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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Phase I Environmental Site Assessment Report
Miki Basin – 200 Acre Property, Proposed Industrial Area, Lanai City, HI

April 3, 2014

TABLE OF CONTENTS

EXECUTIVE SUMMARY ................................................................. 1
1.0 INTRODUCTION ........................................................................ 3
  1.1 PURPOSE AND SCOPE OF SERVICES .................................. 3
  1.2 ADDITIONAL SERVICES ....................................................... 4
  1.3 LIMITATIONS AND DEVIATIONS ........................................ 4
    1.3.1 Accuracy and Completeness .......................................... 4
    1.3.2 Warranties and Representations .................................... 5
    1.3.3 Continued Validity/User Reliance .................................... 5
    1.3.4 Deviations to ASTM E 1527-13 Standard ....................... 6
    1.3.5 Significant Assumptions .............................................. 6
2.0 SITE DESCRIPTION ................................................................. 7
  2.1 SITE LOCATION AND LEGAL DESCRIPTION ....................... 7
  2.2 SITE IMPROVEMENTS ......................................................... 7
  2.3 CURRENT AND HISTORICAL SITE USE ............................... 7
    2.3.1 Current Site Use(s) ...................................................... 7
    2.3.2 Previous Owner and Operator Information ....................... 7
  2.4 PHYSICAL SETTING ........................................................... 7
3.0 USER PROVIDED INFORMATION ............................................. 9
  3.1 TITLE & JUDICIAL RECORDS FOR ENVIRONMENTAL LIENS OR
      ACTIVITY AND USE LIMITATIONS .................................. 9
  3.2 SPECIALIZED KNOWLEDGE .............................................. 9
  3.3 PROPERTY VALUE REDUCTION ISSUES ............................... 9
  3.4 COMMONLY KNOWN OR REASONABLY ASCERRTABLE INFORMATION 9
  3.5 REASON FOR CONDUCTING PHASE I .................................. 9
4.0 RECORDS REVIEW .............................................................. 10
  4.1 SOURCES OF INFORMATION ............................................. 10
  4.2 HISTORICAL USE INFORMATION ........................................ 10
    4.2.1 Site History ........................................................... 10
    4.2.2 Adjoining Property and Surrounding Property History ........ 11
  4.3 DATABASE REPORT .......................................................... 11
  4.4 PREVIOUS REPORTS ........................................................ 13
  4.5 OTHER ENVIRONMENTAL RECORD SOURCES ...................... 13
5.0 SITE RECONNAISSANCE ....................................................... 15
  5.1 METHODOLOGY AND LIMITING CONDITIONS ...................... 15
  5.2 INTERIOR AND EXTERIOR SITE OBSERVATIONS .................... 15
    5.2.1 Hazardous Substances .............................................. 16
  5.3 ADJOINING AND SURROUNDING PROPERTIES RECONNAISSANCE 16
    5.3.1 Adjoining Properties ............................................... 16
    5.3.2 Surrounding Properties ........................................... 16

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 Kaumalapau 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
April 3, 2014

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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.

Phase I Environmental Site Assessment Report
Miki Basin – 200 Acre Property, Proposed Industrial Area, Lanai City, HI
April 3, 2014

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 Kaunakakai 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
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
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 Lanai 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 areas</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 may contain PCBs.</td>
</tr>
<tr>
<td>Potable 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...
Pacific Ocean, the Site topographic elevation is approximately 1,247 feet above mean sea level (MSL), and local topography slopes to the west-southwest. Based on local topography and historical environmental reports provided to TRC, as applicable, the assumed direction of shallow ground water flow is to the west-southwest towards the Pacific Ocean. However, a subsurface investigation would be required to determine actual ground water flow direction.

The database radius report supplied by Environmental Data Resources, Inc. (EDR) of Shelton, Connecticut was reviewed to obtain information regarding the dominant soil composition in the Site vicinity. This information is summarized below:

- **Hydric Status:** Unknown
- **Soil Surface Texture:** Silty Clay Loam
- **Soil Component Name:** Molokai
- **Deeper Soil Types:** Molokai Silty Clay Loam

Please refer to the Geocheck Physical Setting Source Summary of the EDR report presented in Appendix A for further information regarding the soil composition in the Site vicinity.

