Miki Basin Industrial Park
Environmental Assessment

Exhibit F

Phase I Environmental Site Assessment
PHASE I
ENVIRONMENTAL SITE ASSESSMENT

Miki Basin
200 Acre Property
Proposed Industrial Area
Miki Road
(SE of Existing Airport Runway)
Lanai City, Hawaii

April 3, 2014
TRC Project No: 215880

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215880
EXECUTIVE SUMMARY

Subject to the qualifications and limitations stated in Section 1 of this report, TRC Environmental Corporation (TRC) was retained by Lanai Resorts, LLC to perform a Phase I Environmental Site Assessment (ESA) of approximately 200 acres of undeveloped land primarily located on the west side of Miki Road with approximately 35 of the 200 acres located on the east side of Miki Road. The Site is three and a half miles east of the Pacific Ocean and begins approximately 0.7 miles south of Kaunalapau Highway in Lanai City, Maui County, Hawaii (herein referred to as the “Site”). TRC’s assessment was conducted in connection with the Clients’ planned renovation of the Site to include light and heavy industrial areas. The Phase I ESA described in this report was performed in accordance with the scope and limitations of the American Society of Testing and Materials Practice E 1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM E 1527-13). Limitations and/or deviations from the ASTM E 1527-13 standard are described in Section 1.3 of this report.

The Site is currently undeveloped land.

No transformers were observed on the Site. Utility owned pole-mounted transformers are located adjacent to the property area. It is unknown if the transformers may contain polychlorinated biphenyls (PCBs).

Based on information obtained from the site reconnaissance and available information, no underground storage tanks (USTs) or above ground storage tanks (ASTs) are located on the Site.

Freedom of Information Act (FOIA) record reviews were completed by TRC of Hawaii Department of Health’s (DOH) available records. DOH records did not indicate any concerns associated with the Site.

As a result of the Phase I ESA, including but not limited to our visual observation of the Site; review of historical information, environmental databases, and information provided by the User; interviews with the current Site representative; and TRC’s professional judgment, no recognized environmental conditions (RECs) associated with the Site, as defined by the ASTM E 1527-13 standard, were identified.

However, potential Vapor Encroachment Conditions (VECs) were identified with respect to the permanently out of use underground storage tank (UST) listing for the nearby Lanai Airport and the following listings for the Maui Electric Company (MECO) facility: Resource Conservation and Recovery Act (RCRA) Conditionally Exempt Small Quantity Generator (CESQG), Toxic Chemical Release Inventory System (TRIS), PCB Activity Database System (PADS) and SPILLS. As such, vapor encroachment onto the Site from this adjacent property could be a possibility, and based on Clients perceived risk, liability and/or corporate policy, may warrant further investigation; however, based on the lack of reported releases and/or associated regulatory status, the Lanai Airport UST and MECO facility identified as VECs have not likely caused a vapor encroachment onto the Site.
Phase I Environmental Site Assessment Report
Miki Basin – 200 Acre Property, Proposed Industrial Area, Lanai City, HI

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This Executive Summary is part of this complete report; any findings, opinions or conclusions in this Executive Summary are made in context with the complete report. TRC recommends that the User read the entire report for all supporting information related to findings, opinions and conclusions.

1.0 INTRODUCTION

TRC has prepared this Phase I ESA for Lanai Resorts, LLC (hereinafter “Clients” or “Users”).

This report was prepared for and may be relied upon by Clients for the purposes set forth herein; it may not be relied on by any party other than the Clients and reliance may not be assigned without the express approval of TRC. Authorization for third-party reliance on this report will be considered by TRC if requested by the Clients. TRC reserves the right to deny reliance on this report by third parties.

1.1 Purpose and Scope of Services

The following Phase I ESA was performed for the Site identified as Miki Basin – Proposed Industrial Area 200 Acre Property primarily located on the west side of Miki Road with approximately 35 of the 200 acres located on the east side of Miki Road. The Site is approximately three and a half miles east of the Pacific Ocean and begins approximately 0.7 miles south of Kaumalapau Highway in Lanai City, Maui County, Hawaii (hereinafter the “Site”). A Site location map is included as Figure 1. This Phase I ESA has been prepared by TRC in accordance with the American Society for Testing and Materials E 1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM E 1527-13) and is intended for the sole use of Clients/Users. TRC was authorized to perform this assessment by signed proposal dated February 26, 2014, from Mr. Thomas A. Hoen of Lanai Resorts, LLC (Clients).

The purpose of this assessment is to identify Recognized Environmental Conditions (RECs) at the Site, as defined by the ASTM E 1527-13 standard. The completion of this Phase I ESA report may be used to satisfy one of the requirements for the Users to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations pursuant to Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), thereby constituting all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice as defined by 42 U.S.C. §9601(35)(B) of CERCLA.

TRC understands that this assessment is not funded with a federal grant awarded under the U.S. EPA Brownfields Assessment and Characterization program.

The Scope of Services for this Phase I ESA included the following tasks:

- Site and vicinity reconnaissance;
- Site and vicinity description and physical setting;
- Historical source review and description of historical Site conditions;
- Interviews with owners, operators, and/or occupants of the Site, and/or local officials;
- Review of environmental databases and regulatory agency records;
- Review of previous environmental reports/documentation, as applicable;
- Review of environmental liens, if requested by the Users; and
1.2 Additional Services

Items outside the scope of the ASTM E 1527-13 standard include, but are not limited to:

- Asbestos
- Radon
- Lead-based paint
- Lead in drinking water
- Wetlands
- Regulatory compliance
- Cultural and historic resources
- Industrial hygiene
- Health and safety
- Ecological resources
- Endangered species
- Indoor air quality including vapor intrusion
- Biological agents
- Mold

1.3 Limitations and Deviations

1.3.1 Accuracy and Completeness

The ASTM E 1527-13 standard recognizes inherent limitations for Phase I ESAs that apply to this report, including:

- Uncertainty Not Eliminated – No Phase I ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. Data gaps identified during this Phase I ESA are listed in Section 7.4.
- Not Exhaustive – A Phase I ESA is not an exhaustive investigation.
- Past Uses of the Property – A review of standard historical sources at intervals less than five years is not required.

The Clients is advised that the Phase I ESA conducted at the Site is a limited inquiry into a property’s environmental status, cannot wholly eliminate uncertainty, and is not an exhaustive assessment to discover every potential source of environmental liability at the Site. Therefore, TRC does not make a statement i) of warranty or guarantee, express or implied for any specific use; ii) that the Site is free of RECs or environmental impairment; iii) that the Site is “clean”; or iv) that impairments, if any, are limited to those that were discovered while TRC was performing the Phase I ESA. This limiting statement is not meant to compromise the findings of this report; rather, it is meant as a statement of limitations within the ASTM standard and intended scope of this assessment. Specific limitations identified during the Site reconnaissance are described in Section 5.1. Subsurface conditions may differ from the conditions implied by surface observations, and can be evaluated more thoroughly through intrusive techniques that are beyond the scope of this assessment. Information in this report is not intended to be used as a construction document and should not be used for demolition, renovation, or other construction purposes.

This report presents TRC’s site reconnaissance observation, findings, and conclusions as they existed at the time of the Site reconnaissance. TRC makes no representation or warranty that the past or current operations at the property are, or have been, in compliance with all applicable federal, state and local laws, regulations and codes. TRC makes no guarantees as to the accuracy or completeness of information obtained from others during the course of this Phase I ESA report. It is possible that information exists beyond the scope of this assessment, or that information was not provided to TRC. Additional information subsequently provided, discovered, or produced may alter findings or conclusions made in this Phase I ESA report. TRC is under no obligation to update this report to reflect such subsequent information. The findings presented in this report are based upon reasonably ascertainable information and observed Site conditions at the time of the assessment.

This report does not warrant against future operations or conditions, nor does it warrant against operations or conditions present of a type or at a location not assessed. Regardless of the findings stated in this report, TRC is not responsible for consequences or conditions arising from facts that were not fully disclosed to TRC during the assessment.

An independent data research company provided the government agency database referenced in this report. Information regarding surrounding area properties was requested for approximate minimum search distances and was assumed to be correct and complete unless obviously contradicted by TRC’s observations or other credible referenced sources reviewed during the assessment.

TRC is not a professional title insurance or land surveyor firm and makes no guarantee, explicit or implied, that any land title records acquired or reviewed, or any physical descriptions or depictions of the property in this report, represent a comprehensive definition or precise delineation of property ownership or boundaries.

1.3.2 Warranties and Representations

This report does not warrant against: (1) operations or conditions which were not evident from visual observations or historical information provided; (2) conditions which could only be determined by physical sampling or other intrusive investigation techniques; (3) locations other than the Clients-provided addresses and/or legal parcel description; or (4) information regarding off-site location(s) (with possible impact to the Site) not published in publicly available records.

1.3.3 Continued Validity/User Reliance

This report is presumed to be valid, in accordance with, and subject to, the limitations specified in the ASTM E 1527-13 standard, for a period of 180 days from completion, or until the Clients obtains specific information that may materially alter a finding, opinion, or conclusion in this report, or until the Clients is notified by TRC that it has obtained specific information that may
materially alter a finding, opinion, or conclusion in this report. Additionally, pursuant to the ASTM E 1527-13 standard, this report is presumed valid if completed less than 180 days prior to the date of acquisition of the property or (for transactions not involving an acquisition) the date of the intended transaction.

1.3.5 Significant Assumptions

During this Phase I ESA, TRC relied on database information; interviews with Site representatives, regulatory officials, and other individuals having knowledge of Site operations; and information provided by the Users as requested in our authorized Scope of Work. TRC has assumed that the information provided is true and accurate. Reliance on electronic database search reports is subject to the limitations set forth in those reports. TRC did not independently verify the information provided. TRC found no reason to question the validity of the information received unless explicitly noted elsewhere in this report. If other information is discovered and/or if previous reports exist that were not provided to TRC, our conclusions may not be valid.

2.0 SITE DESCRIPTION

2.1 Site Location and Legal Description

The Site is identified as portion of Tax Lot 4-9-002:001 and consists of approximately 200 acres of undeveloped land primarily located on the west side of Miki Road with approximately 35 of the 200 acres located on the east side of Miki Road. The Site is approximately three and a half miles east of the Pacific Ocean and begins approximately 0.7 miles south of Kaumalapau Highway in Lanai City, Maui County, Hawaii. The Site is currently owned by Lani Resorts, LLC. A Site location map is included as Figure 1.

2.2 Site Improvements

Current on-site improvements are listed in the following table.

<table>
<thead>
<tr>
<th>Site Feature</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building (stories)</td>
<td>None</td>
</tr>
<tr>
<td>Construction date</td>
<td>N/A</td>
</tr>
<tr>
<td>Exterior area</td>
<td>N/A</td>
</tr>
<tr>
<td>On-site roads/rail lines</td>
<td>Miki Road</td>
</tr>
<tr>
<td>Other large equipment</td>
<td>Utility owned and operated pole-mounted transformers were located adjacent to the property. The transformers were either not accessible or not labeled, and it is unknown if the transformers contain PCBs.</td>
</tr>
<tr>
<td>Portable water supply</td>
<td>N/A</td>
</tr>
<tr>
<td>Sewage disposal system</td>
<td>N/A</td>
</tr>
<tr>
<td>Heating/Cooling System</td>
<td>N/A</td>
</tr>
<tr>
<td>Back-Up fuel source</td>
<td>N/A</td>
</tr>
<tr>
<td>Electricity supplier</td>
<td>Property doesn't currently have service; however, Maui Electric Company serves the entire island.</td>
</tr>
<tr>
<td>Storm water system</td>
<td>Runoff</td>
</tr>
</tbody>
</table>

2.3 Current and Historical Site Use

2.3.1 Current Site Use(s)

The Site is currently undeveloped.

2.3.2 Previous Owner and Operator Information

The Site is believed to have always been undeveloped and utilized for agricultural purposes associated with the island’s pineapple plantation.

2.4 Physical Setting

According to the United States Geological Survey (USGS) topographic map, Lanai City, HI quadrangle dated 1992, the Site is located approximately three and a half miles to the east of the
3.0 USER PROVIDED INFORMATION

According to the ASTM E 1527-13 standard, certain tasks that may help identify the presence of RECs associated with the Site are generally conducted by the Phase I ESA User. These tasks include: reviewing title records for environmental liens or activity and land use limitations; providing specialized knowledge related to RECs at the Site (e.g., information about previous ownership or environmental litigation); and providing explanations for significant reduction in the Site purchase price. A list of requested information was included in TRC’s proposal dated February 26, 2014 (see Section 1.1). The information was provided by the User on March 20, 2014 and is included in Appendix B.

3.1 Title & Judicial Records for Environmental Liens or Activity and Use Limitations

The User did not provide any information regarding environmental concerns associated with title or judicial records, or the existence of environmental liens or activity and use limitations (AULs) for the Site. Completion of an additional title and judicial record search was requested by the User.

The environmental lien and AUL search report supplied by EDR of Shelton, Connecticut indicated environmental liens and AULs were not found for the Site and a copy of the EDR search report is included in Appendix C.

3.2 Specialized Knowledge

The User did not provide any specialized knowledge related to potential RECs at the Site.

3.3 Property Value Reduction Issues

The User did not provide any property valuation reduction issues regarding the Site.

3.4 Commonly Known or Reasonably Ascertainable Information

TRC was supplied with commonly known and/or reasonably ascertainable information regarding the Site by Mr. Thomas A. Hoen of Lanai Resorts, LLC. This information was used during this Phase I ESA and has been incorporated in this report as applicable.

3.5 Reason for Conducting Phase I

TRC understands that the Users require a Phase I ESA as part of a study to pursue land use approval to use the land as an industrial park. According to the Users, the land is currently zoned as agricultural.
4.0 RECORDS REVIEW

4.1 Sources of Information

Information regarding Site and vicinity historical uses was obtained from various publicly available and practically reviewable sources including: aerial photographs; topographic maps; city directories; local municipal records; an environmental database report; and interviews with Site representative(s) and regulatory agency official(s), as necessary. The historical documents were obtained from Environmental Data Resources (EDR) and are included in Appendix C.

4.2 Historical Use Information

Historical use information regarding the Site and surrounding properties was obtained from available municipal records as well as aerial photographs (scale: 1" = 750') dated 1952; aerial photographs (scale: 1" = 500') dated 1992; topographic maps dated 1984 and 1992; and city directories from 1997, 1999 and 2103.

4.2.1 Site History

Operational History

<table>
<thead>
<tr>
<th>Year</th>
<th>Site History</th>
</tr>
</thead>
<tbody>
<tr>
<td>1920 - Present</td>
<td>Lanai City was reportedly first developed in the early 1920's. The Site appears undeveloped.</td>
</tr>
</tbody>
</table>

It does not appear that topographic contours in the Site area have significantly changed during the time period reviewed.

Hazardous Substances

No hazardous substances or petroleum products were observed at the Site during the Site reconnaissance.

