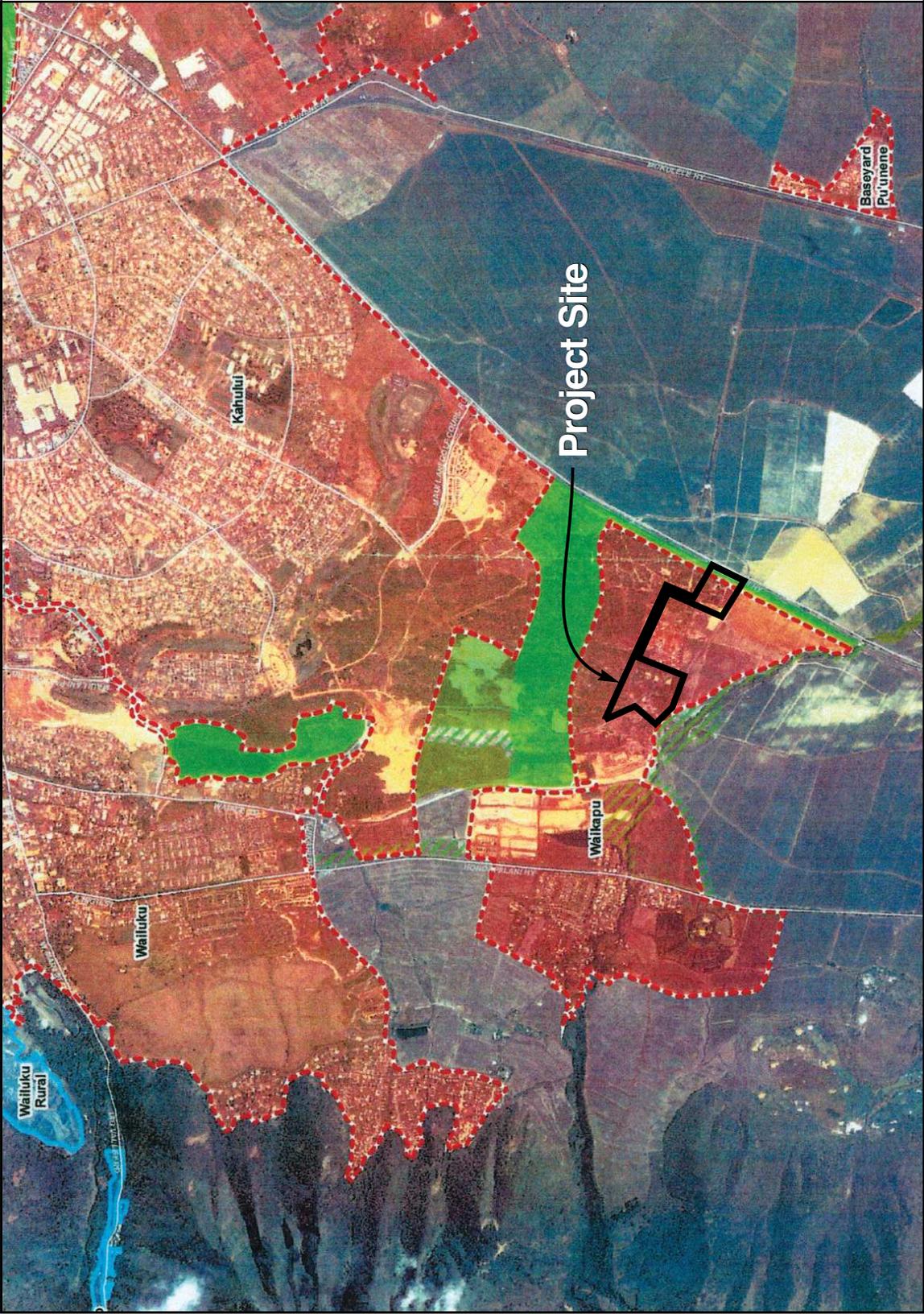


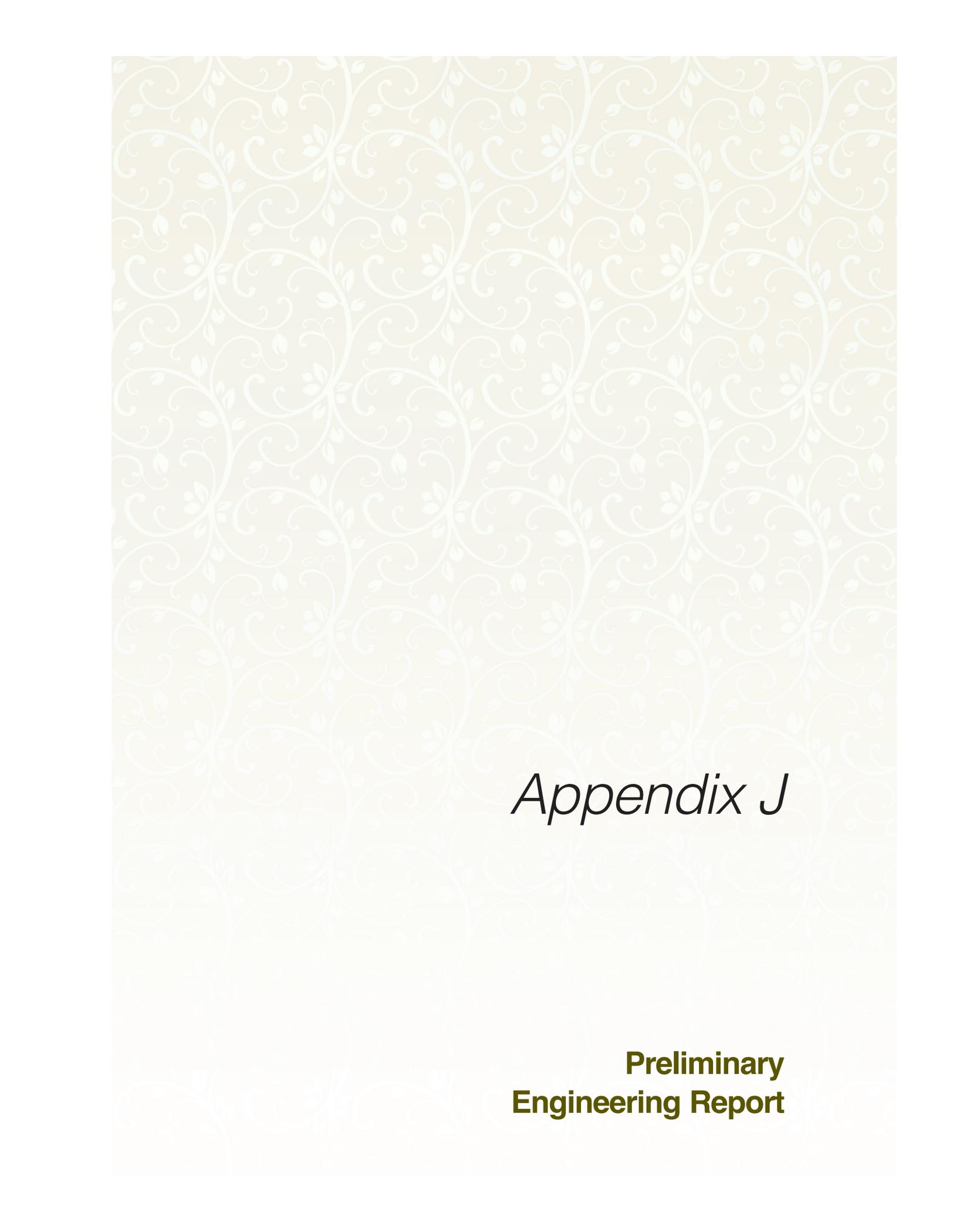
Figure 1

Prepared for:
Waikō Industrial Investment, LLC

Waikō Baseyard Light Industrial Subdivision
TMK (2) 3-8-007-102
Proposed General Plan



BAGOYO
DEVELOPMENT
CONSULTING GROUP



Appendix J

**Preliminary
Engineering Report**

**PRELIMINARY ENGINEERING REPORT
FOR
WAIKO INDUSTRIAL BASEYARD**

Waikapu, Wailuku, Maui, Hawaii

T.M.K.: (2) 3-8-007: 102

Prepared for:

**Waiko Industrial Investment, LLC
c/o 1300 N. Holocono Street, Suite 201
Kihei, Maui, Hawaii 96753**

Prepared by:

May 2011

TABLE OF CONTENTS

1.0 INTRODUCTION

2.0 EXISTING INFRASTRUCTURE

- 2.1 ROADWAYS
- 2.2 DRAINAGE
- 2.3 SEWER
- 2.4 WATER
- 2.5 ELECTRIC AND TELEPHONE

3.0 ANTICIPATED INFRASTRUCTURE IMPROVEMENTS

- 3.1 ROADWAYS
- 3.2 DRAINAGE
- 3.3 SEWER
- 3.4 WATER
- 3.5 ELECTRIC AND TELEPHONE

EXHIBITS

- 1 LOCATION MAP
- 2 VICINITY MAP
- 3 SOIL SURVEY MAP
- 4 FLOOD INSURANCE RATE MAP

APPENDICES

- A HYDROLOGIC CALCULATIONS
- B WATER DEMAND CALCULATIONS
- C WASTEWATER CALCULATIONS

**PRELIMINARY ENGINEERING REPORT
FOR
WAIKO INDUSTRIAL BASEYARD
T.M.K.: (2) 3-8-007: 102**

1.0 INTRODUCTION

The purpose of this report is to provide information on the existing infrastructure which will be servicing the proposed project. It will also evaluate the adequacy of the existing infrastructure and anticipated improvements which may be required for the proposed project.

The subject parcel is identified as T.M.K.: (2) 3-8-007: 102, and encompasses an area of approximately 31.22 acres. It is also known as Lot 1-C of the Kopaa Subdivision No. 2. It is bordered by undeveloped land to the north, a cattle feed lot and Kuihelani Highway to the east, Waiko Road to the south, and undeveloped land to the west. The southwesterly end of the parcel is being used to raise cattle. The parcel is U-shaped and surrounds three sides of the Consolidated Baseyard Subdivision. A roadway leading to the Campaign Recycle Maui Composting Center traverses along the western boundary of the project site. Existing overhead utility lines are located within the property and along a portion of the northern boundary. A portion of the western section of the parcel is currently being used to raise cattle and as a construction baseyard for Fong Construction Company.

A & B Hawaii, Inc. is planning their Waiale Project to the north of the project site and to the south of Waiko Road. It will be a village concept with mixed uses. Immediately to the north of the project site, VMX and multi-family uses are being proposed.

The proposed project consists of developing thirty-seven industrial lots, ranging in size from approximately 10,000 square feet to 78,000 square feet and a commercial lot of approximately 8.4 acres. Proposed improvements include paved roadways, concrete curb, gutter and sidewalk; private water system, and landscaping. Underground water, sewer, drainage, electrical, and telephone systems will also be constructed.

2.0 EXISTING INFRASTRUCTURE

2.1 ROADWAYS

Honoapiilani Highway is located approximately 4,000 feet west of the project site. It is a two-lane undivided State Highway which runs in the north-south

direction into Wailuku town. The speed limit is 35 miles per hour (mph) in the vicinity of Waiko Road. The Waiko Road intersection is signalized with existing left turn pockets into East and West Waiko Road.

Kuihelani Highway is located immediately east of the project site. It is a two-way, four-lane divided State arterial highway which also runs in a north-south direction. The posted speed limit on Kuihelani Highway at Waiko Road is 55 mph. There is an existing traffic signal at the Kuihelani Highway-Waiko Road intersection. The southern terminus of Kuihelani Highway is its intersection with Honoapiilani Highway. The northern terminus is at its intersection with Puunene Avenue, where it turns into Dairy Road.

Waiko Road is a two-lane County collector roadway that connects Honoapiilani Highway and Kuihelani Highway. The posted speed limit on Waiko Road is 20 mph. Immediately east of Honoapiilani Highway, Waiko Road provides access to a residential community. Further east, Waiko Road provides access to industrial and livestock land uses. There is a weight limit of 10,000 pounds from vehicles entering and exiting Waiko Road from Honoapiilani Highway.

Waiale Road is a two-lane road with its southern terminus at Waiko Road. It turns into Lower Main Street near Kaahumanu Avenue. The section of Waiale Road from Waiko Road to Kuikahi Drive is privately owned. The segment from Kuikahi Drive to Lower Main Street is County owned and used as a collector road.

Access to the project site will be from Waiko Road.

2.2 DRAINAGE

As previously mentioned, the subject parcel is U-shaped with a 60-foot wide strip separating the western and eastern sections of the parcel. The western section of the parcel slopes down in a west to east direction ranging in elevation from approximately 272 feet to 232 feet above mean sea level, with an average slope of approximately 3.0%. The eastern section of the parcel slopes down in a west to east direction ranging in elevation from approximately 208 feet to 198 feet above mean sea level, with an average slope of approximately 2.2%. The 60-foot section separating the western and eastern sections of the parcel slopes down in a west to east direction ranging in elevation from approximately 232 feet to 208 feet above mean sea level, with an average slope of approximately 2.0%.

According to the "Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii (August, 1972)," prepared by the United States Department of Agriculture Soil Conservation Service, the soil within the project site is classified as Puuone sand (PZUE). It is characterized as having rapid permeability above the cemented layer, slow runoff and a moderate to severe wind erosion hazard.

Presently, onsite surface runoff sheet flows across the western section of the parcel in a west to east direction. A portion of the runoff sheet flows into an existing pond located near the northern boundary. The pond is a depression in the ground between 5 and 6 feet deep. The remainder of the runoff eventually sheet flows toward the 60-foot section of the parcel separating the western and eastern sections. Runoff from the 60-foot section of the parcel sheet flows in a west to east direction and eventually into the adjacent undeveloped properties. Runoff from the eastern section of the parcel sheet flows in a west to east direction. Eventually all of the onsite runoff sheet flows into the Kuihelani Highway right-of-way.

There are two existing grated inlet catch basins at the intersection of Waiko Road and Kuihelani Highway. Runoff from the project site either sheet flows into the grated catch basins or into an existing swale within the Kuihelani Highway right-of-way. Runoff along Kuihelani Highway flows in a northerly direction and outlets into the existing Kuihelani Highway drainage facilities.

According to Panel Numbers 1500030393E and 1500030394E of the Flood Insurance Rate Map, dated September 25, 2009, prepared by the United States Federal Emergency Management Agency, the project site is situated in Flood Zone X. Flood Zone X represents areas outside of the 0.2% annual chance flood plain.

It is estimated that the present 50-year, 1-hour runoff from the project site is 15.16 cfs (West Section) + 1.27 cfs (Middle Section) + 8.24 cfs (East Section) = 24.67 cfs and the corresponding runoff volume is 27,293 cubic feet (West Section) + 2,286 cubic feet (Middle Section) + 12,355 (East Section) = 41,934 cubic feet.

2.3 SEWER

There are no County sewer facilities within or adjacent to the project site. There is an existing 8-inch sewerline crossing East Waiko Road, approximately 3,000 feet west of the project site. Said 8-inch sewerline is located east of

Makai Waikapu Village and enlarges to a 12-inch sewerline and connects to the sewer system on Waiale Road and flows by a gravity sewerline to the Wailuku Pump Station. The Wailuku Pump Station is located at the end of Eluene Place and to the northwest of Kahului Harbor. Wastewater collected at the Wailuku Pump Station is pumped to the Kahului Wastewater Reclamation Facility in Naska.

The Kahului Wastewater Reclamation Facility has a capacity of 7.9 million gallons per day (mgd). As of March 2010, the average daily flow into the Kahului Wastewater Reclamation Facility was approximately 4.9 mgd. However, according to the Wastewater Reclamation Division, County of Maui, the total allocation, including projects already permitted, is 6.95 mgd.

2.4 WATER

Domestic water and fire flow for the Waikapu area is serviced from the 300,000 gallon Waikapu Tank, which is at elevation of 764 feet. A series of 8-inch and 12-inch waterlines traverse along Waiko Road from the tank to Honoapiilani Highway. To the east of Honoapiilani Highway, approximately 4,000 feet from the project site, a 12-inch waterline traverses easterly on Waiko Road and terminates at the Waiko Baseyard Subdivision, approximately 1,500 feet to the west of the project site.

The source for this water system is the Mokuhau wells located in Happy Valley. According to the Department of Water Supply, the Waikapu Tank is at or near capacity. It is inadequate to provide storage for fire flow and domestic water for this project.

There is no County water system currently servicing the project site or adjacent properties. However, there is an onsite private water system servicing the Consolidated Baseyard Subdivision, which is located between the western and eastern sections of the subject parcel. The private water system consists of two wells, a 350,000 gallon storage tank, pump building, and water appurtenances for the subdivision. According to the *"Preliminary Engineering Report for New Potable Water Sources at Consolidated Baseyard Subdivision"*, prepared by Austin Tsutsumi & Associates, Inc. in February 2006, the average daily demand for the Consolidated Baseyard Subdivision was 76,400 gallons per day (GPD) and 6,600 GPD for common area irrigation. The total daily demand amounted to 83,000 GPD, with an average daily demand of 3,860 GPD per acre for the lots. This demand is less than the 6,000 GPD per acre listed

in the Department of Water Supply standards. However, the demand is close to the 4,000 GPD per acre standard used by the other municipal water systems in the State.

2.5 ELECTRIC AND TELEPHONE

There is an existing electrical transmission system traversing through the project site. Said system is located within an easement granted to Maui Electric Company, Ltd. An existing electrical distribution system is located approximately 1,000 feet to the west of the property on land owned by A & B Properties, Inc.

3.0 ANTICIPATED INFRASTRUCTURE IMPROVEMENTS

3.1 ROADWAYS

Access to the proposed subdivision will be from Waiko Road. From Waiko Road, there will be access to Honoapiilani Highway to the west and Kuihelani Highway to the east.

The interior subdivision streets will have 56 foot right-of-ways and will be improved to County standards. The cul-de-sacs will have an edge of pavement radius of 40 feet and a right-of-way radius of 50 feet. The larger traffic lanes and cul-de-sac pavement radius are to accommodate the larger fire trucks in the Central Maui district.

The two north-south subdivision roadways will terminate at the northern boundary of the parcel. These roadways are master-planned to provide future connections to A & B's Waiale Project. Both roadways will connect to Waiko Road.

Waiko Road, fronting the project site has an existing right-of-way of 60 feet. It will be improved to accommodate the two new intersections providing access into the subdivision and the recommended turning lanes. The improvements will be designed and constructed to meet County standards.

All of the subdivision roadways will be constructed to County standards. In addition, concrete wheel chair ramps will be constructed at appropriate locations to comply with ADA standards. Appropriate striping and signage will be installed in accordance with the Department of Public Works.

A Traffic Impact Analysis Report was completed for the project on May 17, 2011 by Phillip Rowell and Associates, which provided the following summary:

- “1. The level-of-service analysis concluded that the signalized intersections (Honoapiilani Highway at Waiko Road and Kuihelani Highway at Waiko Road) will operate at acceptable levels-of-service without additional improvements.*
- 2. The southbound approach of Waiale Road at Waiko Road will operate at Level-of-Service C during the morning peak hour and Level-of-Service F during the afternoon peak hour. An assessment of potential improvements concluded that installation of a left turn refuge lane for left turns from southbound Waiale Road to eastbound Waiko Road would result in Level-of-Service D and is therefore recommended. However, since the projected traffic volumes that result in the unacceptable level-of-service reflect full build out of the project, it would be prudent to defer the improvements until the left turn refuge lane is required. It is possible that the traffic projections, which are based on Institute of Transportation Engineers trip generation data, may not be realized. The intersection should be monitored and re-assessed when the proposed industrial park is approximately 50% occupied.*
- 3. The current site plan for the proposed industrial park indicates two separate parcels. The parcel is located along the north side of Waiko Road between Kuihelani Highway and the east property line of the Consolidated Baseyard. Approximately 100,000 square feet of retail and commercial floor space can be constructed on this parcel. The level-of-service analysis determined that access to and egress from the project should be provided by a major driveway (unsignalized) along Waiko Road along the west boundary of the project. The main driveway, Drive A, should have separate left turn lanes along each approach and a left turn refuge lane along Waiko Road for left turns from the project. It is recommended that this driveway be monitored as the parcel is developed to determine if additional improvements are required. As with the previous intersection, the reassessment should be performed when the retail portion of the project is approximately 50% occupied.*
- 4. The second parcel is located west of the Consolidated Baseyard and will consist of 19.7 acres of light industrial uses. Access to and egress from*

this parcel will be provided by one driveway, Drive B. This driveway will be unsignalized and all approaches in be one lane only.”

3.2 DRAINAGE

The project's drainage system will be designed to accommodate the increase in runoff generated by the development of the entire project site. Subdivision improvements will include a master drainage system within the roadways, including curb-inlet catch basins, manholes, drainlines and a drain stubout to each lot. As each lot is developed, it will be required to install an onsite drainage system to collect runoff from the site and provide a drainline connection to the drain stubout to the master drainage system. The master drainage system will be sized to accommodate runoff from the roadways and developed lots. The runoff will be conveyed to a master underground perforated drainage system to accommodate the increase in runoff from the subdivision. It is estimated that the post development runoff = 75.23 cfs (West Section) + 6.30 cfs (Middle Section) + 41.96 cfs (East Section) = 123.49 cfs. Accordingly, the developed runoff volume is 67,705 cubic feet (West Section) + 5,671 cubic feet (Middle Section) + 27,692 cubic feet (East Section) = 101,068 cubic feet, a net increase of 59,134 cubic feet.

As each individual lot is developed, the building permit applicant will be required to construct an onsite storm runoff collection system and connect to the drainline stubout that was provided to the lot.

There will be no increase in runoff sheet flowing from the project site after completion of the development. This is in accordance with Chapter 4, Rules for the Design of Storm Drainage Facilities in the County of Maui.

3.3 SEWER

The nearest County sewer system is located approximately 3,000 feet from the project site. A master sewer system will be installed within the subdivision roadways and a sewer lateral will be provided to each lot. The master sewer system will outlet into a community leach field, which will require review and approval from the State Department of Health (SDOH).

Individual wastewater systems (IWS) will be used for the treatment of wastewater for each lot. Each lot will be required to connect the outlet line of

the IWS to the sewer lateral provided. Wastewater will be conveyed from each lot into the community leach field. Each IWS will adhere strictly to the requirements set forth by the SDOH.

Using a similar analysis for the Consolidated Baseyard Subdivision, it is estimated that the average daily wastewater contribution is 16,436 gallons (see Appendix C).

As the project progresses and building permits are applied for, the building permit applicant will be required to submit the design of an IWS. It is the responsibility of the SDOH to review and approve the IWS. Some of the restrictions of an IWS are that it has to be at least 5 feet away from the wall line of any structure, 9 feet from a property line, 50 feet from a stream, 10 feet from a large tree, and 1,000 feet from a potable drinking water well (if cesspools are used). The IWS to be used for the subdivision will be aerobic units which will allow installation in close proximity to the existing well.

3.4 WATER

The existing wells and storage tank which are currently being used as the source for domestic water and fire flow for the Consolidated Baseyard Subdivision will be modified and used for the project. The Developer will upgrade the existing water facilities as required to meet domestic water and fire flow requirements for the project.

The domestic water demand, as determined by the Domestic Consumption Guidelines set forth by the Department of Water Supply, for the project is calculated to be approximately 142,920 gallons per day. However, using the analysis for the Consolidated Baseyard Subdivision, it is estimated that the average daily domestic water demand is 139,890 gallons (see Appendix B). In accordance with Department of Water Supply standards, the fire flow demand for a light industrial or commercial development is 2,000 gallons per minute for a 2-hour duration. The maximum spacing for fire hydrants is 250 feet. The Developer will upgrade the existing offsite Consolidated Baseyard Subdivision water system to meet the demands.

A memorandum regarding the *“Capability of the Two Consolidated Baseyard Wells to Supply the Proposed Waiko Industrial Park”*, dated March 1, 2011, was prepared by Tom Nance Water Resource Engineering. In the

Conclusions, Recommendations, and Other Observations section of the memorandum, the following was stated:

- “1. The addition of water service to the Waiko Industrial Park from the Consolidated Baseyard system would require both of its well pumps to be replaced with new pumps capable of delivering 235 GPM to the system’s 0.35 MG, 250-foot (spillway elevation) tank. Both well pumps would be driven by 25-horsepower motors. The pumps presently in Wells 1 and 2 are driven by 7.5- and 15-horsepower motors, respectively.
2. Both wells have adequate hydraulic capacity to deliver 235 GPM to the 250-foot storage tank with only modest drawdowns. The 4-inch pipeline from Well 2 to the tank, of about 500-foot length, could accommodate the higher pumping rate.
3. Based on available data, it appears that long-term salinity will be stable at the increased pumping rate. However, neither well has been used to a significant extent or pumped at the required higher rate. As an assurance that both parties need to have, it would be appropriate to install a 235 GPM pump in one of the wells and run a pump test of a minimum of 72 hours duration to monitor the salinity response.
4. Consolidated Baseyard has a 0.35 MG storage tank. Two sizing criteria were applied by ATA to determine the tank’s size. As indicated below, applying these two criteria with the addition of the Waiko Industrial Park will not require additional storage.

Criterion 1. Provide the maximum day demand with no credit for well inflow.

	<u>Max. Day Amount (MG)</u>
Consolidated Baseyard	0.1245
<u>Waiko Industrial Park</u>	<u>0.2083</u>
Combined Total	0.3328 (less than 0.35 MG)

Criterion 2. *Provide a 2,000 GPM fire flow for two-hour duration with coincident maximum day demand, the largest well out of service, and the reservoir 3/4 full at the start of the fire.*

Consolidated Baseyard: 324,233 Gallons (less than 0.35 MG)

Addition of Waiko Industrial Park: 319,378 Gallons (also less than 0.35 MG)

5. *DOH will not allow individual wastewater disposal systems (cesspools or leach fields) within 1,000 feet of either the Consolidated Baseyard drinking water wells. Many of the Waiko Industrial Park lots are inside these 1,000-foot setback distances (Figure 7). Consolidated Baseyard dealt with this issue by requiring advanced septic systems for each lot and delivery of the effluent from these septic systems to a common leach field in the southeast corner of the subdivision. A similar accommodation will be required of the Waiko Industrial Park."*

3.5 ELECTRIC AND TELEPHONE

The proposed electrical and telephone distribution systems to the subject subdivision will be installed overhead from the existing overhead facilities located approximately 1,000 feet to the west of the project site. Within the project site, the electric and telephone systems will be installed underground in accordance with the utility companies rules and regulations. Street lights will be installed along the subdivision streets at intervals to be determined by the electrical engineer.

APPENDIX A
HYDROLOGIC CALCULATIONS

Hydrologic Calculations

Purpose: Determine the increase in onsite surface runoff from the undeveloped portion of the project site based on a 50-year, 1-hour storm.

A. Determine the Runoff Coefficient (C):

DEVELOPED AREAS:

Infiltration (Negligible)	= 0.20
Relief (Flat)	= 0.00
Vegetal Cover (None)	= 0.07
Development Type (Industrial)	= <u>0.55</u>
C=	0.82

EXISTING AREAS:

Infiltration (Medium)	= 0.07
Relief (Flat)	= 0.00
Vegetal Cover (High)	= 0.00
Development Type (Landscape)	= <u>0.15</u>
C=	0.22

EXISTING CONDITIONS:

West Section = 19.70 Acres
Middle Section = 1.65 acres
East Section = 9.87 Acres

DEVELOPED CONDITIONS:

West Section = 19.70 Acres
Middle Section = 1.65 Acres
East Section = 9.87 acres

B. Determine the 50-year 1-hour rainfall:

$$i_{50} = 2.5 \text{ inches}$$

Adjust for time of concentration to compute Rainfall Intensity (I):

Existing Condition (Western Section):

$$T_c = 30 \text{ minutes}$$

$$I = 4.31 \text{ inches/hour}$$

Existing Condition (Middle Section):

$$T_c = 30 \text{ minutes}$$

$$I = 4.31 \text{ inches/hour}$$

Existing Condition (Eastern Section):

$$T_c = 25 \text{ minutes}$$

$$I = 4.31 \text{ inches/hour}$$

Developed Condition (Western Section):

$$T_c = 15 \text{ minutes}$$

$$I = 4.31 \text{ inches/hour}$$

Developed Condition (Middle Section):

$$T_c = 15 \text{ minutes}$$

$$I = 4.31 \text{ inches/hour}$$

Developed Condition (Eastern Section):

$$T_c = 11 \text{ minutes}$$

$$I = 4.31 \text{ inches/hour}$$

C. Drainage Area (A) = See previous breakdown

D. Compute the 50-year storm runoff volume (Q):

$$\mathbf{Q = CIA}$$

Existing Condition (West Section):

$$Q = (0.22)(3.50)(19.70)$$

$$= 15.16 \text{ cfs}$$

Existing Condition (Middle Section):

$$Q = (0.22)(3.50)(1.65)$$

$$= 1.27 \text{ cfs}$$

Existing Condition (East Section):

$$\begin{aligned} Q &= (0.22)(3.79)(9.87) \\ &= 8.24 \text{ cfs} \end{aligned}$$

Developed Condition (West Section):

$$\begin{aligned} Q &= (0.82)(4.66)(19.70) \\ &= 75.23 \text{ cfs} \end{aligned}$$

Developed Condition (Middle Section):

$$\begin{aligned} Q &= (0.82)(4.66)(1.65) \\ &= 6.30 \text{ cfs} \end{aligned}$$

Developed Condition (East Section):

$$\begin{aligned} Q &= (0.82)(5.18)(9.87) \\ &= 41.96 \text{ cfs} \end{aligned}$$

The total existing runoff from the project site = 15.16 cfs (West Section) + 1.27 cfs (Middle Section) + 8.24 cfs (East Section) = 24.67 cfs. The total developed runoff from the project site = 75.23 cfs (West Section) + 6.30 cfs (Middle Section) + 41.96 cfs (East Section) = 123.49 cfs. Accordingly, the existing runoff volume generated from a 50-year, 1-hour storm is 27,293 cubic feet (West Section) + 2,286 cubic feet (Middle Section) + 12,355 (East Section) = 41,934 cubic feet and the developed runoff volume is 67,705 cubic feet (West Section) + 5,671 cubic feet (Middle Section) + 27,692 cubic feet (East Section) = 101,068 cubic feet, a net increase of 59,134 cubic feet.

APPENDIX B
WATER DEMAND CALCULATIONS

WATER DEMAND CALCULATIONS

Per 2002 Water System Standards:

Average Daily Demand (ADD) = 6,000 gallons per acre per day (Commercial)
= 6,000 gallons per acre per day (Light Industrial)

ADD = (6,000)(8.43) = 50,580 gpd (Commercial)

= (6,000)(15.39) = 92,340 gpd (Light Industrial)

Average Daily Demand = 50,580 gpd + 92,340 gpd = 142,920 gpd

(Note-the land area used in the ADD calculations excluded the proposed roadways from the calculations)

The report prepared by Tom Nance Water Resource Engineering stated that the anticipated daily domestic water demand is 124,890 gallons and an allotment of 15,000 gallons for the common area irrigation. Therefore, the total daily water demand is 139,890 gallons.

APPENDIX C
WASTEWATER CALCULATIONS

WASTEWATER CALCULATIONS

The following wastewater calculations are based on the design criteria used for the "*Consolidated Baseyard Subdivision On-Site Leaching Fields*":

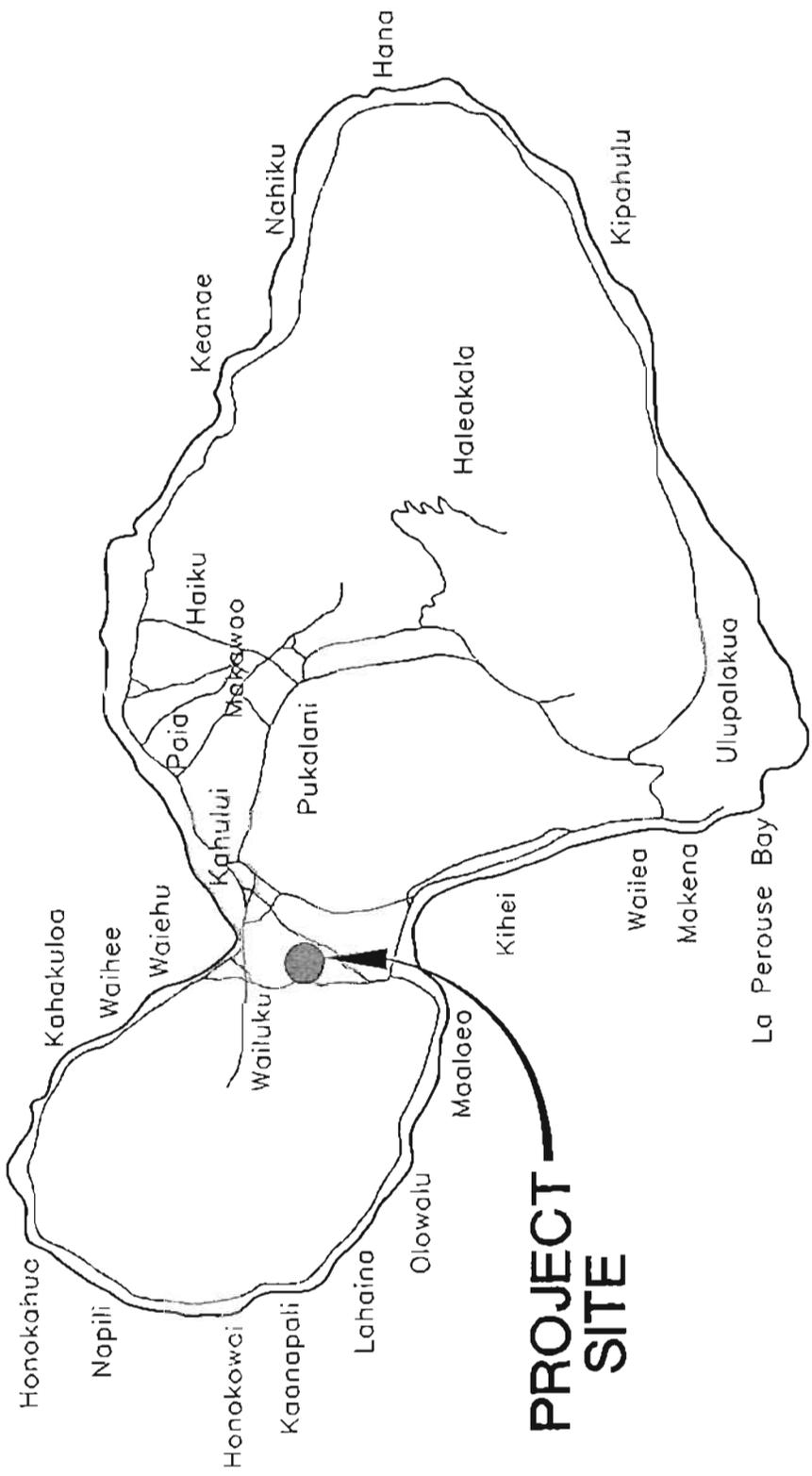
Maximum employees per acre = $435 / 23.163 = 18.78$ employees per acre
Wastewater Contribution for Industrial Shop is 25 gallons/employee/day

Total maximum employees = $(31.22)(18.78) = 586.31$ (use 587 employees)

Wastewater Contribution = $(587)(25) = 16,436$ gpd

EXHIBITS

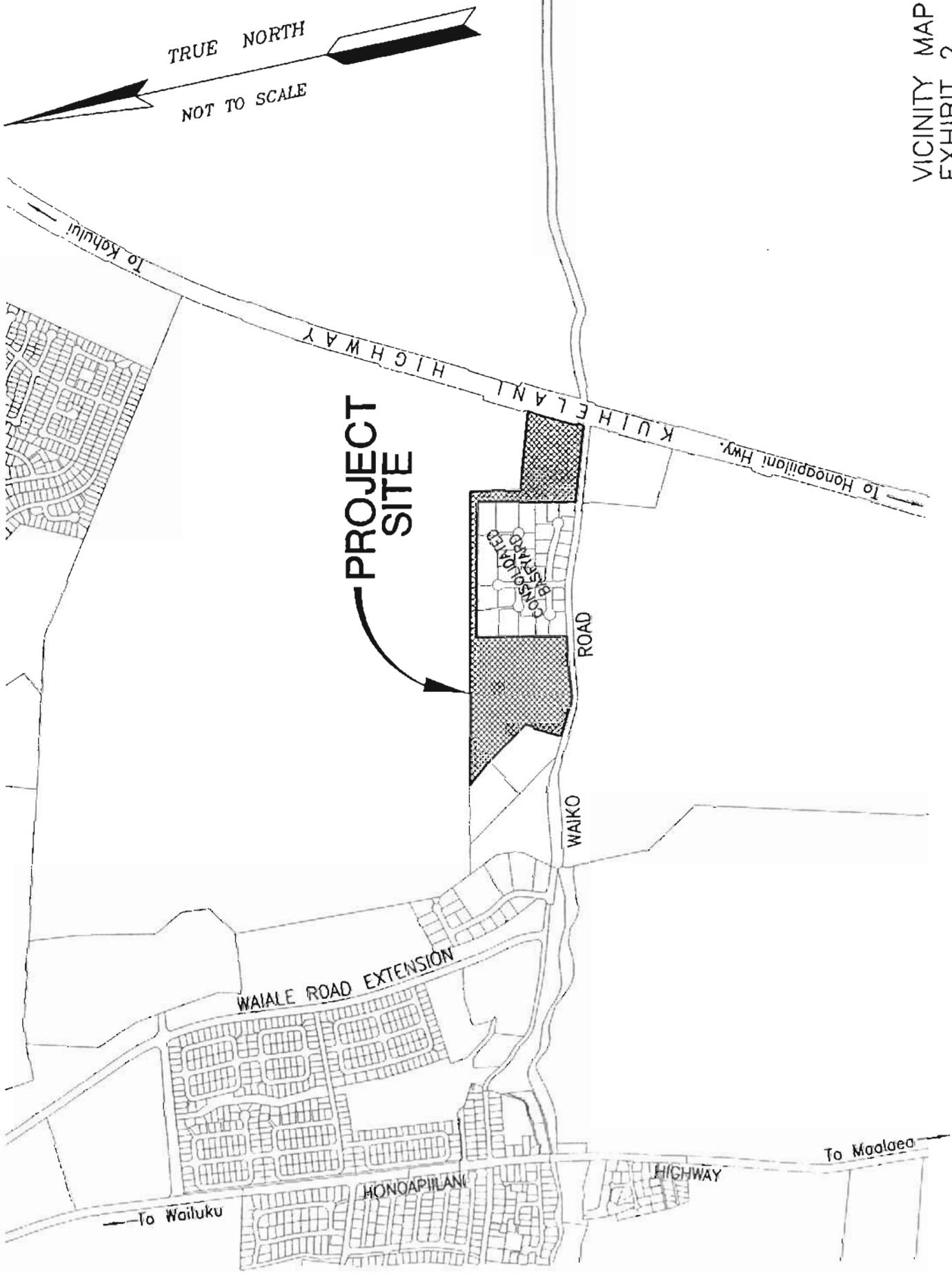
- 1 Location Map
- 2 Vicinity Map
- 3 Soil Survey Map
- 4 Flood Insurance Rate Map



**PROJECT
SITE**

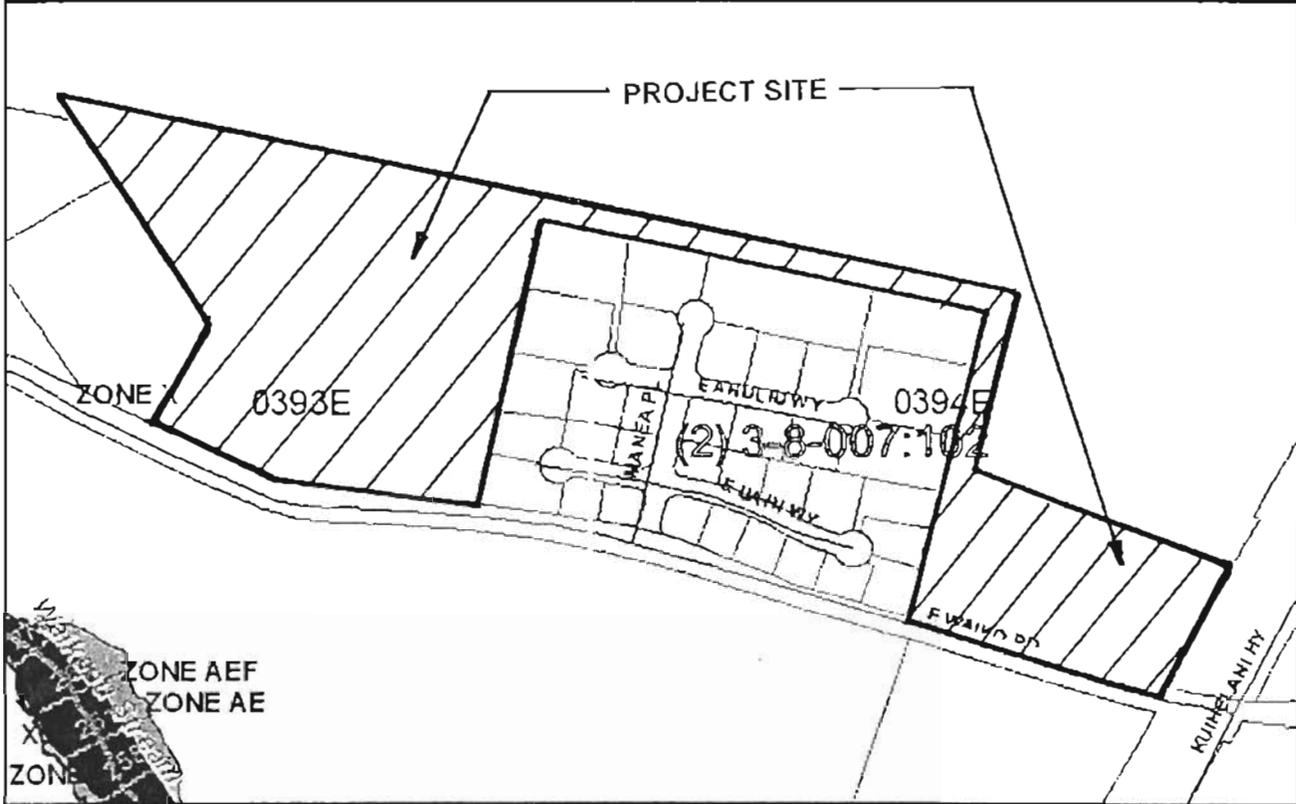


ISLAND OF MAUI
NOT TO SCALE





State of Hawaii FLOOD HAZARD ASSESSMENT REPORT



FLOOD ZONE DEFINITIONS

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD – The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zone A, AE, AH, AO, V, and VE. The Base Flood Elevation (BFE) is the water-surface elevation of the 1% annual chance flood. Mandatory flood insurance purchase applies in these zones.