4.2.2 Adjoining Property and Surrounding Property History

<table>
<thead>
<tr>
<th>Year</th>
<th>Adjoining Property History</th>
</tr>
</thead>
<tbody>
<tr>
<td>1903 - Present</td>
<td>Review of historic aerial photographs and topographic maps depict the area to the northwest of the site as property used for the Lanai Airport. According the Maui County Tax Assessor Website, the MECO Power Plant Facilities were developed with three large warehouse structures in 1996 north of the warehouse structure. All other areas surrounding the Site are depicted as undeveloped land utilized for agricultural and pineapple plantation activities. Pineapple plantation activities ceased operation in 1992.</td>
</tr>
<tr>
<td>1977 - 1992</td>
<td>Review of historic aerial photographs and topographic maps depict the area to the northwest of the site as area property used for the Lanai Airport. A storage warehouse structure is reportedly developed to the west of Miki Road to the east of the Site in 1997. All other areas surrounding the Site are depicted as undeveloped land utilized for agricultural and pineapple plantation activities.</td>
</tr>
<tr>
<td>1952 - 1976</td>
<td>Review of historic aerial photographs and topographic maps depict the area to the northwest of the site as area property used for the Lanai Airport. All other areas surrounding the Site are depicted as undeveloped land utilized for agricultural and pineapple plantation activities.</td>
</tr>
<tr>
<td>1920 - 1952</td>
<td>Lanai City was reportedly first developed in the early 1920's. The Site appears undeveloped.</td>
</tr>
</tbody>
</table>

4.3 Database Report

A database search report that identifies properties listed on state and federal databases within the ASTM-required radii of the Site was obtained from EDR and is included in Appendix A. The environmental database report identified 21 properties/listings. These properties included those that could be mapped and those that could not (i.e., orphan properties).

Subject Site

The Site was not identified within any of the databases searched with the identified ASTM-required radii of the Site.

Adjacent and Surrounding Properties

TRC evaluated the following factors to determine whether additional environmental records with respect to the adjoining and/or surrounding properties should be reviewed:

1. Whether the property is up-gradient or down-gradient of the Site based on the local topography and the assumed south-southwest shallow ground water flow direction;
2. Property case status (e.g., whether the Hawaii Department of Health has issued a No Further Action letter, etc.);
3. Type of database and whether the presence of contamination is known; and
4. The distance between the listed property and the Site.
In addition, the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) 42 U.S.C. § 9601(22) defines a "release" as "any spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping, or disposing into the environment (including the abandonment or discharging of barrels, containers, and other closed receptacles containing any hazardous substances or pollutants or contaminants)." According to CERCLA, the term "environment" includes (A) the navigable waters, the waters of the contiguous zone, and the ocean waters...and (B) any other surface water, groundwater, drinking water supply, land surface or subsurface strata..." Given that CERCLA and the All Appropriate Inquiries Final Rule 40 CFR Part 312 do not differentiate by form (e.g., solid, liquid, vapor) of the release to the environment, Section 2.1 of ASTM E1527 Standard indicates that, "Vapor migration must be considered no differently than contaminated groundwater migration in the Phase I investigation." Vapor intrusion generally occurs when there is a migration of volatile chemicals from contaminated groundwater or soil into an overlying building. Volatile chemicals can emit vapors that may migrate through subsurface soils and into indoor air spaces of overlying buildings. Volatile chemicals may include volatile organic compounds, select semivolatile organic compounds, and some inorganic analytes. In accordance with ASTM E6200 - 10 Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions, listings for potential volatile organic compounds (VOC) impacted properties located within 1,760-foot radius of the Site and listings for potential petroleum-impacted properties located with a 520-foot radius of the Site were reviewed as a component of this investigation. Potential Vapor Encroachment Conditions (VECs) were identified for properties located within the referenced radii.

Based on this evaluation, TRC limited the review of additional environmental records to the properties listed below, since the potential for contamination to be migrating to the Site from the other properties identified by the database search is considered low.

<table>
<thead>
<tr>
<th>Facility Name and/or Address</th>
<th>Lanai Airport – Lanai City, HI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Approximate Location Relative to Site</td>
<td>0.001 miles to the northwest</td>
</tr>
<tr>
<td>EDR Map No.</td>
<td>1</td>
</tr>
<tr>
<td>Databases</td>
<td>UST</td>
</tr>
<tr>
<td>Description/ID Number</td>
<td>U003222164</td>
</tr>
<tr>
<td>Presumed Hydrogeologic Setting</td>
<td>Up-gradient</td>
</tr>
</tbody>
</table>

This property had one 150 gallon UST that was reportedly closed in 1994 and currently listed as Permanently Out of Use. This facility is within the 520-foot radius for potential petroleum-impacted properties and is within the 1,760-foot radius for potential VOC-impacted properties and meets the definition of a VEC based on ASTM 2600 – 10. However, based on the current regulatory status, it is not expected that vapor migration is presently a concern to the Site.

According to the regulatory database report, EDR did not identify any historical auto stations (i.e., gasoline stations, filling stations, automobile repair shops, auto service stations, etc.) or historical cleaners (e.g., dry cleaners, laundromats, laundry services, wash & dry establishments, etc.) within ¼ of a mile of the Site.

4.4 Previous Reports

No environmental reports related to the Site were provided to TRC for review and inclusion into this report.

4.5 Other Environmental Record Sources

Per the ASTM standard, local or additional state records were reviewed to enhance and supplement the ASTM-required federal and state records reviewed and discussed earlier in this report. Local sources that were contacted to obtain this information include: the Hawaii Department of Health, the Lanai Fire Station, the Maui County Tax Assessor, and the Maui County Department of Environmental Management. Information from these sources is discussed below:
Phase I Environmental Site Assessment Report

Miki Basin – 200 Acre Property, Proposed Industrial Area, Lanai City, HI

April 3, 2014

5.0 SITE RECONNAISSANCE

5.1 Methodology and Limiting Conditions

Ms. Kacey Swindle and Mr. Ron Landolt conducted a Site reconnaissance of accessible areas on and around the Site on March 11, 2014, for the purpose of identifying potential RECs, and were unaccompanied during the Site reconnaissance. Photographs taken during the reconnaissance are provided in Appendix D.

5.2 Interior and Exterior Site Observations

Unless otherwise noted, the items listed in the table below appeared in good condition with no visual evidence of staining, deterioration or a discharge of hazardous materials; and there are no records of a release in these areas. Items where further description is warranted are discussed in the section(s) following the table.

<table>
<thead>
<tr>
<th>Item</th>
<th>Present (Yes/Yes-Historic/No)</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hazardous material storage or handling areas</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Aboveground storage tanks (ASTs) and associated piping</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Underground storage tanks (USTs) and associated piping</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Drums &amp; containers (&gt;5 gallons)</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Odors</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Pools of liquid, including surface water bodies and sumps (handling hazardous substances or substances likely to be hazardous only)</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Polychlorinated Biphenyls (PCBs) / Transformers</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Stains or corrosion</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Drains &amp; sumps</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Pits, ponds &amp; lagoons</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Stressed vegetation</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Historic fill or any other fill material</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Waste water (including storm water or any discharge into a drain, ditch, underground injection system, or stream on or adjacent to the Site)</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Wells (including dry wells, irrigation wells, injection wells, abandoned wells, or other wells)</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Septic systems or cesspools</td>
<td>No</td>
<td></td>
</tr>
</tbody>
</table>
5.2.1 Hazardous Substances
Hazardous substances and petroleum products were not observed at the Site during the Site reconnaissance.

5.3 Adjoining and Surrounding Properties Reconnaissance

5.3.1 Adjoining Properties

<table>
<thead>
<tr>
<th>Direction from Site</th>
<th>Current Land Use Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Undeveloped land with Kaumalapau Highway beyond</td>
</tr>
<tr>
<td>East</td>
<td>MECO Power Plant Facility and the storage warehouse, metal scrapyard and Maui disposal Sites are located to the east of the Site property boundary along with Miki Road followed by undeveloped land</td>
</tr>
<tr>
<td>South</td>
<td>Undeveloped land</td>
</tr>
<tr>
<td>West</td>
<td>Undeveloped land with the Lanai City Airport to the northwest</td>
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</table>

TRC observed one 55 gallon metal drum partially filled with gasoline, one 55 gallon plastic drum partially filled with oil and one 5 gallon bucket with an unknown material located on a wooden pallet in an unsecured plastic truck bed liner in the metal scrapyard area located on the existing industrial facility owned and operated by Lanai Resorts, LLC to the east of the Site and south of the MECO facility. Reportedly these materials were in the process of being removed from the site, and TRC did not observe any evidence of spills or releases associated with the materials.

5.3.2 Surrounding Properties
The local setting is predominantly undeveloped land with the exception of the MECO Plant and the existing Lanai Resorts, LLC industrial facility between the Site and Miki Road as well as the Lanai City airport to the northwest of the Site.

6.0 INTERVIEWS
The following persons were interviewed to obtain historically and/or environmentally-pertinent information regarding RECs associated with the Site.

- Mr. Thomas A. Hoen of Lanai Resorts, LLC – Director of Development and Construction
- Mr. Wayne Ishizaki of Lanai Resorts, LLC – Site Contact
- Mr. Todd McDonald of Lanai Fire Department - Chief

The information provided by each is discussed and referenced in the text and/or provided below. Other references and sources of information are included in Appendix E.

Mr. Hoen was unaware of any hazardous materials incidents, spills, illegal dumping, or any other potential environmental threats or conditions that may pose a past, present, or material threat of release to the Site.

Mr. Ishizaki was unaware of any hazardous materials incidents, spills, illegal dumping, or any other potential environmental threats or conditions that may pose a past, present, or material threat of release to the Site.

Mr. McDonald was unaware of any hazardous materials incidents, spills, or any other potential environmental threats or conditions that may pose a past, present, or material threat of release to the Site.
### 7.0 FINDINGS, OPINIONS AND CONCLUSIONS

Potential findings can include RECs, historical RECs (HRECs), and de minimis conditions, pursuant to the ASTM E 1527-13 standard.

RECs are defined as the presence or likely presence of any hazardous substances 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. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a threat to human 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.

HRECs are defined as an environmental condition which in the past would have been considered a REC, but which may or may not be considered a REC currently.

TRC has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-13 at the 200 acre property located on the west side of Miki Road with approximately 35 of the 200 acres located on the east side of Miki Road in Lanai City, Maui County, Hawaii (Site); see Appendices F and G. Deviations from this practice are described in Section 1.3 of this report.

#### 7.1 RECs
This assessment has revealed no evidence of RECs in connection with the Site.

#### 7.2 HRECs
This assessment has revealed no evidence of HRECs in connection with the Site.

#### 7.3 De Minimis Conditions
This assessment has revealed no evidence of de minimis conditions in connection with the Site.

#### 7.4 Data Gaps
TRC has made an appropriate inquiry into the commonly known and reasonably ascertainable resources concerning the historical ownership and use of the Site back to the first development per 40 CFR Part 312.24 (Reviews of Historical Sources of Information). TRC did not identify any data gaps during this assessment.

### 8.0 REFERENCES

<table>
<thead>
<tr>
<th>Description/Title of document(s) received or agency contacted</th>
<th>Date Information Request/Information Updated</th>
<th>Reference source</th>
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<td>Environmental Data Resources</td>
<td>March 10, 2014 N/A</td>
<td><a href="http://www.adrof.com/">http://www.adrof.com/</a></td>
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<td>Hawaii Department of Health</td>
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<td>Maui County Fire Department</td>
<td>March 11, 2014 N/A</td>
<td>Chief Todd McDonald via in person interview</td>
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<td>Maui County – Assessor, Planning, Environmental Management</td>
<td>March 12, 2014 N/A</td>
<td><a href="http://www.co.mau.hi.us">http://www.co.mau.hi.us</a></td>
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9.0 ADDITIONAL SERVICES

No additional services were performed for the Site during this Phase I ESA.
A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). 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 1527-13) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS
MIKI ROAD & KAUMALAPAU HIGHWAY
LANAI CITY, HI 96763

COORDINATES

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<th>Longitude (West)</th>
<th>UTM X (Meters)</th>
<th>UTM Y (Meters)</th>
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GR-1

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

Federal CERCLIS list
CERCLIS, Comprehensive Environmental Response, Compensation, and Liability Information System
FEDERAL FACILITY, Federal Facility Site Information listing

Federal CERCLIS NFRAP site List
CERC-NFRAP, CERCLIS No Further Remedial Action Planned

Federal CERCA CORRACTS facilities list
CORRACTS, Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list
RCRA-TSDF, RCRA - Treatment, 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
LUCIS, Land Use Control Information System

Federal ERNS list
ERNS, Emergency Response Notification System

State- and tribal - equivalent CERCLIS
SHWS, Sites List

State and tribal landfill and/or solid waste disposal site lists
SWFL/LF, Permitted Landfills in the State of Hawaii

State and tribal leaking storage tank lists
LUST, Leaking Underground Storage Tank Database
INDIAN UST, Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists
INDIAN UST, Underground Storage Tanks on Indian Land
FLMA USL, Underground storage site listing

State and tribal institutional control / engineering control registries
ENG CONTROLS, Engineering Control Sites

EXECUTIVE SUMMARY

INST CONTROL, Sites with Institutional Controls

State and tribal voluntary cleanup sites
INDIAN VCP, Voluntary Cleanup Priority Listing
VCP, Voluntary Response Program Sites

State and tribal Brownfields sites
BROWNFIELDS, Brownfields Sites

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists
US BROWNFIELDS, A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites
DEBRIS REGION 9, Torres Martinez Reservation Illegal Dump Site Locations
CRL, Open Dump Inventory
INDIAN ODL, Report on the Status of Open Dumps on Indian Lands

Local Lists of Hazardous waste / Contaminated Sites
US CDL, Clandestine Drug Labs
CRL, Clandestine Drug Lab Listing
US HIST CDL, National Clandestine Laboratory Register

Local Land Records
LIENS, CERCLA Lien Information

Records of Emergency Release Reports
HMIRS, Hazardous Materials Information Reporting System
SPILLS, Release Notifications
SPILLS 90, SPILLS 90 data from FirstSearch

Other Ascertainable Records
RCRA NonGen / N. R, RCRA - Non Generators
DOT OPS, Incident and Accident Data
DOH, Department of Defense Sites
FUDS, Formerly Used Defense Sites
CONSENT, Superfund (CERCLA) Consent Decreases
ROD, Records Of Decision
UMTRA, Uranium Mill Tailings Sites
US MINES, Minerals Master Index File
TRIS, Toxic Chemical Release Inventory System
TSCA, Toxic Substances Control Act
FIFRA, FIFRA/TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide
Act/TSCA (Toxic Substances Control Act)
HIST FTTS, FIFRA/TSCA Tracking System Administrative Case Listing
EXECUTIVE SUMMARY

SSTS. Section 7 Tracking Systems
ICR, Integrated Compliance Information System
PAES, PCB Activity Database System
MLTS, Material Licensing Tracking System
RADIOINFO, Radiation Information Database
FINES, Facility Index System/Facility Registry System
RAATS, RCRA Administrative Action Tracking System
RMP, Risk Management Plans
UCI, Underground Injection Wells Listing
DRYCLEANERS, Permitted Drycleaner Facility Listing
ARDS, List of Permitted Facilities
INDIAN RESERV, Indian Reservations
ESCRD, State Coalition for Remediation of Drycleaners Listing
LEAD SMELTERS, Lead Smelter Sites
2020 RMP, 2020 Corrective Action Program List
EPA WATCH LIST, EPA Watch List
COAL ASH DOZ, Steam-Electric Plant Operation Data
PCB TRANSFORMER, PCB Transformer Registration Database
COAL ASH EPA, Coal Combustion Residues Surface Impoundments List
US FIN ASSUR, Financial Assurance Information
US AIRS, Aerometric Information Retrieval System Facility Subsystem
PRP, Potentially Responsible Parties
Financial Assurance, Financial Assurance Information Listing

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records
EDR MGP, EDR Proprietary Manufactured Gas Plants
EDR US Hist Auto Stat, EDR Exclusive Historic Gas Stations
EDR US Hist Cleaners, EDR Exclusive Historic Dry Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives
RGA LF, Recovered Government Archive Solid Waste Facilities List
RGA LUST, Recovered Government Archive Leaking Underground Storage Tank
RGA HWS, Recovered Government Archive State Hazardous Waste Facilities List

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.
**EXECUTIVE SUMMARY**

Due to poor or inadequate address information, the following sites were not mapped. Count: 20 records.