- Zone A: No BFE determined.
- Zone AE: BFE determined
- Zone AH: Flood depths of 1 to 3 feet (usually areas of ponding); BFE determined.
- Zone AO: Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined.
- Zone V: Coastal flood zone with velocity hazard (wave action); no BFE determined
- Zone VE: Coastal flood zone with velocity hazard (wave action); BFE determined.
- Zone AEF: Floodway areas in Zone AE. The floodway is the channel of stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without increasing the BFE.

NON-SPECIAL FLOOD HAZARD AREA – An area in a low-to-moderate risk flood zone. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.

- Zone XS (X shaded): Areas of 0.2% annual chance flood, areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood.
- Zone X: Areas determined to be outside the 0.2% annual chance floodplain

OTHER FLOOD AREAS

- Zone D: Unstudied areas where flood hazards are undetermined, but flooding is possible. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.

PROPERTY INFORMATION

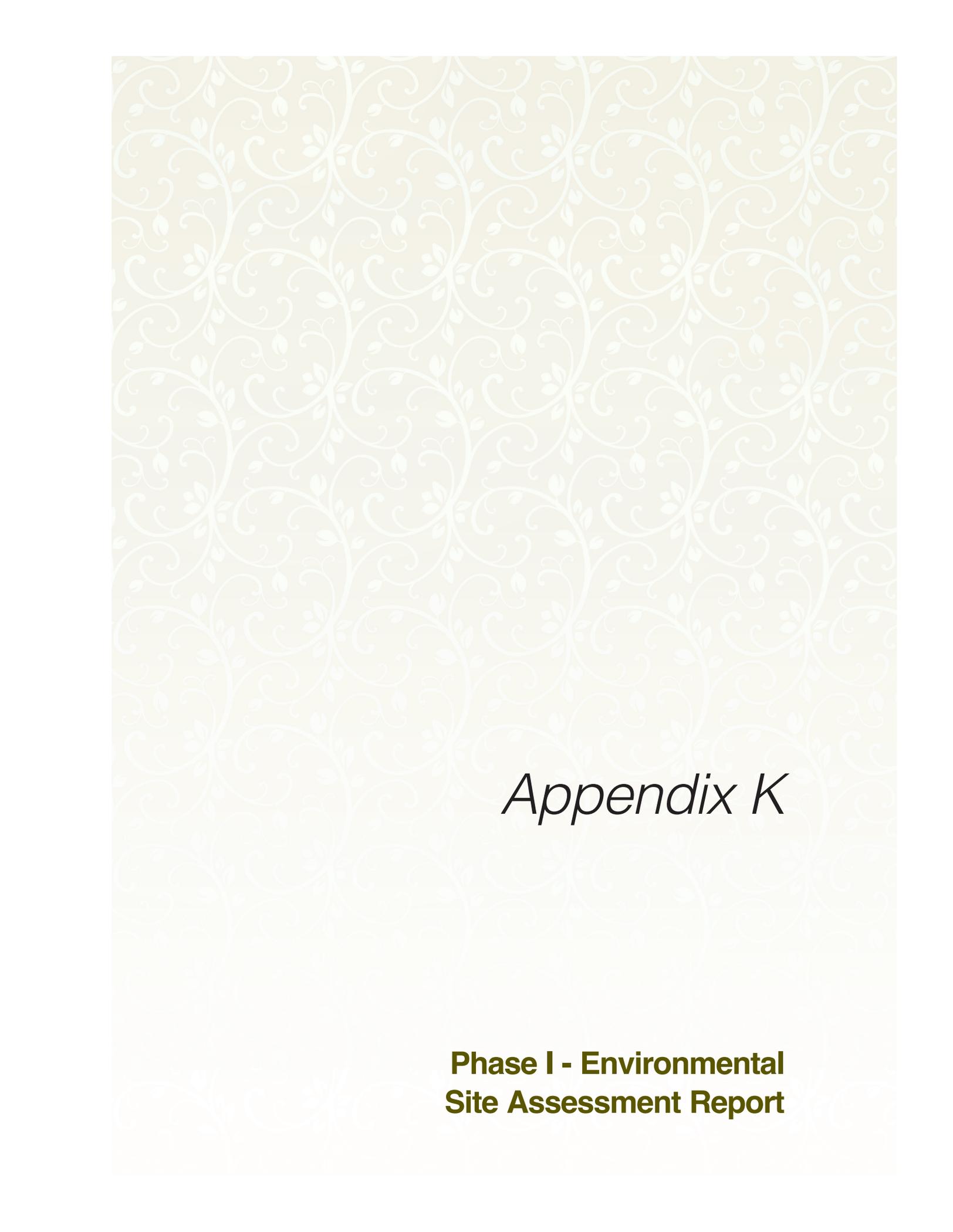
COUNTY: MAUI
 TMK NO: (2) 3-8-007-102
 PARCEL ADDRESS: 445 E WAIKO RD
 FIRM INDEX DATE: SEPTEMBER 25, 2009
 LETTER OF MAP CHANGE(S): NONE
 FEMA FIRM PANEL(S): 1500030393E-SEPTEMBER 25, 2009
 1500030394E-SEPTEMBER 25, 2009

PARCEL DATA FROM: AUGUST 2010
 IMAGERY DATA FROM: MAY 2005

IMPORTANT PHONE NUMBERS

County NFIP Coordinator
 County of Maui
 Francis Cerizo, CFM (808) 270-7771
 State NFIP Coordinator
 Carol Tyau-Beam, P.E., CFM (808) 587-0267

Disclaimer: The Department of Water Resources (DWR) is not responsible for any errors or omissions in this report. The user of this report is advised that the information contained herein is for informational purposes only and should not be used for any other purpose. The user of this report is advised that the information contained herein is for informational purposes only and should not be used for any other purpose. The user of this report is advised that the information contained herein is for informational purposes only and should not be used for any other purpose.



Appendix K

**Phase I - Environmental
Site Assessment Report**



MALAMA
Environmental

Environmental Site Assessment: *Phase I Investigation*

.

Subject Site:

NOBRIGA'S FEEDLOT AND RANCH (PORTION)
FONG CONSTRUCTION BASEYARD CO.
445 EAST WAIKO ROAD
WAIKAPU, MAUI, HAWAII 96793
T.M.K. (2) 3-8-007: 102

Prepared for:

WAIKO INDUSTRIAL INVESTMENTS, LLC
1300 HOLOPONO STREET, SUITE 201
KIHEI, MAUI, HAWAII 96753

ATTN: MR. JOHN MALONEY

Conducted and Compiled by:

Malama Environmental (MEV, LLC)
MEV Project Number #0912-0150
January 26, 2010

Notice: Confidential and privileged client communication. Do not distribute, commingle, quote or duplicate without prior approval from the report recipients listed above. © 2006 MEV.

P.O. Box 880487, Pukalani • Hawaii 96788-0487 • (808)876-0500 Phone • (808)876-1900 Fax
Email: info@malamaenvironmental.com • Web: www.malamaenvironmental.com



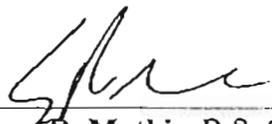
MALAMA
Environmental

Environmental Site Assessment: *Phase I Investigation*

Property: NOBRIGA'S FEEDLOT AND RANCH (PORTION)
FONG CONSTRUCCION BASEYARD CO.
445 EAST WAIKO ROAD
WAIKAPU, MAUI, HAWAII 96793
T.M.K. (2) 3-8-007: 102

Prepared for: WAIKO INDUSTRIAL INVESTMENTS, LLC
1300 HOLOPONO STREET, SUITE 201
KIHEI, MAUI, HAWAII 96753

We declare that, to the best of our professional knowledge and belief, we meet the definition of *Environmental professional* as defined in 312.10 of 40 CFR 312 and we have the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the *subject property*. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR part 312.



Amy R. Mathis, B.S. Geology,
Project Coordinator

- > Environmental Scientist
- > AIHRA Asbestos Building Inspector HIASB-3044

1/24/10

Date



John S. Vuich, M.S. Geological Engineering,
Project Supervisor

- > Registered Environmental Assessor
Registration No. 1433 (State of California)
- > Professional Geologist (California)
- > Certified Environmental Manager (Nevada)

01-20-10

Date

Table of Contents

TABLE OF CONTENTS.....	1
DISCLOSURE.....	3
EXECUTIVE SUMMARY.....	4
1.0 INTRODUCTION.....	10
1.1 PURPOSE.....	10
1.2 DETAILED SCOPE OF SERVICES.....	10
1.3 SIGNIFICANT ASSUMPTIONS.....	10
1.4 LIMITATIONS AND EXCEPTIONS.....	11
1.5 DATA GAPS.....	11
1.6 SPECIAL TERMS AND CONDITIONS.....	11
2.0 SITE AND REGIONAL DESCRIPTION.....	13
2.0 SITE AND REGIONAL DESCRIPTION.....	13
2.1 LOCATION AND LEGAL DESCRIPTION.....	13
2.2 SITE AND VICINITY GENERAL CHARACTERISTICS.....	13
2.3 DESCRIPTION OF STRUCTURES, ROADS, OTHER IMPROVEMENTS.....	13
2.4 CURRENT USE OF THE PROPERTY.....	14
2.5 CURRENT USES OF THE ADJOINING PROPERTIES.....	14
3.0 USER PROVIDED INFORMATION.....	15
4.0 RECORDS REVIEW.....	16
4.1 STANDARD ENVIRONMENTAL RECORD SOURCES.....	16
4.2 ADDITIONAL ENVIRONMENTAL RECORD SOURCES.....	18
4.3 PHYSICAL SETTING SOURCE(S).....	20
4.4 HISTORICAL USE INFORMATION REGARDING THE PROPERTY AND ADJOINING PROPERTIES.....	20
Table 1.0 Historical Aerial Photograph Analysis.....	21
5.0 SITE RECONNAISSANCE.....	23
5.1 METHODOLOGY AND LIMITING CONDITIONS.....	23
5.2 GENERAL SITE SETTING.....	23
5.2.1 <i>Current and Past Use(s) of the Property</i>	23
5.2.2 <i>Current and Past Uses(s) of the Adjoining Properties and Surrounding Area</i>	24
5.2.3 <i>Topography</i>	26
5.2.4 <i>Geology and Soils</i>	26
5.2.5 <i>Hydrology</i>	26
5.2.6 <i>Hydrogeology</i>	27
5.2.7 <i>Potable Water Supply and Sewage Disposal System</i>	28
5.3 INTERIOR AND EXTERIOR OBSERVATIONS.....	28
5.3.1 <i>Hazardous/Regulated Substances and Petroleum Products in Connection with Identified Uses</i>	28
5.3.2 <i>Hazardous/Regulated Substances and Petroleum Products/Containers (not in connection with identified current uses)</i>	30
5.3.3 <i>Unidentified Substance Containers</i>	30
5.3.4 <i>Storage Tanks</i>	31
5.3.5 <i>Odors</i>	31
5.3.6 <i>Pools of Liquid</i>	32
5.3.7 <i>Indications of PCBs</i>	32
5.4 INTERIOR OBSERVATIONS.....	32
5.4.1 <i>Heating and Cooling Systems of On-site Building Structures</i>	32
5.4.2 <i>Stains and Corrosion</i>	32
5.4.3 <i>Indoor Wastewater Drains, Sumps and Grease Interceptors</i>	32
5.5 EXTERIOR OBSERVATIONS.....	33

5.5.1 Pits, Ponds, and Lagoons	33
5.5.2 Stained Soil or Pavement	33
5.5.3 Stressed Vegetation	34
5.5.4 Solid Waste	34
5.5.5 Wastewater or Storm Water – Discharge Drains, Dry Wells, Drainage Ways, and Retention Basins	34
5.5.6 Wells	35
5.5.7 Septic and Cesspool Systems	35
5.6 NON-SCOPE CONSIDERATIONS	36
5.6.1 Asbestos-Containing Materials (ACM)	36
5.6.2 Lead-Based Paint	36
5.6.3 Arsenic-Containing Substances	36
5.6.4 Radon	36
5.6.5 Lead in Drinking Water	36
5.6.6 Ecological Resources, Endangered Species, Cultural and Historic Resources, and Wellands	36
5.6.7 Indoor Air Quality	36
6.0 INTERVIEWS	39
6.1 INTERVIEW WITH PROPERTY OWNERS	39
6.2 INTERVIEW WITH PROPERTY TENANT	39
6.3 INTERVIEWS WITH ADJACENT PROPERTY LESSEE	39
6.4 INTERVIEWS WITH STATE REPRESENTATIVES	39
6.5 OTHER PERSONS INTERVIEWED	40
7.0 FINDINGS, OPINIONS, AND CONCLUSIONS	41
7.1 RECOGNIZED ENVIRONMENTAL CONDITIONS	41
7.1.1 Database Listings (See Section 4.0 & EDR Report, Appendix B)	41
7.1.2 Historic Use or Storage of Hazardous and Regulated Substances (See Sections 5.3.2, 5.3.3 and 5.3.4)	41
7.1.3 Storage Tanks (See Sections 5.3.3, 5.3.4)	42
7.1.4 Stained Soil or Pavement (See Section 5.5.2)	42
7.1.5 Wastewater and Stormwater Management (See Section 5.5.5)	43
7.2 OTHER ENVIRONMENTAL CONCERNS	43
7.2.1 Solid Waste Management (See Section 5.5.4)	43
7.2.2 Groundwater Wells (See Section 5.5.6)	44
7.2.3 Surface Waters and Area Aquifer Protection (See Section 5.5.5)	44
8.0 REFERENCES	45
8.1 PUBLISHED REFERENCES	45
8.2 MAP AND OTHER REFERENCES	46
8.3 RECORD OF PERSONAL COMMUNICATIONS	46
APPENDIX A:	47
MAPS, PLANS, AND PHOTOGRAPHS	47
APPENDIX B:	48
REGULATORY RECORDS DOCUMENTATION	48
SITE SPECIFIC DOCUMENTATION	48
APPENDIX C:	49
QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS	49
APPENDIX D:	50
COUNTY OF MAUI RECYCLING WHERE & WHEN GUIDE	50
APPENDIX E:	51
ACRONYMS AND ABBREVIATIONS	51

Disclosure

This document contains the results of services performed on this Project by **Malama Environmental (MEV, LLC)** pursuant to Agreement. The results represent the application of a variety of scientific and analytical disciplines that have been rendered using the standard of care, skill, and diligence normally provided by professionals in the performance of similar services under similar circumstances.

MEV assessments are intended to reduce, but not eliminate, uncertainty regarding recognized environmental conditions in connection with the Subject Site, as conducted within reasonable limits of time and cost. A general consensus of EPA's guidance on landowner liability is that *no environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property.*

The use of this document and the results reported are limited to the services performed and areas examined as described in this document and no inferences are intended with respect to anything not described herein.

MEV is not responsible for conditions or consequences arising from relevant data, facts, and information that were concealed, missing, withheld, not fully disclosed, or not reasonably available at the time these services were performed. **MEV** is not responsible for any indirect, incidental, or consequential damages of any nature arising from any cause.

MEV has no beneficial economic interest in the Project other than as an independent professional organization performing the agreed services. **MEV's** warranties are as described above and there are no other warranties of any kind, expressed or implied, regarding the services.

Executive Summary

Introduction

This Phase I Environmental Site Assessment (ESA) has been prepared for Mr. John Maloney of Waiko Industrial Investments, LLC, and was conducted pursuant to Malama Environmental's (MEV's) written proposal and contract accepted by Mr. Maloney on December 18th, 2009. This investigation and report format follows the guidelines of the American Society of Testing and Materials (ASTM) Publication E1527-05, which is recognized by 40 CFR Part 312 as an acceptable guidance document for satisfying the EPA's final "All Appropriate Inquiries" rule.

Site Description

The subject site (445 East Waiko Road) is located just north of Waiko Road and west of Kuihelani Highway in the community of Waikapu, Maui, Hawaii. The property consists of one (1) parcel of land measuring approximately 31 acres in total area. The site is further described on the Tax Maps of the State of Hawaii as Division 2, Zone 3, Section 8, Plat 7, Parcel 102. The subject property includes the Fong Construction Baseyard Co. (approximately 4 acres) and a portion of Nobriga's Feedlot and Ranch (approximately 27 acres).

Surrounding land use consists of the Consolidated Baseyard lots (off-site) which are located between Fong's Baseyard and the eastern section of Nobriga's Ranch. These lots consist of commercial and light industrial businesses. Land use located in other surrounding areas consist of undeveloped vegetated land, pasture/ranch land and sugar cane production.

The community of Waikapu is situated on the southeastern slopes of the West Maui Mountains. See Regional Setting Map, Figure 1, Appendix A.

Records Review

The purpose of a records review is to obtain and review records that will help identify *recognized environmental conditions* in connection with the subject property. The services of Environmental Data Resources, Inc. were utilized to compile the database listings.

Our records review did not discover any current investigation of the subject site under any programs conducted by a federal, state, or local environmental agency.

Note: Fong Construction Baseyard is listed in the EDR Orphan Summary as a State Hazardous Waste Site (SHWS). MEV and the property owner confirmed by an EDR Site Report and from the State Department of Health that this site refers to the former Fong Baseyard located on 237 Dairy Road in Kahului and not the current baseyard on the subject site.

One (1) potential risk site (Waikapu Dump) was identified within a 1-mile radius of the subject site. This site is listed as a SHWS but has received a No Further Action (NFA) indicating cleanup has been completed to the State's acceptance.

One (1) news media reported potential risk site (Maui Scrap Metal) was identified within a ½-mile radius of the subject property.

The adjacent Consolidated Baseyard Lots are listed by the DLNR as having two (2) groundwater well permits.

Site Reconnaissance

A site investigation focuses on obtaining information indicating the likelihood of identifying physical *recognized environmental conditions* in connection with the property and assessing the subject property in relation to surrounding land uses and natural surface features. It includes a physical inspection of the real property and any on-site facilities.

On December 21, 22 and 23, 2009, MEV personnel, Ms. Amy Mathis and Mr. Brian Carey, conducted an overall site inspection of the subject property. Accessible areas of the property were visually and physically inspected.

A limited amount of the subject site's total surface soils were not observable due to dense vegetation, the cattle feedlots and the numerous baseyard materials of the Fong Construction Baseyard.

The following are significant observations of field conditions: (See Site Plans, Figures 2A - 2D, Appendix A)

The subject parcel consists of Nobriga's Feedlot, located in the western portion, Nobriga's Ranch, located in the eastern portion and the 4-acre Fong Construction Baseyard located to the east of the feedlot. Waiko Consolidated Baseyard Lots (off-site) are located between Fong's Baseyard and Nobriga's Ranch.

Fong Construction Baseyard Co.

- Four-acre rectangular area dedicated to the storage of construction materials, scrap metal, above-ground storage tanks, heavy equipment and vehicular maintenance;
- Two (2) building structures exist on-site for the purpose of workshop activities, storage and vehicular maintenance;
- Limited vehicle dismantling and repair work is conducted on-site. These operations generate moderate quantities of regulated waste items (waste oil, solvent, batteries and coolant);
- Significant derelict vehicle storage (approximately 80) and derelict boats (approximately 6) were noted on-site;
- Numerous above-ground storage tanks (AST) (water and former fuel tanks) were noted on-site. The majority of these ASTs were empty, but some may contain residual fuel and sludge. No associated soil staining or petroleum odors were noted with these tanks. One (1) 1000-gallon diesel tank is currently in use;
- An undetermined amount of solid waste storage and dumping has taken place on the subject site, including regulated items such as automobile tires (approximately 200), vehicle batteries (approximately 70) and white goods (approximately 2);
- A large scrap metal stockpile is located near the northeastern corner of the baseyard. The majority of this consists of crushed derelict vehicles;
- Bulk storage of petroleum products was evident on-site. Approximately seventy-five (75) 55-gallon drums and approximately twenty-five (25) 5-gallon containers are currently being stored on the premises. Most of these drums/containers contained moderate amounts of used oil or other petroleum-based products. The majority of these drums/containers were improperly stored, lacked secondary containment and were not labeled appropriately. Soil staining was noted in the area of some of these drums/containers;
- Numerous pieces of heavy equipment (approximately 70) including trucks, tanker trucks, construction vehicles, and derelict construction machinery were noted on-site. The vast majority of this equipment is leaking petroleum-based fluids causing limited to moderate surface staining;
- Surface staining is located in many areas throughout the baseyard associated with ineffective storage of waste oil and petroleum products, leaking heavy equipment and maintenance activities;
- Eight (8) 40-foot storage containers and seven (7) 20-foot storage containers are located on-site. Most were inaccessible to MEV, but two of these contain 55-gallon drums (full) and vehicle batteries;
- Two (2) soil piles of unknown origin were noted along the eastern boundary of the Fong Baseyard.

Nobriga's Feedlot (western portion of the subject property)

- Three (3) cattle feedlot enclosures with associated sheds exist on-site and one (1) large cattle feedlot enclosure is located just west of the western boundary;
- One (1) manure composting area is located in the southern portion of the site;
- Two (2) catchment lagoons are located on-site associated with the feedlot activities and are used to contain any livestock bio-waste stormwater runoff;
- Seven (7) pieces of heavy machinery (one of these is leaking) and one (1) derelict bulldozer exist on-site;
- Eight (8) vehicle tires are located on the premises;
- One (1) 20-foot cargo trailer (inaccessible) is located along the lower western boundary;
- Construction debris including fencing material, corrugated metal and wood exist on-site;

- The current bulk storage/use of hazardous/regulated substances was not noted on the premises. The maintenance area, feed shed and fuel truck location are located west of the access road and off-site;
- Strong cattle and manure odors associated with the feedlot were noted on-site.

Nobriga's Ranch (eastern portion of the subject property)

Numerous fenced livestock corrals and sheds exist on the premises;

- Associated with the ranch are several 300-gallon poly totes (one is marked Praestol Flocculant and the others likely contained water), horse trailers, heavy equipment, and numerous 55-gallon drums full of horse feed;
- An electrical power line easement traverses east/west through the southern area of the site. This is the main access of the ranch in the area;
- Regulated items of note associated with the ranch include eleven (11) vehicle tires, one (1) vehicle battery, one (1) 5-gallon canister containing a substance with odors resembling gasoline, one (1) 5-gallon container half full of petroleum-based product and several containers consisting of wood finish, primer, sealer and paint;
- A miscellaneous debris and storage area lies immediately north of the subject site. This area consists of vehicle tires, a white-good appliance, various construction debris, two (2) pieces of derelict machinery, two (2) 55-gallon drums containing an unknown liquid product, three (3) 5-gallon containers with trace petroleum product, one (1) 300-gallon poly tote (empty) and two (2) 1000-gallon AST (labeled potable water) both of which had loose and flakey paint.

Conclusions

Recognized environmental conditions, as defined by ASTM Standard E1527-05, are the presence or likely presence of any hazardous substance or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property, or into the ground, ground water, or surface water of the property.

Recognized environmental conditions are described with regard to (1) the nature and extent of the environmental condition, (2) potential or actual environmental threat, (3) potential for transport (migration) of any environmental conditions, and (4) consideration for further investigation. 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.

MEV has performed this Phase I Environmental Site Assessment in conformance with the scope and limitations of the ASTM Practice E 1527-05 for the subject property located at 445 East Waiko Road in the community of Waikapu, Maui, defined as the subject property. Any exceptions to or deletions from this practice are described in Section 1.4, Limitations and Exceptions, of this report.

This assessment has revealed the following evidence of *recognized environmental conditions* in connection with the property:

- ***Database Listings***

The subject site is not listed.

The listed nearby site (Waikapu Dump) and the unlisted potential risk site (Maui Scrap Metal) were reviewed for environmental concerns relative to the subject site. It is possible that these sites, which are in close proximity to the subject site, have had or could have an environmental impact to underlying groundwater. Groundwater and surface soil quality on the subject site, may have been degraded over time due to the migration of pollutants from these sites; however, it is unlikely that contaminant levels derived from these sources would be above regulated levels due to the distance from the subject site (approximately 0.5 miles) and the type of porous and permeable geological surface materials providing good vertical movement conditions. Currently, no groundwater contamination has been detected in the groundwater underlying the subject property.

- ***Current and Historic Use or Storage of Hazardous and Regulated Substances*** (See Section 5.2.2, 5.3.1 & 5.3.2).

Currently, the generation and/or use of hazardous or regulated substances and wastes occur on the subject site. Ineffective storage of waste oil and other petroleum products occurs on the premises. The improved storage and disposal management of petroleum products on-site would reduce the potential for impacting the subject site's surface soils.

MEV has outlined some management procedures in Section 5.3.1 that should be followed for the proper storage and management of drums/containers containing hazardous and regulated substances currently taking place on-site.

Sugar cane agriculture has been actively occurring on the southern adjacent property for several decades. While the use of pesticides and herbicides on an adjacent property does not necessarily result in an adverse impact to the environmental condition of the subject site, it is possible (yet unlikely) for residual amounts of these substances to accumulate to concentrations that present a potential threat to human health or the environment. Soil and laboratory testing would provide additional information to evaluate potential environmental effects from these agricultural activities. There is, however, no regulatory requirement to conduct this sampling. According to data collected on the wells from the adjacent Consolidated Baseyard, no groundwater contamination has been detected in the groundwater underlying the subject property.

The concerns listed below may not be considered recognized environmental conditions by ASTM definition, however, they may be considered regulated under other environmental laws and ordinances and may present a potential liability to the property owner.

- ***Surface Soil Staining*** (See Section 5.3.1 & 5.5.2)

Numerous areas of surface soil staining were noted by MEV associated with Fong Construction Baseyard Co. during the site inspection. The source of petroleum contamination is likely from not practicing best management practices on the handling of petroleum products, waste oil storage or from heavy equipment leakage. The areas of petroleum-impacted soil should be excavated and properly managed on-site or disposed of off-site. Clearance soil testing could be conducted to ensure all contamination has been removed. More effective product and waste oil management and the implementation of spill protection should be undertaken to eliminate the ability for contaminants to impact the subject site in the future.

- ***Solid Waste Management***: (See Section 5.5.4)

A significant amount of historical dumping and storage activity (construction materials, scrap metal, above-ground storage tanks, derelict vehicle and derelict construction equipment) occurs on Fong Construction Baseyard. Some of these materials are regulated items (derelict automobiles and parts, derelict boats and parts; automobile batteries and tires;) that require proper management and disposal procedures. Any waste disposal should be in a permitted solid waste landfill or recycled in a manner that complies with all local, state, and federal regulations as applicable to the specific waste type.

Due to some heavily vegetated areas on the subject property, the entire subject site was not visibly inspected. Therefore, it is important to note that if additional clearing of the property commences and large amounts of construction debris or unidentifiable substances (containers) are discovered, proper waste identification, testing and applicable waste handling/disposal procedures are followed.

- ***Wastewater Management*** (See Section 5.5.5)

Two (2) on-site lagoons are associated with catchment of wastewater from the Nobriga's Feedlot and Ranch activities. These lagoons are part of the Feedlot's nutrient management program to control runoff from the Feedlot.

In order to minimize the potential for regulatory profiling of the subject site, property management may consider implementing conservative, proactive environmental policies. These policies might include written environmental protection contracts with any industrial or special-use commercial tenants and posted notices

regarding any use, storage and handling of hazardous substances and/or petroleum product. Special attention should be addressed to wastewater (possibly containing contaminants) that could impact the surface soils or enter nearby drainage systems.

All wastewater created on-site should be connected to the County's wastewater system or contained on-site in lined, catchment basins and allowed to evaporate. Wastewater should not be allowed to migrate off-site or negatively impact the subject site's surface soils.

- ***Soil Piles of Unknown Origin***

Two (2) soil piles were noted near the eastern boundary of the Fong Construction Baseyard. These piles are of unknown origin. No petroleum-based odors were associated with these soil piles.

- ***Groundwater Wells***

Two (2) groundwater wells are located on the Consolidated Baseyard Lots located on the adjacent property. The DLNR permitting requirements of these off-site systems, well No. 5129-03 and well, No. 5129-02 are complete. According to the Safe Drinking Water Branch, these wells are sampled quarterly for analytes required by the US EPA for drinking water standards. No violations have been cited for these systems and water quality data shows no significant pollutant products in the groundwater exceeding EPA maximum levels. However, the Fong Baseyard activities and any future development westerly should consider activity management to avoid the potential for contributing to changes in groundwater quality.

- ***Surface Waters and Area Aquifer Protection***

Fong Construction Baseyard Co. Currently, a four-acre portion of the subject property is operating as a construction baseyard dedicating this area to the storage of construction materials, derelict vehicles, scrap metal, above-ground storage tanks, heavy equipment and vehicular maintenance. The property and business owner should be aware of the potential for contaminants to run off-site and into nearby storm drains. Products of concern would be oils, antifreezes and other fluids from automobile servicing or on-site machinery, or leaks from on-site stocked items.

Nobriga's Feedlot and Ranch The remaining 27 acres consist of Nobriga's Feedlot and Ranch. The large number of cattle associated with Concentrated Animal Feeding Operations (CAFO) produces significant amounts of manure and other animal waste products. Environmental problems associated with animal manure and wastewater includes degradation of surface water, groundwater quality, soil quality and air quality. CAFOs produce large amounts of animal manure that emits odors, methane, nitrous oxide, carbon dioxide, antibiotics and ammonia. Manure can also produce water pollution from uncontrolled runoff of phosphorus and nitrates. The bulk storage of manure exists on-site at Nobriga Feedlot and Ranch. Two (2) catchment lagoons are located on-site implemented as best management practices to control any potential contaminated runoff. A small stormwater channel traverses from the off-site and upgradient ranch maintenance and feed shed area to the catchment lagoon located on the subject site adjacent to the access road.

National Stormwater Pollution Discharge Permit (NPDES)

The EPA has finalized (November 20, 2008) revisions to the NPDES permitting requirements and Effluent Limitations Guidelines for CAFOs. According to the EPA, as authorized by the Clean Water Act (CWA), the NPDES permit program controls water pollution by regulating point sources that discharge pollutants into waters of the United States. Under this final rule, any CAFO that discharges or proposes to discharge is required to seek permit coverage. The permit coverage provides certainty to CAFO operators regarding activities and actions that are necessary to comply with the CWA. Under the CWA, operators that do not apply for permits operate at their own risk because any discharge from an unpermitted CAFO (other than agricultural stormwater) is a violation of the CWA. The CAFO must implement site-specific nutrient management practices (NMP) that ensure appropriate agricultural utilization of the nutrients produced by the operation. A CAFO may be authorized to acquire a NPDES

permit based on an on-site inspection by a NPDES permitting authority if the authority finds that the facility is a significant contributor of pollutants to waters of the United States.

MEV reviewed the groundwater well data from both wells located on the adjacent Consolidated Baseyard Lots. Although a small amount of nitrate has been found (2.1 parts per million), this is below the recommended EPA limit (10 ppm) and is not an issue at this time.

In order to minimize the regulatory profiling of the subject site as a potential responsible party for any newly discovered groundwater or surface water contamination, the property owner should consider implementing conservative, proactive environmental policies for the current tenants.

Future land clearing of greater than one (1) acre will likely require both a County of Maui grading/grubbing permit and a National Pollution Discharge Elimination System (NPDES) General Permit (State of Hawaii, Department of Health).

The conclusions stated above should not be construed to mean that any regulatory agency would have the same opinion as this author, nor is any implication proposed therefrom.

The results of this environmental assessment are intended for general reference purposes only and are not intended as legal advice. The advice of legal counsel should be sought in regard to individual facts, circumstances and interpretation of environmental liability.

Environmental Site Assessment

Phase I Investigation

1.0 INTRODUCTION

A Phase I Environmental Site Assessment (ESA) is conducted to determine if a site may be contaminated with hazardous or toxic substances or wastes resulting from current or past site activities, unauthorized dumping or disposal, or migration of contaminants from adjacent or nearby properties. Its goal is to identify *recognized environmental conditions* on a property that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products. These release conditions apply to structures on the property as well as the soil, groundwater, or surface water of the property. The American Society of Testing and Materials (ASTM) Standard 1527-05, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, is used to "...define good commercial and customary practices for conducting an environmental site assessment of a parcel of commercial real estate".

1.1 Purpose

The study objectives are to characterize the environmental setting of the subject property, to identify any obvious activity of environmental concern that may have occurred at or near the site, and to evaluate potential migration pathways for any identified contaminants. It may also address any activities that affect future considerations for potential environmental impairment to the property.

Another function of this Phase I ESA is to conduct an *all appropriate environmental inquiry* in response to the federal Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980, the EPA's final rule (40 CFR Part 312), and similar state and local regulations. An ESA "all appropriate inquiry" may provide the buyer, receiver, or lender making a loan secured by the subject real property with a basis to qualify for the *innocent landowner, contiguous property owner, or bona fide prospective purchaser defense* should any legal action be initiated for environmental impairment to the property.

ASTM Publication E1527-05 is recognized by 40 CFR Part 312 as an acceptable guidance document for satisfying the EPA's final "*All Appropriate Inquiries*" rule.

1.2 Detailed Scope of Services

This Phase ESA has been prepared for Mr. John Maloney of Waiko Industrial Investments, LLC, and was conducted pursuant to Malama Environmental's (MEV's) written proposal and contract accepted by Mr. Maloney on December 18th, 2009.

There were no other additional services requested of MEV by the Client.

1.3 Significant Assumptions

The assessment of *recognized environmental conditions* relies on: 1) sources of actual knowledge, 2) thorough appropriate inquiry, 3) reviewing reasonably ascertainable documents and records, and 4) conducting a visual and olfactory reconnaissance. In conducting this ESA, MEV has relied on the truthfulness of its inquiry sources and the validity of reviewed records. If obvious indications or MEV actual knowledge contradicted the reported/reviewed information sources, it has been so stated in the appropriate sections of this report.

1.4 Limitations and Exceptions

The investigation performed for this report includes the components of an *all appropriate inquiry* regarding the potential for contamination to exist or have occurred at this site. This investigation is also the basis of an *all appropriate inquiry* into the presence or likely presence, release or threatened release, of hazardous substances and petroleum products at this real property. This Phase I Environmental Site Assessment was prepared according to guidelines presented in the American Society of Testing and Materials Document entitled *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (ASTM E-1527-05).

Since no ESA can eliminate uncertainty regarding the potential for *recognized environmental conditions* in connection with a property, the limiting intent of this investigation is to reduce the uncertainty to an appropriate level. Minimal requirements for the Phase I ESA include a review of historical records, a review of files and databases compiled by regulatory agencies, interviews with current owners and/or occupants of the property, and a field reconnaissance of the subject site and adjacent areas.

This ESA also takes into consideration the evaluation of other substances and products that are or may be interpreted as excluded under CERCLA. Commonly, these substances are of concern in commercial real estate transactions under current custom and usage and may include, but are not limited to, Radon, Lead-in-Drinking Water, and Special Environmental Resources. Where appropriate, MEV has considered environmental concerns of other federal, state, and local regulations.

Some database resources developed for Maui County are not readily attainable in a useful form or are not cross-referenced in a manner as to be readily discernible. The Maui County Fire Department maintains an electronic database that dates back to January 2000. Information and records prior to 2000 exist on file, as hardcopies, at the Department of Fire and Public Safety Office.

Databases and records utilized for this investigation were limited to those that are reasonably ascertainable; that is, they had to be publicly available, obtainable from its source within reasonable time and cost constraints, and practically reviewable with regard to volume, sorting, and organization. Additionally, the services of *Environmental Data Resources, Inc.* (EDR) were utilized to compile the environmental database listings. See Appendix B.

MEV was unable to inspect the interior of all of the 40-foot and 20-foot metal storage containers located on-site.

1.5 Data Gaps

MEV did not encounter any significant *data gaps* during the course of this Phase I ESA Investigation that would affect the ability of the *Environmental Professional* to identify *recognized environmental conditions* pertaining to the subject property.

1.6 Special Terms and Conditions

As a standard practice, a confidential client privilege was initiated by MEV for the work performed and contents of this report. MEV shall ensure that its officers, employees, agents, and independent contractors do not disclose this report or any information contained therein to any person without the proper knowledge and written consent from the Client (or as otherwise required by law). MEV shall ensure that each of its officers, employees, agents, and independent contractors understand and obey these requirements.

The information and opinions provided herein are intended as background data and planning guidance to interested parties. This should not be construed to mean that any regulatory agency would have the same opinion as MEV, nor is any implication proposed.

MEV has performed this study in a competent and professional manner. Since there may be hidden or unknown conditions that may be missed during this inspection, MEV cannot warrant the actual site conditions described in this report.

MEV, LLC

2.0 SITE AND REGIONAL DESCRIPTION

Refer to the Regional Setting Map (Figure 1), in Appendix A, for a depiction of the general setting of the subject site in relation to topographic features. Also depicted are the projected groundwater flows, regional surface water flows, and locations of other significant physical features or structures. Site Plans (Figures 2A-2D) and Tax Map Key (Figure 3), are also located in Appendix A.

2.1 Location and Legal Description

The subject site is located at 445 East Waiko Road, immediately north of Waiko Road and west of Kuihelani Highway in the community of Waikapu, Maui, Hawaii. The subject site is located approximately 1.25 miles east of Waikapu town center. The property consists of one (1) parcel of land, irregular in shape, measuring approximately 31 acres in total area. The site is further described on the Tax Maps of the State of Hawaii as Division 2, Zone 3, Section 8, Plat 07, Parcel 102. The subject property consists of the four-acre Fong Construction Baseyard and the 27-acre Nobriga's Feedlot and Ranch. See Figure 3, Tax Map, Appendix A.

2.2 Site and Vicinity General Characteristics

The property consists of one (1) parcel of land, irregular in shape, measuring approximately 31 acres in total area. The ranch portion of the subject property predominantly consists of undulating sandy scrub land and kiawe trees with fenced livestock in-holdings and associated sheds. Three (3) large cattle feedlots and one (1) manure composting stockpile exist on site.

The construction baseyard area of the subject site consists of a rectangular four-acre land portion dedicated to the bulk storage of construction materials, scrap metal, derelict vehicles, derelict construction equipment, heavy machinery, and above-ground storage tanks.

Surrounding land use consists of commercial and light industrial (Consolidated Baseyard Lots), undeveloped vegetated land, feedlot and ranch land and agricultural production (sugar cane).

The community of Waikapu is situated on the western center edge of the Kahului Isthmus and is located approximately 2.5 miles south of the town of Wailuku. Waikapu Stream is located approximately 2,000 feet southwest of the subject property's southern boundary. See Figure 1, Appendix A.

Access to the subject property is from a gravel access road that traverses southeast to northwest located just north of Waiko Road.

2.3 Description of Structures, Roads, Other Improvements

One (1) main graded and compacted access road enters onto the lower western area of the property from the southern boundary (E. Waiko Road) and traverses northwest until it joins the upper western boundary.

Post and wire fencing is located in many areas on the subject site associated with the cattle feedlot and livestock corrals. Several sheds supporting ranch equipment and livestock feed are located next to these fenced in holdings.

An electrical power line easement exists in the lower eastern portion of the property and provides a centralized location for the eastern area of the ranch.

The Fong Construction Baseyard appears to have been historically grubbed and graded. Two (2) temporary building structures are associated with the baseyard and are used for storage and maintenance activities. The water source for the baseyard comes from the groundwater wells located on the eastern adjoining property at Consolidated Baseyards.

Electrical transmission lines traverse through the lower eastern portion of the property, along the northern and southern boundaries and east of Fong Construction Baseyard.

See Figures 2A-2D, Appendix A.

2.4 Current Use of the Property

Two (2) commercial/industrial business operations occupy the subject site and are as follows:

- *Fong Construction Baseyard Co.* – Storage of construction materials, scrap metal, derelict vehicles, derelict construction equipment, heavy machinery, above-ground storage tanks and equipment maintenance;
- *Nobriga's Feedlot and Ranch;* - Livestock housing, cattle feedlot and manure composting.

2.5 Current Uses of the Adjoining Properties

The current uses of the adjoining properties as observed by the investigators during the site reconnaissance are as follows (see also Site Plans, Figures 2A – 2D, Appendix A):

▪ <i>Northern Adjoining Property:</i>	Undeveloped, vegetated land likely used for ranch land, beyond which lies extended undeveloped land.
▪ <i>Eastern Adjoining Property:</i>	East of Fong Construction Baseyard – Consolidated Baseyard Lots (light commercial and industrial businesses). East of the eastern-most portion of Nobriga's Ranch – Kuiuclani Highway and agricultural production (sugar cane).
▪ <i>Southern Adjoining Property:</i>	Agricultural land (sugar cane).
▪ <i>Western Adjoining Property:</i>	Continued operation of Nobriga's Feedlot and Ranch.

MEV. LLC

3.0 USER PROVIDED INFORMATION

As a standard of practice, the following information was requested from the Client during the preliminary phases of this investigation:

- Title records and knowledge of environmental liens or activity and land use limitations (AULs);
- Personal, specialized knowledge or experience in regard to *recognized environmental conditions* concerning the property; and
- If applicable, actual knowledge of a significant, low purchase price for the property, and explanation for the lower price.

The purpose of this information is to help identify the possibility of *recognized environmental conditions* in connection with the property. These tasks do not require the technical expertise of an environmental professional and are generally not performed by environmental professionals performing the Phase I ESA. MEV submits a Preliminary Environmental Investigation questionnaire to the Client for this information. As of the completion of this report, MEV has not received this document.

According to information provided for this investigation, the Client is not aware of any environmental liens, proceedings against the subject property as of the date of this ESA.

MEV, LLC

4.0 RECORDS REVIEW

The purpose of a record review is to obtain and review records that will help identify *recognized environmental conditions* in connection with the subject property. The service of Environmental Data Resources, Inc. (EDR) as utilized to compile the database listings.

4.1 Standard Environmental Record Sources

The subject property and properties within the minimum search distances were reviewed from the following record sources (see below). Risk sites, if any, that may be located on or adjacent to the subject property, or are within close proximity to the subject site are described. Refer to Appendix B, EDR Radius Map Report with Geoclock for a complete listing and description of all sites located within the designated search distances, details, and government agency database release dates.

The EDR Report bases the location of the listed risk sites on longitude/latitude information provided by the respective government agency. MEV confirms the locations of risk sites within close proximity to the subject site during the site visit. When the MEV site visit contradicts the EDR Report, it has been so stated.

THE SUBJECT SITE IS NOT LISTED ON SOME OF THE FOLLOWING FEDERAL OR STATE DATABASE LISTINGS OF THE EDR REPORT.

Federal Database Listings

- ▼ **National Priorities List (NPL or Superfund) and Proposed NPL, EPA.** The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program.
 - *The subject site is not listed.*
 - *The EDR database report indicates no listings within the one-mile search radius of the subject site.*
- ▼ **Comprehensive Environmental Response, Compensation and Liability Information System List (CERCLIS), EPA.** The CERCLIS list contains data on potentially hazardous waste sites that have been reported to EPA by states, municipalities, private companies and private persons, pursuant to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites that are either proposed to or on the NPL and sites, which are in the screening and assessment phase for possible inclusion on the NPL.
 - *The subject site is not listed.*
 - *The EDR Report indicates no listings within the 1/2-mile search radius of the subject site.*
- ▼ **CERCLIS – No Further Remedial Action Planned (NFRAP), EPA.** NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration.
 - *The subject site is not listed.*
 - *The EDR Report indicates no listings within the 1/4-mile search radius of the subject site.*
- ▼ **Corrective Action Report (CORRACTS), EPA.** The CORRACTS report lists hazardous waste handlers with RCRA corrective action activity.
 - *The EDR Report indicates no listings within the one-mile search radius of the subject site.*
- ▼ **Resource Conservation and Recovery Information System (RCRIS), EPA/NTIS.** RCRIS includes selective information on sites that generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

- The EDR Report indicates no listings within the 1/2-mile search radius of the subject site, which treat, store, and/or dispose of hazardous waste (TSD).
- The EDR Report indicates no listings within the 1/4-mile search radius of the subject site, which generate at least 1,000 kg/month of non-acutely hazardous waste or 1.0 kg/month of acutely hazardous waste (Lg. Quan. Gen. - LQG).
- The EDR Report indicates no listings within the 1/4-mile search radius of the subject site, which generates less than 1,000 kg/month of non-acutely hazardous waste (Sm. Quan. Gen. - SQG).

▼ **Emergency Response Notification System (ERNS), EPA/NTIS.** Records and stores information on reported releases of oil and hazardous substances.

- The subject site is not listed.

State of Hawaii Database Listings

▼ **Sites List (SHWS), DOH.** A list of facilities, sites, or areas in which the Office of Hazard Evaluation and Emergency Response (HEER) has an interest, has investigated or may investigate under HRS 128D (includes CERCLIS sites).

- The subject site is not listed.

Note: Fong Construction is listed in the EDR Orphan Summary as a SHWS. MEV and the property owner confirmed by an EDR Site Report and from the State Department of Health that this site refers to the former Fong Baseyard located on 237 Dairy Road in Kahului and not the current baseyard on the subject site. The Kahului site was of on-going environmental interest due to petroleum hydrocarbon contamination associated with a LUST. The site received an NFA in 1993.

- The EDR Report indicates one listing within the 1/2-mile search radius of the subject site.
 - Waikapu Dump- Maui County Dump (Registry ID# 110013774870), is listed as “site clean-up completed,” and classified as “NFA” (no further action). The facility status date is reported as “10/1/07.”
 - It is possible that former Maui Scrap Metal operation, located at 109 E. Waiko Road and approximately 1/2-mile west of the subject site, could be placed on this list in the future. Contamination is suspected at this site. According to MEV’s search of the HEER Release look-up spreadsheet (4/4/08) and the HEER Sites of Interest spreadsheet (12/4/09) this site is not noted in the database listings.

▼ **Permitted Landfills in the State of Hawaii (SWF/LF), DOH.** An inventory of solid waste disposal facilities or landfills in the State of Hawaii. These may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

- The EDR Report indicates no listings within the 1/2-mile search radius of the subject site.

▼ **Leaking Underground Storage Tank (LUST) database, DOH.** An inventory of reported leaking underground storage tank incidents.

- The EDR Report indicates no listings for the subject property.
- The EDR Report indicates no listings within the 1/2-mile search radius of the subject site.

▼ **Underground Storage Tank (UST) database, DOH.** USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with DOH.

- The subject site is not listed.
- The EDR Report indicates no listings within a 1/4-mile radius of the subject site.

4.2 Additional Environmental Record Sources

The subject property and properties within the minimum search distances were reviewed from the following record sources. Refer to Appendix B, EDR Radius Map Report, for a complete listing and description of all sites located within the designated search distances, details, and database release dates.

Federal Database Listings

- ▼ **Superfund (CERCLA) Consent Decrees (CONSENT), EPA Regional Offices.** Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites.
 - *The subject site is not listed.*
 - *The EDR Report indicates no listings within the one-mile search radius of the subject site.*
- ▼ **Records of Decisions (ROD), EPA.** ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.
 - *The subject site is not listed.*
 - *The EDR Report indicates no listings within the one-mile search radius of the subject site.*
- ▼ **National Priority List Deletions (De-listed NPL), EPA.** A list of sites that have been deleted from the NPL where no further response is appropriate.
 - *The subject site is not listed.*
 - *The EDR Report indicates no listings within the one-mile search radius of the subject site.*
- ▼ **Facility Index System/Facility Identification Initiative Program Summary Report (FINDS), EPA.** Contains both facility information and 'pointers' to other sources that contain more detail.
 - *The subject site is not listed.*
- ▼ **Hazardous Materials Information Reporting System (HMIRS) DOT.** A list of hazardous material spill incidents reported to DOT.
 - *The subject site is not listed.*
- ▼ **Material Licensing Tracking System (MLTS), Nuclear Regulatory Commission (NRC).** A list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements.
 - *The subject site is not listed.*
- ▼ **Mines Master Index File (MINES), Department of Labor, Mine Safety and Health Administration.** Contains both facility information and 'pointers' to other sources that contain more detail.
 - *The subject site is not listed.*
 - *The EDR Report indicates no listings within the 1/4-mile search radius of the subject site.*
- ▼ **Federal Superfund Liens (NPL Liens), EPA.** A list of properties whereby the EPA has filed liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability.
 - *The subject site is not listed.*
- ▼ **PCB Activity Database System (PADS).** Identifies generators, transporters, commercial storers and/or brokers and disposers of PCBs who are required to notify EPA of such activities.
 - *The subject site is not listed.*
- ▼ **RCRA Administrative Action Tracking System (RAATS), EPA.** A historical archived database containing records on enforcement actions issued under RCRA pertaining to major violators and

includes administrative and civil actions brought by EPA. The database was discontinued on September 30, 1995.

- *The subject site is not listed.*
- ▼ **Toxic Chemical Release Inventory System (TRIS), EPA.** A list of facilities which release toxic chemicals to the air, water, and land in reportable quantities under SARA Title III, Section 313.
 - *The subject site is not listed.*
- ▼ **Toxic Substances Control Act (TSCA), EPA.** Identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list.
 - *The subject site is not listed.*
- ▼ **Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA)/TSCA Tracking System (FTTS INSP and FTTS), EPA – Office of Prevention, Pesticides and Toxic Substances.** FTTS tracks administrative cases, pesticide enforcement actions, and compliance activities related to FIFRA, TSCA, and Emergency Planning and Community Right-to-Know Act (EPCRA).
 - *The subject site is not listed.*

State of Hawaii Database Listings

- ▼ **Release Notifications (SPILLS), DOH.** Releases of hazardous substances to the environment reported to the HEER Office. The following databases are included in the HEER Spill List:
 - Release Notification Report: a compilation of releases reported to HEER.
 - Hawaii Emergency Planning and Community Right-to-Know Act (HEPCRA): a list of facilities that have submitted Tier II and Form Rs as a reporting requirement.
 - *The subject site is not listed.*
- ▼ **Registered Wells and Dry Wells, DLNR.** (See Section 5.5.6) There are two (2) registered groundwater wells listed for the adjacent property at the Consolidated Baseyard Lots (DLNR Well # 5129-02 and Well # 5129-03). These wells are owned by Consolidated Baseyards, LLC and were drilled in 2001 (#5129-02) and 2005 (#5129-03) for distributing potable, municipal water for the Consolidated Baseyard lots. The well depth is 300 feet and the pump depth is 253 feet for Well # 5129-03. Well depth for Well # 5129-02 is 255 feet and the pump depth is 240 feet. All DLNR permitting requirements are complete for both wells. According to the State Department of Health, Safe Drinking Water Branch, no violations have been cited for these systems and water quality data shows no significant contamination of groundwater exceeding EPA limits.
- ▼ **Air Quality Permit, DOH.** Current activities conducted on-site do not require an air quality permit.
- ▼ **Storm Water Discharge (NPDES) Permit, DOH.** Current activities conducted on-site (Nobriga's Feedlot and Ranch) may require a NPDES permit. See Section 5.5.5.

County and Other Database Listings

Other local records of environmental interest that were reviewed or considered for review by MEV included:

- ▼ **Fire Department, County of Maui.** The Maui County Fire Department (MCFD) maintains file material that is not on a database. MCFD was contacted for an inquiry on the subject property. No incidents were reported to MEV on the subject site.
- ▼ **Former Manufactured Gas (Coal Gas) Sites.** EDR provides exclusive information regarding the existence and location of Coal Gas sites.
 - *The EDR Report indicates no listings within the one-mile search radius.*

- ▼ **Grading/Grubbing Permit, County of Maui.** According to the County of Maui, a grubbing permit was issued for the subject property in 2000 and expired in 2001. The current activities do not require a grubbing/grading permit, however, any future land clearing of greater than one (1) acre will likely require a County of Maui grading/grubbing permit.
- ▼ **Hazardous Waste Disposal Documents.** MEV is in the process of obtaining waste disposal documentation from Fong Construction Baseyard Co. Upon receipt, MEV will forward this information to the Client.
- ▼ **Maui Electric Company.** Maintains records on county power transformers regarding PCB-containing equipment and equipment maintenance. Three (3) pole-mounted electrical transformers were noted along the property boundary adjacent to Fong Construction Baseyard. Upon inspection, these transformers appeared to be non-leaking and non-PCB-containing by registration number codes.
- ▼ **Other Environmental Reports.** MEV conducted an Environmental Site Assessment; Phase I Investigation for the Consolidated Baseyards, Lot 12. This report is dated December 28, 2009. MEV reviewed an Environmental Site Assessment; Phase I Investigation conducted by Vuich, Environmental Consultants, Inc. for the Consolidated Baseyards. This report is dated July 25, 2006.
- ▼ **Planning & Zoning, County of Maui.** According to the Maui County Department of Planning, the subject site's zoning is State Agricultural District and is not within the boundaries of the Special Management Area (SMA).
- ▼ **Property Tax Office, County of Maui.** The Maui County Property Tax Office maintains records of past ownership, maps, sketches and other information as it pertains to the subject property. According to the Maui County Real Property Tax Records as of 12/21/09, the property owner is currently listed as Mr. Rodcrick Fong.
- ▼ **Wastewater Discharge Permit, County of Maui.** According to the County of Maui, Special Use Permit was issued 4/6/09 for the four (4) acres of the Fong Construction Baseyard. This is a conditional permit authorized for the baseyard to continue to operate an established equipment baseyard on land within the County Agricultural District. The permit expires on March 1, 2014.
Nobriga's Feedlot and Ranch may be required to acquire a NPDES permit.

4.3 Physical Setting Source(s)

The following sources were reviewed for physical setting information (refer to Section 8.0 for a complete listing):

- Atlas of Hawaii;
- Civil Defense Tsunami Evacuation Map;
- Geologic and Topographic Map (Hawaii Atlas & Gazetteer);
- Groundwater Map and Water Quality Plan for State of Hawaii;
- U.S. Department of Agriculture, Soil Conservation Service, Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai, and Lanai, HI;
- U.S. Geological Survey, 7.5 Minute Topographic Map, Wailuku, Hawaii, 1983 and 1997.

These data sources were used to provide information regarding physical characteristics of the subject site and surrounding area. This information is typically used in analysis of potential geological trends, which might impact environmental conditions of the subject site. Note that this investigation is not intended to identify geologic hazards associated with the subject property.

4.4 Historical Use Information Regarding the Property and Adjoining Properties

The following historical data sources were reviewed for this report (refer to Section 8.0 for a complete listing):

- Aerial Photographs;

- Department of Planning and Zoning, County of Maui;
- State Department of Health Offices;
- Maui County Fire Department (Fire Prevention Bureau / Hazardous Materials Division);
- Maui County Real Property Tax Records;
- Sanborn Fire Insurance Maps (no coverage for this location);
- Environmental Data Resources (EDR);
- Personal Interviews;
- Environmental Site Assessment: Phase I Investigation Consolidated Baseyards July 25, 2006 by Vuich Environmental Consulting, Inc.
- Environmental Site Assessment: Phase I Investigation Consolidated Baseyards Lot 12 December 28, 2009 by Malama Environmental.

Historical Aerial Photographs

A series of aerial photographs, which covered the subject property and surrounding area, were examined. See Figures 2A-2D, Site Plans, Appendix A, for clarification of specific locations.

MEV did not observe any features on aerial photographs examined that would suggest the presence of significant vegetation stress, soil staining, or bulk storage of chemicals such as drums or tanks on the subject property.

Table 1.0 Historical Aerial Photograph Analysis	
Date	Aerial Photo Analysis
12/20/1950	SS: Only a portion of the subject property is visible in the photo. Appears to be undeveloped vegetated land. N: Undeveloped, vegetated land. E: Only a portion of the property is visible in this photo. Appears to be undeveloped vegetated land. S: Not visible on this photo. W: Only a portion of property is visible in this photo. Appears to be undeveloped vegetated land. RG: Mostly undeveloped land. East Waiko Road is visible and agricultural activity (sugar cane) is mainly situated to the west and northwest. Cleared area noted in the Maui Scrap Metal locale.
6/02/1964	SS: Undeveloped, vegetated land with unpaved access road traversing southeast to northwest in the western portion. N: No significant changes. E: No significant changes. S: East Waiko Road, undeveloped vegetated land, beyond which lies a limited unpaved road network and grubbed/graded land for agriculture use. W: Undeveloped, vegetated land, unpaved access road traversing southeast to northwest, beyond which lies sugar cane cultivation. RG: Mostly undeveloped, vegetated land with significant agricultural activity (sugar cane) located further to the east, west and south. Possible storage of material on the Maui Scrap Metal location.
1/30/1977	SS: Property appears to be partially cleared of heavy vegetation. Road networks are visible. Type of activity unknown. N: No significant changes except for additional small road networks and power line easement. E: Kuihelani Highway is paved and established, beyond this lies undeveloped vegetated land and sugar cane. S: East Waiko Road, beyond which lies partially cleared land and new agriculture. W: No significant change. RG: Increased agricultural activity to the east, south and west. Maui County Landfill (former dump) appears to be operational which is located northwest of the subject property. Kuihelani Highway is also visible to the east of the subject property.
9/11/1985	SS: Property remains vegetated with limited road network and bare sandy areas. N: No significant changes. E: No significant changes other than the presence of an exit road off of Kuihelani Highway for sugar cane field access. S: Partially cleared land with limited road network. Possible material storage and/or dumping noted to the sides of the road network. W: Several structures noted and possible livestock corrals. RG: No significant changes. Maui Scrap Metal is still active.

10/08/1990	<p>SS: Eastern portion still remains undeveloped vegetated land. Large rectangular area in the western portion has been cleared of all vegetation for Fong Baseyard. Possible pond or reservoir noted northwest of Fong Baseyard. Livestock operation is established in the western half. Several corrals and sheds noted.</p> <p>N, E: No significant changes.</p> <p>S: No significant changes. Possible plantation camp located farther to the southeast.</p> <p>W: Livestock operation, beyond which lies a baseyard.</p> <p>RG: Significant increase in residential development to the west in Wailuku Heights.</p>												
Date Unknown (Likely 2000s)	<p>SS: Eastern portion remains vegetated land with unpaved access roads. Western portion consists of Fong Construction Baseyard, undeveloped vegetated land and livestock ranch/feedlot.</p> <p>N: No significant changes.</p> <p>E: No significant changes.</p> <p>S: Consolidated Baseyards is established as a separate land parcel. Several paved access roads have been implemented to serve this subdivision. Beyond this lies fallow sugar cane fields. No significant changes.</p> <p>W: Significant residential development noted to the west and north. Agricultural activity (sugar cane) continues farther to the south and east.</p> <p>RG:</p>												
<p>Notes:</p> <table border="0"> <tr> <td>SS</td> <td>Subject Site</td> <td>S</td> <td>Southern Adjoining Property</td> </tr> <tr> <td>N</td> <td>Northern Adjoining Property</td> <td>W</td> <td>Western Adjoining Property</td> </tr> <tr> <td>E</td> <td>Eastern Adjoining Property</td> <td>RG</td> <td>Regional Area</td> </tr> </table>		SS	Subject Site	S	Southern Adjoining Property	N	Northern Adjoining Property	W	Western Adjoining Property	E	Eastern Adjoining Property	RG	Regional Area
SS	Subject Site	S	Southern Adjoining Property										
N	Northern Adjoining Property	W	Western Adjoining Property										
E	Eastern Adjoining Property	RG	Regional Area										

MEV did not observe any features on aerial photographs examined that would suggest the presence of significant vegetation stress, soil staining, or bulk storage of chemicals such as drums or tanks on the subject property.

MEV, LLC

5.0 SITE RECONNAISSANCE

Information regarding the storm water flow, property layout, physical characteristics, and adjoining property conditions are presented in Figures 2A – 2D, Site Plans, and site photographs located in Appendix A.

5.1 Methodology and Limiting Conditions

A site investigation focuses on obtaining information indicating the likelihood of identifying *recognized environmental conditions* in connection with the property and assessing the subject property in relation to surrounding land uses and natural surface features. It includes a physical inspection of the real property and any on-site building structures.

On December 21, 22 and 23, 2009, MEV personnel, Ms. Amy Mathis and Mr. Brian Carey, conducted an overall site inspection of the subject site. The method used to observe the subject property included:

(1) Walking and photographing the perimeter of the subject property, (2) thoroughly inspecting the interior area of the property and (3) thoroughly inspecting the on-site construction baseyard area including all areas of regulated/hazardous materials storage, machine maintenance areas, temporary structures and construction equipment storage. The property boundaries were clearly defined by perimeter chain link fencing and surveyor flags and pins.

Certain physical obstructions limited the investigators from total property observations of native surface soils. The majority of native surface soils were removed during grubbing and grading activities that took place on the Fong Construction Baseyard during the late 1990s. Soils that were observed within the baseyard area did show the potential for limited to moderate surface contamination associated with on-site machinery, leakage and improper storage of hazardous materials. Native surface soils could not be observed in the locations of the cattle feedlots and manure composting area. Soils that were observable did not exhibit any evidence of gross surface contamination associated with the Nobriga Feedlot and Ranch.

Any environmental conditions reported here are not intended to include minimal conditions that 1) generally do not present a material risk of harm to public health or the environment and 2) generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

5.2 General Site Setting

5.2.1 Current and Past Use(s) of the Property

Current Uses

According to the Maui County Tax Office, the current owner is listed as Mr. Roderick Fong. The property consists of one (1) parcel of land, (2) 3-8-07: 102.

➤ *Fong Construction Baseyard Co.*

This area refers to a four-acre rectangular section consisting of grubbed and graded land dedicated to bulk storage of construction materials, scrap metal, derelict vehicles, derelict construction equipment, heavy machinery and above-ground storage tanks. Limited quantities of regulated petroleum-based items are stored and used on-site. Leakage of petroleum products from heavy equipment and improper storage of materials was noted.

➤ *Nobriga's Feedlot and Ranch*

The remaining twenty-seven (27) acres of the subject site consists of Nobriga's Feedlot and Ranch, a commercial business operation for ranching (horses and other livestock), cattle feeding areas to prepare cattle for slaughter and cattle manure composting. Machine maintenance, cattle food production, and above-ground storage tanks (diesel) are all located west of the subject site.

Information presented here represents those items visually or physically observed or identified in the interviews or records review.

Past Uses

Historically, the land was owned by Alexander and Baldwin Properties and was undeveloped vegetated land. Mr. Roderick Fong leased the property for approximately two (2) decades prior to purchasing it in the 2000s. The four-acre rectangular area was graded and cleared in the late 1990s to provide for baseyard and storage space for Fong Construction Baseyard Co. Post grubbing and grading, Mr. Fong moved his Kahului-based baseyard to the subject site in Waikapu. Fong Construction Baseyard Co. utilized the four-acre portion for construction equipment storage, heavy machinery, derelict vehicle storage, machine maintenance and waste container storage. These activities still continue through the present and are associated with generating limited quantities of waste oil and other regulated items.

The remaining twenty-seven (27) acres have been leased by Dave Nobriga since 1968. Mr. Nobriga established Nobriga's Feedlot and Ranch on the subject site and by 1990, the cattle feedlots located on the western portion were already established. These activities continue through the present.

The knowledge of past uses of the property was primarily obtained from aerial photographs, county tax records, and interviews. Topographic maps and the Hawaii Atlas provided limited regional information.

5.2.2 Current and Past Uses(s) of the Adjoining Properties and Surrounding Area

MEV has researched current uses of adjoining properties and at its discretion, past uses of the adjoining properties and the surrounding areas. Information presented here represents those items visually or physically observed or identified in the interviews or records review. The information is described herein as items that may indicate *recognized environmental conditions* with adjoining properties and those conditions that may indicate a high probability of migration of hazardous substances or petroleum products to the subject property.

Adjoining Property	Period	Land Use	Concerns	Comments
North of Subject Site	Past	Undeveloped vegetated land.	None.	None.
	Present	Undeveloped vegetated land and ranch land.	None.	None.

East of subject site	Past	<i>East of eastern portion:</i> Undeveloped vegetated land and sugar cane.	Pesticide application leading to possible soil and groundwater contamination. Soil contamination is more likely in areas of chemical misuse or spillage.	Sugarcane cultivation had been active east of the eastern-most portion of the subject site for several decades up to the present. During this time, there may have been the use of agricultural pest control chemicals and fertilizers, which has been long recognized by the U.S. Environmental Protection Agency (EPA) for contributing to the potential contamination of surface soils and groundwater systems. However, it is unlikely that the chemicals underlying the subject property would be above regulated levels. Furthermore, this area is slightly downgradient to the subject site and separated by a highway (road). The groundwater data taken at the two wells on the adjacent Consolidated Baseyard Lots showed no contamination of groundwater.
	Present	<i>East of Fong Baseyard:</i> Undeveloped vegetated land.	None.	None.
		<i>East of eastern portion:</i> Kuihelani Highway and undeveloped vegetated land and sugar cane. <i>East of Fong Baseyard:</i> Consolidated Baseyard Lots.	See "Concerns" listed above for past use. Storage of regulated materials and above-ground diesel fuel tanks.	See "Comments" listed above for past use. No significant releases have been reported regarding this site.
South of subject site	Past	<i>South of subject site:</i> Undeveloped vegetated land and sugar cane.	See "Concerns" listed above for past use east of subject site.	See "Comments" listed above for past use east of subject site.
	Present	<i>South of the powerline eastment on the subject site:</i> Undeveloped vegetated land.	None.	None.
		<i>South of subject site:</i> Waiko Road and sugar cane cultivation. <i>South of the powerline eastment on the subject site:</i> Consolidated Baseyard Lots.	See "Concerns" listed above for past use. See "Concerns" listed above for Consolidated Baseyard Lots.	See "Comments" listed above for past use. See "Comments" listed above for Consolidated Baseyard Lots.
West of subject site	Past	Undeveloped vegetated land.	None.	None.
	Present	Nobriga's Feedlot and Ranch.	Storage of regulated materials and above-ground fuel tanks. Up-gradient off-site stormwater runoff leading to the on-site lagoon.	No significant releases have been reported at the site concerning regulated materials.

The interpretation of past uses of the adjoining properties was primarily made from aerial photographs, MEV site reconnaissance, Maui County property tax records, and interviews. Topographic maps and the Hawaii Atlas provided limited regional information.

5.2.3 Topography

The project site lies on the western-central edge of the Kahului Isthmus near the southeastern slopes of West Maui Mountains (Kahalewai Volcano), on the island of Maui. The physiographic type feature of the subject site is described as Kahului Isthmus.

The site elevation ranges from approximately 200-270 feet above mean sea level and is characterized by easterly trending slopes of approximately 2%. On-site relief for the property is estimated to be approximately 70 feet, descending from a higher point near the northwestern corner to a lower point near the southeastern corner of the eastern portion of the subject site. The four-acre section of Fong Baseyard is graded relatively level. The remainder of the property is characterized by undulating 2-20 foot sandy knolls. See Figures 2A – 2D, Appendix A.

The nearest prominent natural feature is the intermittent Waikapu Stream located approximately 1,000 feet southwest of the western portion of the subject site and 2,500 feet south of the eastern portion of the property.

5.2.4 Geology and Soils

The West Maui Volcanics have been divided into three series. The oldest series are the Wailuku Volcanics, which are the basaltic flows that built the bulk of the West Maui island shield. The Honolua Volcanic Series overlies the Wailuku Volcanics and consists of thin, discontinuous andesitic and trachytic flows, domes and pyroclastic deposits. After a long period of erosion, renewal activity included the flows and cones of the Lahaina Volcanic Series.

The subject site local area is located at the west-central section of the isthmus of Maui. The isthmus was created during the shield building stage of Haleakala as lava flowed and piled against the eastern flank of older West Maui Volcano.

The subject property lies on geologically young, alluvial fans eroded from the West Maui Mountains and transported by storm water into the isthmus valley. These alluvium materials consist of rounded boulders, gravel and sand, very permeable to water and fluid releases. They have a cover of wind-blown sand as described below.

According to the U.S. Department of Agriculture, the following soil series underlie the subject site:

- Puuone Sand, 7 to 30 percent slopes (PZUE). Puuone Series soil includes overly drained sandy soil derived from coral and seashells. They tend to be moderately to steeply sloping. Specifically, PZUE soil occurs on sand hills near the ocean. In a representative profile, the surface layer is about 20 inches thick, consisting of grayish-brown, calcareous sand. At depth, this material becomes cemented. Permeability is rapid (6.3 to 20 inches per hour) above the cemented layer, and slow (less than 0.06 inches per hour) within the cemented layer. This soil is described as having a low corrosivity for uncoated steel and concrete. Runoff is slow, and the hazard of wind erosion is moderate to severe.

Other common, surface geologic phenomena investigated in an environmental site assessment are faults, landslides, rock falls, earthquake zones and volcanic eruptions. In 1992, the USGS reevaluated the seismic hazards for the State of Hawaii, and Maui County was classified as Zone 2B. This indicates that in any given year within a 50-year period (average building life span) there is a 10% chance that 1/5 the force of gravity (ground acceleration) during an earthquake will be exceeded.

After examination of the relevant data, it has been determined by MEV that these geologic phenomena are not a factor to the subject site. However, it should be noted that this is not an investigation for geological hazards.

5.2.5 Hydrology

The subject site area has an annual average rainfall of approximately 15-20 inches. The average temperature range from the annual high to the annual low is 82 degrees and 65 degrees Fahrenheit,

respectively. The pre-development vegetation zone within this temperature and rainfall range is characterized as Kiawe and Lowland Shrubs and Lantana-koa haole shrubs.

On-site drainage is generally directed from the higher property elevations along the northwestern boundary to the lower elevations of the southeastern boundary. See Figure 2A – 2D, Appendix A.

The pertinent Federal Insurance Rate Map (FEMA FIRM MAP #150003 0393E and 0394E dated September 25, 2009) depicts the area as determined to be outside the 0.2 percent annual chance floodplain (Zone X).

The Civil Defense Tsunami Evacuation Maps indicate the subject property is **not** within the Tsunami reach-zone. The Pacific Ocean (Maalaea Harbor) is located approximately 3.5 miles south of the subject site. The closest intermittent water course of significance is the Waikapu Stream; approximately 1000 feet to the southwest of the southeastern portion of the subject site.

5.2.6 Hydrogeology

As with all islands of the United States, Maui is regulated by the Coastal Zone Management Act of the Clean Water Act. These two designations require protective comprehensive plans for groundwater management and limit the extent of certain types of development and land use. One important management criterion is the disposal of wastewater. The Water Resource Management Department of Hawaii has designated the groundwater management area as the **Kahului Aquifer System** within the **Central Aquifer Sector**. The groundwater underlying the subject site is defined as follows:

Aquifer Type: Hydrology & Geology	Status of Groundwater				
	Development Stage	Utility	Salinity (mg/l Cl)	Uniqueness	Vulnerability to Contamination
Unconfined, basal aquifer comprised of alluvial and marine sediments deposited by erosion and biogenic processes.	Currently Used	Ecologically Important	Low (250-1000)	Irreplaceable	High
Unconfined basal aquifer occurring within horizontally extensive lavas (Flank)	Currently Used	Ecologically Important	Low (250-1000)	Irreplaceable	Moderate

The following are descriptions of the aquifer classification codes, according to Water Quality Plan: *basal* – freshwater in contact with seawater; *high level* – freshwater not in contact with seawater; *unconfined* – water table is the upper surface of the saturated aquifer; *confined* – aquifer is bounded by impermeable or poorly permeable formations; and *confined or unconfined* – the actual condition is uncertain.

Aquifer Type Geology: flank, dike, flank/dike, perched, dike/perched, and sedimentary.

Development Stage – currently used, potential use, no potential use: Aquifers are differentiated according to those already being used (currently used), those with potential utility (potential use), and those having no potential developability.

Utility – drinking, ecologically important, neither: Identifies aquifers by use.

Salinity – fresh, low, moderate, high, and seawater: The gradation of groundwater from fresh to seawater is a feature of all basal aquifers in Hawaii. The upper limit of the standard for drinking water is 250 mg/l Chlorine (Cl⁻) (fresh) and true seawater has a chloride content of 18,980 mg/l.

Uniqueness – irreplaceable and replaceable: The classes irreplaceable and replaceable are direct EPA derivatives. Virtually all potable water in the state of Hawaii should be considered irreplaceable over the long term.

Vulnerability to Contamination – high, moderate, low, none: Because of the geographical limits of resources, interconnection among groundwater sources and the relatively rapid time of groundwater travel, aquifers can be described as being either vulnerable or not vulnerable to contamination.

The estimated depth to the basal groundwater varies throughout the subject site and is likely to be approximately 225 feet below the surface (depending on the location on the site) and is projected to flow in an easterly direction.