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<tr>
<th>Site Name</th>
<th>Database(s)</th>
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<tbody>
<tr>
<td>CASTLE &amp; COOKIE - MANELE BAY</td>
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</table>

**SITE NAME:** Mild Basin - 200 Acre Industrial Site  
**ADDRESS:** Miki Road & Kaumalapau Highway  
**LAT/LONG:** 20.7904 / 156.9375  
**CLIENT:** TRC  
**CONTACT:** Ron Landolt  
**INQUIRY #:** 3875991.2s  
**DATE:** March 13, 2014 5:26 pm  

This report includes Interactive Map Layers to display or hide map information. The legend includes only those icons for the default map view.
**MAP FINDINGS SUMMARY**

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## MAP FINDINGS SUMMARY

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<tr>
<th>Database</th>
<th>Search Distance (Miles)</th>
<th>Target Property</th>
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<td>NR</td>
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**NOTES:**
- TP = Target Property
- NR = Not Requested at this Search Distance

Sites may be listed in more than one database.
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<tr>
<th>City</th>
<th>Owner (Name)</th>
<th>Site Name</th>
<th>Site Address</th>
<th>Zip Code</th>
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<td>LANAI CITY</td>
<td>CASTLE&amp;COOKE-MANELEBAY</td>
<td>LANAILDFL</td>
<td>TRANSPORTATION SECURITY CONNEXIA</td>
<td>96763</td>
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<tr>
<td>MAUICOUNTY</td>
<td>MAUI ELECTRIC CO-TM@</td>
<td>MIKIBASINPAVING&amp;FENCING</td>
<td>MIKIBASINPAVING&amp;FENCING</td>
<td>96763</td>
</tr>
<tr>
<td>LANAI CITY</td>
<td>DOLE PLANTATION (PALAWAI &amp; 5319 BA</td>
<td>LANAI ISLAND</td>
<td>LANAI ISLAND</td>
<td>96763</td>
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**Count:** 20 records.
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: 10/25/2013
Data Arrived at EDR: 11/11/2013
Date Made Active in Reports: 01/28/2014
Number of Days to Update: 78
Next Scheduled EDR Contact: 04/21/2014
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: 10/25/2013
Source: USEPA
Data Arrived at EDR: 11/11/2013
Date Made Active in Reports: 01/28/2014
Number of Days to Update: 78
Next Scheduled EDR Contact: 04/21/2014
Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Source: USEPA
Date Made Active in Reports: 02/02/1994
Number of Days to Update: 76
Next Scheduled EDR Contact: 06/09/2014
Data Release Frequency: No Update Planned

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 (c), sites may be deleted from the NPL where the further response actions are appropriate.

Date of Government Version: 10/25/2013
Source: EPA
Data Arrived at EDR: 11/11/2013
Date Made Active in Reports: 01/28/2014
Number of Days to Update: 78
Next Scheduled EDR Contact: 04/21/2014
Data Release Frequency: Quarterly

Federal FEDERAL FACILITY: Federal Facility Site Information listing

A listing of a National Priority List (NPL) and Basel Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 05/31/2013
Source: USEPA
Data Arrived at EDR: 07/08/2013
Date Made Active in Reports: 12/06/2013
Number of Days to Update: 151
Next Scheduled EDR Contact: 02/28/2014
Data Release Frequency: Varies

Federal CERCLIS-NFRAP site list

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

A listing of sites that have 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: 10/25/2013
Source: USEPA
Data Arrived at EDR: 11/11/2013
Date Made Active in Reports: 02/13/2014
Number of Days to Update: 94
Next Scheduled EDR Contact: 08/05/2014
Data Release Frequency: Quarterly

Federal INFRAP site list

INFRAP: INsite 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 the decision was not appropriate or other considerations require a recommendation for listing at a later date.

Date of Government Version: 10/25/2013
Source: USEPA
Data Arrived at EDR: 11/11/2013
Date Made Active in Reports: 02/13/2014
Number of Days to Update: 94
Next Scheduled EDR Contact: 06/09/2014
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: USEPA
Data Arrived at EDR: 03/30/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Telephone: 202-564-7333
EPA Region 1
Telephone 617-918-1143
EPA Region 2
Telephone 214-655-6659
EPA Region 3
Telephone 913-551-7247
EPA Region 4
Telephone 303-312-6774
EPA Region 5
Telephone 415-447-4246
EPA Region 6
Telephone 202-564-9810
EPA Region 7
Telephone 202-564-4267
EPA Region 8
Telephone 617-918-1143
EPA Region 9
Telephone 617-918-1143
EPA Region 10
Telephone 202-564-9810
EPA Region 11
Telephone 617-918-1143
EPA Region 12
Telephone 202-564-9810
EPA Region 13
Telephone 617-918-1143
### Federal RCRA non-CORRACTS TSD facilities list

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<th>Date of Government Version</th>
<th>Source: EPA</th>
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<td>Date Data Arrived at EDR: 10/02/2013</td>
<td>Telephone: 800-424-9346</td>
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<td>Number of Days to Update: 75</td>
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<td>Data Release Frequency: Quarterly</td>
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### Federal RCRA generators list

| Date of Government Version: 09/10/2013 | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 10/02/2013 |
| Number of Days to Update: 75 |
| Date Made Active in Reports: 12/16/2013 |
| Data Release Frequency: Quarterly |

| Date of Government Version: 09/10/2013 | Source: EPA |
| Date Data Arrived at EDR: 10/02/2013 | Telephone: (415) 495-8895 |
| Number of Days to Update: 75 |
| Date Made Active in Reports: 12/16/2013 |
| Data Release Frequency: Quarterly |

### Federal RCRA-LQG: RCRA - Large Quantity Generators

| Date of Government Version: 09/10/2013 | Source: EPA |
| Date Data Arrived at EDR: 10/02/2013 |
| Number of Days to Update: 75 |
| Date Made Active in Reports: 12/16/2013 |
| Data Release Frequency: Quarterly |

### Federal RCRA-SQG: RCRA - Small Quantity Generators

| Date of Government Version: 09/10/2013 | Source: EPA |
| Date Data Arrived at EDR: 10/02/2013 |
| Number of Days to Update: 75 |
| Date Made Active in Reports: 12/16/2013 |
| Data Release Frequency: Quarterly |

### Federal RCRA/CESQG: RCRA - Conditionally Exempt Small Quantity Generators

| Date of Government Version: 09/10/2013 | Source: EPA |
| Date Data Arrived at EDR: 10/02/2013 |
| Number of Days to Update: 75 |
| Date Made Active in Reports: 12/16/2013 |
| Data Release Frequency: Quarterly |

### 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). Transportation is individual or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSD's treat, store, or dispose of the waste.

| Date of Government Version: 09/30/2013 | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 02/26/2014 |
| Number of Days to Update: 66 |
| Date Made Active in Reports: 02/24/2014 |
| Data Release Frequency: Semi-Annually |

### RCRA-LQG: RCRA - Large Quantity Generators

| Date of Government Version: 09/10/2013 | Source: EPA |
| Date Data Arrived at EDR: 10/02/2013 |
| Number of Days to Update: 75 |
| Date Made Active in Reports: 12/16/2013 |
| Data Release Frequency: Quarterly |

### RCRA-SQG: RCRA - Small Quantity Generators

| Date of Government Version: 09/10/2013 | Source: EPA |
| Date Data Arrived at EDR: 10/02/2013 |
| Number of Days to Update: 75 |
| Date Made Active in Reports: 12/16/2013 |
| Data Release Frequency: Quarterly |

### Federal ERNS list

| Date of Government Version: 09/20/2013 | Source: National Response Center, United States Coast Guard |
| Date Data Arrived at EDR: 10/05/2013 |
| Number of Days to Update: 66 |
| Date Made Active in Reports: 02/24/2014 |
| Data Release Frequency: Annually |

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

| Date of Government Version: 11/20/2013 | Source: Department of the Navy |
| Date Data Arrived at EDR: 11/21/2013 |
| Number of Days to Update: 95 |
| Date Made Active in Reports: 02/24/2014 |
| Data Release Frequency: Varies |

### federal institutional controls / engineering controls list

| Date of Government Version: 12/17/2013 | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 04/14/2014 |
| Number of Days to Update: 14 |
| Date Made Active in Reports: 03/24/2014 |
| Data Release Frequency: Varies |

### Federal records tracking

| Date of Government Version: 01/04/2014 | Source: Department of Health |
| Date Data Arrived at EDR: 06/09/2014 |
| Number of Days to Update: 75 |
| Date Made Active in Reports: 01/28/2014 |
| Data Release Frequency: Semi-Annually |

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

| Date of Government Version: 09/20/2013 | Source: National Response Center, United States Coast Guard |
| Date Data Arrived at EDR: 10/05/2013 |
| Number of Days to Update: 66 |
| Date Made Active in Reports: 02/24/2014 |
| Data Release Frequency: Annually |

| Date of Government Version: 09/20/2013 | Source: National Response Center, United States Coast Guard |
| Date Data Arrived at EDR: 10/05/2013 |
| Number of Days to Update: 66 |
| Date Made Active in Reports: 02/24/2014 |
| Data Release Frequency: Annually |

| Date of Government Version: 09/20/2013 | Source: National Response Center, United States Coast Guard |
| Date Data Arrived at EDR: 10/05/2013 |
| Number of Days to Update: 66 |
| Date Made Active in Reports: 02/24/2014 |
| Data Release Frequency: Annually |

<p>| Date of Government Version: 09/20/2013 | Source: National Response Center, United States Coast Guard |
| Date Data Arrived at EDR: 10/05/2013 |
| Number of Days to Update: 66 |
| Date Made Active in Reports: 02/24/2014 |
| Data Release Frequency: Annually |</p>
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<td>617-918-1313</td>
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<td>05/12/2014</td>
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*Note: The table above provides a summary of the government records searched and data currency tracking for various records related to leaking underground storage tanks (LUSTs) on Indian land. The records include information on the latest data release dates, contact information, and other details to ensure the currency and accuracy of the data.*
GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN UST R10: Underground Storage Tanks on Indian Land

Date of Government Version: 02/05/2013
Data Made Active in Reports: 04/12/2013
Number of Days to Update: 65
Source: EPA Region 10
Telephone: 206-535-2827
Last EDR Contact: 01/27/2014
Next Scheduled EDR Contact: 05/12/2014
Data Release Frequency: Quarterly

INREGION 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: 09/17/2013
Data Made Active in Reports: 02/24/2014
Number of Days to Update: 10
Source: EPA Region 1
Telephone: 817-918-1102
Next Scheduled EDR Contact: 05/12/2013
Data Release Frequency: Varies

INREGION VCP R3: Voluntary Cleanup Priority Listing
A listing of voluntary cleanup priority sites located on Indian Land located in Region 3.

Date of Government Version: 09/17/2013
Data Made Active in Reports: 10/25/2013
Number of Days to Update: 10
Source: EPA Region 3
Telephone: 913-551-8940
Next Scheduled EDR Contact: 04/14/2013
Data Release Frequency: Varies

INREGION VCP R5: Voluntary Cleanup Priority Listing
A listing of voluntary cleanup priority sites located on Indian Land located in Region 5.

Date of Government Version: 09/17/2013
Data Made Active in Reports: 10/25/2013
Number of Days to Update: 10
Source: EPA Region 5
Telephone: 913-551-7365
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/01/2010
Source: FEMA
Telephone: 202-646-3787
Last EDR Contact: 01/13/2014
Next Scheduled EDR Contact: 04/28/2014
Data Release Frequency: Varies

INREGION 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: 03/07/2014
Data Made Active in Reports: 07/12/2013
Number of Days to Update: 9
Source: EPA Region 7
Telephone: 808-586-4249
Next Scheduled EDR Contact: 06/09/2014
Data Release Frequency: Varies

State and tribal voluntary cleanup sites

Date of Government Version: 05/12/2008
Source: EPA Region 8
Telephone: 718-918-1102
Next Scheduled EDR Contact: 05/12/2013
Data Release Frequency: Semi-Annually

INREGION VCP R9: Voluntary Cleanup Priority Listing
A listing of voluntary cleanup priority sites located on Indian Land located in Region 9.

Date of Government Version: 03/07/2014
Data Made Active in Reports: 02/26/2014
Number of Days to Update: 0
Source: EPA Region 9
Telephone: 202-646-3787
Next Scheduled EDR Contact: 04/28/2014
Data Release Frequency: Varies

State and tribal institutional control / engineering control registries

Date of Government Version: 01/04/2014
Source: Department of Health
Telephone: 404-586-4249
Last EDR Contact: 05/14/2014
Next Scheduled EDR Contact: 05/14/2015
Data Release Frequency: Varies

INREGION INST 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, Wisconsin and Tribal Nations).

Date of Government Version: 02/13/2014
Data Made Active in Reports: 02/05/2014
Number of Days to Update: 10
Source: EPA Region 5
Telephone: 214-685-7591
Last EDR Contact: 02/27/2014
Next Scheduled EDR Contact: 05/12/2014
Data Release Frequency: Semi-Annually

INREGION INST 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: 05/12/2011
Data Made Active in Reports: 09/14/2011
Number of Days to Update: 34
Source: EPA Region 6
Telephone: 913-551-7365
Last EDR Contact: 09/08/2011
Next Scheduled EDR Contact: 09/08/2011
Data Release Frequency: Varies

INREGION INST 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: 07/29/2013
Data Made Active in Reports: 01/01/2014
Number of Days to Update: 62
Source: Department of Health
Telephone: 202-646-3787
Last EDR Contact: 01/13/2014
Next Scheduled EDR Contact: 04/28/2014
Data Release Frequency: Varies

INREGION INST 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 37 Tribal Nations).

Date of Government Version: 01/04/2014
Data Made Active in Reports: 02/26/2014
Number of Days to Update: 9
Source: Department of Health
Telephone: 913-551-7003
Last EDR Contact: 02/26/2014
Next Scheduled EDR Contact: 05/12/2014
Data Release Frequency: Varies

INREGION INST 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: 07/29/2013
Data Made Active in Reports: 02/16/2010
Number of Days to Update: 55
Source: Department of Health
Telephone: 202-646-3787
Last EDR Contact: 02/26/2014
Next Scheduled EDR Contact: 04/28/2014
Data Release Frequency: Varies

State and tribal voluntary cleanup sites

Date of Government Version: 01/04/2014
Source: Department of Health
Telephone: 404-586-4249
Last EDR Contact: 02/26/2014
Next Scheduled EDR Contact: 08/01/2014
Data Release Frequency: Varies

INREGION INCTRL R5: State and tribal voluntary cleanup sites
A listing of state and tribal voluntary cleanup sites.

Date of Government Version: 01/04/2014
Source: Department of Health
Telephone: 404-586-4249
Last EDR Contact: 02/26/2014
Next Scheduled EDR Contact: 05/14/2015
Data Release Frequency: Varies

INREGION INCTRL R6: State and tribal voluntary cleanup sites
A listing of state and tribal voluntary cleanup sites.

Date of Government Version: 01/04/2014
Source: Department of Health
Telephone: 404-586-4249
Last EDR Contact: 02/26/2014
Next Scheduled EDR Contact: 05/14/2015
Data Release Frequency: Varies

INREGION INCTRL R7: State and tribal voluntary cleanup sites
A listing of state and tribal voluntary cleanup sites.

Date of Government Version: 01/04/2014
Source: Department of Health
Telephone: 404-586-4249
Last EDR Contact: 02/26/2014
Next Scheduled EDR Contact: 05/14/2015
Data Release Frequency: Varies

INREGION INCTRL R8: State and tribal voluntary cleanup sites
A listing of state and tribal voluntary cleanup sites.

Date of Government Version: 01/04/2014
Source: Department of Health
Telephone: 404-586-4249
Last EDR Contact: 02/26/2014
Next Scheduled EDR Contact: 05/14/2015
Data Release Frequency: Varies

INREGION INCTRL R9: State and tribal voluntary cleanup sites
A listing of state and tribal voluntary cleanup sites.

Date of Government Version: 01/04/2014
Source: Department of Health
Telephone: 404-586-4249
Last EDR Contact: 02/26/2014
Next Scheduled EDR Contact: 05/14/2015
Data Release Frequency: Varies

INREGION INST 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 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee, and Tribal Nations).

Date of Government Version: 11/21/2013
Data Made Active in Reports: 02/24/2014
Number of Days to Update: 90
Source: EPA Region 1
Telephone: 404-586-4249
Last EDR Contact: 01/27/2014
Next Scheduled EDR Contact: 05/12/2014
Data Release Frequency: Semi-Annually
GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

Date of Government Version: 01/04/2014
Date Data Available at EDR: 02/26/2014
Date Made Active in Reports: 03/07/2014
Number of Days to Update: 5
Data Release Frequency: Varies

State and tribal Brownfield sites

BROWNFIELD 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: 01/04/2014
Date Data Available at EDR: 02/26/2014
Date Made Active in Reports: 03/07/2014
Number of Days to Update: 5
Data Release Frequency: Varies

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites
Brownfields are 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. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment.

Date of Government Version: 09/04/2013
Date Data Available at EDR: 09/24/2013
Date Made Active in Reports: 12/05/2013
Number of Days to Update: 73
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 site location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Available at EDR: 03/07/2009
Date Made Active in Reports: 09/11/2009
Number of Days to Update: 137
Data Release Frequency: No Update Planned

CDC: 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 C Criteria.

Date of Government Version: 06/30/1985
Date Data Available at EDR: 09/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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 Available at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52
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 dumpsters.

Date of Government Version: 12/04/2013
Date Data Available at EDR: 12/10/2013
Date Made Active in Reports: 02/13/2014
Number of Days to Update: 65
Data Release Frequency: Quarterly

CDL: Clandestine Drug Lab Listing
A listing of clandestine drug lab site locations.

Date of Government Version: 08/04/2010
Date Data Available at EDR: 09/10/2010
Date Made Active in Reports: 10/22/2010
Number of Days to Update: 42
Data Release Frequency: Semi-Annually

US HST CDL: National Clandestine Laboratory Register
A listing of clandestine drug lab sites. 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 dumpsters.

Date of Government Version: 09/01/2007
Date Data Available at EDR: 11/19/2008
Date Made Active in Reports: 03/04/2009
Number of Days to Update: 131
Data Release Frequency: No Update Planned

Local Land Records

LENS 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.

Date of Government Version: 02/06/2013
Date Data Available at EDR: 04/03/2013
Date Made Active in Reports: 09/02/2013
Number of Days to Update: 15
Data Release Frequency: Varies

TC3875991.2s Page GR-9
Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System. HMIRS contains hazardous material spill incidents reported to DOT.

| Date of Government Version: 12/31/2013 | Source: U.S. Department of Transportation |
| Date Data Arrived at EDR: 01/03/2014 | Telephone: 202-305-4555 |
| Number of Days to Update: 52 | Next Scheduled EDR Contact: 01/13/2014 |
| Data Release Frequency: Annually |

SPLILLS: Release notifications

Releases of hazardous substances to the environment reported to the Office of Hazard Evaluation and Emergency Response since 1990.

| Date of Government Version: 01/04/2014 | Source: Department of Health |
| Date Data Arrived at EDR: 02/26/2014 | Telephone: 808-586-4249 |
| Data Made Active in Reports: 03/10/2014 | Last EDR Contact: 02/26/2014 |
| Number of Days to Update: 12 | Next Scheduled EDR Contact: 06/06/2014 |
| Data Release Frequency: Varies |

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil, and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

| Date of Government Version: 03/10/2012 | Source: FirstSearch |
| Date Data Arrived at EDR: 01/03/2013 | Telephone: N/A |
| Data Made Active in Reports: 02/11/2013 | Last EDR Contact: 01/03/2013 |
| Number of Days to Update: 39 | Next Scheduled EDR Contact: N/A |
| Data Release Frequency: No Update Planned |

Other Ascertainable Records

RCRA NonGen / NLR: 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 (Hazardous and Solid-Waste Amendments) 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: 09/10/2013 | Source: Environmental Protection Agency |
| Data Made Active in Reports: 12/15/2013 | Telephone: (415) 495-8895 |
| Data Made Active in Reports: 01/03/2013 | Last EDR Contact: 01/03/2013 |
| Number of Days to Update: 75 | Next Scheduled EDR Contact: 04/14/2014 |
| 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: 07/21/2012 | Source: Department of Transportation, Office of Pipeline Safety |
| Data Made Active in Reports: 09/07/2012 | Telephone: 202-305-4855 |
| Data Made Active in Reports: 09/10/2012 | Last EDR Contact: 02/08/2014 |
| Number of Days to Update: 42 | Next Scheduled EDR Contact: 05/19/2014 |
| 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.

| Date of Government Version: 09/11/2012 | Source: Department of Defense |
| Data Data Arrived at EDR: 09/11/2012 | Telephone: 202-305-4855 |
| Data Made Active in Reports: 12/15/2013 | Last EDR Contact: 02/08/2014 |
| Data Made Active in Reports: 01/03/2014 | Next Scheduled EDR Contact: 05/19/2014 |
| Data Release Frequency: Varies |

OTHER GOVERNMENT RECORDS

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: 12/31/2013 | Source: Department of Justice, Consent Decree Library |
| Date Made Active in Reports: 03/10/2012 | Telephone: N/A |
| Number of Days to Update: 12 | Next Scheduled EDR Contact: 03/24/2014 |
| 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.

| Date of Government Version: 09/11/2012 | Source: Department of Defense |
| Data Data Arrived at EDR: 09/11/2012 | Telephone: 202-305-4855 |
| Data Made Active in Reports: 12/15/2013 | Last EDR Contact: 02/08/2014 |
| Data Made Active in Reports: 01/03/2014 | Next Scheduled EDR Contact: 05/19/2014 |
| Data Release Frequency: Varies |

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: 09/10/2013 | Source: Department of Energy |
| Data Made Active in Reports: 10/10/2013 | Telephone: 505-845-0011 |
| Data Made Active in Reports: 09/10/2013 | Last EDR Contact: 02/26/2014 |
| Number of Days to Update: 146 | Next Scheduled EDR Contact: 06/06/2014 |
| Data Release Frequency: Varies |

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: 09/10/2013 | Source: Department of Energy |
| Data Made Active in Reports: 10/10/2013 | Telephone: 505-845-0011 |
| Data Made Active in Reports: 09/10/2013 | Last EDR Contact: 02/26/2014 |
| Number of Days to Update: 146 | Next Scheduled EDR Contact: 06/06/2014 |
| Data Release Frequency: Varies |

US 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: 09/10/2013 | Source: Department of Labor, Mine Safety and Health Administration |
| Data Made Active in Reports: 10/05/2013 | Telephone: 503-231-5959 |
| Data Made Active in Reports: 10/05/2013 | Last EDR Contact: 03/05/2014 |
| Number of Days to Update: 28 | Next Scheduled EDR Contact: 06/16/2014 |
| Data Release Frequency: Semi-Annually |

TRNS: Tack Chemical Release Inventory System

Tack Release Inventory System. TRNS 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 Made Active In Reports: 09/13/2013 | Number of Days to Update: 64 |

**TSCA: 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.

**FTTS / TSCA Tracking System** - FTFR (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 EPICRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

**FTTS INSPI / TSCA Tracking System** - FTFR (Federal Insecticide, Fungicide, & Rodenticide Act) / TSCA (Toxic Substances Control Act)

A listing of FTFR/TSCA Tracking System (FTTS) inspections and enforcements.

**HIST FTTS / TSCA Tracking System Administrative Case Listing**

A complete administrative case listing from the FTFR/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.

**HIST FTTS INSPI / TSCA Tracking System Inspection & Enforcement Case Listing**

A complete inspection and enforcement case listing from the FTFR/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 | Source: Environmental Protection Agency | Telephone: 202-694-2501 |
| Date Data Arrived at EDR: 03/01/2007 | Last EDR Contact: 12/11/2008 |
| Date Made Active In Reports: 04/10/2007 | Number of Days to Update: 40 |

**SSPS: Section 7 Tracking Systems**

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 259) 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.

**ICB: 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.

**PAIDS: PCB Activity Database System**

POB Activity Database. PAIDS identifies generators, transporters, commercial storers and/or brokers and disposers of PCBs who are required to notify the EPA of such activities.

**MTS: Material Licensing Tracking System**

MTS 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.

**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.


**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 and criminal enforcement cases for all environmental statutes); PURS (Federal Underground Injection Control); C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes); PFS (Federal Facilities Information System); STATE (State Environmental Laws and Statuses); and PAOS (PCB Activity Data System).

- **Date of Government Version:** 03/08/2013
- **Source:** EPA
- **Telephone:** (415) 947-8000
- **Date Made Active in Reports:** 03/04/2014
- **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 administrative 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
- **Telephone:** 202-564-8900
- **Date Made Active in Reports:** 09/01/2008
- **Date Data Arrived at EDR:** 12/08/2006
- **Data Release Frequency:** No Update Planned

**RMP:** Risk Management Plan

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Plan Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g. the fire department) should an accident occur.

- **Date of Government Version:** 11/07/2011
- **Source:** Environmental Protection Agency
- **Telephone:** 202-564-8900
- **Date Made Active in Reports:** 09/09/2011
- **Date Data Arrived at EDR:** 03/09/2011
- **Data Release Frequency:** Varies

**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 Generation (LCG) and Treatment, Storage, and Disposal Facilities.

- **Date of Government Version:** 12/31/2011
- **Source:** EPA/NTIS
- **Telephone:** 512-322-5959
- **Date Made Active in Reports:** 12/31/2011
- **Date Data Arrived at EDR:** 03/09/2012
- **Data Release Frequency:** Varies

**UC:** Underground Injection Wells Listing

A listing of underground injection well locations.

- **Date of Government Version:** 02/07/2013
- **Source:** Department of Health
- **Telephone:** 806-398-4258
- **Date Made Active in Reports:** 02/07/2014
- **Date Data Arrived at EDR:** 03/03/2014
- **Data Release Frequency:** Monthly

**AIRS:** List of Permitted Facilities

A listing of permitted facilities in the state.

- **Date of Government Version:** 02/01/2014
- **Source:** EPA
- **Telephone:** 808-560-4200
- **Date Made Active in Reports:** 05/02/2014
- **Date Data Arrived at EDR:** 03/07/2014
- **Number of Days to Update:** 14
- **Next Scheduled EDR Contact:** 04/21/2014
- **Data Release Frequency:** Varies

**DDO:** Underwriting Reports

A listing of permitted drycleaner facilities in the state.

- **Date of Government Version:** 03/08/2013
- **Source:** EPA
- **Telephone:** (415) 947-8000
- **Date Made Active in Reports:** 03/04/2014
- **Data Release Frequency:** Quarterly

**SCD:** Drycleaners: State coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1990, 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, Georgia, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

- **Date of Government Version:** 03/07/2011
- **Source:** Environmental Protection Agency
- **Telephone:** 1-515-322-5959
- **Date Made Active in Reports:** 06/30/2011
- **Date Data Arrived at EDR:** 09/02/2011
- **Number of Days to Update:** 54
- **Next Scheduled EDR Contact:** 03/24/2014
- **Data Release Frequency:** Biennially

**COAL ASH DOE:** Steam-Electric Plant Operation Data

A listing of power plants that store ash in surface ponds.

- **Date of Government Version:** 12/31/2005
- **Source:** Department of Energy
- **Telephone:** 202-564-8719
- **Date Made Active in Reports:** 03/07/2009
- **Date Data Arrived at EDR:** 09/07/2009
- **Number of Days to Update:** 76
- **Next Scheduled EDR Contact:** 04/28/2014
- **Data Release Frequency:** Varies

**EPA WATCH LIST:** EPA WATCH LIST

EPA maintains “A Watch List” to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to believe that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violation that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

- **Date of Government Version:** 06/30/2013
- **Source:** Environmental Protection Agency
- **Telephone:** 817-520-3000
- **Date Made Active in Reports:** 06/31/2013
- **Date Data Arrived at EDR:** 06/31/2013
- **Number of Days to Update:** 31
- **Next Scheduled EDR Contact:** 09/06/2013
- **Data Release Frequency:** Quarterly

**INDIAN RESERVES:** Indian Reservations

A listing of Indian administered lands of the United States that have any area equal to or greater than 840 acres.

- **Date of Government Version:** 12/31/2005
- **Source:** USGS
- **Telephone:** 202-208-3710
- **Date Data Arrived at EDR:** 12/08/2006
- **Date Made Active in Reports:** 01/11/2007
- **Number of Days to Update:** 54
- **Next Scheduled EDR Contact:** 04/28/2014
- **Data Release Frequency:** Semi-Annually

**USGS:** List of Permitted Facilities

A listing of underground injection well locations.

- **Date of Government Version:** 02/26/2013
- **Source:** Department of Health
- **Telephone:** 808-560-4200
- **Date Made Active in Reports:** 04/19/2013
- **Date Data Arrived at EDR:** 03/07/2014
- **Number of Days to Update:** 14
- **Next Scheduled EDR Contact:** 04/21/2014
- **Data Release Frequency:** Varies
A listing of verified Potentially Responsible Parties

Date of Government Version: 04/15/2013
Source: EPA
Data Data Arrived at EDR: 07/03/2013
Telephone: 202-564-6223
Data Made Active in Reports: 09/13/2013
Next EDR Contact: 01/02/2014
Number of Days to Update: 72
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List
The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still, others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply future on the part of a facility to meet its RCRA obligations.

Date of Government Version: 1/1/2011
Source: Environmental Protection Agency
Data Data Arrived at EDR: 05/25/2012
Telephone: 703-306-4044
Data Made Active in Reports: 05/25/2012
Next EDR Contact: 06/26/2014
Number of Days to Update: 7
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites
A listing of former lead smelter sites locations.

Date of Government Version: 02/12/2013
Source: Environmental Protection Agency
Data Data Arrived at EDR: 02/14/2013
Telephone: 703-603-3387
Data Made Active in Reports: 02/27/2013
Last EDR Contact: 01/03/2014
Number of Days to Update: 13
Data Release Frequency: Varies

FEELAND: Federal and Indian Lands

Date of Government Version: 12/31/2005
Source: U.S. Geological Survey
Data Data Arrived at EDR: 02/06/2006
Telephone: 866-278-3174
Data Made Active in Reports: 01/11/2007
Last EDR Contact: 01/15/2014
Next EDR Contact: 04/22/2014
Number of Days to Update: 339
Data Release Frequency: N/A

LEAD SMELTER II: Lead Smelter Sites
A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931 and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust.