The subject site is located below (makai or seaward) of the Underground Injection Control (UIC) line. The UIC line is the designated boundary that divides protected inland areas situated over drinking water sources from seaward areas located over non-potable water sources. Sites mauka of the UIC line are considered drinking water sources and permit limitations are imposed by Maui County, Clean Water Branch (CWB).

5.2.7 Potable Water Supply and Sewage Disposal System

The Fong Construction Baseyard receives potable water supply from two (2) groundwater wells located on the eastern adjoining property (Consolidated Baseyard properties) located just east of Fong's Baseyard. The DLNR permitting requirements for these groundwater wells, (#5129-02 and #5129-03) are complete. Well #5129-02 was installed in 2001 for municipal use and is owned by Consolidated Baseyards, LLC. The well depth is 255 feet and the pump depth is 240 feet. Well #5129-03, located just northeast of Fong's Baseyard, was installed in 2005 for municipal use and is also owned by Consolidated Baseyards, LLC. The well depth is 300 feet and the pump depth is 253 feet. No violations or data exceeding EPA limits are associated with these wells.

According to the property owner, there are no known septic or cesspool systems on the Fong Baseyard premises. All human waste is deposited in portable toilet units on-site.

According to the property tenant, Mr. Dave Nobriga, there is one (1) operational cesspool associated with his business. MEV found no evidence of this cesspool on the subject site and believes it is located on the western off-site portion of the feedlot and ranch.

5.3 Interior and Exterior Observations

5.3.1 Hazardous/Regulated Substances and Petroleum Products in Connection with Identified Uses.

The following hazardous substances or regulated materials currently used on-site, as part of a production process, or otherwise directly related to on-site operations, as visually or physically observed during the site visit or identified from interviews or records review, are as follows:

Fong Construction Baseyard Co. This operation has been in existence on the subject site since the late 1980s, dedicated to heavy equipment storage and general construction baseyard activities. This operation generates and stores waste oil and other petroleum-based products from limited machine maintenance and other activities conducted on-site. MEV noted improper storage of limited quantities of waste oil and petroleum-based fluids on-site. The above-noted petroleum products have impacted the underlying surface soils. Leakage from heavy equipment stored on-site was also noted by MEV. According to the property owner, (and business owner) all trucks are re-fueled at an off-site location. Approximately eighty (80) derelict vehicles are located in this area. These vehicles may be removed off-site in the near future and may require the removal of vehicle fluids and batteries. If this takes place, a significant quantity of regulated materials will be generated on-site. The property and business owner should ensure all regulated items are being managed properly at all times. Notable sources of hazardous/regulated substances and petroleum products are listed below.

Numerous above-ground tanks (water and former fuel tanks) were noted on-site. The majority of these ASTs were empty, but some may contain residual fuel and sludge. No associated soil staining or petroleum odors were noted associated with these tanks. One (1) 1000-gallon diesel tank is currently in use;

An undetermined amount of solid waste storage and dumping has taken place on the subject site, including regulated items such as automobile tires (approximately 200), vehicle batteries (approximately 70) and white goods (approximately 2);

A large scrap metal stockpile is located near the northeastern corner of the baseyard. The majority of this consists of crushed derelict vehicles;

Bulk storage of petroleum products was evident on-site. Approximately seventy-five (75) 55-gallon drums and approximately twenty-five (25) 5-gallon containers are currently being stored on the premises. Most of these drums/containers contained moderate amounts of used oil or other petroleum-based products. The majority of these drums/containers were improperly stored, lacked secondary containment and were not labeled appropriately. Soil staining was noted in the area of some of these drums/containers. For the business owner storing containers/drums of regulated substances on-site, these drums should be properly managed in order to avoid unnecessary releases onto the underlying surface soils or into any nearby drainage systems;

Numerous pieces of heavy equipment (approximately 70) including trucks, tanker trucks, construction vehicles, and derelict construction machinery were noted on-site. The vast majority of this equipment is leaking petroleum-based fluids causing limited to moderate surface staining;

Surface staining is located in many areas throughout the baseyard associated with ineffective storage of waste oil and petroleum products, leaking heavy equipment and maintenance activities;

Eight (8) 40-foot storage containers and seven (7) 20-foot storage containers are located on-site. Most were inaccessible to MEV, but two of these contain 55-gallon drums (full) and vehicle batteries.

Drum/Container Management

MEV recommends the following management procedures be followed at facilities storing tanks/drums/containers of petroleum and other regulated or hazardous materials:

- Tanks or drums containing hazardous or regulated waste/product should be stored in an area with underlying secondary containment (40 CFR 112). This may include concrete ground surfaces with retaining berms or similar spill control protection. Drum storage should be located in an area (preferably covered) that will be protected from accidental machinery or vehicular impact.
- Any product filling or transferring operations should be done in the containment area. If this is not possible, proper spill kits should be nearby to handle any spilled product. Spills should be cleaned up immediately and any contaminated soil or absorbent material disposed of properly.
- All drums/containers should be properly labeled (HAR 11-279-22(c)(1)) with product identification and inventoried. Materials Safety Data Sheets (MSDS) should be available on each product inventoried.
- Drums with no remaining free product should be disposed of according to County regulations. Drums to be re-used and temporarily stored on-site should be empty, clean, and labeled "Empty".
- Containers should be properly secured to prevent accidental release of products.

Spills and leaks from drums, containers or from transfer operations should be kept to a minimum with proper product management and employee awareness. This will assist in minimizing the potential for soil contamination and even possible surface water or groundwater contamination.

Nobriga's Feedlot and Ranch The remaining twenty-seven (27) acres (eastern portion and western portion) of the subject site consists of Nobriga's Feedlot and Ranch, a commercial business operation for ranching (horses and other livestock), cattle feeding areas to prepare cattle for slaughter and cattle manure composting. The current bulk storage/use of hazardous/regulated substances was not noted on the subject property. The machine maintenance, cattle food production, fuel truck and above-ground storage tanks

(diesel) are all located west of the subject site, across the access road. Notable sources of hazardous/regulated substances and petroleum products are listed below.

Nobriga's Feedlot (western portion of the subject site)

Seven (7) pieces of heavy machinery (one of which is leaking) and one (1) derelict bulldozer exist on-site;

Eight (8) vehicle tires are located on the premises;

Nobriga's Ranch (eastern portion of the subject site)

Regulated items of note associated with the Ranch include eleven (11) vehicle tires, one (1) vehicle battery, one (1) 5-gallon canister containing a substance with odors resembling gasoline, one (1) 5-gallon container half full of petroleum-based product and several containers consisting of wood finish, primer, sealer and paint. A miscellaneous debris area lies immediately north of the eastern portion of the subject site. This area consists of vehicle tires, a white-good appliance, various construction debris, two (2) pieces of derelict machinery, three (3) 5-gallon containers with trace petroleum product, one (1) 300-gallon poly tote (empty) and two (2) 1000-gallon AST both of which had loose and flakey paint.

MEV is aware of the historic and current storage, use and generation of regulated products/wastes by tenants located on adjoining properties. This mainly consisted/consists of the storage of construction baseyard equipment including but not limited to waste container storage, above-ground fuel tanks and regulated items (vehicle tires, batteries etc.) associated with the Consolidated Baseyards.

Due to the industrial nature of the businesses previously and currently located in close proximity to the subject site, it is quite likely that there were historical spills/releases onto the surface soils near the subject property from large machinery malfunctions or possibly from improper storage and/or disposal in the earlier days of site use. MEV found no evidence during site reconnaissance to suggest migration and contamination of surface soils within the subject site from off-site sources of hazardous/regulated substances or petroleum-based products.

5.3.2 Hazardous/Regulated Substances and Petroleum Products/Containers (not in connection with identified current uses).

MEV did not identify any hazardous/regulated substances and/or petroleum products that are not in connection with identified current uses as visually and physically observed on the property at the time of the site visit.

5.3.3 Unidentified Substance Containers

MEV did not observe any unidentified substances suspected of being possible hazardous/regulated substances or petroleum products as visually and physically observed on the property at the time of the site reconnaissance except for the following:

Fong Construction Baseyard Co. - Approximately seventy-five (75) 55-gallon drums and approximately twenty-five (25) 5-gallon containers are currently being stored on the premises and likely contain regulated petroleum-based substances, however, the exact contents are unknown due to ineffective labeling. MEV did observe some minor leakage of product from some of these containers onto the underlying surface soils. See Section 5.3.1 for drum management information. Approximately seventeen (17) above-ground storage tanks are currently located on-site. Although the majority of these tanks appeared to be empty or historically contained water, MEV suspects that some of these tanks may have historically been former fuel tanks. It is possible that limited amounts of residual fuel or sludge remain in these tanks.

Nobriga's Feedlot and Ranch - Associated with the ranch are several 300-gallon poly totes (one is marked Pracstol Flocculant and MEV suspects that the others likely contained water).

A miscellaneous debris and storage area lies immediately north of the eastern portion of the subject site. Two (2) 55-gallon drums containing an unknown product, three (3) 5-gallon containers with possible trace

petroleum product, and two (2) 1000-gallon AST (unknown use but labeled potable water) are located in this area.

5.3.4 Storage Tanks

No indications regarding the current presence of USTs on the subject site were obtained through our review of regulatory databases, interviews, or through MEV's site reconnaissance.

Fong Construction Baseyard Co.

MEV noted approximately seventeen (17) above-ground storage tanks associated with the baseyard. Although the majority of these tanks appeared to be empty or historically contained water, MEV suspects that some of these tanks may have historically been former fuel tanks. It is possible that limited amounts of residual fuel or sludge remain in these tanks. The following list represents MEV's findings of ASTs noted on the baseyard property:

- Two (2) 100-gallon ASTs – empty;
- One (1) 200-gallon AST – empty;
- One (1) 300-gallon AST – empty;
- One (1) 300-gallon poly tote – possibly contains residual unknown substance;
- Three (3) 500-gallon ASTs – empty;
- Two (2) 600-gallon ASTs – one is empty and the other possibly contains residual gasoline;
- One (1) 1,000-gallon AST – currently in use and contains diesel. Amount unknown;
- One (1) 1,500-gallon AST – empty;
- One (1) 5,000-gallon AST – possibly contains residual fuel or sludge;
- Two (2) 10,000-gallon ASTs – likely contained irrigation water;
- Two (2) 20,000-gallon ASTs – likely contained irrigation water.

Nobriga's Feedlot and Ranch

MEV noted approximately two (2) 300-gallon poly totes associated with ranching activities. One of these tanks was full and labeled "Praestol Flocculant". The other tank had approximately four inches of liquid resembling water.

Storage Tanks noted just off-site:

MEV noted one (1) AST likely containing diesel west of the western portion of the property and across the access road. This tank is associated with fueling at the Nobriga's Feedlot and Ranch central maintenance and food production area. MEV noted one (1) 300-gallon poly tote, two (2) 1000-gallon ASTs (labeled potable water) and one (1) 100-gallon AST (empty) immediately north of the eastern portion of the property's northern boundary.

One (1) propane AST was noted in the northeastern corner of the Consolidated Baseyard Lots associated with DHX Warehouse.

One (1) 1000-gallon diesel tank is located along the western boundary of the Consolidated Baseyard Lots. Upon inspection, the tank is being stored in an area with underlying secondary containment including a concrete ground surface with retaining, spill-control walls. They appear to be constructed in compliance with the Spill Prevention, Control and Countermeasure (SPCC) regulations (40 CFR 112).

5.3.5 Odors

Fong Construction Baseyard Co.

Besides odors emanating from the containers previously noted above (Section 5.3.1), the only petroleum-like odors noted by MEV were from the areas of limited surface soil staining located on-site associated with leaking construction equipment and derelict machinery on Fong Baseyard. (See Section 5.5.2 and Figure 2D, Appendix B for surface soils staining locations).

Nobriga's Feedlot and Ranch

Strong livestock waste product odors were noted on Nobriga's Feedlot and Ranch.

5.3.6 Pools of Liquid

MEV did not observe any pools or sumps of liquids likely to be hazardous substances or petroleum products to the extent visually and/or physically observed on the subject property at the time of the site visit or from interviews or records review other than the two (2) catchment ponds associated with Nobriga's Feedlot and Ranch. The catchment pond located on the southwest side of the access road in the southwestern portion of the subject property appears to be used to collect storm water runoff from upgradient off-site food production, cattle feedlot and maintenance activities. The pond located in the north-central area of the western portion may be used for catchment purposes for the on-site feedlots located west of this pond.

5.3.7 Indications of PCBs

Pole or pad-mounted transformers numbered 7777 or above are considered non-PCB containing by the Maui Electric Company. Three (3) pole-mounted electrical transformers were observed along the western property boundary just north of Fong's Baseyard of the subject site. These transformers were noted to be non-PCB-containing (indicative of serial numbers) and in good condition with no visible leakage.

Background Information:

Polychlorinated biphenyls (PCBs) are groups of manufactured organic chemicals that contain 209 individual chlorinated chemicals (known as congeners) and were introduced in 1929. PCBs have been used widely as coolants and lubricants in transformers, capacitors, and other electrical equipment. Products containing PCBs are old fluorescent lighting fixtures, electrical appliances containing PCB capacitors, old microscope oil, and hydraulic fluids.

The manufacture of PCBs stopped in the United States in 1977 because of evidence that they build up in the environment and cause harmful effects. The distribution in commerce of PCB containing items was banned in 1979 (40 CFR 761.20). The EPA aggressively enforces regulations concerning PCB manufacturing, use, distribution, release and disposal under the Toxic Substance Control Act (TSCA). This federal agency extensively regulates the use, servicing, and disposal of PCBs in electrical equipment by enforcing marking, notification, inspection, and record keeping requirements.

5.4 Interior Observations

5.4.1 Heating and Cooling Systems of On-site Building Structures

There are approximately two (2) permanent building structures associated with the Fong Consolidated Baseyard Co.; the metal utility shed and the vehicle maintenance area. No heating and cooling systems were noted associated with these building structures.

5.4.2 Stains and Corrosion

No areas of significant staining or corrosion were noted on these buildings by MEV.

5.4.3 Indoor Wastewater Drains, Sumps and Grease Interceptors

No indoor wastewater drains, sumps and grease interceptors are associated with on-site building structures.

5.5 Exterior Observations

5.5.1 Pits, Ponds, and Lagoons

MEV identified two (2) on-site lagoons associated with Nobriga's Feedlot and Ranch that likely hold waste liquids from the Concentrated Animal Feeding Operation (CAFO). The two (2) catchment lagoons located on-site have been implemented as best management practices to control any potential contaminated runoff. A small storm water channel traverses from the off-site and upgradient ranch maintenance and feed shed area to the catchment lagoon located on the subject site adjacent to the access road.

There were no other areas identified as any man-made or natural depressions that are, or would have been, likely to hold waste liquids or sludge from industrial operations or other activities.

5.5.2 Stained Soil or Pavement

Fong Construction Baseyard Co.

MEV noted numerous areas of petroleum surface soil and/or concrete staining on the subject property associated with Fong Construction Baseyard. The source of petroleum contamination is likely from not practicing best management practices on the handling of petroleum products, waste oil storage or from heavy equipment leakage. The areas of petroleum-impacted soil should be excavated and properly managed on-site or disposed of off-site. Clearance soil testing could be conducted to ensure all contamination has been removed. More effective product and waste oil management and the implementation of spill protection should be undertaken to eliminate the ability for contaminants to impact the subject site in the future.

The following list of notable staining was compiled by MEV:

- Surface concrete staining and ponded water sheening was noted inside the metal utility shed.
- Surface concrete staining was noted inside of the vehicle maintenance area.
- Surface soil staining was noted just west of the vehicle maintenance area associated with a piece of heavy machinery.
- Areas of concrete staining were noted on a concrete pad just northwest of the vehicle maintenance area associated with four (4) pieces of leaking heavy equipment. Some soil staining is occurring adjacent to the concrete pad as well. (See Photo 20, Appendix A.)
- Surface soil staining was noted in several areas where waste oil was being improperly managed; an area where a 2-gallon open container of waste oil was being stored, and where several 5-gallon containers were being stored on the ground. (See Photo 22, Appendix A.)
- The vast majority of derelict machinery, heavy machinery and equipment was leaking petroleum-based products and impacting the surface soil below. (See Photos 20 and 23, Appendix A.)

(See also Figure 2D located in Appendix A for the above-noted soil stained locations).

The vertical extent of the petroleum contamination is unknown. In the event of a significant release (>25 gallons), the State of Hawaii is to be notified.

There were numerous minor amounts of vehicular staining noted on paved and unpaved areas of the site. None of these petroleum-based stains were particularly large and are considered to be *de minimis* releases that do not require further action.

Nobriga's Feedlot and Ranch

MEV noted one (1) area with limited surface soil staining associated with a piece of leaking heavy equipment located in the north-central area of the western portion of the subject site. (See Figure 2B and Photo 16, Appendix A)

5.5.3 Stressed Vegetation

There were no areas of stressed vegetation identified on the subject property at the time of the site visit that are, or would have been, likely caused from something other than insufficient water (or flooding).

5.5.4 Solid Waste

The following indications of solid waste dumping, storage activity and/or mounds of unknown content were observed on the subject property during the site reconnaissance:

Fong Construction Baseyard Co.

- Two (2) earthen mounds (soil piles) were noted near the eastern boundary of the Fong Baseyard. These mounds may have originated at an off-site location from an unknown source. The inner contents of the earthen mounds are unknown. If excessive construction debris, unidentifiable containers or petroleum-based odors are uncovered from these mounds, proper waste management and handling should be undertaken.
- Miscellaneous debris dumping, including asphalt, wood, metal and plastics were in various areas throughout the site. The inner contents of the dumped materials are unknown.
- One (1) significant scrap metal pile consisting of crushed derelict vehicles exists on the premises.
- Significant derelict vehicle storage (approximately 80) and derelict boats (approximately 6) were noted on-site;
- Numerous above-ground tanks (water and former fuel tanks) were noted on-site. The majority of these ASTs were empty, but some may contain residual fuel and sludge. No associated soil staining or petroleum odors were noted associated with these tanks. (See Photo 24, Appendix A.)
- An undetermined amount of solid waste storage and dumping has taken place on the subject site, including regulated items such as automobile tires (approximately 200), vehicle batteries (approximately 70) and limited amounts of white goods;

Nobriga's Feedlot and Ranch

- One (1) manure composting area is located in the southern portion of the site. Several manure mounds are located adjacent to the feedlot areas. (See Photo 15, Appendix A);
- Eight (8) vehicle tires are located on western portion and eleven (11) are located on the eastern portion;
- One (1) vehicle battery is located near the southwestern corner of the eastern portion;
- Construction debris including fencing material, corrugated metal and wood exist on-site.

Some wastes may be considered "Special Wastes" according to the Hawaii Administrative Rules (HAR) on Solid Waste, Title 11, Chapter 58.1. Special wastes are those wastes that do not fit in the mixed municipal solid waste (MMSW) category, either by general nature or because of special handling requirements. Special waste categories include: asbestos, sludge, medical waste, used oil, batteries, agricultural wastes, tires, derelict vehicles and white goods (i.e., appliances). Locally, the County of Maui, Department of Public Works, Solid Waste Division administers the disposal of these materials. These wastes need to be disposed of in a permitted solid waste landfill such as the Maui County Central Landfill. Special wastes' management needs to be performed in a manner that complies with all local, state, and federal regulations as applicable to the specific waste type.

5.5.5 Wastewater or Storm Water – Discharge Drains, Dry Wells, Drainage Ways, and Retention Basins

MEV noted two (2) lagoons on-site associated with the Nobriga's Feedlot and Ranch operations. These lagoons are part of the Feedlot's nutrient management program to control runoff from the Feedlots. One lagoon is located at the northern boundary of the western portion of the subject site and the other is located just to the west of the on-site access road. Upon observation, MEV noted a prominent drainage channel with possible feedlot pollutants (cattle urine and manure) originating from the heart of the Nobriga business located upgradient and west of the subject site. This area is the location of another feedlot, feed

shed, vehicle maintenance area and pineapple storage area. The property owner should ensure that no contaminated runoff leaves the subject property. (See Photos 18 and 19, Appendix A.)

Farm waste lagoons are susceptible to leakage or overflow, sending potentially toxic microbes, nitrate pollution and bacterial into water courses. For these reasons, the EPA recommends a National Stormwater Pollution Discharge Permit (NPDES) for Concentrated Animal Feeding Operations (CAFOs).

The EPA has finalized (November 20, 2008) revisions to the NPDES permitting requirements and Effluent Limitations Guidelines for CAFOs. According to the EPA, as authorized by the Clean Water Act (CWA), the NPDES permit program controls water pollution by regulating point sources that discharge pollutants into waters of the United States. Under this final rule, any CAFO that discharges or proposes to discharge is required to seek permit coverage. The permit coverage provides certainty to CAFO operators regarding activities and actions that are necessary to comply with the CWA. Under the CWA, operators that do not apply for permits operate at their own risk because any discharge from an unpermitted CAFO (other than agricultural stormwater) is a violation of the CWA. The CAFO must implement site-specific nutrient management practices (NMP) that ensure appropriate agricultural utilization of the nutrients produced by the operation. A CAFO may be authorized to acquire a NPDES permit based on an on-site inspection by a NPDES permitting authority if the authority finds that the facility is a significant contributor of pollutants to waters of the United States.

In order to minimize the potential for regulatory profiling of the subject site, property management may consider implementing conservative, proactive environmental policies. These policies might include written environmental protection contracts with any industrial or special-use commercial tenants and posted notices regarding any use, storage and handling of hazardous substances and/or petroleum product. Special attention should be addressed to wastewater (possibly containing contaminants) that could impact the surface soils or enter nearby drainage systems.

All wastewater created on-site should be connected to the County's wastewater system or contained on-site and allowed to evaporate. Wastewater should not be allowed to migrate off-site or negatively impact the subject site's surface soils.

MEV reviewed the groundwater well data from both wells located on the adjacent Consolidated Baseyard Lots. Although a small amount of nitrate has been found (2.1 parts per million) this is below the recommended EPA limit (10 ppm) and is not an issue at this time, but will be monitored quarterly. (See Well Data, Appendix B.)

5.5.6 Wells

There are two (2) registered groundwater wells listed for the adjacent property at the Consolidated Baseyard Lots (DLNR Well # 5129-02 and Well # 5129-03). These wells are owned by Consolidated Baseyards, LLC and were drilled in 2001 (#5129-02) and 2005 (#5129-03) for distributing potable, municipal water for the Consolidated Baseyard lots. The well depth is 300 feet and the pump depth is 253 feet for Well # 5129-03. Well depth for Well # 5129-02 is 255 feet and the pump depth is 240 feet. All DLNR permitting requirements are complete for both wells. According to the State Department of Health, Safe Drinking Water Branch, these wells are sampled quarterly for analytes required by the EPA for drinking water standards. No violations have been cited for these systems and water quality data shows no significant contamination of groundwater exceeding EPA limits. However, the Fong Baseyard and Nobriga's Feedlot activities and any future development westerly should consider activity management to avoid the potential for contributing to changes in groundwater quality. (See Well Water Quality Data, Appendix B.)

5.5.7 Septic and Cesspool Systems

MEV did not obtain evidence of any former septic or cesspool system located on the subject site.

5.6 Non-Scope Considerations

The concerns listed below are not normally considered relevant under CERCLA, however, they may be considered regulated under other environmental laws and ordinances and may present a potential liability to the property owner.

5.6.1 Asbestos-Containing Materials (ACM)

The subject property did not have any notable building materials that would consist of asbestos-containing materials. Current OSHA regulations for occupational exposure to asbestos hazards require commercial building owners to presume all thermal system insulation, sprayed or textured surfacing materials and asphaltic and vinyl flooring installed in buildings constructed before 1981 to be ACM.

5.6.2 Lead-Based Paint

The building structures located on the subject property did not have materials consisting of lead-based paint. Suspect lead-based paint was observed on derelict boats at Fong Construction Baseyard and on two (2) 1000-gallon AST located just beyond the northern property boundary in the eastern portion of the subject site. (See Photo 14, Appendix A.)

5.6.3 Arsenic-Containing Substances

MEV did not observe any suspect arsenic-containing building materials or waste materials at the time of the site visit.

5.6.4 Radon

MEV did not identify any man-made products on the subject property that are known or suspected to emit radioactive decay elements.

Background Information:

Radon is a colorless and odorless radioactive gas that can produce health effects such as cellular injury. Radon gas can occur in the natural environment as concentrations from certain rocks and geologic conditions have a high radon-emanation potential.

These surface rock types are not known to occur in Hawaii. It is possible that increased concentrations of Radon could occur in regions where geologic fault and volcanic rift zones may release gases from deeper earth sources. However, the State of Hawaii, Department of Health (DOH) has not addressed concerns for any significant levels of gas to occur anywhere in Hawaii. This was based on the 1992 and 1996 DOH investigations conducted in elementary schools throughout the State.

5.6.5 Lead in Drinking Water

Two (2) groundwater wells are located on Consolidated Baseyard Lots, adjacent to the subject site. These wells were installed to provide a potable water supply to the Consolidated Baseyard Subdivision. The Safe Drinking Water Branch, (Department of Health) requires quarterly monitoring of the water obtained from these systems. According to the Safe Drinking Water Branch, no violations have been received on these wells. Data collected from these wells has not exceeded the US EPA maximum contaminant level for lead or any other required analytes.

5.6.6 Ecological Resources, Endangered Species, Cultural and Historic Resources, and Wetlands

There are no known critical habitats, or threatened and/or endangered species on the project site. The subject site is not located within the County of Maui's Special Management Area (SMA).

5.6.7 Indoor Air Quality

The subject property's building structures consist of storage sheds, machine shop equipment and vehicle maintenance areas. MEV did not identify any building surfaces that had characteristics that resembled

possible mold contamination at the time of the site visit. However, it should be noted that mold-contaminated surfaces may be located in interstitial wall spaces, and thus, would not be visually identified during the site investigation. This investigation was not performed with the objective of identifying the presence of mold amplification in the indoor environment.

Background Information:

Indoor air quality (IAQ) problems primarily result from indoor pollution sources that release gases or airborne particles. The term "Sick Building Syndrome" (SBS) is used to describe situations in which building occupants experience acute or chronic health and discomfort effects that appear to be linked to time spent in a building and may be localized in a particular room or zone or may be widespread throughout the building. Frequently, problems result when a building is operated or maintained in a manner that is inconsistent with its original design or prescribed operating procedures or as a result of poor building design or occupant activities.

Sources of indoor air contaminants can originate from within the building or be drawn in from the outdoors. The following causes may contribute to IAQ problems:

1. *Inadequate ventilation* – As a result of the oil embargo in 1973, national energy conservation measures called for a reduction in the amount of outdoor air provided for ventilation. In many cases the reduced outdoor air ventilation rates were found to be inadequate to maintain the health and comfort of building occupants. Potential air pollutant sources in ventilation or heating, ventilating, or air-conditioning (HVAC) systems include, but are not limited to: dust or dirt in ductwork; microbiological growth (i.e. mold, mildew, or bacteria); improper use of biocides, sealants, and cleaning compounds; and refrigerant leakage. Inadequate ventilation may increase the concentrations of these indoor air contaminants.
2. *Biological contaminants* – Bacteria, molds, pollen and viruses are types of biological contaminants. These contaminants may breed in stagnant water that has accumulated in ducts, humidifiers and drain pans, or where water has collected on ceiling tiles, carpeting, or insulation. Surfaces exposed to high humidity with limited air movement may also be subject to microbiological contamination.
3. *Chemical contaminants from indoor sources* – Potential air pollutant sources of indoor chemical contaminants include, but are not limited to: adhesives, carpeting, upholstery, manufactured wood products, pesticides, combustion products (i.e. carbon monoxide, carbon dioxide, and nitrogen oxides), and cleaning agents emitting volatile organic compounds (VOCs). Tobacco smoke contributes high levels of VOCs, other toxic compounds, and respirable particulate matter. Research has shown that some VOCs can cause chronic and acute health effects at high concentrations, and some are known carcinogens.
4. *Chemical contaminants from outdoor sources* – The outdoor air that enters a building can be a source of indoor air pollution. Potential air pollutant sources of outdoor chemical contaminants include, but are not limited to: motor vehicle exhausts; plumbing vents; combustion products (i.e. carbon monoxide, carbon dioxide, and nitrogen oxides); and building exhausts (i.e. bathrooms and kitchens). These contaminants can enter the building through poorly located air intake vents, windows, and other openings.

Indicators of SBS or IAQ related health problems include, but are not limited to, headache, eye, nose, or throat irritation, dry cough, dry or itchy skin, dizziness or nausea, fatigue, and sensitivity to odors.

5.6.8 High Voltage Transmission Lines

High voltage overhead power lines are located along the northern property boundary, the eastern border of the Fong Baseyard, near the southern boundary of the western portion of the subject site and through the south-central area of the eastern portion of the subject property. These lines may produce moderate

electromagnetic fields (EMF). This concern is not expected to significantly impact the subject site at this time, however, these lines should be addressed during the development of future buildings. EMF surveys can be conducted by Maui Electric Company (MECO) if there remains Client concern.

MEV, LLC

6.0 INTERVIEWS

MEV conducts interviews with persons that may have specific knowledge on the subject property and any land use activities that may have operated on-site in the past or continue to currently operate on the subject property. Interviews are also an effective tool to better understand the overall historical regional and local setting of the subject site. Whenever possible, MEV attempts to interview the present and past owner(s), site manager, occupants, local government officials and other relevant contacts. See also Section 8.3.

6.1 Interview with Property Owners

Information was provided by property owners, Mr. Roderick Fong and Mr. Henry Fong, who provided MEV with information regarding the on-site Fong Construction Baseyard Co. business practices and operations.

Mr. Roderick Fong informed MEV that the Fong family leased the property from A & B Properties for approximately 20 years and decided to buy it a few years ago. Mr. Fong stated that the original Fong Construction Baseyard was located at 237 Dairy Road in Kahului. Mr. Fong was aware of the petroleum hydrocarbon contamination from a leaking UST at the Kahului location and took the proper measures for environmental cleanup. As of 1993 a "No Further Action" was given by the State to signify closure. Mr. Fong stated that the on-site Fong Construction Baseyard does not have any USTs and that the majority of the current ASTs are empty or contain water.

Mr. Henry Fong made himself available to MEV for interviewing purposes and for on-site guidance during site reconnaissance. Mr. Fong informed MEV that currently the business has one operational diesel above-ground storage tank. The majority of the trucks are transported to an off-site fueling station for re-fueling purposes. Mr. Fong showed MEV their diesel AST, waste oil storage area, and vehicular maintenance location. Mr. Fong told MEV that Maui Petroleum pumps out all spent waste oil. Mr. Fong is in the process of compiling hazardous waste documentation for MEV.

6.2 Interview with Property Tenant

MEV spoke with Mr. Dave "Buddy" Nobriga, the owner and operator of Nobriga's Feedlot and Ranch. Mr. Nobriga informed MEV that he has leased the property since 1968 for his business operations. Mr. Nobriga told MEV that the tanker trucks haul in diesel and gas from Maui Soda located in Wailuku. Limited truck maintenance is done in the main area located just west of the subject site. Mr. Nobriga is aware of the EPA revisions (November 20, 2008) to the NPDES permitting requirements and Effluent Limitations Guidelines for CAFOs and is applying effort to follow these guidelines for his business.

6.3 Interviews with Adjacent Property Lessee

MEV interviewed the adjacent property tenant that uses/generates regulated petroleum products/waste.

Reef Development of Hawaii, Inc. – MEV was informed by Mr. Ron Brumling, development manager, that Reef Development has implemented the necessary SPCC regulations (secondary containment) for their diesel above-ground storage tank. Mr. Brumling also informed MEV that their used waste oil is pumped out of drums by Unitek, and vehicular batteries are taken to Napa for proper disposal. Mr. Brumling stated that all hazardous waste pick-up and disposal documentation is located at their Honolulu office.

6.4 Interviews with State Representatives

Mr. Charlie Ice of the Department of Lands and Natural Resources (DLNR) and Kumar Bhagavan of the Department of Health, Safe Drinking Water Branch, were contacted by MEV to discuss the nearby off-site groundwater wells. Mr. Bhagavan sent MEV detailed water quality reports and informed MEV that although nitrate is well below the environmental limits, they are watching the nitrate levels in these wells. No violations have been reported for these wells.

6.5 Other Persons Interviewed

A list of additional persons interviewed during the course of this investigation is located in Section 8.3. None of these persons interviewed had any specialized knowledge of the site relating to *Recognized Environmental Conditions* on the subject site.

MEV, LLC

7.0 FINDINGS, OPINIONS, AND CONCLUSIONS

7.1 Recognized Environmental Conditions

Recognized environmental conditions, as defined by ASTM Standard E1527-05, are the presence or likely presence of any hazardous substance or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property. *Recognized environmental conditions* are described with regard to (1) the nature and extent of the environmental condition, (2) potential or actual environmental threat, (3) potential for transport (migration) of any environmental conditions, and (4) consideration for further investigation. 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.

MEV has performed this Phase I Environmental Site Assessment in conformance with the scope and limitations of the ASTM Practice E 1527-05 for the subject property located at 445 East Waiko Road, just north of Waiko Road and west of Kuihelani Highway in the community of Waikapu, Maui, Hawaii, defined as the subject property.

Any exceptions to or deletions from this practice are described in Section 1.4, Limitations and Exceptions, of this report.

This assessment has revealed the following evidence of *recognized environmental conditions* in connection with the property:

7.1.1 Database Listings (See Section 4.0 & EDR Report, Appendix B)

Findings/Concerns:

The subject site is not listed.

The listed nearby site (Waikapu Dump) and the unlisted potential risk site (Maui Scrap Metal) were reviewed for environmental concerns relative to the subject site. It is possible that these sites that are in close proximity to the subject site have had or could have an environmental impact on the subject property.

Opinions and Conclusions:

Due to the distance relative to the subject property, it is not likely that the above-noted sites have had a significant environmental impact on the subject property, nor is there any expected impact therefrom. Ongoing groundwater monitoring is required for the well water system located adjacent to the subject property. This data can assist in determining if any contamination migration from the Maui Scrap Metal, Waikapu Dump or from other sources has occurred. Pural Water Specialty Company is the operations management for these wells and currently these wells have no violations or groundwater data that exceeds the required limits for potable water. Furthermore, the subject site and local area lies on alluvial fans eroded from the West Maui Mountains. The materials that lie beneath the surface consist of very porous, well-drained sands and coarse-grained soils. This type of earthen material would likely cause downward migration of any contaminants instead of horizontal flow. Any contamination from adjacent or nearby properties would likely not travel to the subject property as stormwater runoff, given these conditions.

7.1.2 Historic Use or Storage of Hazardous and Regulated Substances (See Sections 5.3.2, 5.3.3 and 5.3.4)

Findings/Concerns:

There is no evidence of any historic misuse or significant spills of hazardous or regulated substances on the subject property except for the areas of noted surface soil staining. (See Section 7.1.4 below).

Fong Construction Baseyard Co. stores, generates and/or uses limited hazardous or regulated substances and wastes. Hydraulic oil, transmission oil, waste oil, diesel fuel and gasoline, solvents, other automobile fluids and vehicle batteries were the main regulated items noted.

Opinions and Conclusions:

The above-noted regulated items should be managed properly to avoid any future releases onto the surface soils of the subject site. All drums should be properly secured, positioned and labeled to avoid any future release.

MEV has outlined management procedures in Section 5.3.1 that should be followed at facilities storing drums/containers.

7.1.3 Storage Tanks (See Sections 5.3.3, 5.3.4)

Findings/Concerns:

No indications regarding the current presence of USTs on the subject site were obtained through our review of regulatory databases, interviews, or through MEV's site reconnaissance.

MEV noted approximately seventeen (17) above-ground storage tanks associated with the Fong Construction Baseyard Co. Although the majority of these tanks appeared to be empty or historically contained water, MEV suspects that some of these tanks may have historically been former fuel tanks. It is possible that limited amounts of residual fuel or sludge remain in these tanks. An operational above-ground diesel tank is located on-site associated with the baseyard. The waste oil is recycled on an as needed basis by Maui Petroleum Company.

Opinions and Conclusions:

Spill protection measures should be used in order to minimize any spills onto the surface soils at the waste oil tank. All tanks should be properly managed.

7.1.4 Stained Soil or Pavement (See Section 5.5.2)

Findings/Concerns:

MEV noted numerous areas of petroleum surface soil and/or concrete staining on the subject property associated with Fong Construction Baseyard. The source of petroleum contamination is likely from not practicing best management practices on the handling of petroleum products, waste oil storage or from heavy equipment leakage.

MEV noted one (1) area with limited surface soil staining associated with a piece of leaking heavy equipment from Nobriga's Feedlot and Ranch located in the north-central area of the western portion of the subject site.

Opinions and Conclusions:

The areas of petroleum-impacted soil should be excavated and properly managed as per State and County regulations. Clearance soil testing could be conducted to ensure all contamination has been effectively removed. If the contamination extends to beyond the immediate upper surface soil layers (and the releases appear to be greater than 25 gallons), then sampling, State (DOH) notification and documentation should be conducted along with proper waste management. More effective product and waste oil management and the implementation of spill protection should be undertaken to eliminate the ability for contaminants to impact the subject site in the future.

The vertical extent of the petroleum contamination is unknown. In the event of a significant release (>25 gallons), the State of Hawaii is to be notified.

There were numerous minor amounts of vehicular staining noted on paved and unpaved areas of the site. None of these petroleum-based stains were particularly large and are considered to be *de minimis* releases that do not require further action.

7.1.5 Wastewater and Stormwater Management (See Section 5.5.5)

Findings/Concerns:

MEV noted two (2) lagoons on-site associated with the Nobriga's Feedlot and Ranch operations. These lagoons are part of the Feedlot's nutrient management program to control runoff from the Feedlot. Upon observation, MEV noted a prominent drainage channel with possible feedlot pollutants (cattle urine and manure) originating from the heart of the Nobriga business located upgradient and west of the subject site. This area is the location of another feedlot, feed shed, vehicle maintenance area and pineapple storage area. The property owner should ensure that no contaminated runoff leaves the subject property.

Unlined farm waste lagoons are susceptible to leakage or overflow, sending dangerous microbes, nitrate pollution and bacteria into water courses. For these reasons, the EPA recommends a National Stormwater Pollution Discharge Permit (NPDES) for Concentrated Animal Feeding Operations (CAFOs).

Opinions and Conclusions:

Under the EPA's final rule (2008), any CAFO that discharges or proposes to discharge is required to seek NPDES permit coverage. The permit coverage provides certainty to CAFO operators regarding activities and actions that are necessary to comply with the CWA. Under the CWA, operators that do not apply for permits operate at their own risk because any discharge from an unpermitted CAFO (other than agricultural stormwater) is a violation of the CWA. The CAFO must implement site-specific nutrient management practices (NMP) that ensure appropriate agricultural utilization of the nutrients produced by the operation. A CAFO may be authorized to acquire a NPDES permit based on an on-site inspection by a NPDES permitting authority if the authority finds that the facility is a significant contributor of pollutants to waters of the United States.

In order to minimize the potential for regulatory profiling of the subject site, property management may consider implementing conservative, proactive environmental policies. These policies might include written environmental protection contracts with any industrial or special-use commercial tenants and posted notices regarding any use, storage and handling of hazardous substances and/or petroleum product. Special attention should be addressed to wastewater (possibly containing contaminants) that could impact the surface soils or enter nearby drainage systems.

All wastewater created on-site should be connected to the County's wastewater system or contained on-site within a lined basin and allowed to evaporate. Wastewater should not be allowed to migrate off-site or negatively impact the subject site's surface soils.

MEV reviewed the groundwater well data from both wells located on the adjacent Consolidated Baseyard Lots. Although a small amount of nitrate has been found (2.1 parts per million) this is below the recommended EPA limit (10 ppm) and is not an issue at this time, but will be monitored quarterly. (See Well Data, Appendix B.)

7.2 Other Environmental Concerns

The concerns listed below may not be considered *recognized environmental conditions* by ASTM definition. However, they may be considered regulated under other environmental laws and ordinances and may present a potential liability to the property owner.

7.2.1 Solid Waste Management (See Section 5.5.4)

Findings/Concerns:

An undetermined amount of solid waste storage and dumping has taken place on the subject site, including regulated items such as automobile tires (approximately 200), vehicle batteries (approximately 70), derelict vehicles, limited amounts of white goods and scrap metal piles.

Opinions and Conclusions:

Any waste disposal should be in a permitted solid waste landfill or recycled in a manner that complies with all local, state, and federal regulations as applicable to the specific waste type with special attention given to regulated items.

If additional clearing of the property commences and significant amounts of construction debris items or unidentifiable substances (containers, equipment, etc.) are discovered, then proper waste identification, testing and applicable waste handling/disposal procedures should be followed in accordance with federal, state, and local regulations.

7.2.2 Groundwater Wells (See Section 5.5.6)

Findings/Concerns:

There are two (2) registered groundwater wells listed for the adjacent property at the Consolidated Baseyard Lots (DLNR Well # 5129-02 and Well # 5129-03). These wells are owned by Consolidated Baseyards, LLC and were drilled in 2001 (#5129-02) and 2005 (#5129-03) for distributing potable, municipal water for the Consolidated Baseyard lots. All DLNR permitting requirements are complete for both wells. According to the State Department of Health, Safe Drinking Water Branch, these wells are sampled quarterly for analytes required by the EPA for drinking water standards.

Opinions and Conclusions:

No violations have been cited for these systems and water quality data shows no significant contamination of groundwater exceeding EPA limits. However, the Fong Baseyard and Nobriga's Feedlot activities and any future development westerly should consider activity management to avoid the potential for contributing to changes in groundwater quality.

7.2.3 Surface Waters and Area Aquifer Protection (See Section 5.5.5)

If future land use includes developing the land for commercial or residential use, the developer and property owner should be aware of the potential for contaminants to run off-site and into nearby water courses. Products of concern relating to any future development project or grading activity would be earthen material (silt), paints, oils, antifreezes and other fluids from automobile or on-site machinery, or leaks from on-site stocked items.

Opinions and Conclusions:

The owner should ensure that storm water that leaves the subject site is free of any significant amount of contaminants.

Construction managers and developers of any future on-site development activities should consider implementing aggressive, proactive environmental policies during the development-planning phase. The above-noted Pollution Prevention Plan should be fully implemented.

Future land clearing of greater than one (1) acre will likely require both a County of Maui grading/grubbing permit and a National Pollution Discharge Elimination System (NPDES) General Permit (State of Hawaii, Department of Health).

The conclusions stated above should not be construed to mean that any regulatory agency would have the same opinion as this author, nor is any implication proposed therefrom.

The results of this environmental assessment are intended for general reference purposes only and are not intended as legal advice.

The advice of legal counsel should be sought in regard to individual facts, circumstances and interpretation of environmental liability.

8.0 REFERENCES

8.1 Published References

1. American Standard of Testing and Materials, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, E1527-05, 2005.
2. "Atlas of Hawaii", 2nd Edition, Department of Geography, University of Hawaii at Hilo, 1983, University of Hawaii Press.
3. "Atlas of Hawaii", 3rd Edition, Department of Geography, University of Hawaii at Hilo, 1998, University of Hawaii Press.
4. County of Maui, Real Property Tax Division, Historical Records for TMK Number (2) 3-8-007:102.
5. Hawaii Administrative Rules, Title 11, Department of Health, Chapter 58.1, Solid Waste Management Control.
6. State of Hawaii, Department of Health, Solid and Hazardous Waste Branch, Underground Storage Tank Section, List of Leaking Underground Storage Tank Release Sites, September 2009.
7. State of Hawaii, Department of Health, Solid and Hazardous Waste Branch, Underground Storage Tank Section, List of Underground Storage Tank Facilities, September 2009.
8. State of Hawaii, Department of Health, Voluntary Response Program (VRP), List of Voluntary Response Program Sites, July 2008.
9. State of Hawaii, Department of Health, Office of Hazard Evaluation and Emergency Response, List of Release Notifications, July 2008.
10. State of Hawaii, Department of Health, Office of Hazard Evaluation and Emergency Response, List of Sites List, July 2008.
11. State of Hawaii, Department of Land and Natural Resources, Registered Wells and Dry Wells.
12. State of Hawaii, Department of Land and Natural Resources, "State of Hawaii Water Quality Plan and Groundwater Map", June 1990, Revised December 1991.
13. U.S. Department of Agriculture, Soil Conservation Service, "Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii", 1972.
14. U.S. Environmental Protection Agency, Office of Air and Radiation et al., Indoor Air Facts No. 4 (revised) Sick Building Syndrome, April 1991.
15. U.S. Environmental Protection Agency, Building Air Quality: A Guide for Building Owners and Facility Managers, 1991.

8.2 Map and Other References

1. Environmental Data Resources, Inc., "The EDR Radius Map Report with GeoCheck prepared using FieldCheck", December 22, 2009.
2. Federal Emergency Management Agency, "Flood Insurance Rate Map", Number #150003 0393E & 0394E dated September 25, 2009
3. R.M. Towill Corporation, Aerial Photographs, Honolulu, Hawaii.
4. Air Survey Hawaii, Aerial Photographs, Honolulu, Hawaii.
5. Sanborn Maps (no coverage)
6. U.S. Geological Survey, 7.5 Minute Topographic Map, Wailuku, Hawaii 1983 and 1997.

8.3 Record of Personal Communications

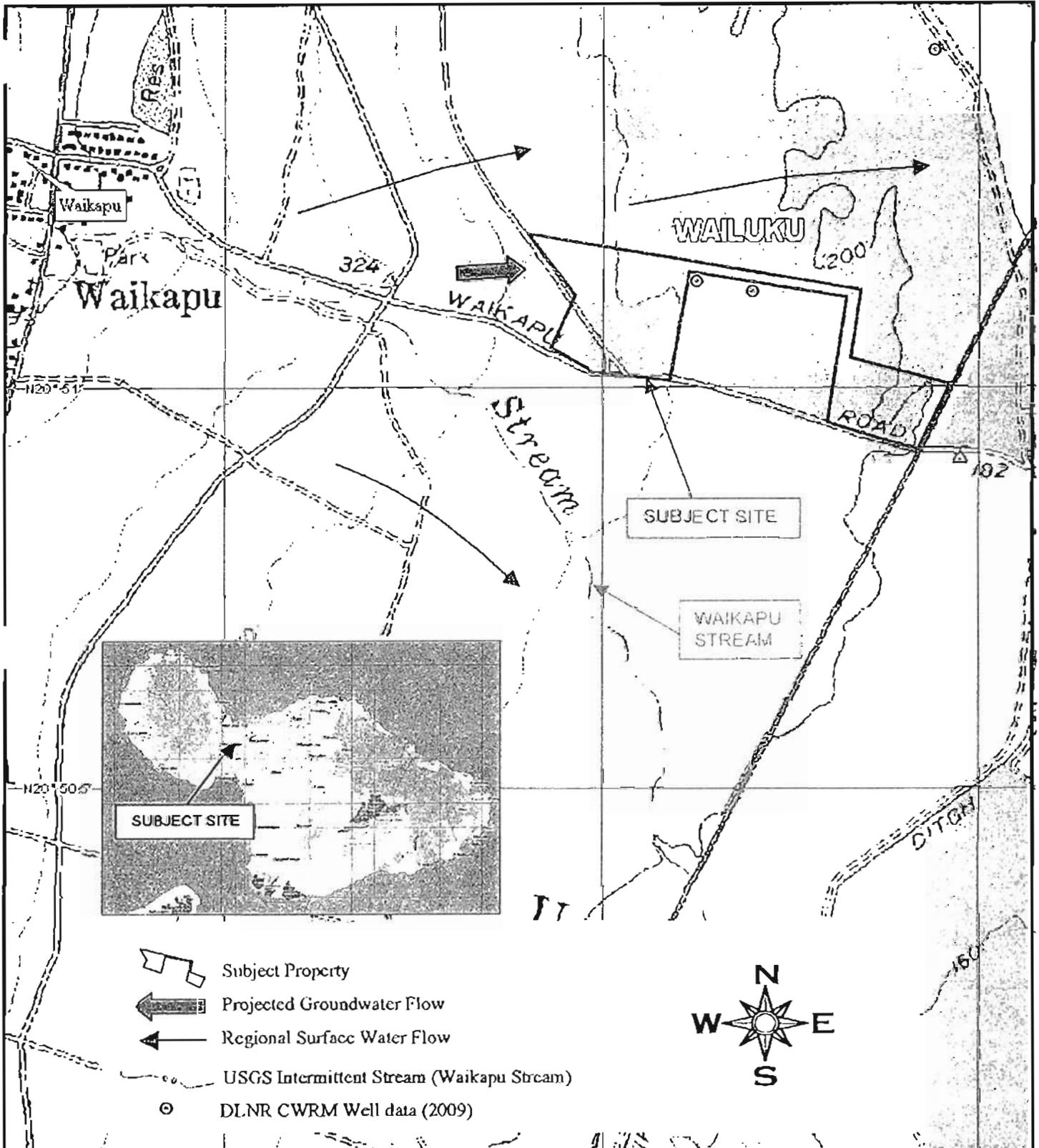
Table 4.0 List of personal Interviews conducted by MEV				
Date	Interviewee	Title & Organization	Address	Phone Number
12/15/09	Mr. Charlie Ice	Hydrologist DLNR Water Resources Management Division	1151 Punchbowl Street Room 227 Honolulu, HI	(808) 587-0218
12/15/09	Kumar Bhagavan	Department of Health, Safe Drinking Water Branch- Oahu	919 Ala Moana Blvd., Room 308 Honolulu, HI, 96814	(808) 586-4258
12/15/09	Mr. Ron Brumling	Development Manager Reef Development of Hawaii, Inc.	P.O. Box 243 Puunene, HI 96784- 0243	(808) 871-8595
12/22/09	Mr. Henry Fong	Property Owner Fong Construction Baseyard	495 Hukilike Street Kahului, HI 96732	(808) 877-6501
12/23/09	Mr. Roderick Fong	Property Owner Fong Construction Baseyard	495 Hukilike Street Kahului, HI 96732	(808) 877-6501
12/23/09	Mr. Dave "Buddy" Nobriga	Property Lessee Owner of Nobriga's Feedlot and Ranch	918 Lower Main Street Wailuku, Maui, HI 96793	(808) 244-7951

MEV, LLC

Appendix A:

Maps, Plans, and Photographs

FIGURE 1: REGIONAL SETTING MAP



3-D TopoQuads Copyright © 1999 DeLorme Vermont, ME 0-4096 Source Data: USGS

500 ft Scale: 1:19,200 Detail 13-4 Datum: WGS84

FIGURE 2A: SITE PLAN

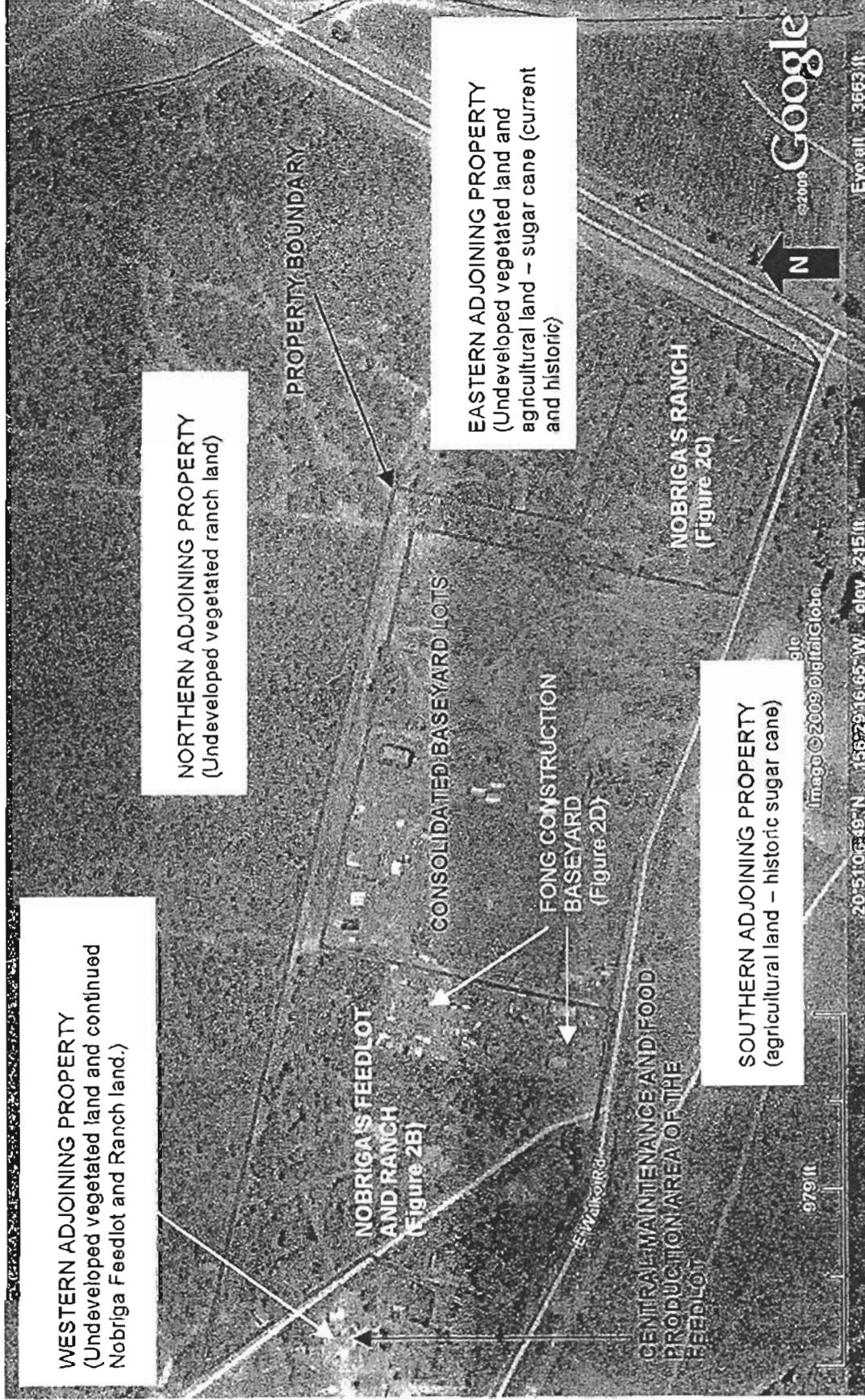


FIGURE 2B: SITE PLAN
Nobriga's Feedlot and Ranch (Western Portion)



	SUBJECT PROPERTY BOUNDARIES		DERELICT MACHINERY (BULLDOZER, POSSIBLY LEAKING)
	ADJACENT PROPERTY BOUNDARIES		HEAVY MACHINERY
	PROJECTED GROUNDWATER FLOW DIRECTION		MISCELLANEOUS DEBRIS (tires, construction debris, and household refuse.)
	PROJECTED STORMWATER FLOW DIRECTION		VEHICLE TIRE
	GROUNDWATER WELL		3 POLE-MOUNTED TRANSFORMERS (non-leaking, non-PCB containing)
	TRANSMISSION POWER LINES		Limited soil surface staining
	POND		
	MANURE BERM/PILE		
			CARGO TRAILER (NO ACCESS)
			EARTHEN AND CONSTRUCTION DEBRIS BERM

FIGURE 2C: SITE PLAN

Nobriga's Ranch (Eastern Portion)



	SUBJECT PROPERTY BOUNDARIES		GROUNDWATER WELL
	ADJACENT PROPERTY BOUNDARIES		PROPANE TANK (AST)
	PROJECTED GROUNDWATER FLOW DIRECTION		(2) 1000-GALLON (AST) – labeled potable water and
	PROJECTED STORMWATER FLOW DIRECTION		(1) 100-GALLON (AST) (empty)
	TRANSMISSION POWER LINES		(1) 300-GALLON POLY TANK (empty)
<p>MD₁ MISCELLANEOUS DEBRIS - (1) vehicle tire, (1) 55-gallon drum (empty), (2) 5-gallon containers (empty), (1) 5-gallon container (partly full of petroleum product and household refuse).</p>			
<p>MD₂ MISCELLANEOUS DEBRIS – (8) vehicle tires, (1) white good appliance, construction debris, (2) 55-gallon drums (full of unknown substance, (3) 5-gallon containers (empty, but may have contained waste oil), (2) pieces of derelict machinery. No surface staining noted from these materials.</p>			
<p>dm One (1) 55-gallon drum (limited petroleum-based sludge noted)</p>			
<p>POWERLINE EASEMENT – Consists of maintenance materials (primer, wood sealer & wood finish), construction debris, horse feed drums, (7) vehicle tires, (1) 5-gallon cans containing petroleum product, (1) 300-gallon poly tank (small amount of water), (3) ranch trailers.</p>			
<p>Co Corral area – consists of (3) vehicle tires, construction debris, (3) 55-gallon drums (empty), (1) vehicle battery, (1) piece of derelict Machinery, (1) 300-gallon poly tank (1/4 full of product – labeled Praestol Flocculant)</p>			

FIGURE 2D: SITE PLAN

Fong Construction Baseyard



WORKSHOP & STORAGE SHED

MAINTANANCE SHED

334 ft



	SUBJECT PROPERTY BOUNDARIES		VEHICLE TIRES
	FONG CONSTRUCTION BASEYARD BOUNDARY		SURFACE STAINING (PETROLEUM PRODUCT)
	ADJACENT PROPERTY BOUNDARIES		(1) 200-gallon AST (empty)
	PROJECTED GROUNDWATER FLOW DIRECTION		(1) 600-gallon (possibly contains gasoline)
	PROJECTED STORMWATER FLOW DIRECTION		(1) 5000-gallon tank AST (empty, likely former fuel)
	TRANSMISSION POWER LINES		(3) 500-gallon (empty)
DV	DERELICT VEHICLE		(2) 100-gallon AST (empty)
DB	DERELICT BOAT		(2) 20,000-gallon water tanks
HM	HEAVY MACHINERY		(1) 1000-gallon AST (diesel)
WG	WHITE GOOD (APPLIANCE)		(1) 1,500-gal AST
sm	SCRAP METAL STORAGE		(2) 10,000 gallon AST (labeled irrigation water)
TT	TANKER TRUCK		(1) 300-gallon AST (empty)
Tr	FLATBED TRUCK TRAILER		(1) 600-gallon AST (empty)
DM	DERELICT MACHINERY		pt (1) 300-gallon poly tote
T	TRUCK		20-foot storage container
B	VEHICLE BATTERY		40-foot storage container
wo	POSSIBLE WASTE OIL CONTAINER		Soil piles
CD	CONSTRUCTION DEBRIS		

Drum Storage Shed
Concrete Pad

Note: Subscript numbers refer to the number of items present in a given location

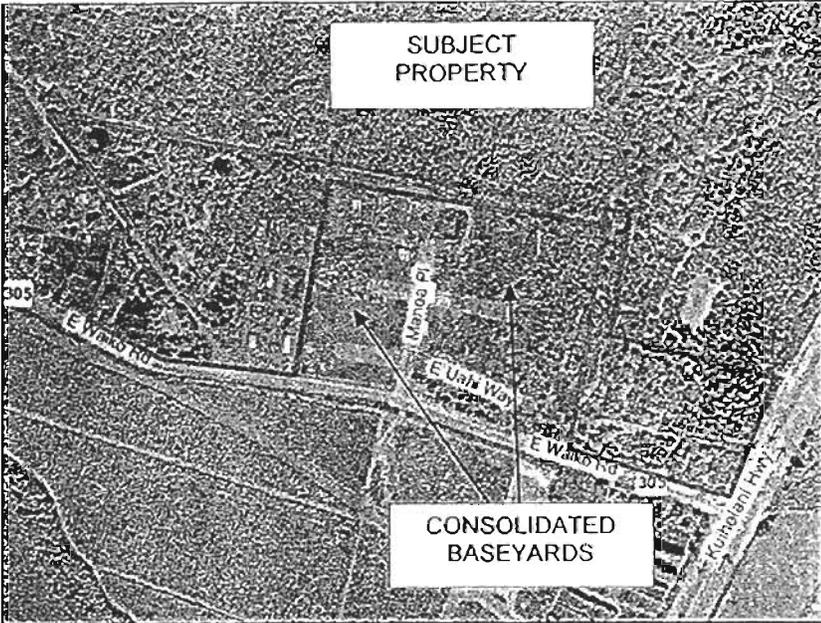


PHOTO 1

Aerial view of the subject property and the adjacent properties of 445 Waiko Road.

Photo source:
www.maps.live.com
Photo date 2000's.

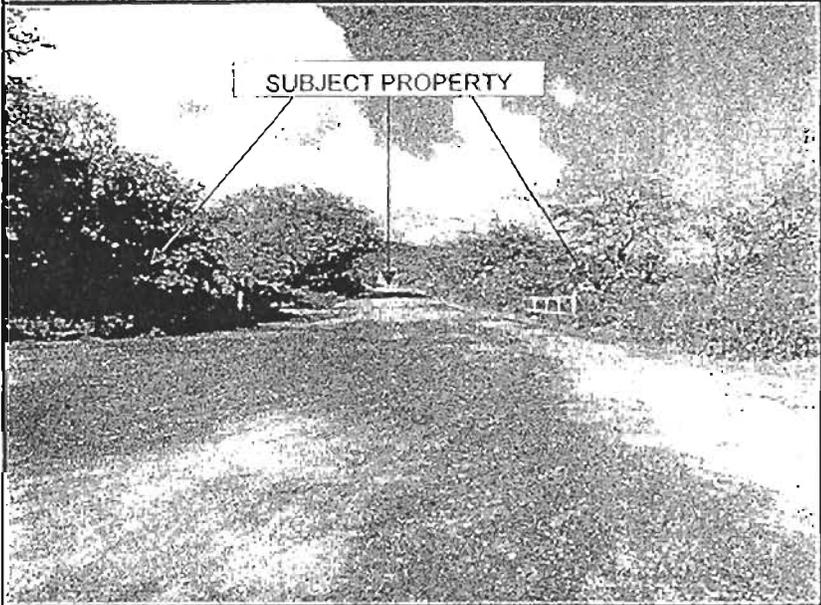


PHOTO 2

Northerly view, across Waiko Road, of the on-site access road that divides Nobriba's Feedlot and Ranch. The entrance to Fong Construction Baseyard is located farther to the right of the picture.

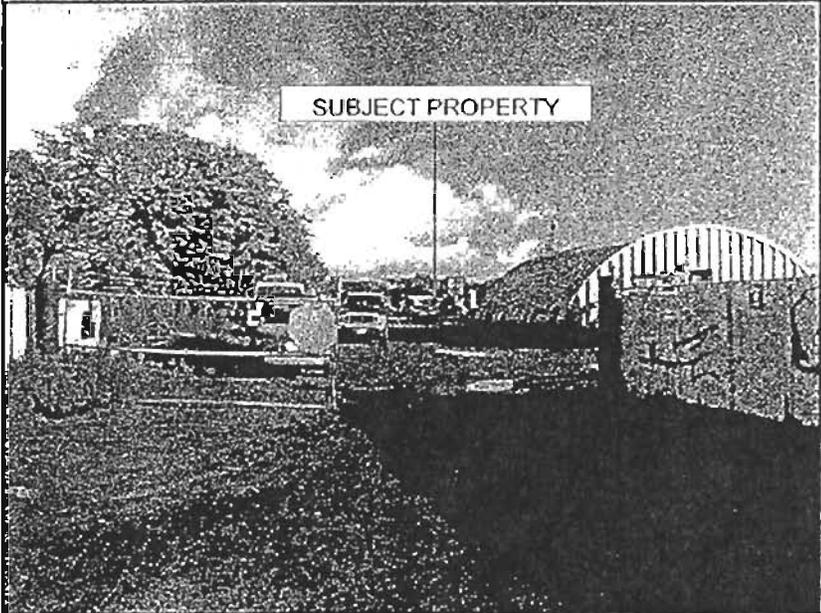


PHOTO 3

Northerly view of the entrance to the on-site Fong Construction Baseyard.



PHOTO 13

Miscellaneous debris area (denoted MD₁ on Figure 2C). Notable items include a vehicle tire, empty containers and one (1) 5-gallon container partly full of a petroleum-based product. This product should be properly managed.

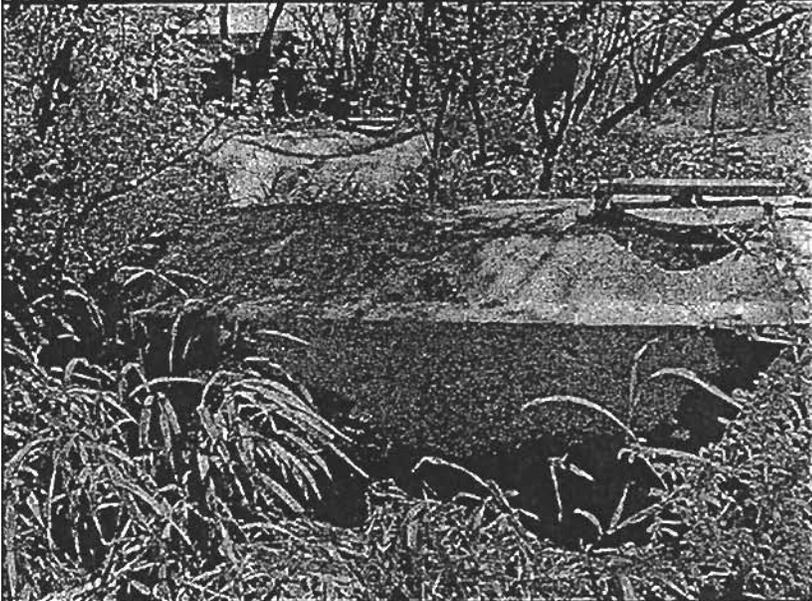


PHOTO 14

Miscellaneous Debris and storage area (denoted MD₂ on Figure 2C) located just north of the northern property boundary. Shown in the photo are two (2) 1000-gallon ASTs. Although the contents could not be determined, these tanks were labeled potable water. Note the loose and flakey paint on the tank in the foreground. This paint could be lead-based.

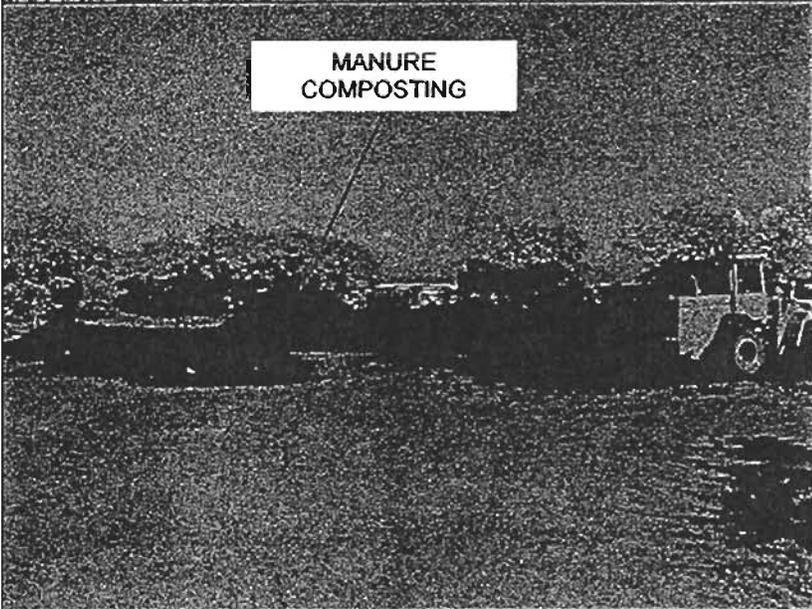


PHOTO 15

View of the on-site manure composting area located at Nobriga's Feedlot area in the western section of the subject site. MEV noted one (1) piece of heavy machinery (non-leaking) in this area.

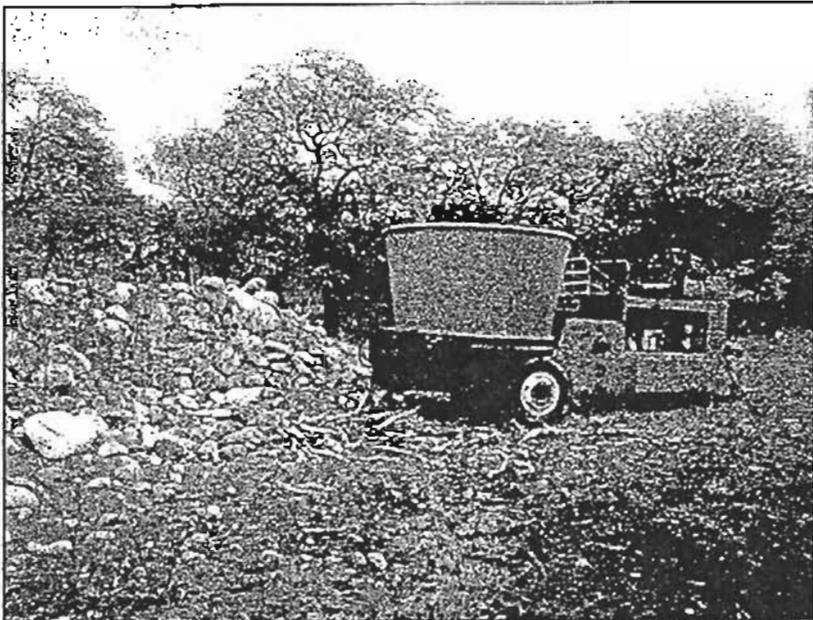


PHOTO 16

Boulder debris pile and heavy machinery located near the north-central property boundary of the western section of the subject site. This piece of heavy machinery was noted to be leaking petroleum-based product, causing limited staining on the ground below.

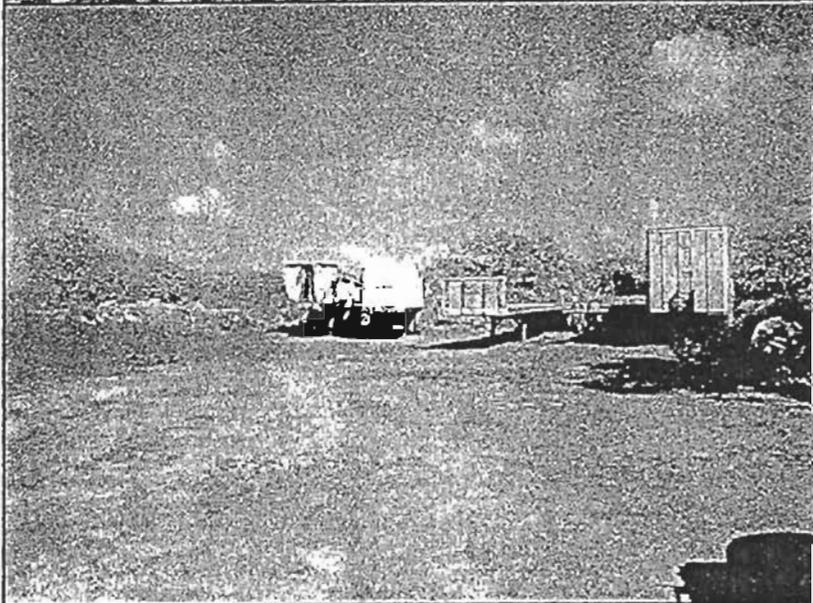


PHOTO 17

Cargo trucks associated with Nobriga's Feedlot and Ranch. This area is located near the northwestern corner of the subject site just east of the gravel access road. No associated soil staining was noted with these vehicles. Note the earthen debris berm located in the rear of the photo. This debris berm contained construction materials.

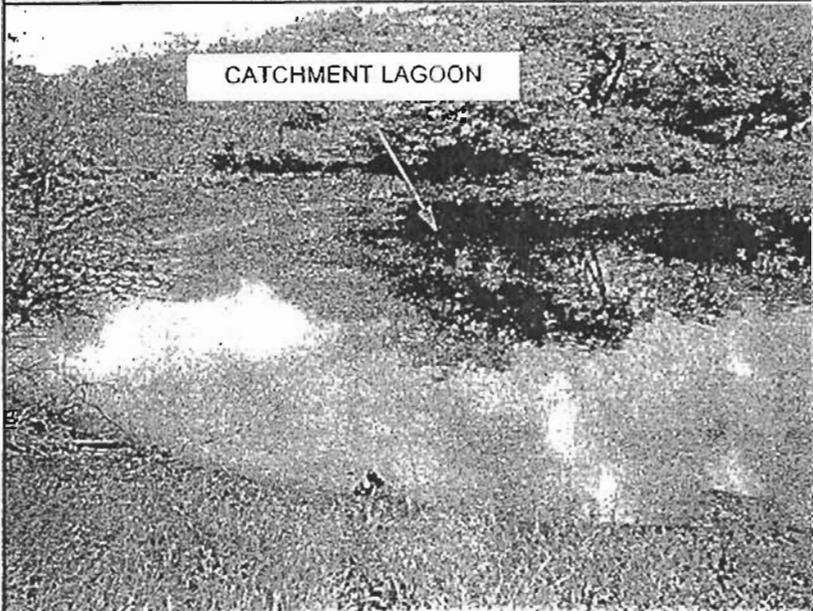


PHOTO 18

One of two catchment lagoons located on the western portion of the subject site. These lagoons are part of the Nobriga's Feedlot and Ranch nutrient management program intended to control runoff from the feedlot activities. Farm waste lagoons are susceptible to leakage and overflow causing pollution into water courses. For this reason, the EPA recommends a NPDES permit for Concentrated Animal Feeding Operations (CAFO).

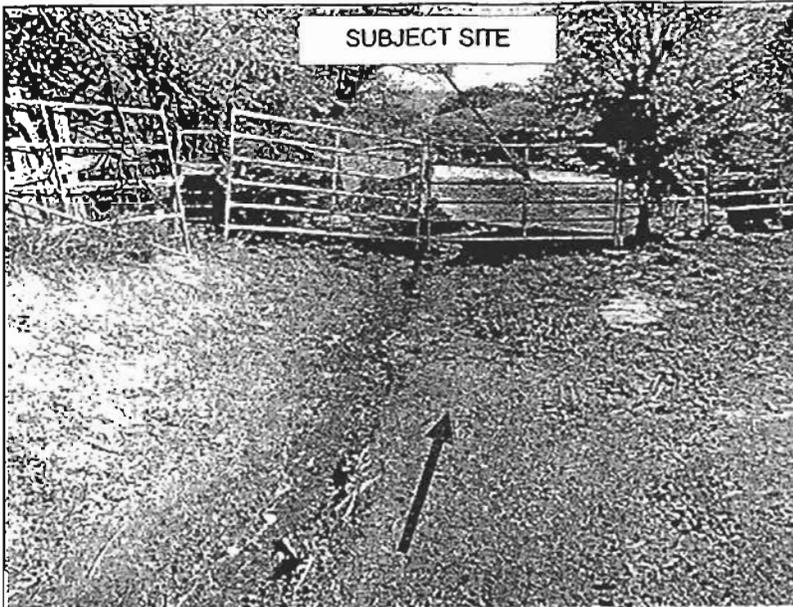


PHOTO 19

View of the on-site catchment lagoon located adjacent to the gravel access road on the western portion of the subject site. This lagoon is very close to the off-site and up-gradient main maintenance area, food production area and off-site feedlot. MEV estimates the parcel boundary for the subject property is located approximately at the bottom of the photo. The blue arrow represents stormwater runoff direction. This runoff originates from the up-gradient location describes above and likely includes cattle urine and other livestock bio-waste products. Although the tenant leases both areas, the up-gradient portion is off-site from the subject investigation.

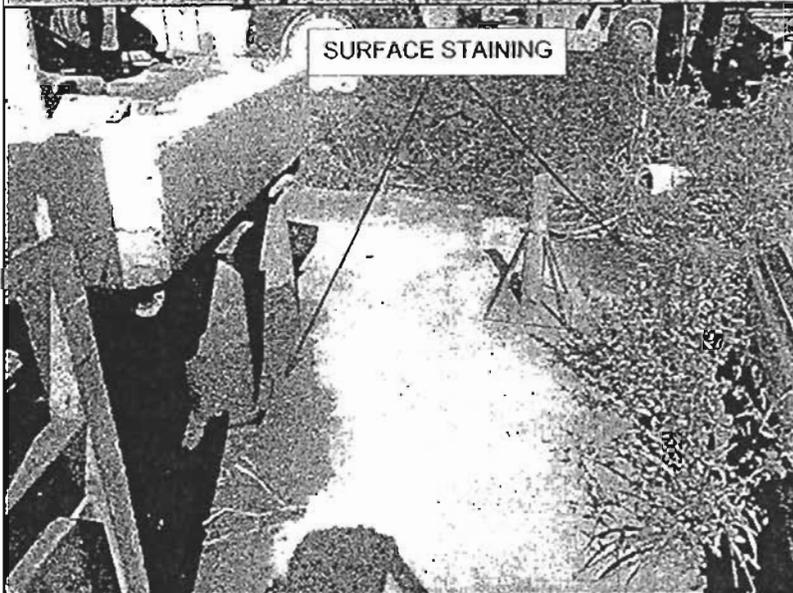


PHOTO 20

Concrete pad with four (4) pieces of heavy machinery located at Fong's Baseyard. All of these vehicles were leaking petroleum-based product. Prominent staining was noted beneath each vehicle and on the surface soil adjacent to the pad. The majority of the heavy equipment noted on the baseyard were leaking limited to moderate amounts of petroleum-based fluids. Areas of petroleum impacted surfaces should be properly managed.