Date of Government Version: 04/05/2001
Source: American Journal of Public Health
Data Data Arrived at EDR: 10/27/2010
Telephone: 703-306-8481
Data Made Active in Reports: 12/02/2010
Last EDR Contact: 12/02/2009
Next EDR Contact: N/A
Number of Days to Update: 36
Data Release Frequency: No Updated Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)
The database is a sub-system of Aerometric Information Retrieval System (AFS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 04/22/2013
Source: EDR
Data Data Arrived at EDR: 11/22/2013
Telephone: 703-306-4044
Data Made Active in Reports: 12/06/2013
Number of Days to Update: 30
Data Release Frequency: Quarterly

US AIRS MINOR: Air Facility System Data
A listing of minor source facilities.

Date of Government Version: 06/30/2013
Source: EPA
Data Data Arrived at EDR: 11/22/2013
Telephone: 703-306-3387
Data Made Active in Reports: 12/06/2013
Next EDR Contact: 04/14/2014
Number of Days to Update: 30
Data Release Frequency: Annually

Next Scheduled EDR Contact: 04/14/2014

Financial Assurance: Financial Assurance Information Listing
A listing of financial assurance information for underground storage tank facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 02/12/2013
Source: Department of Health
Data Data Arrived at EDR: 01/04/2014
Telephone: 804-699-4026
Data Made Active in Reports: 03/07/2014
Next EDR Contact: 04/13/2014
Number of Days to Update: 42
Data Release Frequency: Varies

Next Scheduled EDR Contact: 03/03/2014

US FIN ASSUR: Financial Assurance Information
All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean-up, closure, and post-closure care of their facilities.

Date of Government Version: 11/22/2013
Source: Environmental Protection Agency
Data Data Arrived at EDR: 12/23/2013
Telephone: 202-566-1917
Data Made Active in Reports: 12/23/2013
Next EDR Contact: 04/21/2014
Number of Days to Update: 72
Data Release Frequency: Quarterly

Next Scheduled EDR Contact: 04/21/2014

Coal Ash EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 09/17/2013
Source: Environmental Protection Agency
Data Data Arrived at EDR: 03/03/2013
Telephone: N/A
Data Made Active in Reports: 03/11/2013
Next EDR Contact: 03/24/2014
Number of Days to Update: 77
Data Release Frequency: Varies

Next Scheduled EDR Contact: 04/02/2014

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 02/12/2014
Source: Environmental Protection Agency
Data Data Arrived at EDR: 10/19/2013
Telephone: 202-980-0517
Data Made Active in Reports: 01/19/2012
Next EDR Contact: 01/02/2014
Number of Days to Update: 83
Data Release Frequency: Varies

Next Scheduled EDR Contact: 05/12/2014

EDR Exclusive Records

EDR NPS: 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.
The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Health in Hawaii.

The EDR Recovered Government Archive State Hazardous Waste database provides a list of SHWS incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Health in Hawaii.

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundries, cleaners, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

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The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Health in Hawaii.

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 of oil pipelines.

Electric Power Transmission Line Data
Source: Rextag Strategies Corp.
Telephone: (281) 769-2247
U.S. Electric Transmission and Power Plants Systems Digital GIS Data

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: 312-263-5881
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: 202-522-7300
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: 202-522-7300
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 2003 & 2011 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, 2005 and 2011 from the U.S. Fish and Wildlife Service.

Scanned Digital USGS 7.5' Topographic Map (DRG)
Source: United States Geological Survey
A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

TARGET PROPERTY MAP

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 principal investigative components:

1. Groundwater flow direction
2. Groundwater flow velocity

Groundwater flow direction may be impacted by surface topography, hydraulics, 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 SSE

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.

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

FEMA Flood
Electronic Data
YES - refer to the Overview Map and Detail Map
Not Reported

Flood Plain Panel at Target Property: Not Reported
Additional Panels in search area: Not Reported

NATIONAL WETLAND INVENTORY
NWI Quad at Target Property
NOT AVAILABLE

NWI Electronic Data Coverage
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 data of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

TC3875991.2s Page A-3
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.

GEOLOGIC AGE IDENTIFICATION

SITE NAME: Mild Basin - 200 Acre Industrial Site
ADDRESS: Mild Road & Kaumalapau Highway
Lanai City HI 96763
LAT/LONG: 20.7904 / 156.9375
CLIENT: TRC
CONTACT: Ron Landolt
INQUIRY#: 3875991.2s
DATE: March 10, 2014 5:26 pm
Copyright © 2014 EDR Inc. © 2010 Tate Atlas Ral 07/2009
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: Molokai
Soil Surface Texture: silt clay loam
Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.
Soil Drainage Class: Well drained
Hydric Status: Unknown
Corrosion Potential - Uncoated Steel: Moderate
Depth to Bedrock Min: > 0 inches
Depth to Watertable Min: > 0 inches

Soil Layer Information

<table>
<thead>
<tr>
<th>Layer</th>
<th>Upper</th>
<th>Lower</th>
<th>Soil Texture Class</th>
<th>AASHTO Group</th>
<th>Unified Soil</th>
<th>Saturated hydraulic conductivity micro m/sec</th>
<th>Soil Reaction (pH)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>0 inches</td>
<td>14 inches</td>
<td>silt clay loam</td>
<td>Silty Clay Materials (more than 35 pt. passing No. 200), Clayey Soils.</td>
<td>CL-K (proposed)</td>
<td>Max: 14 Min: 4.23</td>
<td>Max: 7.8 Min: 6.6</td>
</tr>
</tbody>
</table>

Soil Map ID: 2
Soil Component Name: Molokai
Soil Surface Texture: silt clay loam
Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.
Soil Drainage Class: Well drained
Hydric Status: Unknown
Corrosion Potential - Uncoated Steel: Moderate
Depth to Bedrock Min: > 0 inches
Depth to Watertable Min: > 0 inches

Soil Layer Information

<table>
<thead>
<tr>
<th>Layer</th>
<th>Upper</th>
<th>Lower</th>
<th>Soil Texture Class</th>
<th>AASHTO Group</th>
<th>Unified Soil</th>
<th>Saturated hydraulic conductivity micro m/sec</th>
<th>Soil Reaction (pH)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>0 inches</td>
<td>14 inches</td>
<td>silt clay loam</td>
<td>Silty Clay Materials (more than 35 pt. passing No. 200), Clayey Soils.</td>
<td>CL-K (proposed)</td>
<td>Max: 14 Min: 4.23</td>
<td>Max: 7.8 Min: 6.6</td>
</tr>
</tbody>
</table>

Soil Map ID: 3
Soil Component Name: Uwala
Soil Surface Texture: silt clay loam
Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.
Soil Drainage Class: Well drained
Hydric Status: Unknown
Corrosion Potential - Uncoated Steel: Moderate
Depth to Bedrock Min: > 0 inches
Depth to Watertable Min: > 0 inches

Soil Layer Information

<table>
<thead>
<tr>
<th>Layer</th>
<th>Upper</th>
<th>Lower</th>
<th>Soil Texture Class</th>
<th>AASHTO Group</th>
<th>Unified Soil</th>
<th>Saturated hydraulic conductivity micro m/sec</th>
<th>Soil Reaction (pH)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>0 inches</td>
<td>14 inches</td>
<td>silt clay loam</td>
<td>Silty Clay Materials (more than 35 pt. passing No. 200), Clayey Soils.</td>
<td>CL-K (proposed)</td>
<td>Max: 14 Min: 4.23</td>
<td>Max: 7.8 Min: 6.6</td>
</tr>
</tbody>
</table>
### Soil Layer Information

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<thead>
<tr>
<th>Boundary</th>
<th>Soil Texture Class</th>
<th>AASHTO Group</th>
<th>Classification</th>
<th>Saturated hydraulic conductivity (micro m/sec)</th>
<th>Soil Reaction (pH)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Layer</td>
<td>Upper</td>
<td>Lower</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>0 inches</td>
<td>18 inches</td>
<td>silty clay loam</td>
<td>Silt-Clay Materials (more than 35% passing No. 200), Clayey Soils</td>
<td>CL-K (proposed)</td>
</tr>
<tr>
<td>2</td>
<td>18 inches</td>
<td>57 inches</td>
<td>silty clay loam</td>
<td>Silt-Clay Materials (more than 35% passing No. 200), Clayey Soils</td>
<td>CL-K (proposed)</td>
</tr>
<tr>
<td>3</td>
<td>57 inches</td>
<td>99 inches</td>
<td>silty clay loam</td>
<td>Silt-Clay Materials (more than 35% passing No. 200), Clayey Soils</td>
<td>CL-K (proposed)</td>
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</table>

### Soil Map ID: 5

- **Soil Component Name:** Waikapu
- **Soil Surface Texture:** silty clay loam
- **Hydrologic Group:** Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.
- **Soil Drainage Class:** Well drained
- **Hydryc Status:** Unknown
- **Corrosion Potential - Uncoated Steel:** High
- **Depth to Bedrock Min:** > 0 inches
- **Depth to Watertable Min:** > 0 inches

---

### Soil Layer Information

<table>
<thead>
<tr>
<th>Boundary</th>
<th>Soil Texture Class</th>
<th>AASHTO Group</th>
<th>Classification</th>
<th>Saturated hydraulic conductivity (micro m/sec)</th>
<th>Soil Reaction (pH)</th>
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<td>Layer</td>
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<td></td>
<td></td>
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<tr>
<td>1</td>
<td>0 inches</td>
<td>11 inches</td>
<td>silty clay loam</td>
<td>Silt-Clay Materials (more than 35% passing No. 200), Clayey Soils</td>
<td>CL-K (proposed)</td>
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<tr>
<td>2</td>
<td>11 inches</td>
<td>57 inches</td>
<td>silty clay loam</td>
<td>Silt-Clay Materials (more than 35% passing No. 200), Clayey Soils</td>
<td>CL-K (proposed)</td>
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</tbody>
</table>

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### Soil Component Name: Uwala
- **Soil Surface Texture:** silty clay loam
- **Hydrologic Group:** Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.
- **Soil Drainage Class:** Well drained
- **Hydryc Status:** Unknown
- **Corrosion Potential - Uncoated Steel:** High
- **Depth to Bedrock Min:** > 0 inches
- **Depth to Watertable Min:** > 0 inches

---

### Soil Layer Information

<table>
<thead>
<tr>
<th>Boundary</th>
<th>Soil Texture Class</th>
<th>AASHTO Group</th>
<th>Classification</th>
<th>Saturated hydraulic conductivity (micro m/sec)</th>
<th>Soil Reaction (pH)</th>
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</thead>
<tbody>
<tr>
<td>Layer</td>
<td>Upper</td>
<td>Lower</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>1</td>
<td>0 inches</td>
<td>18 inches</td>
<td>silty clay loam</td>
<td>Silt-Clay Materials (more than 35% passing No. 200), Clayey Soils</td>
<td>CL-K (proposed)</td>
</tr>
</tbody>
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---

### Soil Component Name: Waikapu
- **Soil Surface Texture:** silty clay loam
- **Hydrologic Group:** Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.
- **Soil Drainage Class:** Well drained
- **Hydryc Status:** Unknown
- **Corrosion Potential - Uncoated Steel:** High
- **Depth to Bedrock Min:** > 0 inches
- **Depth to Watertable Min:** > 0 inches

---

### Soil Layer Information

<table>
<thead>
<tr>
<th>Boundary</th>
<th>Soil Texture Class</th>
<th>AASHTO Group</th>
<th>Classification</th>
<th>Saturated hydraulic conductivity (micro m/sec)</th>
<th>Soil Reaction (pH)</th>
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</thead>
<tbody>
<tr>
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<td></td>
<td></td>
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<tr>
<td>1</td>
<td>0 inches</td>
<td>11 inches</td>
<td>silty clay loam</td>
<td>Silt-Clay Materials (more than 35% passing No. 200), Clayey Soils</td>
<td>CL-K (proposed)</td>
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<tr>
<td>2</td>
<td>11 inches</td>
<td>57 inches</td>
<td>silty clay loam</td>
<td>Silt-Clay Materials (more than 35% passing No. 200), Clayey Soils</td>
<td>CL-K (proposed)</td>
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<table>
<thead>
<tr>
<th>Layer</th>
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<th>Soil Texture Class</th>
<th>AASHTO Group</th>
<th>Unified Soil</th>
<th>Saturated hydraulic conductivity (micro m/sec)</th>
<th>Soil Reaction (pH)</th>
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<td>57 inches</td>
<td>silty clay loam</td>
<td>Silt-Clay Materials (more than 35% passing No. 200), Clayey Soils</td>
<td>CL-K (proposed)</td>
<td>Max: 14 Min: 4.23</td>
<td>Max: 6 Min: 5.1</td>
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<td>3</td>
<td>57 inches</td>
<td>98 inches</td>
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<td>CL-K (proposed)</td>
<td>Max: 14 Min: 4.23</td>
<td>Max: 5 Min: 5.1</td>
</tr>
</tbody>
</table>

## 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.

## WELL SEARCH DISTANCE INFORMATION

<table>
<thead>
<tr>
<th>DATABASE</th>
<th>SEARCH DISTANCE (miles)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Federal USGS</td>
<td>1.000</td>
</tr>
<tr>
<td>Federal FRDS/PWS</td>
<td>Nearest PWS within 1 mile</td>
</tr>
<tr>
<td>State Database</td>
<td>1.000</td>
</tr>
</tbody>
</table>

## FEDERAL USGS WELL INFORMATION

<table>
<thead>
<tr>
<th>MAP ID</th>
<th>WELL ID</th>
<th>LOCATION FROM TP</th>
</tr>
</thead>
<tbody>
<tr>
<td>No Wells Found</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

## FEDERAL FRDS/PUBLIC WATER SUPPLY SYSTEM INFORMATION

<table>
<thead>
<tr>
<th>MAP ID</th>
<th>WELL ID</th>
<th>LOCATION FROM TP</th>
</tr>
</thead>
<tbody>
<tr>
<td>No PWS System Found</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Note: PWS System location is not always the same as well location.
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 MAUI COUNTY, HI
Number of sites tested: 70

<table>
<thead>
<tr>
<th>Area</th>
<th>Average Activity</th>
<th>% &lt;= 4 pCi/L</th>
<th>% 4-20 pCi/L</th>
<th>% &gt;20 pCi/L</th>
</tr>
</thead>
<tbody>
<tr>
<td>Living Area - 1st Floor</td>
<td>0.037 pCi/L</td>
<td>100%</td>
<td>0%</td>
<td>0%</td>
</tr>
<tr>
<td>Living Area - 2nd Floor</td>
<td>0.000 pCi/L</td>
<td>100%</td>
<td>0%</td>
<td>0%</td>
</tr>
<tr>
<td>Basement</td>
<td>0.130 pCi/L</td>
<td>100%</td>
<td>0%</td>
<td>0%</td>
</tr>
</tbody>
</table>

SITE NAME: Miki - 200 Acre Industrial Site
ADDRESS: Miki Road & Kaumalapau Highway
Lana'i City HI 96763
LAT/LONG: 20.7804 / 156.9375
CLIENT: TRC
CONTACT: Ron Landolt
INQUIRY #: 3875991.2s
DATE: March 10, 2014 5:26 pm

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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.

Scanned Digital USGS 7.5' Topographic Map (DRG)
Source: United States Geologic Survey
A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

HYDROLOGIC INFORMATION

FEDERAL WATER WELLS
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.