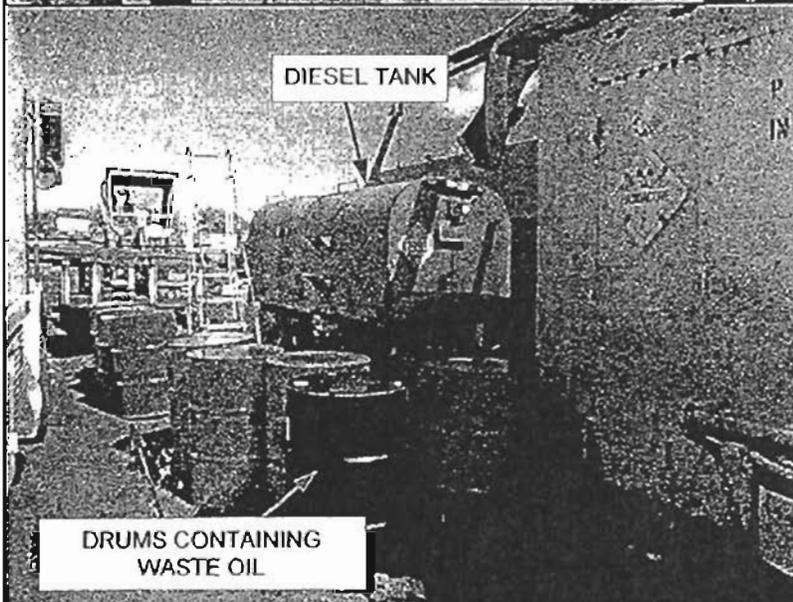


PHOTO 21

Operation diesel AST and approximately fourteen (14) 55-gallon drums. Nine (9) of these drums were empty and five (5) contained product. According to Mr. Henry Fong, these drums are used for waste oil storage. Approximately seventy-five (75) 55-gallon drums and twenty-five (25) 5-gallon containers were noted on the baseyard premises and likely contain regulated substances. The vast majority of these containers were not labeled and lacked secondary containment. See Section 5.3.1 for drum container management.

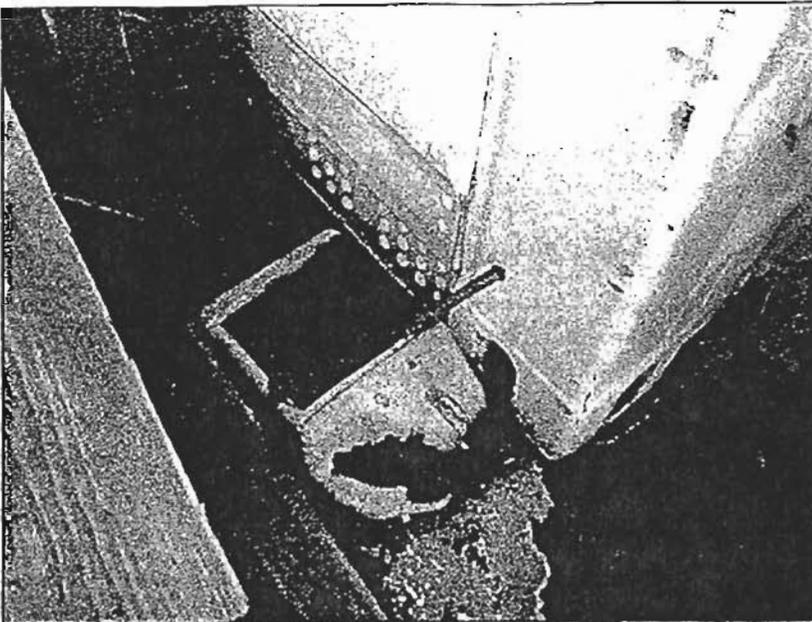


PHOTO 22

Open 2-gallon container of waste oil located on Fong's Baseyard. MEV noted several open containers containing waste oil located on the premises. Note the leakage and surface staining associated with this container. More effective waste oil management and the implementation of spill protection should be undertaken at this facility.

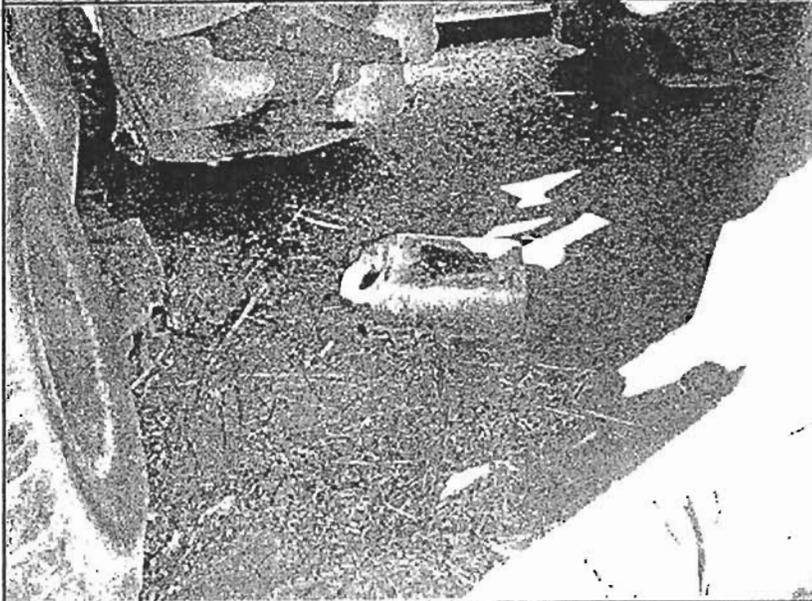


PHOTO 23

Heavy equipment located on Fong's Baseyard. This piece of equipment is leaking and has impacted the ground below. The surface below the machine is saturated with petroleum-based product. MEV noted numerous areas on the premises with surface soil staining. The source of the petroleum impact is from inadequate or less than regulatory standards for the handling of petroleum-based products and from leakage of heavy machinery. The areas of petroleum-impacted soil should be excavated and properly managed. Clearance soil testing should be conducted to ensure all contamination has been removed.

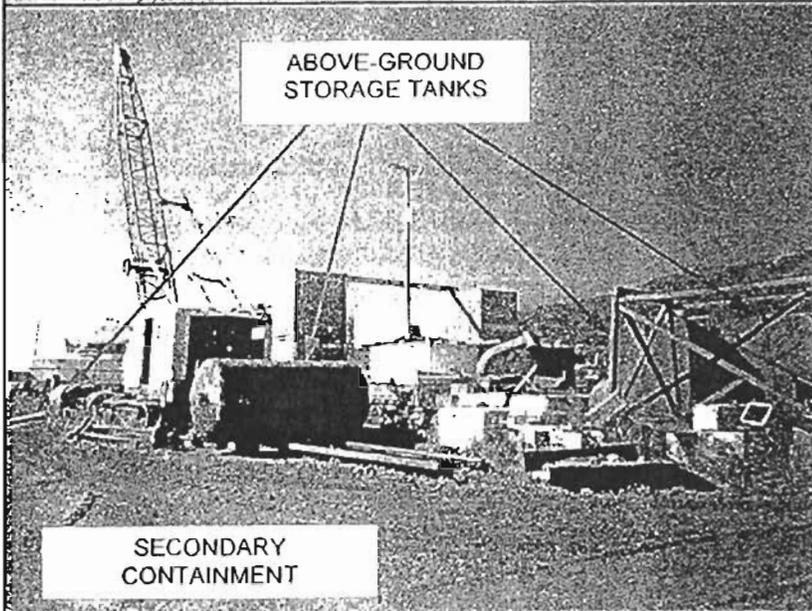


PHOTO 24

MEV noted approximately seventeen (17) above-ground storage tanks being kept at Fong's Baseyard. The majority of these tanks appeared to be empty, MEV suspects that some of these tanks may have historically been use as former fuel tanks. It is possible that limited amounts of residual fuel or sludge remain in some of these tanks.

Appendix B:

Regulatory Records Documentation Site Specific Documentation

445 E. Waiko Road
445 E. Waiko Road
Kahului, HI 96732

Inquiry Number: 2663266.1s
December 22, 2009

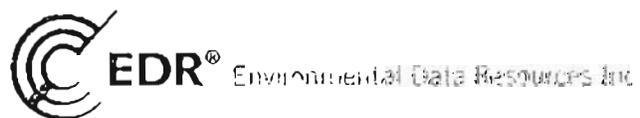


TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
Executive Summary.....	ES1
Overview Map.....	2
Detail Map.....	3
Map Findings Summary.....	4
Map Findings.....	7
Orphan Summary.....	8
Government Records Searched/Data Currency Tracking.....	GR-1
 <u>GEOCHECK ADDENDUM</u>	
Physical Setting Source Addendum.....	A-1
Physical Setting Source Summary.....	A-2
Physical Setting SSURGO Soil Map.....	A-5
Physical Setting Source Map.....	A-8
Physical Setting Source Map Findings.....	A-9
Physical Setting Source Records Searched.....	A-14

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

Disclaimer - Copyright and Trademark Notice

The EDR FieldCheck® System enables EDR's customers to make certain online modifications to the maps and text contained in EDR Radius Map Reports. As a result, the maps and text contained in this Report may have been so modified. EDR has not taken any action to verify any such modifications, and this report and the findings set forth herein must be read in light of this fact. The EDR FieldCheck System accesses user-modified records from previously submitted reports. Any user-modified record from a previous report that is plotted outside the search radius of this report may not be included in this report.

This Report contains certain Information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2009 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or form, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

EXECUTIVE SUMMARY

A search of the environmental records was conducted by Environmental Data Resources, Inc. (EDR). MEV, LLC used the EDR FieldCheck System to review and/or revise the results of this search, based on independent data verification by MEV, LLC. The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

445 E. WAIKO ROAD
KAHULUI, HI 96732

COORDINATES

Latitude (North): 20.851400 - 20° 51' 5.0"
Longitude (West): 156.490600 - 156° 29' 26.2"
Universal Transverse Mercator: Zone 4
UTM X (Meters): 761123.1
UTM Y (Meters): 2307601.8
Elevation: 245 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 20156-G4 WAILUKU, HI
Most Recent Revision: Not reported

West Map: 20156-G5 LAHAINA, HI
Most Recent Revision: Not reported

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No sites were identified in following databases.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

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

Federal Delisted NPL site list

Delisted NPL..... National Priority List Deletions

EXECUTIVE SUMMARY

Federal CERCLIS list

CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System

Federal CERCLIS NFRAP site List

CERC-NFRAP..... CERCLIS No Further Remedial Action Planned

Federal RCRA CORRACTS facilities list

CORRACTS..... Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

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

Federal RCRA generators list

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

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

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

Federal institutional controls / engineering controls registries

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

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

Federal ERNS list

ERNS..... Emergency Response Notification System

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

SWF/LF..... Permitted Landfills in the State of Hawaii

State and tribal leaking storage tank lists

LUST..... Leaking Underground Storage Tank Database

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

State and tribal registered storage tank lists

UST..... Underground Storage Tank Database

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

State and tribal institutional control / engineering control registries

INST CONTROL..... Sites with Institutional Controls

State and tribal voluntary cleanup sites

VCP..... Voluntary Response Program Sites

INDIAN VCP..... Voluntary Cleanup Priority Listing

State and tribal Brownfields sites

BROWNFIELDS..... Brownfields Sites

EXECUTIVE SUMMARY

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

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

Local Lists of Landfill / Solid Waste Disposal Sites

ODI..... Open Dump Inventory
DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands

Local Lists of Hazardous waste / Contaminated Sites

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

Local Land Records

LIENS 2..... CERCLA Lien Information
LUCIS..... Land Use Control Information System

Records of Emergency Release Reports

HMIRS..... Hazardous Materials Information Reporting System
SPILLS..... Release Notifications

Other Ascertainable Records

RCRA-NonGen..... RCRA - Non Generators
DOT OPS..... Incident and Accident Data
DOD..... Department of Defense Sites
FUDS..... Formerly Used Defense Sites
CONSENT..... Superfund (CERCLA) Consent Decrees
ROD..... Records Of Decision
UMTRA..... Uranium Mill Tailings Sites
MINES..... Mines Master Index File
TRIS..... Toxic Chemical Release Inventory System
TSCA..... Toxic Substances Control Act
FTTS..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
HIST FTTS..... FIFRA/TSCA Tracking System Administrative Case Listing
SSTS..... Section 7 Tracking Systems
ICIS..... Integrated Compliance Information System
PADS..... PCB Activity Database System
MLTS..... Material Licensing Tracking System
RADINFO..... Radiation Information Database
FINDS..... Facility Index System/Facility Registry System
RAATS..... RCRA Administrative Action Tracking System
UIC..... Underground Injection Wells Listing
DRYCLEANERS..... Permitted Drycleaner Facility Listing
AIRS..... List of Permitted Facilities
INDIAN RESERV..... Indian Reservations

EXECUTIVE SUMMARY

SCRD DRYCLEANERS..... State Coalition for Remediation of Drycleaners Listing
PCB TRANSFORMER..... PCB Transformer Registration Database

EDR PROPRIETARY RECORDS

EDR Proprietary Records

Manufactured Gas Plants..... EDR Proprietary Manufactured Gas Plants

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property. Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

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

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

STANDARD ENVIRONMENTAL RECORDS

State- and tribal- equivalent CERCLIS

SHWS: The State Hazardous Waste Sites records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. The data come from the Department of Health.

An online review and analysis by MEV, LLC of the SHWS list, as provided by EDR, and dated 04/04/2008 has revealed that there is 1 SHWS site within approximately 1 mile of the target property.

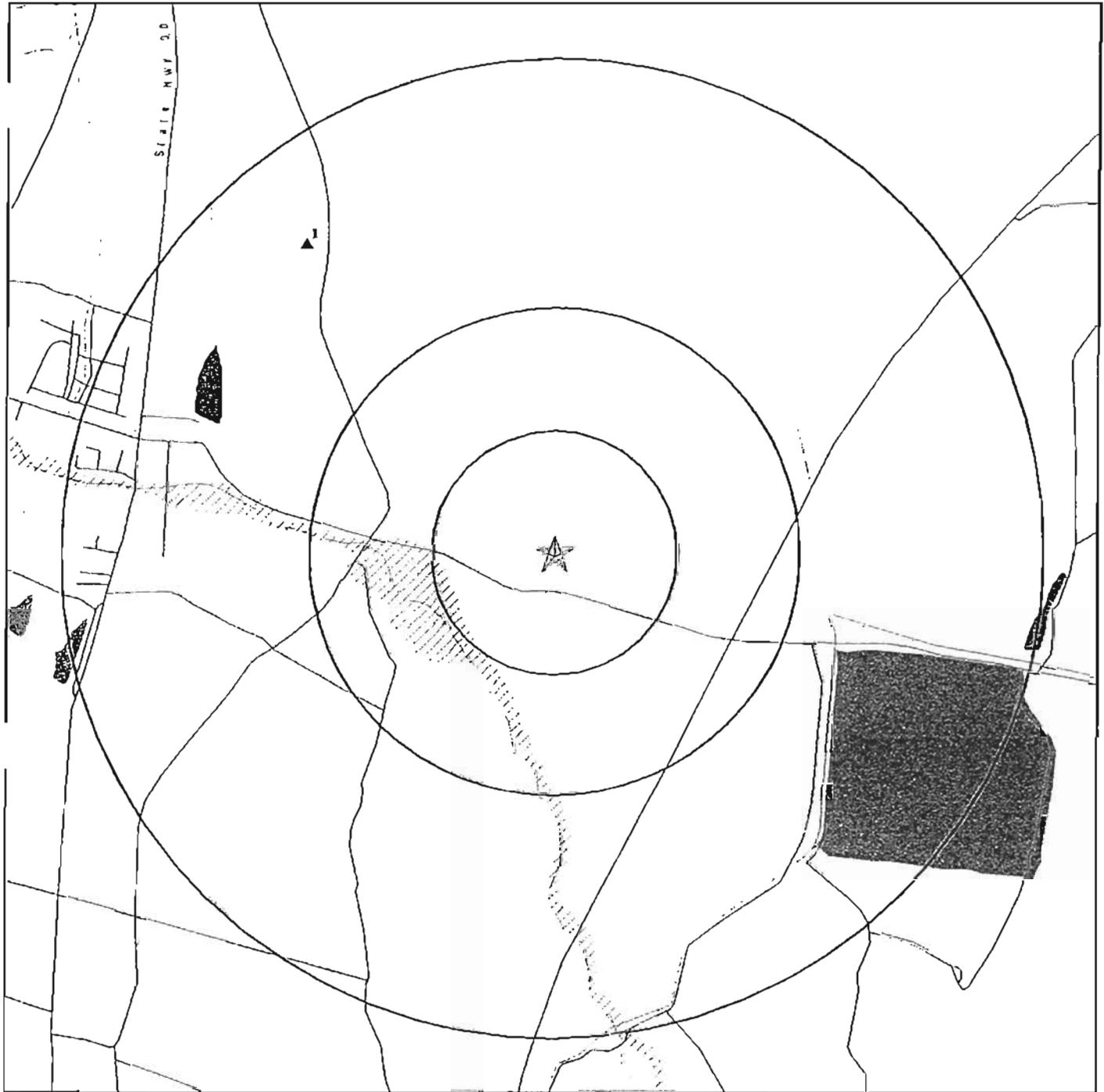
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>WAIKAPU DUMP-MAUI COUNTY DUMP</i>	<i>WAIKAPU RD</i>	<i>NW 1/2 - 1 (0.812 mi.)</i>	<i>1</i>	<i>7</i>

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

<u>Site Name</u>	<u>Database(s)</u>
KANAHHA POND EAST	CERC-NFRAP, SHWS, INST CONTROL
PEARL HARBOR NAVAL COMPLEXS	FINDS, SHWS, INST CONTROL
SMILE'S AUTO SPECIALISTS	SHWS, INST CONTROL
CROWBAR RANCH	FINDS, SHWS, INST CONTROL
KING'S TOWING	SHWS, INST CONTROL
F & M CONTRACTORS	SHWS, INST CONTROL
BIRD BUILDERS	SHWS, INST CONTROL
VECTOR CONTROL BRANCH, MAUI	SHWS
HECO TRANSFORMER 46-259 LILIPUNA ROAD	FINDS, SHWS, INST CONTROL
MAUI PETROLEUM HOBRON AVENUE	SHWS, INST CONTROL
FONG CONSTRUCTION	SHWS
MCC-AUTOMOTIVE TECHNOLOGY BUILDING CONTAMINATION	FINDS, SHWS, SPILLS
MAUI PALMS HOTEL UST	SHWS
94-236 KAHUANANI STREET BATTERIES DUMPING	FINDS, SHWS, INST CONTROL
MAUI MEAT COMPANY FACILITY (FORMER), UST CLOSURE	SHWS, SPILLS
KALAMAULA LANDFILL	SHWS, INST CONTROL
MECO GENERATING STATION MAALAEA	SHWS, SPILLS, INST CONTROL
WAIALE ASH PILE	FINDS, SHWS, INST CONTROL
Y HATA- MAUI	SHWS
WAIMALUHIA MAUI METH / DRUG LAB ACT 170	SHWS, SPILLS, INST CONTROL
E & E BLACK CONTRACTORS	CERC-NFRAP
DAVID PICO CESSPOOL DIGGING	FINDS, LUST
KIHEI WWTP	LUST, UST
MARK MILL34	LUST
HAWAIIAN CEMENT - WAIKAPU QUARRY	FINDS, LUST
DAVID PICO CESSPOOL DIGGING	UST
MONSANTO COMPANY	RCRA-SQG
MAUI SCRAP METALS	FINDS
MIDDLE STREET SERVICE ROAD ILLEGAL DUMPING	FINDS
RSA AND PERMITER ROAD IMPROVEMENTS AT KAHULUI AIRPORT	FINDS
FORMER MAUI SCRAP METAL LICENSE AREA, TMK (2)3-8-05.023 POR.	FINDS
BREWER ENVIRONMENTAL INDUSTRIES-BEACH ROAD	SPILLS

OVERVIEW MAP - 2663266.1s



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

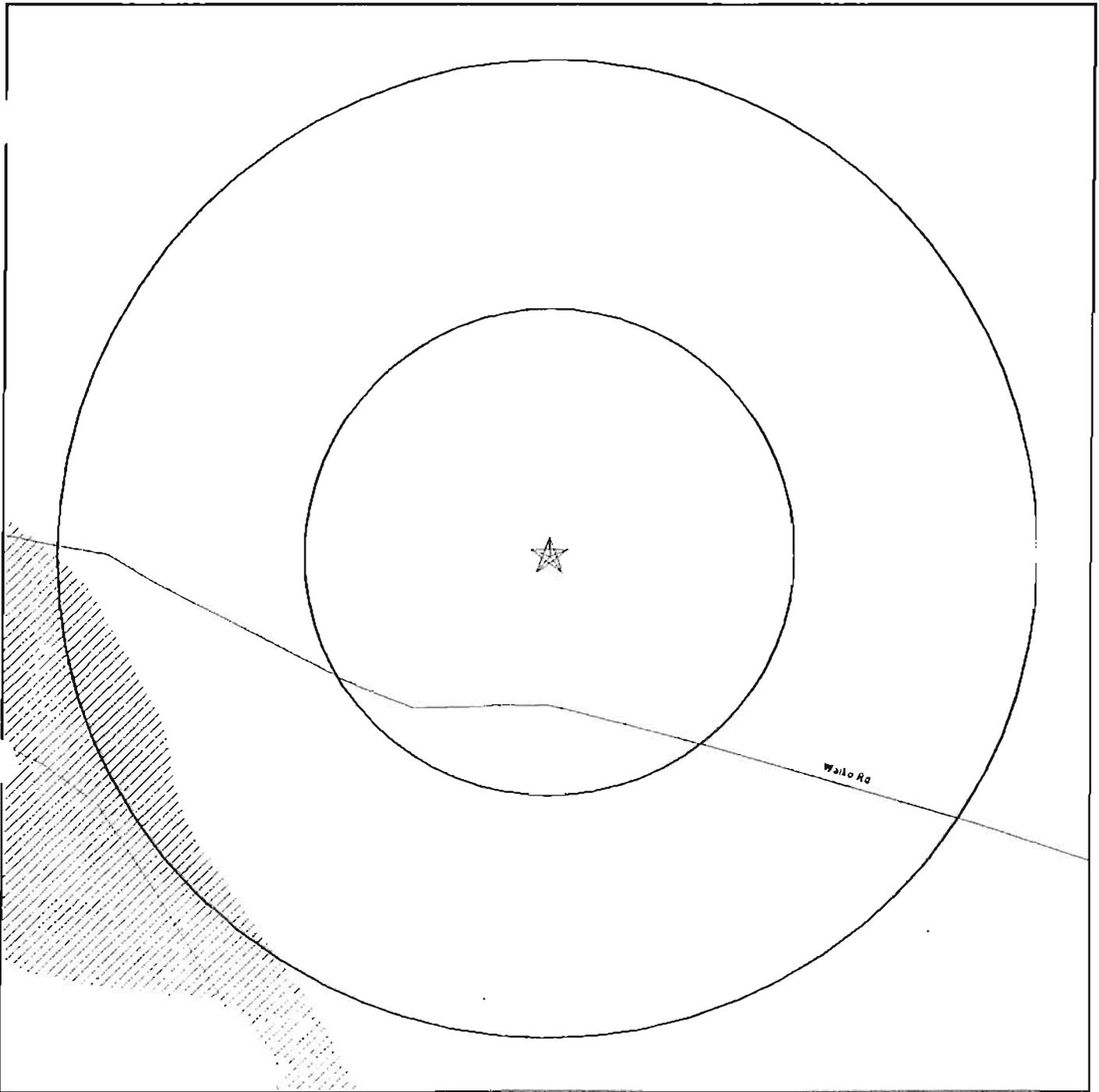
- Indian Reservations BIA
- ▲ Oil & Gas pipelines
- ▨ 100-year flood zone
- ▧ 500-year flood zone
- National Wetland Inventory



JTE NAME: 445 E. Walko Road
 ADDRESS: 445 E. Walko Road
 Kahului HI 96732
 LAT/LONG: 20.8514 / 156.4906

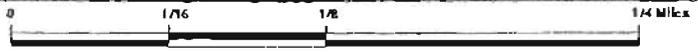
CLIENT: MEV, LLC
 CONTACT: Army Mathis
 INQUIRY #: 2663266.1s
 DATE: December 22, 2009 10:46 pm

DETAIL MAP - 2663266.1s



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

- ☐ Indian Reservations BIA
- ⚡ Oil & Gas pipelines
- ☐ 100-year flood zone
- ☐ 500-year flood zone



SITE NAME: 445 E. Waiko Road
ADDRESS: 445 E. Waiko Road
 Kahului HI 96732
LAT/LONG: 20.8514 / 156.4906

CLIENT: MEV, LLC
CONTACT: Amy Mathis
INQUIRY #: 2663266.1s
DATE: December 22, 2009 10:46 pm

MAP FINDINGS SUMMARY

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

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<i>State and tribal institutional control / engineering control registries</i>								
INST CONTROL		0.500	0	0	0	NR	NR	0
<i>State and tribal voluntary cleanup sites</i>								
VCP		0.500	0	0	0	NR	NR	0
INDIAN VCP		0.500	0	0	0	NR	NR	0
<i>State and tribal Brownfields sites</i>								
BROWNFIELDS		0.500	0	0	0	NR	NR	0
<u>ADDITIONAL ENVIRONMENTAL RECORDS</u>								
<i>Local Brownfield lists</i>								
US BROWNFIELDS		0.500	0	0	0	NR	NR	0
<i>Local Lists of Landfill / Solid Waste Disposal Sites</i>								
ODI		0.500	0	0	0	NR	NR	0
DEBRIS REGION 9		0.500	0	0	0	NR	NR	0
INDIAN ODI		0.500	0	0	0	NR	NR	0
<i>Local Lists of Hazardous waste / Contaminated Sites</i>								
US CDL		TP	NR	NR	NR	NR	NR	0
US HIST CDL		TP	NR	NR	NR	NR	NR	0
<i>Local Land Records</i>								
LIENS 2		TP	NR	NR	NR	NR	NR	0
LUCIS		0.500	0	0	0	NR	NR	0
<i>Records of Emergency Release Reports</i>								
HMIRS		TP	NR	NR	NR	NR	NR	0
SPILLS		TP	NR	NR	NR	NR	NR	0
<i>Other Ascertainable Records</i>								
RCRA-NonGen		0.250	0	0	NR	NR	NR	0
DOT OPS		TP	NR	NR	NR	NR	NR	0
DOD		1.000	0	0	0	0	NR	0
FUDS		1.000	0	0	0	0	NR	0
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
UMTRA		0.500	0	0	0	NR	NR	0
MINES		0.250	0	0	NR	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
FTTS		TP	NR	NR	NR	NR	NR	0
HIST FTTS		TP	NR	NR	NR	NR	NR	0
SSTS		TP	NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	Search Distance					Total Plotted
			< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	
ICIS		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
RADINFO		TP	NR	NR	NR	NR	NR	0
FINDS		TP	NR	NR	NR	NR	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0
UIC		TP	NR	NR	NR	NR	NR	0
DRYCLEANERS		0.250	0	0	NR	NR	NR	0
AIRS		TP	NR	NR	NR	NR	NR	0
INDIAN RESERV		1.000	0	0	0	0	NR	0
SCRD DRYCLEANERS		0.500	0	0	0	NR	NR	0
PCB TRANSFORMER		TP	NR	NR	NR	NR	NR	0

EDR PROPRIETARY RECORDS

EDR Proprietary Records

Manufactured Gas Plants		1.000	0	0	0	0	NR	0
-------------------------	--	-------	---	---	---	---	----	---

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site _____ Database(s) _____ EDR ID Number
 _____ EPA ID Number

1
 NW
 1/2-1
 0.812 mi.
 4288 ft.

WAIKAPU DUMP-MAUI COUNTY DUMP
 WAIKAPU RD
 KAHULUI, HI 96732

FINDS 1006819647
 SHWS N/A

Relative:
 Higher

FINDS:

Registry ID: 110013774870

Actual:
 327 ft.

Environmental Interest/Information System

Hawaii Hazard Evaluation and Emergency Response (HEER-FRS) system maintains basic information for facility/sites of interest to state of Hawaii, Department of Health, Hazard Evaluation and Emergency Response. It is used to index sites for hardcopy file retrieval and to present limited site status information. The environmental interests included are: release assessments, TRI reporters, EPCRA filers, RMP reporters and long term types of site investigations such as environmental cleanup study areas, state cleanup sites, Superfund NPL sites, voluntary clean up programs and Brownfields Pilot/Grants, properties, sites and targeted assessments.

The HI-ECS (Hawaii Environmental Compliance Program) is the Hawaii state regulatory program relating to environmental compliance and hazardous materials that ensures that program areas and facilities are in compliance with environmental regulations

SHWS:

File Under: County of Maui, Department of Public Works and Waste Management, Solid Waste Division
 Supplement: Not reported
 Restricted Use: Not reported
 Restricted Use Comm: Not reported
 Is Relied On In Remedy: Not reported
 Unit: Waikapu Dump
 Fed Id: H1D050340843
 Funding: LMB
 Agreement/program: State Site
 Site/ist Name: Waikapu Dump
 Activity Type: File Review
 Assignment Date: 10/1/2007
 Activity Lead: Lynn Bailey
 Assignment End Date: 10/1/2007
 End fill: 10/1/2007
 Result fill: Status Update
 Overall Status: Complete NFA/Site Referred

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
KAHULUUI	1010352340	MAUI SCRAP METALS	UNKNOWN	7??	FINDS
KAHULUUI	1009790651	MIDDLE STREET SERVICE ROAD ILLEGAL DUMPING	MIDDLE ST	96732	FINDS
KAHULUUI	1001475719	KANAIHA POND EAST	AMALA PLACE	96732	CERC-NFRAP, SHWS, INST CONTROL
KAHULUUI	1003879870	E & E BLACK CONTRACTORS	AMALA PLACE	96732	CERC-NFRAP
KAHULUUI	1006819968	PEARL HARBOR NAVAL COMPLEXS	AMALA PL	96732	FINDS, SHWS, INST CONTROL
KAHULUUI	1026420468	SMILE'S AUTO SPECIALISTS	AMALA PL	96732	SHWS, INST CONTROL
KAHULUUI	1006620295	CROWBAR RANCH	AMALA PL	96732	FINDS, SHWS, INST CONTROL
KAHULUUI	1006318550	KING'S TOWING	AMALA PL	96732	SHWS, INST CONTROL
KAHULUUI	1016817019	F & M CONTRACTORS	AMALA PL	96732	FINDS, SHWS, INST CONTROL
KAHULUUI	1006816558	BIRD BUILDERS	AMALA PL	96732	SHWS, INST CONTROL
KAHULUUI	1016816589	BREWER ENVIRONMENTAL INDUSTRIES-BEACH RD.	2810 BEACH RD	96732	SPILLS
KAHULUUI	1016820852	VECTOR CONTROL BRANCH, MAUI	54 HIGH ST, 641 MUA ST, KAHALE DR / PALAPALA ST	96793	SHWS
KAHULUUI	1006820577	HECO TRANSFORMER 46-239 KIPUPUNA ROAD	HOBRON AVE	96732	FINDS, SHWS, INST CONTROL
KAHULUUI	1006818919	MAUI PETROLEUM HOBRON AVENUE	HOBRON AVE	96732	SHWS, INST CONTROL
KAHULUUI	1006817098	FONG CONSTRUCTION	HUKILIKI ST	96732	SHWS
KAHULUUI	1006818999	MCC-AUTOMOTIVE TECHNOLOGY BUILDING CONTAMINATION	310 KAAHUMANU AVE	96732	FINDS, SHWS, SPILLS
KAHULUUI	104534290	MAUI PALMS HOTEL UST	150 KAAHUMANU AVE	96732	SHWS
KAHULUUI	1010026449	RSA AND PERMITER ROAD IMPROVEMENTS AT KAHULUI AIRPORT	KAHULUI AIRPORT TERMINAL BUILDING	96732	FINDS
KAHULUUI	1006841969	DAVID PICO CESSPOOL DIGGING	OLD HALEAKALA HWY	96732	FINDS, LUST
KAHULUUI	U001236769	DAVID PICO CESSPOOL DIGGING	OLD HALEAKALA HWY	96732	UST
KAHULUUI	1006820345	94-236 KAHUANANI STREET BATTERIES DUMPING	W PAPA AVE	96732	FINDS, SHWS, INST CONTROL
KAHULUUI	1006819804	MAUI MEAT COMPANY FACILITY (FORMER), UST CLOSURE	601 2ND ST	96732	SHWS, SPILLS
KANUNAKAKAI	108859913	KALAMAULA LANDFILL	HOA'IA RD	96783	SHWS, INST CONTROL
KIHEI	1010316486	MONSANTO COMPANY	2111 PIILANI HWY	96753	RCRA-SQG
KIHEI	U001236905	KIHEI WWTP	480 WELEKAHAO ROAD PIILANI HWY	96753	LUST, UST
MAALAEA	106819074	MECO GENERATING STATION MAALAEA	N KIHEI RD	96753	SHWS, SPILLS, INST CONTROL
WAIKAPU	1006820280	MARK MILL 34	1487 / 1488 HONOAPIILANI HWY	96793	LUST
WAIKAPU	1010696372	FORMER MAUI SCRAP METAL LICENSE AREA, TMK (2)3-8-05-023 POR.	- WAIKO ROAD NEAR HC&S FIELD 920	96793	FINDS
WAILUKU	1006842014	HAWAIIAN CEMENT - WAIKAPU QUARRY	HONOAPIILANI HWY	96793	FINDS, LUST
WAILUKU	1006819707	WAILALE ASH PILE	MAHALANI ST	96793	FINDS, SHWS, INST CONTROL
WAILUKU	1006808644	Y HATA, MAUI	200 WAIIEHU BEACH RD AND KAHULU BEACH RD	96793	SHWS
WAILUKU	1006859969	WAIMALUHIA MAUI METH / DRUG LAB ACT 170	115 WAIMALUHIA LANE	96793	SHWS, SPILLS, INST CONTROL

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

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

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

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

Date of Government Version: 10/01/2009	Source: EPA
Date Data Arrived at EDR: 10/14/2009	Telephone: N/A
Date Made Active in Reports: 11/09/2009	Last EDR Contact: 11/13/2009
Number of Days to Update: 26	Next Scheduled EDR Contact: 01/25/2010
	Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

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

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

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

Date of Government Version: 10/01/2009	Source: EPA
Date Data Arrived at EDR: 10/14/2009	Telephone: N/A
Date Made Active in Reports: 11/09/2009	Last EDR Contact: 11/13/2009
Number of Days to Update: 26	Next Scheduled EDR Contact: 01/25/2010
	Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

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

Date of Government Version: 10/15/1991	Source: EPA
Date Data Arrived at EDR: 02/02/1994	Telephone: 202-564-4267
Date Made Active in Reports: 03/30/1994	Last EDR Contact: 08/17/2009
Number of Days to Update: 56	Next Scheduled EDR Contact: 11/16/2009
	Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal Delisted NPL site list

DELISTED NPL: National Priority List Deletions

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

Date of Government Version: 10/01/2009	Source: EPA
Date Data Arrived at EDR: 10/14/2009	Telephone: N/A
Date Made Active in Reports: 11/09/2009	Last EDR Contact: 11/13/2009
Number of Days to Update: 26	Next Scheduled EDR Contact: 01/25/2010
	Data Release Frequency: Quarterly

Federal CERCLIS list

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 06/30/2009	Source: EPA
Date Data Arrived at EDR: 08/11/2009	Telephone: 703-412-9810
Date Made Active in Reports: 09/21/2009	Last EDR Contact: 11/23/2009
Number of Days to Update: 41	Next Scheduled EDR Contact: 01/11/2010
	Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site List

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Date of Government Version: 06/23/2009	Source: EPA
Date Data Arrived at EDR: 09/02/2009	Telephone: 703-412-9810
Date Made Active in Reports: 09/21/2009	Last EDR Contact: 11/24/2009
Number of Days to Update: 19	Next Scheduled EDR Contact: 03/15/2010
	Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 09/15/2009	Source: EPA
Date Data Arrived at EDR: 09/22/2009	Telephone: 800-424-9346
Date Made Active in Reports: 11/09/2009	Last EDR Contact: 11/16/2009
Number of Days to Update: 48	Next Scheduled EDR Contact: 03/01/2010
	Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Transporters, Storage and Disposal

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 11/12/2008
Date Data Arrived at EDR: 11/18/2008
Date Made Active in Reports: 03/16/2009
Number of Days to Update: 118

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 12/17/2009
Next Scheduled EDR Contact: 01/18/2010
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LOG: RCRA - Large Quantity Generators

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

Date of Government Version: 11/12/2008
Date Data Arrived at EDR: 11/18/2008
Date Made Active in Reports: 03/16/2009
Number of Days to Update: 118

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 12/17/2009
Next Scheduled EDR Contact: 01/18/2010
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

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

Date of Government Version: 11/12/2008
Date Data Arrived at EDR: 11/18/2008
Date Made Active in Reports: 03/16/2009
Number of Days to Update: 118

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 12/17/2009
Next Scheduled EDR Contact: 01/18/2010
Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

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

Date of Government Version: 11/12/2008
Date Data Arrived at EDR: 11/18/2008
Date Made Active in Reports: 03/16/2009
Number of Days to Update: 118

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 12/17/2009
Next Scheduled EDR Contact: 01/18/2010
Data Release Frequency: Varies

Federal institutional controls / engineering controls registries

US ENG CONTROLS: Engineering Controls Sites List

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

Date of Government Version: 10/01/2009
Date Data Arrived at EDR: 10/09/2009
Date Made Active in Reports: 11/09/2009
Number of Days to Update: 31

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 12/10/2009
Next Scheduled EDR Contact: 03/29/2010
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

US INST CONTROL: Sites with Institutional Controls

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

Date of Government Version: 10/01/2009	Source: Environmental Protection Agency
Date Data Arrived at EDR: 10/09/2009	Telephone: 703-603-0695
Date Made Active in Reports: 11/09/2009	Last EDR Contact: 12/10/2009
Number of Days to Update: 31	Next Scheduled EDR Contact: 03/29/2010
	Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

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

Date of Government Version: 08/31/2009	Source: National Response Center, United States Coast Guard
Date Data Arrived at EDR: 09/17/2009	Telephone: 202-267-2180
Date Made Active in Reports: 11/09/2009	Last EDR Contact: 10/06/2009
Number of Days to Update: 53	Next Scheduled EDR Contact: 01/18/2010
	Data Release Frequency: Annually

State- and tribal - equivalent CERCLIS

SHWS: Sites List

Facilities, sites or areas in which the Office of Hazard Evaluation and Emergency Response has an interest, has investigated or may investigate under HRS 128D (includes CERCLIS sites).