EDR has developed the AQIFLOW 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: USGS
Telephone: 703-356-4020

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Services
Telephone: 800-672-5559

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Services (NRCS)
Telephone: 803-472-5555

AQUIFLOW Information System
Source: EDR proprietary database of groundwater flow information

OTHER

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geologic Survey.

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:
Source: Federal Aviation Administration
Telephone: 803-497-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines:
The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geologic Survey.
MIKI BASIN GENERATING STATION
1001 N MIKI RD
LANAI CITY, HI 96763

Inquiry Number:
March 31, 2014
SECTION 1: FACILITY SUMMARY

**FACILITY**

**FACILITY 1**

**1001 N MIKI RD**

**LANAI CITY, HI 96763**

**EDR ID #S1 07769303**

**ERATING STATION**

**Section 1: Facility Summary**

Summary of facility filings including a review of the following areas: waste management, waste disposal, multi-media issues, and Superfund liability.

**WASTE MANAGEMENT**

- Facility generates hazardous waste (RCRA)? \(\text{NO}\)
- Facility treats, stores, or disposes of hazardous waste onsite (RCRA/TSDF)? \(\text{NO}\)
- Facility has received Notices of Violations (RCRA/VOL)? \(\text{NO}\)
- Facility has been subject to RCRA administrative actions (RAATS)? \(\text{NO}\)
- Facility has been subject to corrective actions (CORRACTS)? \(\text{NO}\)
- Facility handles PCBs (PADS)? \(\text{NO}\)
- Facility uses radioactive materials (MLTS)? \(\text{NO}\)
- Facility manages registered aboveground storage tanks (UST)? \(\text{NO}\)
- Facility manages registered underground storage tanks (UST)? \(\text{NO}\)
- Facility has reported leaking underground storage tank incidents (LUST)? \(\text{NO}\)
- Facility has reported emergency releases to the soil (ERNS)? \(\text{NO}\)
- Facility has reported hazardous material incidents to DOT (HMIRS)? \(\text{NO}\)

**WASTE DISPOSAL**

- Facility is a Superfund Site (NPL)? \(\text{NO}\)
- Facility is listed as a state hazardous waste site (SHWS)? \(\text{NO}\)
- Facility has disposed of solid waste on-site (SWF/LF)? \(\text{NO}\)

**MULTI-MEDIA**

- Facility uses toxic chemicals under SARA Title III, Section 313 (TRIS)? \(\text{NO}\)
- Facility produces pesticides and has notified EPA under Section 7 of FIFRA (SSTS)? \(\text{NO}\)
- Facility manufactures or imports toxic chemicals on the TSCA list (TSCA)? \(\text{NO}\)
- Facility has inspections under EPCRA (FTTS)? \(\text{NO}\)

**POTENTIAL SUPERFUND LIABILITY**

- Facility has a list of potentially responsible parties (PRPs)? \(\text{NO}\)

**TOTAL (YES)**

1
SECTION 2: FACILITY DETAIL REPORTS

MULTIMEDIA

Facility is listed in other database records

DATABASE: Other Database Records (OTHER)

MHN BASIN GENERATING STATION
1020 N MOK RD
LANAI CITY, HI 96763
EDI ID # 5617768303

HI SPills
State

Supplemental Loc. Text: Lanai
Case Number: 20100524-0912

Substances: Used Oil

Lea Or Greater Than: Not reported
Numerical Quantity: 5
Units: Gallons

Activity Type: Response
Activity Lead: Curtis Martin
Assignment End Date: 2010-05-24 00:00:00
Result: 00:00:00
File Under: MECO-Lanai City Generating Station

I海岛
Supplemental Loc. Text: Lanai
Case Number: 20070519-1030

Substances: Engine Oil 10W-30

Lea Or Greater Than: Not reported
Numerical Quantity: 5
Units: Gallons

Activity Type: Response
Activity Lead: Curtis Martin
Assignment End Date: 2007-05-19 00:00:00
Result: 00:00:00
File Under: MECO-Lanai City Generating Station

AIR
Facility ID: 0030-06-C

Name: Lanai

Maili Address: P.O. Box 358
Loca: Kahului, HI 96732
Business Phone: Not reported
Contact Name: Michael Ritto
Contact Title: Manager, Power Supply Department

Description: General Motors Electro-Motive Division (EMD) diesel engine generators (DEGs) (model no. 3555, serial nos. 56H-8-00 and 56H-10 respectively), fired on fuel oil no. 2 and spec used oil.

and spec used oil. Attachment IIIA: Unit Nos. Description: 82.3 MW Caterpillar diesel engine generators (DEGs) (model no. 3658, serial nos. 6MC00475 and 6MC00418 respectively), fired on fuel oil no. 2 and spec used oil.
SECTION 3: DATABASES AND UPDATE DATES

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

***Elapsed ASTM days:*** Provides confirmation that this report meets or exceeds the 90-day updating requirement of the ASTM standard.

**DATABASES FOUND IN THIS REPORT**

**HI SPILLS: Release Notifications**
Source: Department of Health  
Telephone: 808-586-4249  
Releases of hazardous substances to the environment reported to the Office of Hazard Evaluation and Emergency Response since 1988.  
Date of Government Version: 01/04/2014  
Database Release Frequency: Varies  
Date of Last EDR Contact: 02/26/2014  
Date of Next Scheduled Update: 06/09/2014

**HI AIRS: List of Permitted Facilities**
Source: Department of Health  
Telephone: 808-586-4200  
A listing of permitted facilities in the state.  
Date of Government Version: 01/01/2014  
Database Release Frequency: Varies  
Date of Last EDR Contact: 01/03/2014  
Date of Next Scheduled Update: 04/21/2014
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Summary of facility filings including a review of the following areas: waste management, waste disposal, multi-media issues, and Superfund liability.

Section 2: Facility Detail Reports ...................................................... Page 4

All available detailed information from databases where sites are identified.

Section 3: Databases and Update Information ..................................... Page 5

Name, source, update dates, contact phone number and description of each of the databases for this report.

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

Section 1: FACILITY SUMMARY

<table>
<thead>
<tr>
<th>FACILITY</th>
<th>FACILITY 1</th>
</tr>
</thead>
<tbody>
<tr>
<td>MAUI ELECTRIC CO 1700 MAUI HWY 37 LANAI CITY, HI 96763</td>
<td></td>
</tr>
<tr>
<td>EDI ID #S1 13183480</td>
<td></td>
</tr>
</tbody>
</table>

**AREA**

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<tr>
<th>WASTE MANAGEMENT</th>
<th>NO</th>
</tr>
</thead>
<tbody>
<tr>
<td>Facility generates hazardous waste (RCRA)</td>
<td>NO</td>
</tr>
<tr>
<td>Facility treats, stores, or disposes of hazardous waste on-site (RCRA/TSDF)</td>
<td>NO</td>
</tr>
<tr>
<td>Facility has received Notices of Violations (RCRA/VO)</td>
<td>NO</td>
</tr>
<tr>
<td>Facility has been subject to RCRA administrative actions (RAATS)</td>
<td>NO</td>
</tr>
<tr>
<td>Facility has been subject to corrective actions (CORRACTS)</td>
<td>NO</td>
</tr>
<tr>
<td>Facility handles PCBs (PADS)</td>
<td>NO</td>
</tr>
<tr>
<td>Facility uses radioactive materials (MLTS)</td>
<td>NO</td>
</tr>
<tr>
<td>Facility manages registered aboveground storage tanks (AST)</td>
<td>NO</td>
</tr>
<tr>
<td>Facility manages registered underground storage tanks (UST)</td>
<td>NO</td>
</tr>
<tr>
<td>Facility has reported leaking underground storage tank incidents (LUST)</td>
<td>NO</td>
</tr>
<tr>
<td>Facility has reported emergency releases to the soil (ERNS)</td>
<td>NO</td>
</tr>
<tr>
<td>Facility has reported hazardous material incidents to DOT (HMIRS)</td>
<td>NO</td>
</tr>
<tr>
<td>Facility is a Superfund Site (NPL)</td>
<td>NO</td>
</tr>
<tr>
<td>Facility has a known uncontrolled hazardous waste site (CERCLIS)</td>
<td>NO</td>
</tr>
<tr>
<td>Facility has a reported Superfund Lien on it (LIENS)</td>
<td>NO</td>
</tr>
<tr>
<td>Facility is listed as a state hazardous waste site (SHWS)</td>
<td>NO</td>
</tr>
<tr>
<td>Facility has disposed of solid waste on-site (SWF/LF)</td>
<td>NO</td>
</tr>
</tbody>
</table>

**MULTIMEDIA**

| Facility uses toxic chemicals and has notified EPA under SARA Title III, Section 313 (TRIS) | NO |
| Facility produces pesticides and has notified EPA under Section 7 of FIFRA (SSTS) | NO |
| Facility is listed in EPA's index system (FINDS) | NO |
| Facility is listed in other database records (OTHER) | YES - p4 |

**TOTAL (YES)**

1

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### SECTION 2: FACILITY DETAIL REPORTS

**MULTIMEDIA**

Facility is listed in other database records.

<table>
<thead>
<tr>
<th>DATABASE: Other Database Records (OTHER)</th>
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<tr>
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<tr>
<td>101 N MIKI RD</td>
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<tr>
<td>LANA’I CITY, HI 96763</td>
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<td>EDID # 13183460</td>
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**HAZENET:**

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<tr>
<th>Year</th>
<th>Gepaid</th>
<th>Contact</th>
<th>Telephone</th>
<th>Mailing Name</th>
<th>Mailing Address</th>
<th>Mailing City, St, Zip</th>
<th>Gen County</th>
<th>TSD County</th>
<th>TSD EPA ID</th>
<th>Waste Category</th>
<th>Disposal Method</th>
<th>Tons</th>
<th>Facility County</th>
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<tr>
<td>2003</td>
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<td>ED OYAMA</td>
<td>8085656453</td>
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<td>Transfer Station</td>
<td>0.25</td>
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<td>LANA’I CITY, HI 96763</td>
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<td>4.11</td>
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<td>ED OYAMA</td>
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<td>Not reported</td>
<td>1001 N MIKI RD</td>
<td>LANA’I CITY, HI 96763</td>
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<td>LANA’I CITY, HI 96763</td>
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<td>CAT000546117</td>
<td>Polychlorinated biphenyls and material containing PCBs</td>
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<td>8085656453</td>
<td>Not reported</td>
<td>1001 N MIKI RD</td>
<td>LANA’I CITY, HI 96763</td>
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<td>Not reported</td>
<td>CAT000546117</td>
<td>Polychlorinated biphenyls and material containing PCBs</td>
<td>Transfer Station</td>
<td>0.07</td>
<td>99</td>
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</tbody>
</table>

**MAUI ELECTRIC CO LTD MIKI Basin Power PL**

1001 N MIKI RD

LANAI CITY, HI 96763

**Gepaid:** HIR000000141

**Contact:** ED OYAMA

**Telephone:** 8085656453

**Mailing Name:** Not reported

**Mailing Address:** 1001 N MIKI RD

**Mailing City, St, Zip:** LANAI CITY, HI 96763

**Gen County:** Not reported

**TSD County:** Not reported

**TSD EPA ID:** CAT000546117

**Waste Category:** Polychlorinated biphenyls and material containing PCBs

**Disposal Method:** Transfer Station

**Tons:** 0.25

**Facility County:** 99

---

**TSD County:** Not reported

**Waste Category:** Polychlorinated biphenyls and material containing PCBs

**Disposal Method:** Disposal, Land Fill

**Tons:** 4.11

**Facility County:** 99

---

**TSD County:** Not reported

**Waste Category:** Polychlorinated biphenyls and material containing PCBs

**Disposal Method:** Transfer Station

**Tons:** 0.14

**Facility County:** 99

---

**TSD County:** Not reported

**Waste Category:** Polychlorinated biphenyls and material containing PCBs

**Disposal Method:** Disposal, Land Fill

**Tons:** 0.07

**Facility County:** 99

---

**TSD County:** Not reported

**Waste Category:** Polychlorinated biphenyls and material containing PCBs

**Disposal Method:** Transfer Station

**Tons:** 0.15

**Facility County:** 99

---

**TSD County:** Not reported

**Waste Category:** Polychlorinated biphenyls and material containing PCBs

**Disposal Method:** Transfer Station

**Tons:** 0.07

**Facility County:** 99
SECTION 3: DATABASES AND UPDATE DATES

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

Elapsed ASTM days: Provides confirmation that this report meets or exceeds the 90-day updating requirement of the ASTM standard.

DATABASES FOUND IN THIS REPORT

- MIKI BASIN GENERATING STATION
  1001 NORTH MIKI RD.
  LANAI CITY, HI 96763
  Inquiry Number: March 31, 2014
  Database Release Frequency: Annually

FACILITY AND MANIFEST DATA
Source: California Environmental Protection Agency
Telephone: 916-255-1136
Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method.

Date of Government Version: 12/31/2012
Date of Last EDR Contact: 01/17/2014
Date of Next Scheduled Update: 04/28/2014
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All available detailed information from databases where sites are identified.

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Name, source, update dates, contact phone number and description of each of the databases for this report.

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SECTION 2: FACILITY DETAIL REPORTS

WASTE MANAGEMENT

Facility generates hazardous waste

DATABASE: Resource Conservation and Recovery Information (RCRAInfo)

MINI BASIN GENERATING STATION
1001 NORTH MIKI RD.
LANAI CITY, HI 96763
EDIR C-1001766130

RCRA-CESQ:
Date form received by agency: 03/19/2003
Facility name: MIKI BASIN GENERATING STATION
Facility address: 1001 N MIKI RD
EPA ID: HR/00002000141
Contact address: PO BOX 398
Contact name: KOVALULU, HI 96733-6898
Contact telephone: (808) 243-3333
Contact email: Not reported
Contact country: US

Facility generates hazardous waste

DATABASE: Resource Conservation and Recovery Information (RCRAInfo)

POWER PLANT:

IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Waste Code:
Waste Name:

No violations found

MIIK BASIN GENERATING STATION
1001 NORTH MIKI RD.
LANAI CITY, HI 96763
EDID C-1001766130

Report# Prepared for / March 31, 2014 Page# 5 of 7
SECTION 2: FACILITY DETAIL REPORTS

...Continued...

WASTE MANAGEMENT

Facility handles PCBs

DATABASE: PCB Activity Database System (PADS)

MIKI BASIN GENERATING STATION
1001 NORTH MIKI RD.
LANAI CITY, HI 96763
EDR ID #1007092130

Elapse ASTM days: Provides confirmation that this report meets or exceeds the 90-day updating requirement of the ASTM standard.

DATABASES FOUND IN THIS REPORT

WASTE MANAGEMENT

Facility handles PCBs

DATABASE: PCB Activity Database System (PADS)

PADS: PCB Activity Database System
Source: EPA
Telephone: 202-566-0500
PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or disposers of PCB’s who are required to notify the EPA of such activities.

PADS: PCB Activity Database System
Source: EPA
Telephone: 703-308-8895
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 (HSWAs) 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.

SECTION 3: DATABASES AND UPDATE DATES

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

DATABASES FOUND IN THIS REPORT

PADS: PCB Activity Database System
Source: EPA
Telephone: 502-566-0000
EDR identifies generators, transporters, commercial storers and/or disposers of PCB’s who are required to notify the EPA of such activities.