Date of Government Version: 04/04/2008	Source: Department of Health
Date Data Arrived at EDR: 06/18/2008	Telephone: 808-586-4249
Date Made Active in Reports: 07/22/2008	Last EDR Contact: 12/04/2009
Number of Days to Update: 34	Next Scheduled EDR Contact: 03/15/2010
	Data Release Frequency: Semi-Annually

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

SWF/LF: Permitted Landfills in the State of Hawaii

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

Date of Government Version: 05/01/2009	Source: Department of Health
Date Data Arrived at EDR: 05/26/2009	Telephone: 808-586-4245
Date Made Active in Reports: 06/25/2009	Last EDR Contact: 10/09/2009
Number of Days to Update: 30	Next Scheduled EDR Contact: 01/18/2010
	Data Release Frequency: Varies

State and tribal leaking storage tank lists

LUST: Leaking Underground Storage Tank Database

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

Date of Government Version: 09/15/2009	Source: Department of Health
Date Data Arrived at EDR: 09/16/2009	Telephone: 808-586-4228
Date Made Active in Reports: 09/24/2009	Last EDR Contact: 12/07/2009
Number of Days to Update: 8	Next Scheduled EDR Contact: 03/22/2010
	Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land

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

Date of Government Version: 12/01/2009	Source: EPA Region 8
Date Data Arrived at EDR: 12/01/2009	Telephone: 303-312-6271
Date Made Active in Reports: 12/16/2009	Last EDR Contact: 10/30/2009
Number of Days to Update: 15	Next Scheduled EDR Contact: 02/15/2010
	Data Release Frequency: Quarterly

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 03/24/2009	Source: EPA Region 7
Date Data Arrived at EDR: 05/20/2009	Telephone: 913-551-7003
Date Made Active in Reports: 06/17/2009	Last EDR Contact: 11/04/2009
Number of Days to Update: 28	Next Scheduled EDR Contact: 02/15/2010
	Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 11/12/2009	Source: EPA Region 6
Date Data Arrived at EDR: 11/12/2009	Telephone: 214-665-6597
Date Made Active in Reports: 12/16/2009	Last EDR Contact: 10/30/2009
Number of Days to Update: 34	Next Scheduled EDR Contact: 02/15/2010
	Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land

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

Date of Government Version: 02/19/2009	Source: EPA Region 1
Date Data Arrived at EDR: 02/19/2009	Telephone: 617-918-1313
Date Made Active in Reports: 03/16/2009	Last EDR Contact: 10/30/2009
Number of Days to Update: 25	Next Scheduled EDR Contact: 02/15/2010
	Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land

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

Date of Government Version: 11/10/2009	Source: EPA Region 10
Date Data Arrived at EDR: 11/12/2009	Telephone: 206-553-2857
Date Made Active in Reports: 12/16/2009	Last EDR Contact: 10/30/2009
Number of Days to Update: 34	Next Scheduled EDR Contact: 02/15/2010
	Data Release Frequency: Quarterly

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land

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

Date of Government Version: 11/24/2009	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/25/2009	Telephone: 415-972-3372
Date Made Active in Reports: 12/16/2009	Last EDR Contact: 10/30/2009
Number of Days to Update: 21	Next Scheduled EDR Contact: 02/15/2010
	Data Release Frequency: Quarterly

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 12/07/2009	Source: EPA Region 4
Date Data Arrived at EDR: 12/09/2009	Telephone: 404-562-8677
Date Made Active in Reports: 12/16/2009	Last EDR Contact: 10/30/2009
Number of Days to Update: 7	Next Scheduled EDR Contact: 02/15/2010
	Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

State and tribal registered storage tank lists

UST: Underground Storage Tank Database

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

Date of Government Version: 09/15/2009	Source: Department of Health
Date Data Arrived at EDR: 09/16/2009	Telephone: 808-586-4228
Date Made Active in Reports: 09/23/2009	Last EDR Contact: 12/07/2009
Number of Days to Update: 7	Next Scheduled EDR Contact: 03/22/2010
	Data Release Frequency: Semi-Annually

INDIAN UST R1: Underground Storage Tanks on Indian Land

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

Date of Government Version: 02/19/2009	Source: EPA, Region 1
Date Data Arrived at EDR: 02/19/2009	Telephone: 617-918-1313
Date Made Active in Reports: 03/16/2009	Last EDR Contact: 10/30/2009
Number of Days to Update: 25	Next Scheduled EDR Contact: 02/15/2010
	Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

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

Date of Government Version: 11/10/2009	Source: EPA Region 10
Date Data Arrived at EDR: 11/12/2009	Telephone: 206-553-2857
Date Made Active in Reports: 12/16/2009	Last EDR Contact: 10/30/2009
Number of Days to Update: 34	Next Scheduled EDR Contact: 02/15/2010
	Data Release Frequency: Quarterly

INDIAN UST R6: Underground Storage Tanks on Indian Land

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

Date of Government Version: 11/12/2009	Source: EPA Region 6
Date Data Arrived at EDR: 11/12/2009	Telephone: 214-665-7591
Date Made Active in Reports: 12/16/2009	Last EDR Contact: 10/30/2009
Number of Days to Update: 34	Next Scheduled EDR Contact: 02/15/2010
	Data Release Frequency: Semi-Annually

INDIAN UST R7: Underground Storage Tanks on Indian Land

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

Date of Government Version: 04/01/2008	Source: EPA Region 7
Date Data Arrived at EDR: 12/30/2008	Telephone: 913-551-7003
Date Made Active in Reports: 03/16/2009	Last EDR Contact: 11/04/2009
Number of Days to Update: 76	Next Scheduled EDR Contact: 02/15/2010
	Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

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

Date of Government Version: 11/12/2009	Source: EPA Region 9
Date Data Arrived at EDR: 11/20/2009	Telephone: 415-972-3368
Date Made Active in Reports: 12/16/2009	Last EDR Contact: 10/30/2009
Number of Days to Update: 26	Next Scheduled EDR Contact: 02/15/2010
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN UST R8: Underground Storage Tanks on Indian Land

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

Date of Government Version: 12/01/2009	Source: EPA Region 8
Date Data Arrived at EDR: 12/01/2009	Telephone: 303-312-6137
Date Made Active in Reports: 12/16/2009	Last EDR Contact: 10/30/2009
Number of Days to Update: 15	Next Scheduled EDR Contact: 02/15/2010
	Data Release Frequency: Quarterly

INDIAN UST R5: Underground Storage Tanks on Indian Land

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

Date of Government Version: 11/05/2009	Source: EPA Region 5
Date Data Arrived at EDR: 11/05/2009	Telephone: 312-886-6136
Date Made Active in Reports: 12/16/2009	Last EDR Contact: 10/22/2009
Number of Days to Update: 41	Next Scheduled EDR Contact: 11/16/2009
	Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

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

Date of Government Version: 12/07/2009	Source: EPA Region 4
Date Data Arrived at EDR: 12/09/2009	Telephone: 404-562-9424
Date Made Active in Reports: 12/16/2009	Last EDR Contact: 10/30/2009
Number of Days to Update: 7	Next Scheduled EDR Contact: 02/15/2010
	Data Release Frequency: Semi-Annually

State and tribal institutional control / engineering control registries

INST CONTROL: Sites with Institutional Controls

Voluntary Remediation Program and Brownfields sites with institutional controls in place.

Date of Government Version: 04/04/2008	Source: Department of Health
Date Data Arrived at EDR: 06/18/2008	Telephone: 808-586-4249
Date Made Active in Reports: 07/22/2008	Last EDR Contact: 12/04/2009
Number of Days to Update: 34	Next Scheduled EDR Contact: 03/15/2010
	Data Release Frequency: Varies

State and tribal voluntary cleanup sites

INDIAN VCP R1: Voluntary Cleanup Priority Listing

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

Date of Government Version: 04/02/2008	Source: EPA, Region 1
Date Data Arrived at EDR: 04/22/2008	Telephone: 617-918-1102
Date Made Active in Reports: 05/19/2008	Last EDR Contact: 10/05/2009
Number of Days to Update: 27	Next Scheduled EDR Contact: 01/18/2010
	Data Release Frequency: Varies

VCP: Voluntary Response Program Sites

Sites participating in the Voluntary Response Program. The purpose of the VRP is to streamline the cleanup process in a way that will encourage prospective developers, lenders, and purchasers to voluntarily cleanup properties.

Date of Government Version: 04/04/2008	Source: Department of Health
Date Data Arrived at EDR: 06/18/2008	Telephone: 808-586-4249
Date Made Active in Reports: 07/22/2008	Last EDR Contact: 12/04/2009
Number of Days to Update: 34	Next Scheduled EDR Contact: 03/15/2010
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN VCP R7: Voluntary Cleanup Priority Listing

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

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

State and tribal Brownfields sites

BROWNFIELDS: Brownfields Sites

With certain legal exclusions and additions, the term 'brownfield site' means real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

Date of Government Version: 04/04/2008	Source: Department of Health
Date Data Arrived at EDR: 06/18/2008	Telephone: 808-586-4249
Date Made Active in Reports: 07/22/2008	Last EDR Contact: 12/04/2009
Number of Days to Update: 34	Next Scheduled EDR Contact: 03/15/2010
	Data Release Frequency: Varies

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Included in the listing are brownfields properties addresses by Cooperative Agreement Recipients and brownfields properties addressed by Targeted Brownfields Assessments. Targeted Brownfields Assessments-EPA's Targeted Brownfields Assessments (TBA) program is designed to help states, tribes, and municipalities--especially those without EPA Brownfields Assessment Demonstration Pilots--minimize the uncertainties of contamination often associated with brownfields. Under the TBA program, EPA provides funding and/or technical assistance for environmental assessments at brownfields sites throughout the country. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Initiative to promote cleanup and redevelopment of brownfields. Cooperative Agreement Recipients-States, political subdivisions, territories, and Indian Tribes become Brownfields Cleanup Revolving Loan Fund (BCRLF) cooperative agreement recipients when they enter into BCRLF cooperative agreements with the U.S. EPA. EPA selects BCRLF cooperative agreement recipients based on a proposal and application process. BCRLF cooperative agreement recipients must use EPA funds provided through BCRLF cooperative agreement for specified brownfields-related cleanup activities.

Date of Government Version: 10/01/2009	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/04/2009	Telephone: 202-566-2777
Date Made Active in Reports: 12/16/2009	Last EDR Contact: 11/04/2009
Number of Days to Update: 42	Next Scheduled EDR Contact: 01/11/2010
	Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

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

Date of Government Version: 01/12/2009	Source: EPA, Region 9
Date Data Arrived at EDR: 05/07/2009	Telephone: 415-972-3336
Date Made Active in Reports: 09/21/2009	Last EDR Contact: 12/18/2009
Number of Days to Update: 137	Next Scheduled EDR Contact: 03/22/2010
	Data Release Frequency: Varies

ODI: Open Dump Inventory

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

INDIAN OOI: Report on the Status of Open Dumps on Indian Lands
Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 11/09/2009
Next Scheduled EDR Contact: 02/22/2010
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 03/01/2009
Date Data Arrived at EDR: 06/22/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 91

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 12/14/2009
Next Scheduled EDR Contact: 03/22/2010
Data Release Frequency: Quarterly

US HIST COL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 09/01/2007
Date Data Arrived at EDR: 11/19/2008
Date Made Active in Reports: 03/30/2009
Number of Days to Update: 131

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

Local Land Records

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 11/03/2009
Date Data Arrived at EDR: 11/05/2009
Date Made Active in Reports: 12/16/2009
Number of Days to Update: 41

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 11/02/2009
Next Scheduled EDR Contact: 02/15/2010
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LUCIS: Land Use Control Information System

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

Date of Government Version: 12/09/2005	Source: Department of the Navy
Date Data Arrived at EDR: 12/11/2006	Telephone: 843-820-7326
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 11/20/2009
Number of Days to Update: 31	Next Scheduled EDR Contact: 03/08/2010
	Data Release Frequency: Varies

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 10/05/2009	Source: U.S. Department of Transportation
Date Data Arrived at EDR: 10/05/2009	Telephone: 202-366-4555
Date Made Active in Reports: 11/09/2009	Last EDR Contact: 10/05/2009
Number of Days to Update: 35	Next Scheduled EDR Contact: 01/11/2010
	Data Release Frequency: Annually

SPILLS: Release Notifications

Releases of hazardous substances to the environment reported to the Office of Hazard Evaluation and Emergency Response since 1988.

Date of Government Version: 04/04/2008	Source: Department of Health
Date Data Arrived at EDR: 06/18/2008	Telephone: 808-586-4249
Date Made Active in Reports: 07/22/2008	Last EDR Contact: 12/09/2009
Number of Days to Update: 34	Next Scheduled EDR Contact: 03/15/2010
	Data Release Frequency: Varies

Other Ascertainable Records

RCRA-NonGen: RCRA - Non Generators

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

Date of Government Version: 11/12/2008	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/18/2008	Telephone: (415) 495-8895
Date Made Active in Reports: 03/16/2009	Last EDR Contact: 12/17/2009
Number of Days to Update: 118	Next Scheduled EDR Contact: 01/18/2010
	Data Release Frequency: Varies

DOT OPS Incident and Accident Data

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 10/13/2009	Source: Department of Transportation, Office of Pipeline Safety
Date Data Arrived at EDR: 11/10/2009	Telephone: 202-366-4595
Date Made Active in Reports: 12/16/2009	Last EDR Contact: 11/10/2009
Number of Days to Update: 36	Next Scheduled EDR Contact: 02/22/2010
	Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 703-692-8801
Last EDR Contact: 10/23/2009
Next Scheduled EDR Contact: 02/01/2010
Data Release Frequency: Semi-Annually

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 12/31/2008
Date Data Arrived at EDR: 09/30/2009
Date Made Active in Reports: 12/01/2009
Number of Days to Update: 62

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 12/18/2009
Next Scheduled EDR Contact: 03/29/2010
Data Release Frequency: Varies

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 08/03/2009
Date Data Arrived at EDR: 10/27/2009
Date Made Active in Reports: 11/09/2009
Number of Days to Update: 13

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 10/06/2009
Next Scheduled EDR Contact: 01/18/2010
Data Release Frequency: Varies

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 09/01/2009
Date Data Arrived at EDR: 09/22/2009
Date Made Active in Reports: 10/22/2009
Number of Days to Update: 30

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 12/15/2009
Next Scheduled EDR Contact: 03/29/2010
Data Release Frequency: Annually

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 01/05/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 05/08/2009
Number of Days to Update: 1

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 11/30/2009
Next Scheduled EDR Contact: 03/15/2010
Data Release Frequency: Varies

MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 08/07/2009
Date Data Arrived at EDR: 09/18/2009
Date Made Active in Reports: 11/09/2009
Number of Days to Update: 52

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 12/08/2009
Next Scheduled EDR Contact: 03/22/2010
Data Release Frequency: Semi-Annually

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/31/2007
Date Data Arrived at EDR: 04/09/2009
Date Made Active in Reports: 06/17/2009
Number of Days to Update: 69

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 12/01/2009
Next Scheduled EDR Contact: 03/15/2010
Data Release Frequency: Annually

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2002
Date Data Arrived at EDR: 04/14/2006
Date Made Active in Reports: 05/30/2006
Number of Days to Update: 46

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 10/07/2009
Next Scheduled EDR Contact: 01/11/2010
Data Release Frequency: Every 4 Years

FTTS: FIFRA/TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 12/14/2009
Next Scheduled EDR Contact: 03/15/2010
Data Release Frequency: Quarterly

FTTS INSP: FIFRA/TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 12/14/2009
Next Scheduled EDR Contact: 03/15/2010
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2007
Date Data Arrived at EDR: 05/19/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 125

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 11/02/2009
Next Scheduled EDR Contact: 02/15/2010
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 08/21/2009
Date Data Arrived at EDR: 08/27/2009
Date Made Active in Reports: 10/22/2009
Number of Days to Update: 56

Source: Environmental Protection Agency
Telephone: 202-564-5088
Last EDR Contact: 09/28/2009
Next Scheduled EDR Contact: 01/11/2010
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 09/01/2009
Date Data Arrived at EDR: 10/21/2009
Date Made Active in Reports: 12/01/2009
Number of Days to Update: 41

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 10/21/2009
Next Scheduled EDR Contact: 02/01/2010
Data Release Frequency: Annually

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 09/25/2009
Date Data Arrived at EDR: 10/23/2009
Date Made Active in Reports: 12/16/2009
Number of Days to Update: 54

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 12/14/2009
Next Scheduled EDR Contact: 03/29/2010
Data Release Frequency: Quarterly

RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 10/15/2009
Date Data Arrived at EDR: 10/16/2009
Date Made Active in Reports: 12/01/2009
Number of Days to Update: 46

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 10/16/2009
Next Scheduled EDR Contact: 01/25/2010
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 10/19/2009	Source: EPA
Date Data Arrived at EDR: 10/22/2009	Telephone: (415) 947-8000
Date Made Active in Reports: 12/01/2009	Last EDR Contact: 12/10/2009
Number of Days to Update: 40	Next Scheduled EDR Contact: 03/29/2010
	Data Release Frequency: Quarterly

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995	Source: EPA
Date Data Arrived at EDR: 07/03/1995	Telephone: 202-564-4104
Date Made Active in Reports: 08/07/1995	Last EDR Contact: 06/02/2008
Number of Days to Update: 35	Next Scheduled EDR Contact: 09/01/2008
	Data Release Frequency: No Update Planned

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2007	Source: EPA/NTIS
Date Data Arrived at EDR: 02/19/2009	Telephone: 800-424-9346
Date Made Active in Reports: 05/22/2009	Last EDR Contact: 11/20/2009
Number of Days to Update: 92	Next Scheduled EDR Contact: 03/05/2010
	Data Release Frequency: Biennially

UIC: Underground Injection Wells Listing

A listing of underground injection well locations.

Date of Government Version: 10/19/2009	Source: Department of Health
Date Data Arrived at EDR: 10/23/2009	Telephone: 808-586-4258
Date Made Active in Reports: 11/13/2009	Last EDR Contact: 12/07/2009
Number of Days to Update: 21	Next Scheduled EDR Contact: 03/22/2010
	Data Release Frequency: Varies

DRYCLEANERS: Permitted Drycleaner Facility Listing

A listing of permitted drycleaner facilities in the state.

Date of Government Version: 05/05/2009	Source: Department of Health
Date Data Arrived at EDR: 05/06/2009	Telephone: 808-586-4200
Date Made Active in Reports: 05/19/2009	Last EDR Contact: 11/30/2009
Number of Days to Update: 13	Next Scheduled EDR Contact: 01/25/2010
	Data Release Frequency: Varies

AIRS: List of Permitted Facilities

A listing of permitted facilities in the state.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/31/2009
Date Data Arrived at EDR: 09/01/2009
Date Made Active in Reports: 09/18/2009
Number of Days to Update: 17

Source: Department of Health
Telephone: 808-586-4200
Last EDR Contact: 10/09/2009
Next Scheduled EDR Contact: 01/25/2010
Data Release Frequency: Varies

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 12/08/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 34

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 10/23/2009
Next Scheduled EDR Contact: 02/01/2010
Data Release Frequency: Semi-Annually

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 09/09/2009
Date Data Arrived at EDR: 09/09/2009
Date Made Active in Reports: 10/22/2009
Number of Days to Update: 43

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 11/09/2009
Next Scheduled EDR Contact: 02/08/2010
Data Release Frequency: Varies

FEDLAND: Federal and Indian Lands

Federally and Indian administered lands of the United States. Lands included are administered by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 02/06/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 339

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 10/23/2009
Next Scheduled EDR Contact: 02/01/2010
Data Release Frequency: N/A

PCB TRANSFORMER: PCB Transformer Registration Database

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 01/01/2008
Date Data Arrived at EDR: 02/18/2009
Date Made Active in Reports: 05/29/2009
Number of Days to Update: 100

Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 11/13/2009
Next Scheduled EDR Contact: 02/15/2010
Data Release Frequency: Varies

EDR PROPRIETARY RECORDS

EDR Proprietary Records

Manufactured Gas Plants: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

Electric Power Transmission Line Data

Source: PennWell Corporation
Telephone: (800) 823-6277

This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.
Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes

Source: National Institutes of Health
Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools

Source: National Center for Education Statistics
Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools

Source: National Center for Education Statistics
Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 and 2005 from the U.S. Fish and Wildlife Service.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

STREET AND ADDRESS INFORMATION

© 2009 Tele Atlas North America, Inc. All rights reserved. This material is proprietary and the subject of copyright protection and other intellectual property rights owned by or licensed to Tele Atlas North America, Inc. The use of this material is subject to the terms of a license agreement. You will be held liable for any unauthorized copying or disclosure of this material.

GEOCHECK® - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

445 E. WAIKO ROAD
445 E. WAIKO ROAD
KAHULUI, HI 96732

TARGET PROPERTY COORDINATES

Latitude (North): 20.85140 - 20° 51' 5.0"
Longitude (West): 156.4906 - 156° 29' 26.2"
Universal Transverse Mercator: Zone 4
UTM X (Meters): 761123.1
UTM Y (Meters): 2307601.8
Elevation: 245 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	20156-G4 WAILUKU, HI
Most Recent Revision:	Not reported
West Map:	20156-G5 LAHAINA, HI
Most Recent Revision:	Not reported

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

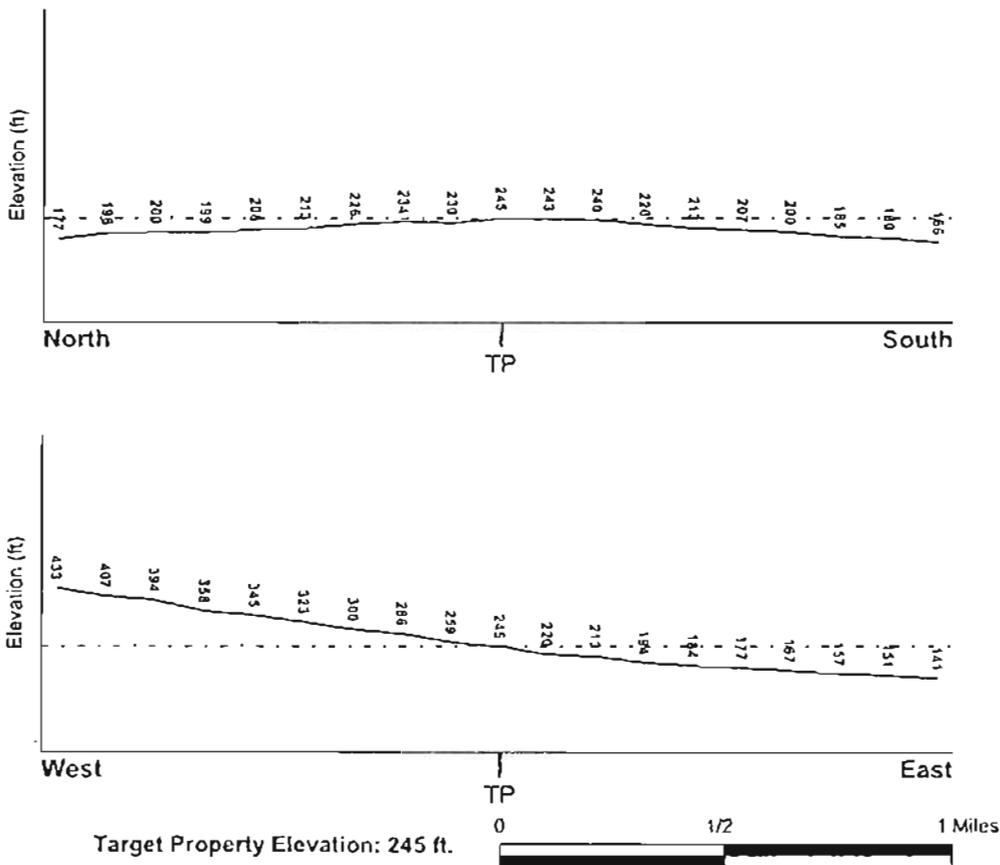
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General East

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

<u>Target Property County</u> MAUI, HI	<u>FEMA Flood Electronic Data</u> YES - refer to the Overview Map and Detail Map
Flood Plain Panel at Target Property:	1500030190D
Additional Panels in search area:	1500030255B

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u> WAILUKU	<u>NWI Electronic Data Coverage</u> YES - refer to the Overview Map and Detail Map
---	---

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

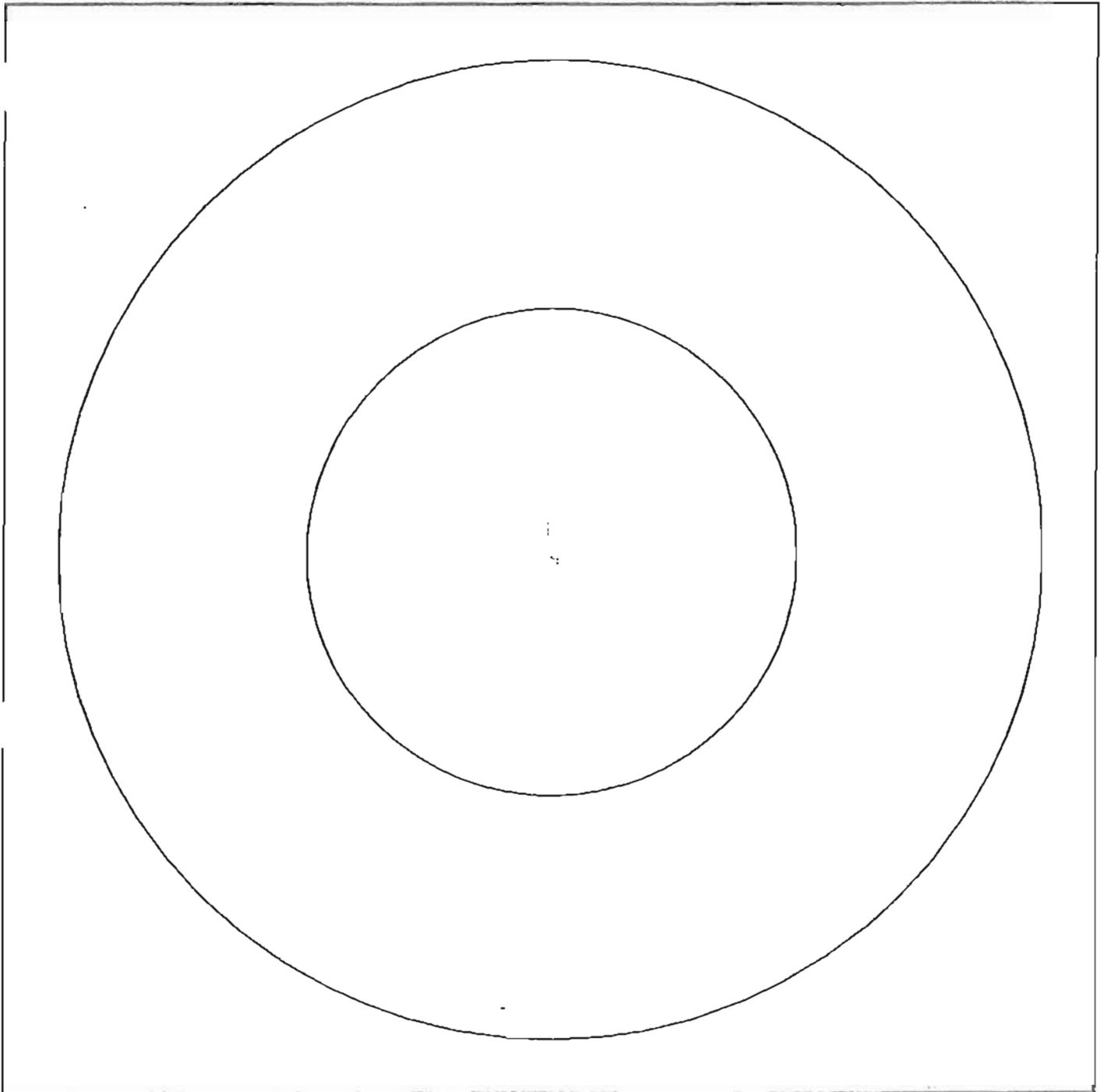
Era: -
System: -
Series: -
Code: N/A (decoded above as Era, System & Series)

GEOLOGIC AGE IDENTIFICATION

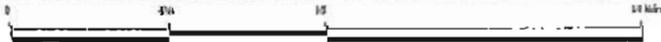
Category: -

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 2663266.1s



Target Property
SSURGO Soil
Water



SITE NAME: 445 E. Waiko Road
ADDRESS: 445 E. Waiko Road
Kahului HI 96732
LAT/LONG: 20.8514 / 156.4906

CLIENT: MEV, LLC
CONTACT: Amy Mathis
INQUIRY #: 2663266.1s
DATE: December 22, 2009 10:46 pm

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: Puuone

Soil Surface Texture: sand

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Somewhat excessively drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	20 inches	sand	Granular materials (35 pct or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14.11 Min: 4.23	Max: 8.5 Min: 8
2	20 inches	40 inches	cemented material	Granular materials (35 pct or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14.11 Min: 4.23	Max: 8.5 Min: 8

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 2

Soil Component Name: Jaucas

Soil Surface Texture: sand

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Excessively drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	12 inches	sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42.34	Max: 8.4 Min: 6.6
2	12 inches	59 inches	sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42.34	Max: 8.4 Min: 6.6

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No PWS System Found		

Note: PWS System location is not always the same as well location.

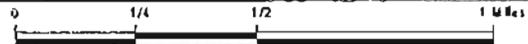
STATE DATABASE WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
1	HI4000000001157	0 - 1/8 Mile NNE
2	HI4000000001156	1/8 - 1/4 Mile ENE
3	HI4000000001167	1/2 - 1 Mile NE
4	HI4000000001177	1/2 - 1 Mile NNE

PHYSICAL SETTING SOURCE MAP - 2663266.1s



- ∧ County Boundary
- ∧ Major Roads
- - - Contour Lines
- ⊙ Earthquake epicenter, Richter 5 or greater
- ⊙ W Water Wells
- ⊙ P Public Water Supply Wells
- Cluster of Multiple Icons



- ↓ Groundwater Flow Direction
- ⊙ CI Indeterminate Groundwater Flow at Location
- ⊙ CV Groundwater Flow Varies at Location



SITE NAME: 445 E. Walko Road
 ADDRESS: 445 E. Walko Road
 Kahului HI 96732
 LAT/LONG: 20.8514 / 156.4906

CLIENT: MEV, LLC
 CONTACT: Amy Mathis
 INQUIRY #: 2663266.1s
 DATE: December 22, 2009 10:46 pm

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

1
NNE
0 - 1/8 Mile
Lower

HI WELLS HI4000000001157

Wid:	6-5129-003	Island:	6
Well no:	5129-03	Well name:	CB 2
Old name:	Not Reported	Yr drilled:	2005
Driller:	BEYLIK DRLG	Quad map:	05
Longitude2:	1562934	Latitude27:	205121
Longitude8:	1562924	Latitude83:	205109
Lat83d:	20	Lat83m:	51
Lat83s:	09	Lon83d:	156
Lon83m:	29	Lon83s:	24
Lat83dd:	20.8525		
Lon83dd:	-156.49		
Long83dd:	-156.49		
Lat83dd 1:	20.8525		
Gps:	1	Utm:	0
Owner user:	Consolidated Baseyards, LLC	Old number:	Not Reported
Well type:	PER	Casing dia:	10
Ground el:	232	Well depth:	300
Solid case:	260	Perf case:	300
Use:	MUNPR	Use year:	06
Init water:	Not Reported		
Init head:	4.46		
Init chlor:	Not Reported	Init cl:	26.00000
Test date:	8/2/2005	Test gpm:	100
Test ddown:	.7	Test chlor:	25
Test temp:	75.2	Temp unit:	F
Pump gpm:	135.00000	Draft mgy:	Not Reported
Head feet:	4.46	Max chlor:	Not Reported
Min chlor:	Not Reported	Geology:	TK
Pump yr:	06	Draft yr:	Not Reported
Head yr:	Not Reported	Maxchl:	Not Reported
Maxchl yr:	Not Reported	Minchl:	Not Reported
Minchl yr:	Not Reported	Bot hole:	-68
Bot solid:	-28	Bot perf:	-68
Spec capac:	Not Reported	Pump mgd:	.194
Draft mgd:	Not Reported	Aquifer:	Not Reported
Tmk:	3-8-007.089	Old aquif:	Not Reported
Aqui code:	60301	Latest hd:	Not Reported
Cur head:	Not Reported	Cur cl:	Not Reported
Cur temp:	Not Reported	Wcr:	01/01/1959
Pir:	Not Reported	Surveyor:	S D DEPONTE
T:	Not Reported	Pump elev:	-21
Pump depth:	253	Site id:	HI4000000001157

2
ENE
1/8 - 1/4 Mile
Lower

HI WELLS HI4000000001156

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Wid:	6-5129-002	Island:	6
Well no:	5129-02	Well name:	Waikapu Baseyard
Old name:	Not Reported	Yr drilled:	2001
Driller:	BEYLIK DRLG	Quad map:	05
Longitude2:	1562930	Latitude27:	205119
Longitude8:	1562919	Latitude83:	205108
Lat83d:	20	Lat83m:	51
Lat83s:	08	Lon83d:	156
Lon83m:	29	Lon83s:	19
Lat83dd:	20.85222		
Lon83dd:	-156.48861		
Long83dd:	-156.48861		
Lat83dd 1:	20.85222		
Gps:	1	Utm:	0
Owner user:	Consolidated Baseyards LLC	Old number:	Not Reported
Well type:	PER	Casing dia:	8
Ground el:	224	Well depth:	255
Solid case:	233	Perf case:	253
Use:	INDOTH	Use year:	03
Init water:	Not Reported		
Init head:	0		
Init chlor:	Not Reported	Init cl:	Not Reported
Test date:	#####	Test gpm:	60
Test ddown:	.23	Test chlor:	32
Test temp:	73.0	Temp unit:	F
Pump gpm:	60.00000	Draft mgy:	Not Reported
Head feet:	2.7	Max chlor:	Not Reported
Min chlor:	0	Geology:	Not Reported
Pump yr:	03	Draft yr:	Not Reported
Head yr:	Not Reported	Maxchl:	Not Reported
Maxchl yr:	Not Reported	Minchl:	Not Reported
Minchl yr:	Not Reported	Bot hole:	-31
Bot solid:	-9	Bot perf:	-29
Spec capac:	Not Reported	Pump mgd:	0.086
Draft mgd:	Not Reported	Aquifer:	Not Reported
Trnk:	3-8-007:089	Old aqui:	Not Reported
Aqui code:	60301	Latest hd:	2.95000
Cur head:	Not Reported	Cur cl:	Not Reported
Cur temp:	Not Reported	Wcr:	01/01/1959
Pir:	Not Reported	Surveyor:	EDGARDO VALERA
T:	195350.00000	Pump elev:	-16
Pump depth:	240	Site id:	HI400000001156

3
NE
1/2 - 1 Mile
Lower

HI WELLS HI400000001167

Wid:	6-5129-004	Island:	6
Well no:	5129-04	Well name:	Waiale 1
Old name:	Not Reported	Yr drilled:	2007
Driller:	Not Reported	Quad map:	05
Longitude2:	1562917	Latitude27:	205141
Longitude8:	1562907	Latitude83:	205129
Lat83d:	20	Lat83m:	51
Lat83s:	29	Lon83d:	156
Lon83m:	29	Lon83s:	07
Lat83dd:	20.85806		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Lon83dd:	-156.48528	Utm:	0
Long83dd:	-156.48528	Old number:	Not Reported
Lat83dd 1:	20.85806	Casing dia:	14
Gps:	1	Well depth:	208
Owner user:	Not Reported	Perf case:	208
Well type:	ROT	Use year:	07
Ground el:	183		
Solid case:	177		
Use:	UNU		
Init water:	Not Reported		
Init head:	3.4		
Init chlor:	Not Reported	Init cl:	Not Reported
Test date:	#####	Test gpm:	500
Test ddown:	.40	Test chlor:	41
Test temp:	73.9	Temp unit:	F
Pump gpm:	0.00000	Draft mgy:	Not Reported
Head feet:	Not Reported	Max chlor:	Not Reported
Min chlor:	Not Reported	Geology:	THO
Pump yr:	Not Reported	Draft yr:	Not Reported
Head yr:	Not Reported	Maxchl:	Not Reported
Maxchl yr:	Not Reported	Minchl:	Not Reported
Minchl yr:	Not Reported	Bot hole:	-6
Bot solid:	6	Bot perf:	-6
Spec capac:	Not Reported	Pump mgd:	Not Reported
Draft mgd:	Not Reported	Aquifer:	Not Reported
Trnk:	3-8-07 f:101	Old aqui:	Not Reported
Aqui code:	60301	Latest hd:	3.32000
Cur head:	Not Reported	Cur cl:	Not Reported
Cur temp:	Not Reported	Wcr:	11/05/2007
Pir:	Not Reported	Surveyor:	Not Reported
T:	Not Reported	Pump elev:	Not Reported
Pump depth:	Not Reported	Site id:	HI4000000001167

4
NNE
1/2 - 1 Mile
Lower

HI WELLS HI4000000001177

Wid:	6-5129-001	Island:	6
Well no:	5129-01	Well name:	Reynolds 1
Old name:	Not Reported	Yr drilled:	1959
Driller:	PACIFIC DRLG	Quad map:	05
Longitude2:	1562907	Latitude27:	205159
Longitude8:	1562857	Latitude83:	205147
Lat83d:	20	Lat83m:	51
Lat83s:	47	Lon83d:	156
Lon83m:	28	Lon83s:	57
Lat83dd:	20.86306		
Lon83dd:	-156.4825		
Long83dd:	-156.4825		
Lat83dd 1:	20.86306		
Gps:	1	Utm:	0
Owner user:	Mau: DWS	Old number:	12-
Well type:	ROT	Casing dia:	12
Ground el:	143	Well depth:	250
Solid case:	175	Perf case:	Not Reported
Use:	ABNSLD	Use year:	07
Init water:	9.0		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Init head:	9	Init cl:	Not Reported
Init chlor:	Not Reported	Test gpm:	1500
Test date:	Not Reported	Test chlor:	140
Test ddown:	4.0	Temp unit:	Not Reported
Test temp:	Not Reported	Draft mgy:	Not Reported
Pump gpm:	250.00000	Max chlor:	313
Head feet:	Not Reported	Geology:	THO
Min chlor:	112	Draft yr:	Not Reported
Pump yr:	96	Maxchl:	1/1/1964
Head yr:	Not Reported	Minchl:	1/1/1960
Maxchl yr:	64	Bot hole:	-107
Minchl yr:	64	Bot perf:	Not Reported
Bot solid:	-32	Pump mgd:	0.360
Spec capac:	375	Aquifer:	60301
Draft mgd:	Not Reported	Old aqui:	Not Reported
Trnk:	3-8-007.121	Latst hd:	Not Reported
Aqui code:	60301	Cur cl:	Not Reported
Cur head:	Not Reported	Wcr:	01/01/1959
Cur temp:	Not Reported	Surveyor:	Not Reported
Pir:	1/1/1996	Pump elev:	Not Reported
T:	Not Reported	Site id:	HI400000001177
Pump depth:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

Federal EPA Radon Zone for MAUI County: 3

- Note: Zone 1 indoor average level > 4 pCi/L.
 : Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
 : Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 96732

Number of sites tested: 17

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.271 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	0.200 pCi/L	100%	0%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI National Wetlands Inventory: This data, available in select counties across the country, was obtained by EDR in 2002 and 2005 from the U.S. Fish and Wildlife Service.