Repository: MAUI ELECTRIC CO., LTD
Contact title: Not reported
Contact name: Donn Fukuda
Contact address: P.O. Box 30008
Contact extension: (808)543-4525
Contact email: Not reported
Contact date: 02/07/2005
Date received: 03/24/2005

Repository: MAUI ELECTRIC CO., LTD
Contact title: Not reported
Contact name: Not reported
Contact address: O. Box 630608
Contact extension: Lanai City, HI 96763
Contact email: Not reported
Contact date: 02/07/2005
Date received: 03/24/2005

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Please contact EDR at 1-800-352-0050 with any questions or comments.

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Report# Prepared for / March 31, 2014 Page# 2 of 15
**SECTION 1: FACILITY SUMMARY**

<table>
<thead>
<tr>
<th>FACILITY</th>
<th>FACILITY 1: MAUI ELECTRIC CO - MIKI BASIN</th>
</tr>
</thead>
<tbody>
<tr>
<td>AREA</td>
<td>1001 N MIKI RD</td>
</tr>
<tr>
<td></td>
<td>LANAI CITY, HI</td>
</tr>
<tr>
<td></td>
<td>EDR ID #10005540273</td>
</tr>
</tbody>
</table>

**WASTE MANAGEMENT**
- Facility generates hazardous waste (RCRA) NO
- Facility traps, stores, or disposes of hazardous waste on-site (RCRA/5TSDF) NO
- Facility has received noticess of Violation (RCRA/VOL) NO
- Facility has been subject to RCRA administrative actions (RAATS) NO
- Facility has been subject to corrective action (CORRACTS) NO
- Facility handles PCBs (PADS) NO
- Facility uses radioactive materials (RCM) NO
- Facility manages registered aboveground storage tanks (AST) NO
- Facility manages registered underground storage tanks (UST) NO
- Facility has reported leaking underground storage tank incidents (LUST) NO
- Facility has reported emergency releases to the soil (ERNS) NO
- Facility has reported hazardous material incidents to DOT (HMIS) NO

**WASTE DISPOSAL**
- Facility is a Superfund Site (SFLS) NO
- Facility has a known or suspected abandoned, inactive or uncontrolled hazardous waste site (CERCLIS) NO
- Facility has reported Superfund related to it (SURLS) NO
- Facility is listed as a state hazardous waste site (DWS) NO
- Facility has disposed of solid waste on-site (SWF/LF) NO

**MULTIMEDIA**
- Facility uses toxic chemicals and has reported EPA under SDWA, Title I, Section 316 (SWPD) NO
- Facility produces pesticides and has reported EPA under Section 7 of FIFRA (SWPD) NO
- Facility manufactures or imports toxic chemicals on the TSCA list (TSCA) NO
- Facility has reported facilities under TSCA, TSCA Title II (TP2) NO
- Facility is listed in EPA’s index system (FINDS) YES - p.4
- Facility is listed in other database records (OTHER) YES - p.6

**POTENTIAL SUPERFUND LIABILITY**
- Facility has a list of potentially responsible parties (PRPs) NO

**TOTAL (YES)** 2

**SECTION 2: FACILITY DETAIL REPORTS**

**MULTIMEDIA**
- Facility is listed in EPA's index system

**DATABASE: Facility Index System (FINDS)**

**MAUI ELECTRIC CO - MIKI BASIN**
- 1001 N MIKI RD
- LANAI CITY, HI 96763
- EDR ID #10005540273

This site is listed in the Federal FINDS database. The FINDS database may contain references to records from government databases included elsewhere in the report. Please note: the FINDS database may also contain references to out of date records formerly associated with the site.

**Registry ID:** 110001764029
**Facility Name:** MAUI ELECTRIC CO - MIKI BASIN GENERATING STATION
**Facility Address:** 1001 N MIKI RD
**State:** HI
**ZIP Code:** 96763
**EDR ID:** #10005540273

**Federal FINDS database. The FINDS database may contain references to records from government**

**Facility has received Notices of Violations (RCRA/VIOL) NO**
**Facility has been subject to corrective actions (CORRACTS) NO**
**Facility handles PCBs (PADS) NO**
**Facility uses radioactive materials (RCM) NO**
**Facility manages registered aboveground storage tanks (AST) NO**
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**TOTAL (YES)** 2
### SECTION 2: FACILITY DETAIL REPORTS

**Continued...**

Control Technology, is required on major new or modified sources in clean areas; LASR, or Lowest Achievable Emission Rate, is required on major new or modified sources in non-attainment areas.

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<th>Facility Name</th>
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</thead>
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<tr>
<td>Facility Address</td>
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<tr>
<td>RCP Control Technology</td>
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<td>End Date Qualifier</td>
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</tr>
<tr>
<td>Data Source</td>
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**Alternative Name:**
- MAUI ELECTRIC CO LTD MIKI BASIN POWER PLANT
- MAUI ELECTRIC COMPANY LTD
- MEICO-MINI BASIN POWER PLANT

**Contact Information:**
- Name: DONN FUKADA
  - Contact Type: TECHNICAL CONTACT
  - Contact Tel: (808) 872-3263
  - Contact Email: Dfukada@meico.co.uk
  - Contact Address: 1001 N MIKI RD LANA'I CITY, HI 96763

- Name: VIRGIL HONG
  - Contact Type: TECHNICAL CONTACT
  - Contact Tel: (808) 543-4575
  - Contact Email: Virgil.Hong@meico.co.uk
  - Contact Address: 1001 N MIKI RD LANA'I CITY, HI 96763

- Name: VIRGIL HONG
  - Contact Type: PUBLIC CONTACT
  - Contact Tel: (808) 543-4575
  - Contact Email: Virgil.Hong@meico.co.uk
  - Contact Address: 1001 N MIKI RD LANA'I CITY, HI 96763

- Name: VIRGIL HONG
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  - Contact Tel: (808) 543-4575
  - Contact Email: Virgil.Hong@meico.co.uk
  - Contact Address: 1001 N MIKI RD LANA'I CITY, HI 96763

**NAICS Code:**
- 221114 (FOSSIL FUEL ELECTRIC POWER GENERATION)
- 221119 (ELECTRIC POWER TRANSMISSION AND DISTRIBUTION)

**SIC Code:** 4911 (ELECTRIC SERVICES)

**Organization Name:**
- Owner/Operator: PRIVATE

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**Report # Prepared for / March 31, 2014 Page # of 15**
## SECTION 2: FACILITY DETAIL REPORTS

### Continued... 

<table>
<thead>
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<th>Organization Name</th>
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<th>Telephone Number</th>
<th>Alternative Number</th>
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<th>Parent Name</th>
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Fax Number: Not reported
Email: Not reported
State Business ID: Not reported
Parent Name: Not reported
Parent DUNS: Not reported
Mailing Address: Not reported
## SECTION 2: FACILITY DETAIL REPORTS

### MULTIMEDIA

Facility is listed in other database records

### DATABASE: Other Database Records (OTHER)

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<tr>
<th>County</th>
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<tr>
<td>Plant name</td>
<td>MAUI ELECTRIC CO - MIKI BASIN</td>
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<td>Date achieved</td>
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<tr>
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<td>00000000</td>
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### Compliance and Violation Data Major Sources:

- **AIRS (AFS):**
  - CO - MIKI BASIN
  - EPA plant ID: 110001786535
  - Air program: TITLE V PERMITS
  - National action type: COMPLIANCE CERT DUE / RECEIVED BY
  - Date achieved: 030031
  - Penalty amount: 00000000
  - Air program: TITLE V PERMITS
  - National action type: SV RESOLVED
  - Date achieved: 030707
  - Penalty amount: 030707

### Compliance and Enforcement Major Issues:

- **AIRS (AFS):**
  - CO - MIKI BASIN
  - EPA plant ID: 110001786535
  - Air program: TITLE V PERMITS
  - National action type: COMPLIANCE CERT DUE / RECEIVED BY
  - Date achieved: 030031
  - Penalty amount: 00000000
  - Air program: TITLE V PERMITS
  - National action type: SV RESOLVED
  - Date achieved: 030707
  - Penalty amount: 030707

### Database classification:

- **ACTUAL OR POTENTIAL EMISSIONS ARE ABOVE THE APPLICABLE MAJOR SOURCE THRESHOLDS**

### GoT facility:

- **ALL OTHER FACILITIES NOT OWNED OR OPERATED BY A FEDERAL, STATE, OR LOCAL GOVERNMENT**

### Current HPV:

- Not reported

### N/A:

- Not reported

### Default classification:

- **MULTI MEDIA INSPECTION - LEVEL 2 OR GREATER**

### Default compliance status:

- **IN COMPLIANCE - INSPECTION**

### Facility is listed in other database records

### Facility is listed in other database records

---

**Note:** The table continues with similar information for other records.
### SECTION 2: FACILITY DETAIL REPORTS

**...Continued...**

<table>
<thead>
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<th>Penalty amount</th>
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### SECTION 2: FACILITY DETAIL REPORTS

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**Hist compliance date:** 11/04

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**Hist compliance date:** 11/04

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**Permit Information:**
- **Compliance plant ID:** 00035
- **Permit number:** 0030-05-C
- **Permit category:** TITLE V PERMIT - PLANT SP
- **Permit information:**

**Permit Source:**
- **Compliance plant ID:** 00035
- **Plant address:** MAUI ELECTRIC CO - MIKI BASIN
  1001 N MIKI RD
  LAMA CITY, HI 96763

**Event Information:**
- **Compliance permit ID:** 00035
- **Permit number:** 0030-05-C
- **Event action type:** IF
- **Event description:** "PERMIT AUTHORITY ISSUES FINAL PERM"
SECTION 3: DATABASES AND UPDATE DATES

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

Elapsed ASTM days: Provides confirmation that this report meets or exceeds the 90-day updating requirement of the ASTM standard.

DATABASES FOUND IN THIS REPORT

<table>
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<th>FINDS: Facility Index System/Registry System</th>
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<tr>
<td>Source: EPA</td>
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<td>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), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), PADS (PCB Activity Data System), STATE (State Environmental Laws and Statutes), and FFIS (Federal Facilities Information System).</td>
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US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

| Source: EPA                                  |
| Telephone: 202-564-5962                     |
| The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local regulatory agencies. Information is collected by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities. AFS includes data about the air pollutants they produce, action, level plant data. It is used to track emissions and compliance data from industrial plants. |
| Date of Government Version: 1/23/2013        |
| Database Release Frequency: Annually         |
| Date of Last EDR Contact: 03/31/2014         |
| Date of Next Scheduled Update: 07/14/2014    |

APPENDIX B

USER QUESTIONNAIRE
Proposal for Professional Consulting Services at:
200-Acre Proposed Industrial Site – Lanai City, Hawaii – Phase I ESA Proposal

February 26, 2014

ASTM E-1527 PHASE I ENVIRONMENTAL SITE ASSESSMENT
PRE-SURVEY QUESTIONNAIRE AND DISCLOSURE STATEMENT

Borrower: Please complete this questionnaire before the Consultant’s site visit. For those questions that are not applicable to the subject please respond with an “N/A”. This document must be signed by the Owner or his/her representative (Item No. 2). If you have any questions about how to answer any of the questions please call. If additional pages for response are necessary please attach them to this form. Clearly mark all references to the appropriate question number(s). This document and your written response to same will be an exhibit in our report.

1. PROPERTY INFORMATION:

Property Name: 200 Acre Industrial Park – M.K. Band

Property Address: M.K. Band

City: Lanai City

State: Hi

Zip: 96763

Assessor’s Parcels Number: (2) 4-9-062-08

2. COMPLETED BY

Signature

Date: 2-20-14

Printed Name: Thomas A. Nault

Title: Director of Development & Construction

3. ASTM-REQUIRED INQUIRIES

Property Owner: Piliama Leauai

Name: Piliama Leauai

Phone: 808-565-9057

Fax:

Key Site Manager (Site contact):

Name: Thomas Nault

Phone: 808-565-9057

Fax:

If not residential Property, please provide list of tenants, including contact names and phone numbers.

Name: Piliama Leauai

Phone: 808-565-9057

Fax:

If you have knowledge of any environmental liens recorded against the Property, or environmentally related Activity and Use Limitations of the Property?

Asbestos Survey/ O&M

Tank Tightness Testing

Other

Are you aware of a reduction in the property value due to environmental issues?

Yes

No

Please attach explanation of all affirmative answers.

Yes

No

4. PLEASE PROVIDE A GENERAL SITE DESCRIPTION BY COMPLETING THE FOLLOWING TABLE:

Legal description/ boundary survey/ plat available for inspector

Yes

No

Total Property Size

200 Acre

Total number of buildings

0

Total square footage of buildings

0

Date of construction

N/A

Dates of significant renovation

N/A

Waste water discharge

Municipal Sanitary Sewer

On-site septic system

Other

Other

On-site well

Community Water Supplier

On-site well

Other

Please describe prior use of property, if known:

5. PREVIOUS INVESTIGATIONS:

Have any previous environmental investigations been performed at the site?

Yes

No

INVESTIGATION TYPE

If yes, please describe conclusions, and attach copy of report(s)

Phase 1 ESA

Phase 2 ESA

Tank Tightness Testing

Asbestos Survey/ O&M

Radon

Lead-based Paint

Lead in Water

Operations & Maintenance Plan(s)

Other
### ON SITE OPERATIONS

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<tr>
<th>Condition</th>
<th>Response</th>
<th>If yes, please describe</th>
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<td>Stored Chemicals</td>
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<td>Underground Storage Tanks</td>
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<td>Aboveground Storage Tanks</td>
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<td>Spills or Releases</td>
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<tr>
<td>drums Arewaid/containers</td>
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<tr>
<td>Waste Treatment Systems</td>
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<td>Clarifiers/ Separators</td>
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<tr>
<td>Air inlets/ Vents/ Odors</td>
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<td>Floor Drains/Sumps</td>
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<tr>
<td>Stained Soil/ impacted Vegetation</td>
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<tr>
<td>On-site OWNED Electrical Transformers</td>
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<tr>
<td>Hydraulic lifts/ Elevators</td>
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<td>Dry Cleaning Operations</td>
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<td>Wetlands/ Flooding</td>
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<td>If yes, please describe and ATTACH ALL COPIES of permits. Please attach last three waste manifests.</td>
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<td>d) Air Quality</td>
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<td>e) Flammable Materials</td>
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<td>f) AST/ST</td>
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<td>g) Waste Manifest(s)</td>
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<td>h) other</td>
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EDR Aerial Photo Decade Package

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

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EDR Aerial Photo Decade Package

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Date EDR Searched Historical Sources:
Aerial Photography March 12, 2014

Target Property:
Miki Road & Kaumalapau Highway
Lanai City, HI 96763

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EDR Historical Topographic Map Report

Environmental Data Resources, Inc.’s (EDR) Historical Topographic Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDR’s Historical Topographic Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the early 1900s.

Miki Basin - 200 Acre Industrial Site
Miki Road & Kaumalapau Highway
Lanai City, HI 96763

Inquiry Number: 3875991.4
March 10, 2014

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

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The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

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<tr>
<td>1997</td>
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### FINDINGS

#### TARGET PROPERTY STREET

Miki Road & Kaumalapau Highway  
Lanai City, HI  96763

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1999

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7 DANIEL KAOPUKI
6 TODD CARLOS

KAUMALAPAU HWY (LC) 96763

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KAUMALAPAU HWY (KH) 96741

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Certified Sanborn® Map Report

Site Name: Miki Basin - 200 Acre Industrial Site
Address: Miki Road & Kaumalapau Highway
City, State, Zip: Lanai City, HI 96763
E-Mail: trc@lanai.com
P.O. #: 215880
Project: Miki Basin - 200 Acre Site
Certification #: CF60-4983-A50E

UNMAPPED PROPERTY
This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information and fire insurance maps covering the target property were not found.