HYDROGEOLOGIC INFORMATION

AQUIFLOW[®] Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec. Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO. State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Services, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Well Index Database

Source: Department of Land and Natural Resources

Telephone: 808-587-0214

CWRM maintains a Well Index Database to track specific information pertaining to the construction and installation of production wells in Hawaii

OTHER STATE DATABASE INFORMATION

RADON

Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

STREET AND ADDRESS INFORMATION

© 2009 Tele Atlas North America, Inc. All rights reserved. This material is proprietary and the subject of copyright protection and other intellectual property rights owned by or licensed to Tele Atlas North America, Inc. The use of this material is subject to the terms of a license agreement. You will be held liable for any unauthorized copying or disclosure of this material.

DEPARTMENT OF HEALTH LABORATORIES - SAFE DRINKING WATER BRANCH CHAIN OF CUSTODY & TRACE METALS CHEMICAL REPORT

Sample Point No. 258-001 Type: 0408 001WL 1/1
 Water System Name: CONSOLIDATED BASEYARDS
 Source Name: WELL NO. 1 (CONSOLIDATED BASEYARDS)
 Sample Location: WELL HEAD

Collection Remarks:
 Treatment: B Cl₂ Reading (if Chlorinated) NA mg/L
 Sampler(s) G. Munster
 Date: 10-27-08 Time: 9:50

Relinquished by: _____ Date/Time: _____
 Received by: _____ Date/Time: _____
 Relinquished by: _____ Date/Time: _____
 Received by: _____ Date/Time: _____
 Delivered to Airport by: _____ Date/Time: _____
G. Munster 10-27-08 12:55
 Method of Shipment: Hand Carried _____ Hawaiian Air _____ Island Air _____ Other: _____
 Received by: [Signature] Date/Time: OCT 28 2008 / 12:50
 Custody Seal intact? Yes: No : Not Used _____ TSA / Carries Inspected _____ (circle)
 Relinquished by: _____ Date/Time: _____
 Received by: _____ Date/Time: _____
 Delivered to Lab by: [Signature] Date/Time: OCT 28 2008 / 14:15
 Received for Lab by: [Signature] Date/Time: 10/28/08 14:15
 Sample Lab No. _____
 Locked in Refrig. by: _____ Date/Time: _____
 Removed from Refrig. by: _____ Date/Time: _____

SAMPLE LAB NO.	ANALYST
PLC-05-316	E. Chua

Contaminant	NICL (mg/L)	NO (mg/L)	Lab Results (mg/L)	Analytical Method	Date Analyzed
Antimony	0.006	<0.002		200.8	200.9
Barium	2.0	<0.010		200.8	3113R
Beryllium	0.004	<0.0005		200.8	200.9
Lead	0.015	<0.005		200.8	200.9
Mercury	0.002	<0.0005		200.8	245.1
Nickel		<0.005		200.8	200.9
Thallium	0.002	<0.001		200.8	200.9
Arsenic	0.01	<0.002		200.8	200.9
Selenium	0.05	<0.005		200.8	200.9
Cadmium	0.005	<0.0002		200.8	200.9
Copper	1.3	<0.05		200.8	3111H
Chromium	0.1	<0.002		200.8	200.9
Sodium					3111B

Container: Metals HNO₃ ✓ Signature [Signature]
 Date 10/28/08 Sample Lab No. _____

Lab Comments

Reported by: [Signature] Date NOV 25 2008
 QA Check: [Signature] Date 11/26/08
 Forwarded by: [Signature] Date NOV 26 2008

SDWB Administration Only
 Copies Done
 Sent System
 Sent NJ Office
 Data Entered
 SDWB Data
 GIS Data

Pos Result
 Chem Pos
 Inor Mon.
 Violation
 Neg Result
 Reduce Mon.

Sample Location Map

DEPARTMENT OF HEALTH LABORATORIES - SAFE DRINKING WATER BRANCH CHAIN OF CUSTODY & **TRACE METALS** CHEMICAL REPORT

Sample Point No. 258-002 Type: Q408 002WL 1/1
 Water System Name: CONSOLIDATED BASEYARDS
 Source Name: WELL NO. 2 (CONSOLIDATED BASEYARDS)
 Sample Location: WELL HEAD
 Collection Remarks: _____
 Treatment: B Cl₂ Reading (if Chlorinated) NA mg/L
 Sampler(s) G. Murwaka
 Date: 10-27-08 Time: 6:40

SAMPLE LAB NO. _____ ANALYST _____
P 10-08-317 E. Chun

Contaminant	MCL (mg/L)	ND (mg/L)	Lab Results (mg/L)	Analytical Method	Date Analyzed
Antimony	0.006	0.002		200.8	200.9 NOV 13 2008
Barium	2.0	0.010		200.8	3113B
Beryllium	0.004	0.0005		200.8	200.9
Lead	0.015	0.005		200.8	200.9
Mercury	0.002	0.0005		200.8	2-15.1
Nickel		0.005		200.8	200.9
Thallium	0.002	<0.001		200.8	200.9
Arsenic	0.01	0.002		200.8	200.9
Selenium	0.05	0.005		200.8	200.9
Cadmium	0.005	0.0002		200.8	200.9
Copper	1.3	0.05		200.8	3111B
Chromium	0.1	0.002		200.8	200.9 NOV 17 2008
Sodium				3111B	NOV 18 2008

MCL - Maximum Contaminant Level ND - Not Detectable * Action Level
 Container: Metals HNO₃ Signature [Signature]
 Date 10/28/08 Sample Lab No. _____

Lab Comments _____
 Reported by: [Signature] Date NOV 25 2008
 QA Checks: [Signature] Date 11/26/08
 Forwarded by: G. Murwaka Date NOV 26 2008

Relinquished by: _____ Date/Time: _____
 Received by: _____ Date/Time: _____
 Relinquished by: _____ Date/Time: _____
 Received by: _____ Date/Time: _____
 Delivered to Airport by: _____ Date/Time: _____
 Method of Shipment: Hand Carried: _____ Hawaiian Air: _____ Inland Air: _____ Other: _____
 Received by: [Signature] Date/Time: OCT 28 2008 / 12:35
 Custody Seal Intact? Yes: _____ No: _____ Not Used: _____ TSA/Secret Inspected: _____ (circle)
 Relinquished by: _____ Date/Time: _____
 Received by: _____ Date/Time: _____
 Delivered to Lab by: [Signature] Date/Time: OCT 28 2008 / 14:15
 Received for Lab by: [Signature] Date/Time: 10/28/08 14:15
 Sample Lab No. _____
 Locked in Refrig. by: _____ Date/Time: _____
 Removed from Refrig. by: _____ Date/Time: _____

SDWB Administration Only
 Copies Done
 Sent System
 Data Entered
 GIS Data
 Pos. Result
 Chem Pos.
 Infr. Mon
 Violation
 Neg. Result
 Reduce Mon.

Sample Location Map _____

Sample Point No. 258-004 Type: Y09 001TP
 Water System Name: CONSOLIDATED BASEYARDS
 Source Name: WELLS 1 AND 2 (CONSOLIDATED BASEYARDS)
 Sample Location: TANK TAP

Collection Remarks:
 Treatment: A X Cl₂ Reading (if Chlorinated) 0.52 mg/L
 Sampler(s) G. Mendenhall
 Date: 2-10-09 Time: 10:15

Relinquished by: _____ Date/Time: _____
 Received by: _____ Date/Time: _____
 Relinquished by: _____ Date/Time: _____
 Received by: _____ Date/Time: _____
 Delivered to Airport by: _____ Date/Time: _____
 Method of Shipment: Head Carried _____ Hawaiian Air _____ Island Air _____ Other: _____
 Received by: G. Mendenhall 2-10-09 1:00 Date/Time: _____
 Custody Seal intact? Yes ___ No ___ Not Used ___ TSA / Carrier Impressed (circle) ON/O
 Relinquished by: _____ Date/Time: _____
 Received by: _____ Date/Time: _____
 Delivered to Lab by: RS Date/Time: FEB 11 2009 / 10:30
 Received for Lab by: _____ Date/Time: _____
 Sample Lab No. P2-04-38 Date/Time: 2/10/09 1030
 Locked to Refrig. by: MA
 Removed from Refrig. by: _____ Date/Time: _____

- SDWB Administration Only
- Copies Done
 - Pos. Result
 - Sent System
 - Chem Pos.
 - Sent NI Office
 - Inor. Mon.
 - Data Entered
 - Violation
 - SDWB Date
 - Neg. Result
 - GIS Data
 - Reduce Mon.

Sample Location Map

SAMPLE LAB NO.	ANALYST
<u>P2-04-38</u>	<u>MA</u>

Contaminants	MCL (mg/L)	ND (ug/L)	Lab Results (mg/L)	Analytical Method	Date Analyzed
Nitrate (as N)	10	<0.30		300.0	2/11/09
Nitrite (as N)	1	<0.05		300.0	
Fluoride	4.0	<0.20		300.0	
Cyanide	0.2				
Bromide				300.0	
Chloride				300.0	
Orthophosphate				300.0	
Sulfate		<10		300.0	

MCL - Maximum Contaminant Level ND - Not Detectable

Lab Comments

Reported by: MA Date: 2/20/09
 QA Check: R. Sanki Date: 2/20/09
 Forwarded by: Minda G. Ching Date: 2-23-09

LINDA LINGLE
GOVERNOR OF HAWAII



CHIYOME L. FUKINO, M.D.
DIRECTOR OF HEALTH

STATE OF HAWAII
DEPARTMENT OF HEALTH
SAFE DRINKING WATER BRANCH
919 Ala Moana Boulevard, Room 308
Honolulu, Hawaii 96814

In reply, please refer to:
File: SDWB

January 8, 2010

Ms. Amy R. Mathis
Malama Environmental
P. O. Box 880487
Pukalani, HI 96788-0487

Dear Ms. Mathis:

SUBJECT: UNDERGROUND INJECTION CONTROL (UIC);
REPLY TO YOUR INFORMATION REQUEST FOR
TMK: (2) 3-8-07:102, 31.222 ACRES
445 E. WAIKO.ROAD, WAILUKU, HI

Based on your submitted information, there is no UIC permit associated with the subject property.

If a well is found at the property, please contact us so that we can determine if the injection well regulations are applicable.

If you have any questions about this subject, please call Chauncey Hew at (808) 586-4258 (Honolulu) or call direct toll free from Maui at 984-2400, ext. 64258.

Sincerely,

STUART YAMADA, P.E., CHIEF
Safe Drinking Water Branch
Environmental Management Division

CH:cb

NOTICE TO REQUESTER

DATE: December 30, 2009

TO: Amy R. Mathis / Malama Environmental

FROM: Dept. of Health/Hazard Evaluation & Emergency Response Office/(808)586-4249/
Department Name, Name & Telephone Number of Contact Person at Agency

ACCESS TO THE GOVERNMENT RECORD YOU REQUESTED (copy of request attached or brief description below)
attached

- will be granted in its entirety.
- cannot be granted because
 - agency does not maintain the requested record.
 - agency needs a further description or clarification of the requested record. Please contact the agency within _____ day or your request will be considered abandoned.
 - the request would require the agency to create a summary or compilation from records that is not readily retrievable.
- is denied in its entirety or will be granted only to certain part(s) of this government record. Denial of access to this or portions of this government record is based upon the following subsections of section 92F-13, Hawaii Revised Statutes, or other laws as cited below. The portions of the record that the agency will not disclose are described in general terms:

STATUTE

RECORD OR PORTIONS WITHHELD

METHOD AND DATE OF DISCLOSURE:

- Inspection at the following location: _____ On date/time): _____
- Copy provided to you:
 - available for pick-up at the agency on (date/time): _____
 - to be mailed
 - transmitted by other means as requested
- Incremental Disclosure: The record will be disclosed in increments. (The agency must attach a description of extenuating circumstances that support its intention to disclose incrementally. See §2-71-15 H.A.R.) The first increment will be available on _____

See Back for Information on Fees

Should you have questions about the agency's response, you may contact the person named above. If you are not satisfied with the agency's response, you may call the Office of Information Practices at 808-586-1400.



MALAMA Environmental

December 20, 2009

State of Hawaii Department of Health
Environmental Management Division
919 Ala Moana Boulevard, Room 308
Honolulu, HI 96814

Attn: Safe Drinking Water Branch

Subject: REQUEST FOR PUBLIC RECORDS

Dear Sir/Madam:

We are requesting a search for any past or pending environmental permits, licenses, citations, releases, or other information pertaining to the site(s) described below.

SITE INFORMATION:

Project Number: 0912-0150

Tax Map Key No.: (2) 3-8-07:102 31.222 acres

Address: 445 E. Waiko Road
Wailuku, HI 96793

Current Owner: Mr. Roderick Fong

Former Owner: A & B Properties, Inc.

Current Occupant: Fong Construction Baseyard and pasture land

Type of Business: Construction baseyard (approximately 3-acres) and cattle grazing.

Tax Map Key is enclosed.

Truly yours,


Amy R. Mathis



MALAMA Environmental

December 20, 2009

State of Hawaii Department of Health
Environmental Management Division
919 Ala Moana Boulevard, Room 206
Honolulu, HI 96814

*Attn: Office of Hazard Evaluation
& Emergency Response (HEER)*

Subject: REQUEST FOR PUBLIC RECORDS

Dear Sir/Madam:

We are requesting a search for any past or pending environmental permits, licenses, citations, releases, or other information pertaining to the site(s) described below.

Please notify us of any documentation (violations) you may have on the former Maui Scrap Metal site located at 109 Waiko road TMK (2) 3-8-05:23, as this area is quite close to the subject site

SITE INFORMATION:

Project Number: 0912-0150

Tax Map Key No.: (2) 3-8-07:102 31.222 acres

Address: 445 E. Waiko Road
Wailuku, HI 96793

Current Owner: Mr. Roderick Fong

Former Owner: A & B Properties, Inc.

Current Occupant: Fong Construction Baseyard and pasture land

Type of Business: Construction baseyard (approximately 3-acres) and cattle grazing.

Tax Map Key is enclosed.

Truly yours,


Amy R. Mathis



MALAMA Environmental

December 20, 2009

Hawaii State Department of Health
919 Ala Moana Blvd., Room 203
Honolulu, HI 96814
Attn: Wastewater Branch

Subject: REQUEST FOR PUBLIC RECORDS

Dear Sir:

We are requesting a search for any past or pending environmental permits, licenses, citations, releases, or other information pertaining to the site(s) described below.

SITE INFORMATION:

Project Number: 0912-0150

Tax Map Key No.: (2) 3-8-07:102 31.222 acres

Address: 445 E. Waiko Road
Wailuku, HI 96793

Current Owner: Mr. Roderick Fong

Former Owner: A & B Properties, Inc.

Current Occupant: Fong Construction Baseyard and pasture land

Type of Business: Construction baseyard (approximately 3-acres) and cattle grazing.

Tax Map Key is enclosed.

Truly yours,



Amy R. Mathis



MALAMA Environmental

December 20, 2009

State of Hawaii Department of Health
Environmental Management Division
919 Ala Moana Boulevard, Room 212
Honolulu, HI 96814

Attn: Solid & Hazardous Waste Branch

Subject: REQUEST FOR PUBLIC RECORDS

Dear Sir/Madam:

We are requesting a search for any past or pending environmental permits, licenses, citations, releases, or other information pertaining to the site(s) described below.

Please notify us of any documentation (violations) you may have on the former Maui Scrap Metal site located at 109 Waiko road TMK (2) 3-8-05:23, as this area is quite close to the subject site.

SITE INFORMATION:

Project Number: 0912-0150

Tax Map Key No.: (2) 3-8-07:102 31.222 acres

Address: 445 E. Waiko Road
Wailuku, HI 96793

Current Owner: Mr. Roderick Fong

Former Owner: A & B Properties, Inc.

Current Occupant: Fong Construction Baseyard and pasture land

Type of Business: Construction baseyard (approximately 3-acres) and cattle grazing.

Tax Map Key is enclosed.

Truly yours,

Amy R. Mathis



MALAMA Environmental

December 20, 2009

State of Hawaii Department of Health
Environmental Management Division
919 Ala Moana Boulevard, Room 301
Honolulu, HI 96814

VERBAL RESPONSE RECEIVED

- NO RECORD
- DATE: 1/5/10
- BY: J.V.

Attn: Clean Water Branch

Subject: REQUEST FOR PUBLIC RECORDS

Dear Sir/Madam:

We are requesting a search for any past or pending environmental permits, licenses, citations, releases, or other information pertaining to the site(s) described below.

SITE INFORMATION:

Project Number: 0912-0150

Tax Map Key No.: (2) 3-8-07:102 31.222 acres

Address: 445 E. Waiko Road
Wailuku, HI 96793

Current Owner: Mr. Roderick Fong

Former Owner: A & B Properties, Inc.

Current Occupant: Fong Construction Baseyard and pasture land

Type of Business: Construction baseyard (approximately 3-acres) and cattle grazing.

Tax Map Key is enclosed.

Truly yours,

Abby R. Mathis



MALAMA Environmental

December 20, 2009

Maui County Fire Department
Hazardous Materials Division
200 Dairy Road
Kahului, Hawaii 96732
Attn: Acting Officer

RE: Request for Public Records for

Dear Sir/Madam:

MEV is requesting any past or present information of environmental concern pertaining to the subject site and adjacent sites from the Maui County Fire Department's database. This could include information on environmental releases (spills), permits, citations, inspections, fires, etc.

SITE INFORMATION:

Project Number:	0912-0150
Tax Map Key No.:	(2) 3-8-07:102 31.222 acres
Address:	445 E. Waiko Road Wailuku, HI 96793
Current Owner:	Mr. Roderick Fong
Former Owner:	A & B Properties, Inc.
Current Occupant:	Fong Construction Baseyard and pasture land
Type of Business:	Construction baseyard (approximately 3-acres) and cattle grazing.

Thank you for your assistance.

Sincerely yours,



Amy R. Mathis

Attachment: TMK map

Appendix C:

Qualifications of Environmental Professionals



MALAMA Environmental

JOHN S. VUICH
President & CEO

STATEMENT OF QUALIFICATIONS:

M. S. Geological Engineering, University of Arizona
B. S. Geological Engineering, University of Arizona
Registered Geologist (California)
Registered Environmental Assessor (California)
Certified Environmental Manager (Nevada)

AREAS OF EXPERTISE

- ENVIRONMENTAL
- ▼ Site Assessments, Phase I, II, III Investigations
 - ▼ Underground Storage Tank Closure
 - ▼ Asbestos Inspection and Monitoring, Management Planning, and Abatement Project Design and Removal
 - ▼ Lead-Containing Paint Surveys and Inspections, and Disturbance Design and Removal
 - ▼ Site Characterization for Remedial Investigations
 - ▼ Facility Operation Compliance Audits-ISO 14000 Audits
 - ▼ Soils/Groundwater Remediation
 - ▼ Hazardous Waste Management
 - ▼ Risk Assessment Investigations
 - ▼ RCRA Compliance and Closure Projects
 - ▼ Expert Witness/Litigation Support
 - ▼ Industrial Hygiene Qualified/Competent Person
 - ▼ Mold/Fungi Sampling, Remediation and Abatement Design and Removal
- GEOLOGICAL
- ▼ Hydrogeology
 - ▼ Geologic Hazards Analysis
 - ▼ Subsurface Excavations and Drilling Investigations and Sampling

RELEVANT EXPERIENCE

Owner-President • MEV, LLC.
Maui, HI • (June 2006 - Present)

Consulting services and project management for remediation projects, property transfers, sampling and site characterization plans, hazardous and toxic waste management, underground storage tanks, regulatory compliance, permit applications and litigation support.

Owner-President • Vuich Environmental Consultants, Inc.
Maui and Honolulu, Oahu • (March, 1994 - Present)

Licensed contractor for asbestos, mold and lead-based paint abatement, general demolition and construction cleanup.

Project Manager • Various Environmental and Geological Companies
Southwest U.S.A • (1972-1994)

Hazardous materials' and environmental assessment. Site characterization and remediation.

OTHER CERTIFICATIONS AND TRAINING

- ▼ Asbestos & Demolition Contractor (C-19, C-24) HILIC #21212
- ▼ Accredited Asbestos Contractor/Supervisor
- ▼ Continuing Education in Hazardous Materials Management, Environmental Studies and Environmental Regulations.



MALAMA Environmental

STATEMENT OF QUALIFICATIONS

for

Amy Mathis, Environmental Scientist

Company Position Environmental Scientist (Geologist)

***Responsibilities
and Duties:***

- Project Coordinator on Phase I & II Environmental Site Assessments/Investigations
- Project Coordinator on Phase III Remediation Projects
- Assist on Underground Storage Tank (UST) Closures
- Asbestos Inspections and Sampling
- Assist on Lead-Based Paint Inspections
- Indoor Air Quality Investigations and Sampling
- Erosion Control Plan (BMP) Development
- QA/QC Officer for Sampling Projects

Experience:

- Soil Investigations/Remediation
- UST Removal and Closure
- Hazardous Materials Management
- Asbestos and Lead-Based Paint Projects (Inspections & Sampling)
- Air Quality Sampling for Particulate and Microbiological Contaminants
- Wetland Delineations
- Environmental Report Writing and Compilation
- Ornithological counts/data collections
- Entomological counts/data collections
- Chemical technician specializing in wet chemical methods, analytical instrumentation and sample preparation.
- Geological mapping
- Vegetation mapping

***Training &
Education***

- Bachelor of Science, Geology with Environmental Science Option
New Mexico Institute of Mining and Technology, 1996-1999.
- Bachelor of Fine Arts, Music with minors in Fine Art and Theater
Kutztown University Pennsylvania 1991-1995.
- 40-hr OSHA HAZWOPER Course
- AHERA Asbestos Building Inspector HIASB-3044
- Asbestos Air Quality Project Monitor
- Asbestos Contract Supervisor

RECYCLING BUSINESS PARTNERS

These businesses and organizations provide valuable community service by accepting, recycling, reusing or processing so much of our recyclables that might otherwise go into the landfill. Please phone first to confirm policies, hours of operation and acceptable materials

Ad-Ventures	893-2209	telephone books
Aloha Recycling	871-8544	HI 5 redemption & processing
Aloha Shares Network	268-4380	usable materials exchange
Aloha Shell	877-5894	HI 5 redemption
Aloha Waste Systems	893-0932	waste/recyclables hauling
Big Brothers/Big Sisters	242-9754	household items, clothing
Calasa Service Station	878-1818	used motor oil
Cartridge World	871-6460	ink/laser cartridges
Community Workday	877-2524	paint
EKO Compost	572-8844	green waste, sells compost
Goodyear Tires	244-4074	rebuilt computers, repairs
Graphics Technology	879-9390	HI 5 redemption
Hasegawa General Store	248-8231	household & tool batteries, CFLs
Home Depot	893-7800	cell phones & batteries
Hawaiian Telecom	242-5148	HI 5 redemption
International Market Place, Lahaina	298-7159	auto & marine batteries
Interstate Battery Systems of Hawaii	242-5887	home compost education, worms
Joy of Worms	573-3911	& sells compost systems
Kihei/Wailea Union 76	879-2728	used motor oil
Kitagawa Towing	877-5611	junk cars
Lanai NAPA	565-9027	used motor oil
Lanai Waste Removal	565-6478	waste/recyclables hauling
Longs Drugs Kahului-Photo Dept.	877-0322	household batteries
Longs Drugs Kihei-Photo Dept.	879-2669	household batteries
Longs Drugs Lahaina-Photo Dept.	661-5439	household batteries
Maur Construction & Demolition Landfill	242-1101	commercial & residential C&D
Mau Disposal Company	242-7999	waste/recyclables hauling, processing
Mau Earth Compost	877-0403	green waste, sells compost
Mau Food Bank	243-9500	usable produce & packaged food
Mau Oil Change & Tune-Up	877-7522	used motor oil
Mau Recycling Group	268-4380	recycling education
Mau Recycling Service	244-0443	curbside recycling service, residential & commercial
Mau Tires	357-3241	tires in large quantities
Mau Transmissions	573-0600	used motor oil
NAPA/United Auto Parts-Wailuku	244-3774	used motor oil
NAPA/United Auto Parts-Lahaina	661-4461	used motor oil
Office Max	877-9448 / 662-0011	all toner cartridges
Pacific Biodiesel	877-3144	fats, oils, grease from restaurants
Paia Chevron	579-9440	sells B20 (biodiesel blend)
Paradise Pages	1-800-489-8730	telephone books
Parts Plus/Car Quest	871-7668	used motor oil
PF Restoration	244-5905	patio furniture repair
Pua'a Food Waste Service	268-3287	food waste from restaurants
Quiet Time Recycled Insulation	357-1908	newsprint cellulose insulation
Reynolds Aluminum	385-1867	HI 5 redemption, non-ferrous metals
SOS Metals Island Recycling	280-8844	metals, autos, appliances
Tecus on Cell	579-6011	event recycling
Tri-Isle RC&D	244-1800	Lanai recycling programs
Unitek Solvent Services	877-2687	commercial oil
WalMart	871-7062	used oil, tires, auto batteries
Ziro Recycling	357-3227	HI 5 redemption

SECONDHAND STORES AND THRIFT SHOPS

A-1 Recycled Appliances	242-6937	repairable appliances
Buyers Paradise	878-2826	usable furniture, decor
Endangered Pieces	572-6444	sells furniture, decor
Friends of the Library	871-6563	books, magazines
Habitat for Humanity Restore	968-8050	building materials, refurb. computers
Holy Rosary Thrift Store	579-8714	household items, clothing
Lin's New & Used Furniture	242-4788	furniture
Kala Iki Thrift Store	878-1721	household items, clothing
Pink Plumea Consignment	877-0007	clothing
Salvation Army Kihei	875-8065	household items, clothing
Salvation Army Lahaina	661-8827	household items, clothing
Sinners	871-7244	household items, clothing
St. Anthony's Thrift Store	242-7785	household items, clothing
St. Joseph's Thrift Store	572-9150	household items, clothing

If your business offers a recycling service and is not listed, please accept our apologies.



www.maui-county.gov/recycle



What Can Be Redeemed for \$4:

- △ Beverage containers labeled HI-5
- △ Size: 68 ounces (2 liters) or smaller
- △ Glass, plastic, aluminum, or bi-metal
- △ Beverage types include: water, soda, juice, tea, coffee, beer & malt beverages, mixed spirits, less than 15% alcohol and wine beverages if less than 7% alcohol

What Cannot Be Redeemed:

- △ Milk, supplements, infant formula, meal replacements, liquor, wine and all containers larger than 68 oz



WHAT & HOW TO RECYCLE AT RESIDENTIAL RECYCLING CENTERS

GLASS

- △ Jars, bottles, containers of all sizes
- △ Discard lids and corks, rinse clean
- △ No need to remove labels
- △ Please kokua: NO food residue!

PLASTIC BOTTLES WITH NECKS

- △ Plastic bottles and containers with necks
- △ Discard caps
- △ Please kokua: NO food residue!

PLASTIC SHOPPING BAGS

- △ Plastic shopping bags and dry cleaning bags only
- △ Completely empty, tie each bag, put all bags in one bag and tie
- △ Please kokua: NO trash or debris!

YARD TRIMMINGS

- △ Including plants, grass clippings, tree and bush trimmings, Christmas trees, etc.
- △ Leave grass clippings on lawns; they act as a natural fertilizer and mulch
- △ Does NOT include food scraps
- △ Take trimmings to EKO Compost (572-8844) located at the Central Maui Landfill, or in West Maui at the Olowalu Recycling & Reuse Center on Honoapiʻiani Hwy.

Compost at home: yard trimmings, food scraps, and shredder. For info, go to: www.joyofworms.com or 573-3911 for workshop information, \$5 fee

PHONE BOOK RECYCLING

Drop off phone books in the bin located outside of Royal Hawaiian Movers, 400 Hana Hwy., Kahului, 873-0777. Sponsored by Paradise Yellow Pages, A Yellowbook Company.



HOW TO RECYCLE USED MOTOR OIL

- △ For Home Mechanics only, not for business or commercial operators
- △ Clean Motor oil from cars and trucks only - up to 2 gallons in a clean container. No bleach bottles.
- △ Drain oil filters overnight & discard filter
- △ Please sign in at the recycle location
- △ No oil "contaminated" with water or other auto fluids. For "contaminated" oil, absorb, triple bag in plastic and take to landfill.
- △ It is against the law to leave oil at a closed site. (HRS 342J-9). Please kokua!

E-CYCLING

Habitat for Humanity Restore, 970 Lower Main St., beginning Jan. 09, accepts for recycling: computers, televisions, stereos and anything that attaches to these items, copiers, fax machines, point of sale (POS) systems, cell phones & office equipment with circuit boards. Tues 9-2, Sat. 9-12. Businesses with large loads or anyone interested in a refurbished computer please call: 573-4018

CFL's

Home Depot accepts compact fluorescent light bulbs (CFL's) at the Customer Service Desk

Be Prepared:

- △ Empty containers completely, NO liquid, food or trash
- △ Remove caps from all bottles
- △ Do NOT remove labels
- △ Sort by material type and size.
- △ Aluminum & plastic may be flattened except when redeeming at Reverse Vending Machines (RVMs)

METAL CANS

- △ Aluminum and bi-metal cans
- △ CLEAN, RINSED food cans with lids removed, labels can stay
- △ Please kokua: NO food residue!

NEWSPAPER

- △ All newspapers, including inserts
- △ Remove rubber bands, plastic wrap
- △ Do not be in a bundle or bag

CARDBOARD & PAPER BAGS

- △ Corrugated boxes, cardboard, paper egg cartons, cardboard rolls, paper bags, all colors, all sizes
- △ Remove all plastic or foam liners
- △ Please kokua: Break down, cut or flatten every size of box
- △ NO food residue!



KEEP MAUI NO KA OI

Prevent litter, cover your load of recyclables or refuse.

Littering and dumping are against the law!

APPLIANCE RECYCLING

When buying a new appliance, have the delivery service remove your old appliance for recycling.

For QUICK & EASY Drop Off

of Home appliances, FREE for residents, for SOS METALS ISLAND RECYCLING Mon - Fri 8:30 - Sat 8-11:30

Cannot take it to SOS yourself?

Call a Refuse Service Office to schedule a FREE County residential pick-up Central, South & West Maui 270-7452 Upcountry: 572-3958

△ Please leave a message, with a number where you can be reached and someone will call to schedule the pick up time.

△ Put the appliance out by the curb the day before the scheduled pick-up.

*Pick up service not available to condo and apartment complexes. See the complex manager.

BUSINESSES:

Take appliances to Kitagawa's (877-5611) or SOS Metals (280-8844) for a fee.

VEHICLES

Cars and trucks may be taken to Kitagawa's (877-5611) located in Kahului on Alamaha St. or SOS Metals (280-8844) located in the Central Maui Baseyard. Call for fees.

SCRAP METAL

Take most metals to SOS Metals (280-8844) or non-ferrous metals only to Reynolds Recycling (385-1867). Call first for what is accepted.

AUTO BATTERIES & TIRES

State law requires stores that sell batteries and tires to accept used ones when new ones are purchased. Most stores that sell batteries and tires will accept used ones; a fee may be charged. Call stores first, to check for individual store policies.

HOUSEHOLD BATTERIES

Take rechargeable household or tool batteries to Home Depot. Take household batteries to Long's Drugs and place in the Big Green Box at the photo center.

PAINT

Usable paint may be donated for reuse. Donate new cans to Habitat for Humanity Restore 893-8334. Take partial cans to Community Work Day Program, 877-2524. Residents: Non-usable paint - solidify by absorbing with a material such as cat litter or newspaper, triple bag in plastic bags and take to the landfill. Businesses with large quantities of unusable paint should call a licensed hazardous waste processor.

Appendix E:

Acronyms and Abbreviations

Abbreviation	Definition
AST	Aboveground Storage Tank
ASHERA	(Federal) Asbestos Hazard Emergency Response Act
ASTM	American Society for Testing and Materials
BACT	Best Available Control Technology
BLM	Bureau of Land Management
BTEX	Benzene, Toluene, Ethylbenzene, and Xylenes
CAA	Clean Air Act: Regulates Air Quality
CAMU	Corrective Action management Unit
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act: Federal Superfund for Cleanup of Environmental Contamination (1980, 1986)
CERCLIS	CERCLA Information System (data base)
CESQG	Conditionally Exempt SQG: Hazardous Waste Generator less than 100 kg/mo.
C.F.R.	Code of Federal Regulations: National Standard Regulations
COLIWASA	Composite Liquid Waste Sampler
CRC	Chlorofluorocarbon
CMU	Concrete Masonry Unit
CWA	Clean Water Act: Regulates Water Quality (1972, 1987)
CZMA	Coastal Zone Management Act
DLNR	Department of Land and Natural Resources
DOT	Department of Transportation: Administers hazardous Waste Containers-Marking-Labeling-Placarding and Transportation Procedures.
DOH	Department Of Health (State Of Hawaii)
DRASTIC	EPA Standardized System for Evaluating Groundwater Pollution Potential Using Hydrogeologic Settings.
EIS	Environmental Impact Statement
EPA	Environmental Protection Agency: Administers CERCLA, RCRA and SARA
FID	Flame Ionization Detector
FIFRA	Federal Insecticide, Fungicide and Rodenticide Act: Regulates Pesticides (1972, 1988)
FSP	Field Sampling Plan
FWPCA	Federal Water Pollution Control Act
HAP	Hazardous Air Pollutant
HCS	(OSHA) Hazard Communication Standard
HSWA	(Federal) Hazardous and Solid Waste Amendments of 1984
LEL	Lower Explosive Limit
LQG	Large Quantity Generators; Hazardous Waste Generator in Excess of 100 kg/mo.
LUST	Leaking Underground Storage Tank.
MCL	Maximum Contaminant Level
MCLG	Maximum Contaminant Level Goal
MSDS	Material Safety Data Sheets: Hazard Information Required for Chemical Substances by OSHA
NAAQS	National Ambient Air Quality Standards
NEPA	National Environmental Policy Act
NESHAP	National Emission Standards for Hazardous Air Pollutants (Under CAA Regulations)
NPDES	National Pollutant Discharge Elimination System
NPL	National Priorities List
O&M	Operating and Maintenance
OCS	Outer Continental Shelf
OSHA	Occupational Safety and Health Act: Established Hazard Communication Program and Employee Right-to-Know Law (1970)
OVA	Organic Vapor Analyzer
PCB	Polychlorinated Biphenyls: Toxic Substance Used in Electric-Device Cooling.
PCi/l	Picocuries Per Liter
PEL	Permissible Airborne Exposure Level
PID	Photoionization Detector

POTW	Publicly Owned Treatment Works
ppb	parts per billion
ppm	parts per million
PWP	Project Work Plan
PRPs	Potentially Responsible Parties
QA/QC	Quality Assurance/Quality Control
QAPP	Quality Assurance Project Plan
RBCA	Risk Based Corrective Action and Decision-Making at Sites with Contaminated Soil and Groundwater. (Hawaii DOH)
RCRA	Resource Conservation and Recovery Act: Federal Hazardous Waste Management Law. Regulates Waste Generation, Transportation, Treatment, Storage or Disposal Sites (1976, 1984)
RQ	Reportable Quantity
RUST	Registry of Underground Storage Tanks
SAP	Sampling & Analysis Plan
SARA	Superfund Amendments and Reauthorization Act: Amends CERCLA and includes Community Right to Know Law. Requires facilities report their chemical inventories and emissions (1986).
SDWA	Safe Drinking Water Act: Establishes maximum contaminant levels for drinking water (1974, 1986).
SHSP	Site Health & Safety Plan
SIC	Standard Industrial Classification
SIP	State implementation plan
SPCC	Spill Prevention Control and Countermeasure
SQG	Small Quantity Generator: Hazardous Waste Generator between 100-1000 kg/mo.
TCLP	Toxicity Characteristic Leaching Procedure: A toxicity test for certain substances declared hazardous by the EPA.
TMK	(Hawaii) Tax Map Key
TPH	Total Petroleum Hydrocarbons
TPQ	Threshold Planning Quantity
TSCA	Toxic Substances Control Act: Regulates PCBs in electrical devices and chromium in evaporative cooling towers, asbestos in schools. (1976)
TSD	Treatment, Storage, and Disposal
UEL	Upper Explosive Limit
UIC	Underground Injection Control
USGS	United States Geological Survey
UST	Underground Storage Tank
VOA	Volatile Organic Analyses
VOC	Volatile Organic Compound: EPA listed toxic or carcinogenic organic substances.
Minimal, Minor or Not Significant	1) An unlikely or remote event, i.e., possible, but not anticipated under current conditions and observed features. 2) Insignificant when compared to regulatory acceptance levels, guideline action levels or when compared to background and/or baseline conditions of the local environment. 3) Any potential effect or impact attributed to the subject factor may be considered as the least likely source among a number of potentially responsible factors. 4) Any potential effect may not be measurable or detected by current technology. 5) Education, experience, and background of the investigator were utilized to conclude the situation or condition as trifle.