Certification Date: 3/10/14
Certification # 3875991.3
Contact: Ron Landolt
Miki Road & Kaumalapau Highway
Lanai City, HI 96763
7600 N. 16th Street
Phoenix, AZ 85020

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- Library of Congress
- Univeristy Publications of America
- EDR Private Collection

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EDR Environmental Lien and AUL Search

The EDR Environmental Lien and AUL Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied address information to:
• search for parcel information and/or legal description;
• search for ownership information;
• research official land title documents recorded at jurisdictional agencies such as recorder's offices, registries of deeds, county clerk's offices, etc.;
• access a copy of the deed;
• search for environmental encumbering instrument(s) associated with the deed;
• provide a copy of any environmental encumbrance(s) based upon a review of key words in the instrument(s) title, parties involved, and description; and
• provide a copy of the deed or site documents reviewed.

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

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EDR Environmental Lien and AUL Search

TARGET PROPERTY INFORMATION

ADDRESS
Miki Road & Kaunakakai Highway
Miki Basin - 200 Acre Industrial Site
Lanai City, HI 96763

RESEARCH SOURCE
Source 1:
Maui County Clerk
Maui, HI

PROPERTY INFORMATION

Deed 1:
Type of Deed: Limited Warranty Deed
Title is vested in: Castle & Cooke Resorts, LLC
Title received from: Castle & Cooke, Inc
Deed Dated: 6/22/2012
Deed Recorded: 6/22/2012
Book: NA
Page: NA
Volume: NA
Instrument: T-8208437
Docket: NA
Land Record Comments: see exhibit
Miscellaneous Comments: see exhibit
Legal Description: see exhibit
Legal Current Owner: Castle & Cooke Resorts, LLC
Parcel # / Property Identifier: 4-9-002-001
Comments: see exhibit

Deed 2:
Type of Deed: Limited Warranty Deed
Title is vested in: Castle & Cooke Resorts, LLC
Title received from: Castle & Cooke, Inc
Deed Dated: 6/22/2012
Deed Recorded: 6/22/2012
Book: NA
Page: NA
Volume: NA
Instrument: T-8208436
Docket: NA
Land Record Comments: see exhibit
Miscellaneous Comments: NA
Legal Description: see exhibit
Legal Current Owner: Castle & Cooke Resorts, LLC
Parcel # / Property Identifier: 4-9-002-001
Comments: see exhibit

ENVIRONMENTAL LIEN
Environmental Lien: Found [ ] Not Found [x]

OTHER ACTIVITY AND USE LIMITATIONS (AULs)
AULs: Found [ ] Not Found [x]
Deed Exhibit 1

LIMITED WARRANTY DEED

THIS LIMITED WARRANTY DEED is made as of June 22, 2012, by CASTLE & COOKE, INC., a Hawaii corporation, hereinafter called the "GRANTOR," in favor of CASTLE & COOKE RESORTS, LLC, a Hawaii limited liability company whose address is 680 Iwilei Rd., Suite 510, Honolulu, Hawaii 96817, hereinafter called the "GRANTEE:

WITNESSETH:

That for Ten Dollars ($10.00) and other good and valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee, as tenant in severalty, all of the property more particularly described in Exhibit A attached hereto and made a part hereof;
IN WITNESS WHEREOF, the Grantor has executed these presents as of the day and year first above written.

CASTLE & COOKE, INC., a Hawaii corporation

By: [Signature]
Name: HARRY A. SAUNDERS
Title: Senior Vice President

By: [Signature]
Name: RICHARD K. MIRIKITANI
Title: Vice President & Assistant Secretary

Grantor

The rights and obligations of the Grantor and the Grantee shall be binding upon and inure to the benefit of their respective estates, heirs, personal representatives, successors, successors in trust, and assigns. The conveyance herein set forth and the warranties of the Grantor concerning the same are expressly declared to be in favor of the Grantee, and the Grantee's heirs, personal representatives, successors, successors in trust and assigns.

The terms "Grantor" and "Grantee," as and when used herein, or any pronouns used in place thereof, shall mean and include the masculine or feminine, the singular or plural number, individuals or corporations, limited liability companies or partnerships, and their and each of their respective, heirs, personal representatives, successors, successors in trust, and assigns, according to the context thereof.

This Deed is being made as a part of a larger sale of assets by the Grantor relating to the island of Lanai through which the Grantor is receiving consideration for this Deed by the transfer of assets from the Grantee and additional value from the Grantee and its affiliates.
STATE OF HAWAI'I CITY AND COUNTY OF HONOLULU

On June 21, 2012, before me personally appeared HARRY A. SAUNDERS and RICHARD K. MIRIKITANI, to me personally known, who, being by me duly sworn or affirmed, did say that such persons executed this Limited Warranty Deed undated at time of notarization, in the First Circuit of the State of Hawaii, as the free act and deed of such persons, and if applicable in the capacity shown, having been duly authorized to execute such instrument in such capacity.

Print Name: Rhonda Biffle
Notary Public, State of Hawaii
My commission expires: Aug. 3, 2012

EXHIBIT A

ALL OF THAT CERTAIN PARCEL OF LAND SITUATE ON THE ISLAND OF LANAI, COUNTY OF MAUI, STATE OF HAWAI'I, DESCRIBED AS FOLLOWS:

LOT 13-A-1-A, AREA 17,113.987 ACRES, MORE OR LESS, (DEDUCTING THEREFROM THE FOLLOWING LOTS OF LAND COURT APPLICATION 862:

LOT E-2-A-1-A-1-B,
LOT E-2-A-1-A-1-D,
LOT E-2-A-1-A-1-F,
LOT E-2-A-1-A-1-G,
LOT 35, AS SHOWN ON MAP 19;
LOT 37, AS SHOWN ON MAP 20;
LOT 44 AND 45, AS SHOWN ON MAP 21;
LOTS 724 TO 731, INCLUSIVE AND
LOTS 733 TO 743, INCLUSIVE, AS SHOWN ON MAP 48;
LOTS 746 TO 751, INCLUSIVE, AS SHOWN ON MAP 60;
EXCLUSIONS 13, 17, 18, 26 AND 36 AS SHOWN ON MAP 3;
AND ALL EXISTING GOVERNMENT ROADS
AND ALSO THE FOLLOWING LOTS OF LAND COURT CONSOLIDATION NO. 170: LOTS 12 AS SHOWN ON MAP 5; AND
LOTS 13-B TO 13-G, AS SHOWN ON MAP 6; CONTAINING AN AREA OF 889.799 ACRES, MORE OR LESS),

AND CONTAINING A NET AREA OF 16,224.188 ACRES, MORE OR LESS, AS SHOWN ON MAP 15, FILED WITH LAND COURT CONSOLIDATION NO. 170 OF CASTLE & COOKE, INC.
TOGETHER WITH PERPETUAL RIGHTS AND EASEMENTS AS SET FORTH BY LAND COURT ORDER NO. 132574, FILED OCTOBER 12, 1998, AS FOLLOWS:

(A) PERPETUAL RIGHT AND EASEMENTS TO BUILD, CONSTRUCT, INSTALL, MAINTAIN, OPERATE, REPAIR AND/OR REPLACE POLE AND WIRE LINES OR UNDERGROUND LINES FOR POWER AND COMMUNICATIONS; UNDERGROUND WATER PIPELINES, INCLUDING FIRE HYDRANTS AND VALVES; UNDERGROUND CONCRETE AND/OR CORRUGATED IRON STRUCTURES FOR PURPOSES OF DRAINAGE AND IRRIGATION; AND UNDERGROUND SEWER LINES;

(B) PERPETUAL RIGHT AND EASEMENTS TO INSTALL, CONSTRUCT, LAY, MAINTAIN, REPAIR, REMOVE AND/OR REPLACE AN UNDERGROUND WATER PIPELINE OR PIPELINES ALONG, ACROSS, THROUGH AND UNDER LOTS 482-B, 553-B, 303-B, 549, 551-C AND 561-A, TOGETHER WITH THE RIGHT OF ACCESS FROM TIME TO TIME FOR THE PURPOSE AFORESAID; PROVIDED, HOWEVER, AND THIS RESERVATION IS ON THE CONDITION THAT, IF SAID EASEMENTS ARE NOT USED FOR THE AFORESAID PURPOSE AT ANY TIME FOR A PERIOD OF TWO (2) CONSECUTIVE YEARS, THEN THE SAME SHALL CEASE AND TERMINATE, AS RESERVED IN DEEDS, DATED DECEMBER 1, 1961, DECEMBER 1, 1961, JANUARY 30, 1962, JULY 27, 1962, APRIL 20, 1964 AND APRIL 20, 1964, FILED AS DOCUMENT NOS. 282714, 282715, 286951, 293717, 329739 AND 329740, RESPECTIVELY; AND

BEING LAND(S) DESCRIBED IN TRANSFER CERTIFICATE OF TITLE NO. 469176 ISSUED TO: CASTLE & COOKE, INC., A HAWAII CORPORATION.

SUBJECT, HOWEVER, TO:

1. All encumbrances of record. (But no admission is made herein that such encumbrances are valid)

2. All customary and traditional rights, of native Hawaiians as provided for by the law of the State of Hawaii, for subsistence, cultural and religious purposes, which rights may involve access to the subject property.
STATE OF HAWAII
OFFICE OF ASSISTANT REGISTRAR
RECORDED
June 22, 2012 3:29 PM
Doc No(s) T-8208436
on Cert(s) 492266
Issuance of Cert(s) 1044093

And the reversions, remainders, rents, issues and profits thereof and all of the
estate, right, title and interest of the Grantor, both at law and in equity, therein and
thereto, including but not limited to, if any, water, minerals, metals and geothermal
resources;

TO HAVE AND TO HOLD the same, together with all buildings, improvements,
rights, easements, privileges and appurtenances thereon and thereto belonging or
appertaining or held and enjoyed therewith, unto the Grantee according to the tenancy
herein set forth, forever.

AND, in consideration of the premises, the Grantor does hereby covenant with the
Grantee that the Grantor is lawfully seised in fee simple of the property herein described
(the "Property") and has good right to sell and convey the Property; that the Property is
free and clear of all encumbrances made or suffered by the Grantor, except as set forth in
Exhibit A and except for the lien of real property taxes not yet by law required to be
paid; and that the Grantor shall WARRANT AND DEFEND the foregoing against the
lawful claims of all persons claiming by, through, or under the Grantor, unto the Grantee
and the Grantee's successors and assigns, forever.

AND the Grantor quitclaims to the Grantee all rights, title and interests reserved,
granted or acquired by the Grantor or its predecessors in interest with respect to land
owned by others on the island of Lanai, including but not limited to, if any, rights and
interests with respect to easements, rights of way, access, water, minerals, metals,
geothermal resources, and restrictive covenants.

The rights and obligations of the Grantor and the Grantee shall be binding upon
and inure to the benefit of their respective estates, heirs, personal representatives,
successors, successors in trust, and assigns. The conveyance herein set forth and the
warranties of the Grantor concerning the same are expressly declared to be in favor of the
Grantee, and the Grantee's heirs, personal representatives, successors, successors in trust
and assigns.

The terms "Grantor" and "Grantee," as and when used herein, or any pronouns
used in place thereof, shall mean and include the masculine or feminine, the singular
or plural number, individuals or corporations, limited liability companies or partnerships,
and their and each of their respective, heirs, personal representatives, successors,
successors in trust, and assigns, according to the context thereof.

This Deed is being made as a part of a larger sale of assets by the Grantor relating
to the island of Lanai through which the Grantor is receiving consideration for this Deed
by the transfer of assets from the Grantee and additional value from the Grantee and its
affiliates.
IN WITNESS WHEREOF, the Grantor has executed these presents as of the day and year first above written.

CASTLE & COOKE, INC., a Hawaii corporation

By: ________________________________
Name: HARRY A. SAUNDERS
Title: Senior Vice President

By: ________________________________
Name: RICHARD K. MIRIKITANI
Title: Vice President & Assistant Secretary

Grantor

STATE OF HAWAI'I

CITY AND COUNTY OF HONOLULU)

On June 21, 2012, before me personally appeared HARRY A. SAUNDERS and RICHARD K. MIRIKITANI, to me personally known, who, being by me duly sworn or affirmed, did say that such persons executed this 6-page Limited Warranty Deed undated at time of notarization, in the First Circuit of the State of Hawaii, as the free act and deed of such persons, and if applicable in the capacity shown, having been duly authorized to execute such instrument in such capacity.

Print Name: Rhonda Riffle
Notary Public, State of Hawaii

My commission expires: Aug. 3, 2012
ALL OF THOSE CERTAIN PARCELS OF LAND SITUATE ON THE ISLAND OF LANAI, COUNTY OF MAUI, STATE OF HAWAII, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, NET AREA 69,269.977 ACRES, MORE OR LESS, AS SHOWN ON MAP 1, FILED WITH LAND COURT CONSOLIDATION NO. 189 OF CASTLE & COOKE, INC., EXCEPTING ANY PORTION OF THE LAND CREATED BY ACCRETION AND ALSO ANY PORTION LYING BELOW THE SHORELINE AS DEFINED BY HAWAII LAW AND/OR CERTIFIED BY THE STATE OF HAWAII DEPARTMENT OF LAND AND NATURAL RESOURCES.

TOGETHER WITH:

(A) A PERPETUAL RIGHT AND EASEMENTS TO BUILD, CONSTRUCT, INSTALL, MAINTAIN, OPERATE, REPAIR AND/OR REPLACE POLE AND WIRE LINES OR UNDERGROUND LINES FOR POWER AND COMMUNICATIONS; UNDERGROUND WATER PIPELINES, INCLUDING FIRE HYDRANTS AND VALVES; UNDERGROUND CONCRETE AND/OR CORRUGATED IRON STRUCTURES FOR PURPOSES OF DRAINAGE AND IRRIGATION; AND UNDERGROUND SEWER LINES;

(B) A PERPETUAL RIGHT AND EASEMENTS TO INSTALL, CONSTRUCT, LAY, MAINTAIN, REPAIR, REMOVE AND/OR REPLACE AN UNDERGROUND WATER PIPELINE OR PIPELINES ALONG, ACROSS, THROUGH AND UNDER LOTS 482-B, 553-B, 303-B, 549, 551-C AND 561-A, TOGETHER WITH THE RIGHT OF ACCESS FROM TIME TO TIME FOR THE PURPOSE AFORESAID; PROVIDED, HOWEVER, AND THIS RESERVATION IS ON THE CONDITION THAT, IF SAID EASEMENTS ARE NOT USED FOR THE AFORESAID PURPOSE AT ANY TIME FOR A PERIOD OF TWO (2) CONSECUTIVE YEARS, THEN THE SAME SHALL CEASE AND TERMINATE, AS RESERVED IN DEEDS, DATED DECEMBER 1, 1961, DECEMBER 1, 1961, JANUARY 30, 1962, JULY 27, 1962, APRIL 20, 1964 AND APRIL 20, 1964, FILED AS LAND COURT DOCUMENT NOS. 282714, 282715, 286951, 293717, 329739 AND 329740, RESPECTIVELY; AND

(C) AN ACCESS ACROSS EASEMENT 1, AS SHOWN ON MAP 1 OF LAND COURT CONSOLIDATION NO. 189, AS SET FORTH BY LAND COURT ORDER NO. 126719, FILED JANUARY 22, 1997.