Per Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map 150030500F (Panel 500 of 825), dated September 19, 2012, the Site is located in Zone X (unshaded). According to FEMA’s Flood Zone Designations, Zone X represents a minimal flood hazard; that is those areas outside the Special Flood Hazard Area (SFHA) and higher than the elevation of the 0.2-percent-annual-chance flood. The FEMA Flood Insurance Rate Map is provided in Appendix E.

## 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 date and executed 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.

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Phase I Environmental Site Assessment Report  
Miki Basin – 200 Acre Property, Proposed Industrial Area, Lanai City, HI  
April 3, 2014
4.0 RECORDS REVIEW

4.1 Sources of Information

Information regarding the 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 2003.

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>1993 – 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 to 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 northeast 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 1977. 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 northeast 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 spillage, 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 contaminant)." 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 semi-volatile organic compounds, and some inorganic analytes. In accordance with ASTM E2600 - 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>Maui Electric Company – 1001 N Miki Road, Lanai City, HI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Approximate Location Relative to Site</td>
<td>Southeast of the Site property boundary</td>
</tr>
<tr>
<td>EDR Map No.</td>
<td>Orphan Listing</td>
</tr>
<tr>
<td>Databases</td>
<td>RCRA-CESQG, PADS, SPILLS, US AIRS, AIRS, TRIS, HAZNET and FINDS</td>
</tr>
<tr>
<td>Description/ID Number</td>
<td>Reference Database Report in Appendix A</td>
</tr>
<tr>
<td>Presumed Hydrogeologic Setting</td>
<td>Cross-gradient</td>
</tr>
</tbody>
</table>

Database Review Summary:

This property has multiple listings including three small quantity spills and is a generator of small quantities of hazardous waste; however the two of these listings have been reported as cleaned up with No Further Action (NFA) status issued. The property is also equipped with AST’s associated with the power generation plant. 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:

<table>
<thead>
<tr>
<th>Source</th>
<th>Available Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hawaii Department of Health</td>
<td>According to information provided via online public records, the Hawaii Department of Health does not appear to have any records pertaining to the Site.</td>
</tr>
</tbody>
</table>
5.0 SITE RECONNAISSANCE

5.1 Methodology and Limiting Conditions

Ms. Kacey Swindle and Mr. Ron Landolfe 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/No/Historic)</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 (&lt;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 Kamalapau 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>
</tr>
</tbody>
</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 55 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

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9.0 ADDITIONAL SERVICES

No additional services were performed for the Site during this Phase I ESA.
APPENDIX A
DATABASE RADIUS REPORT

Miki Basin - 200 Acre Industrial Site
Miki Road & Kaumalapau Highway
Lanai City, HI 96763
Inquiry Number: 3875991.2s
March 10, 2014

The EDR Radius Map™ Report with GeoCheck®
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 RCRA 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-LOG…………………………………………………………………………… 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
SWFLF……………………………………………………………………………………… Permitted Landfills in the State of Hawaii

State and tribal leaking storage tank lists
LUST………………………………………………………………………………………… Leaking Underground Storage Tanks Database
INIAN LUST……………………………………………………………………………… Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists
INIAN UST…………………………………………………………………………………… Underground Storage Tanks on Indian Land
INIAN UST…………………………………………………………………………………… Underground Storage Tank Listing

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

INSTIT 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
CDL…………………………………………………………………………………………… Open Dump Inventory
INDIAN CDL…………………………………………………………………………………. Report on the Status of Open Dumps on Indian Lands

Local Lists of Hazardous waste / Contaminated Sites
US CDL…………………………………………………………………………………… Clandestine Drug Labs
CDL………………………………………………………………………………………… Clandestine Drug Lab Listing
US HIST CDL…………………………………………………………………………….. National Clandestine Laboratory Registrar

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 / NLR……………………………………………………………………… RCRA - Non Generators
DOT OPS…………………………………………………………………………………… Incident and Accident Data
DOED……………………………………………………………………………………… Department of Defense Sites
FLAIDS…………………………………………………………………………………… Formerly Used Defense Sites
CONSENT………………………………………………………………………………… Superfund (CERCLA) Consent Decreases
ROD………………………………………………………………………………………… Records Of Decision
UMTRA…………………………………………………………………………………… Uranium Mill Tailings Sites
US MINES…………………………………………………………………………………… Mines Master Index File
TRIS…………………………………………………………………………………………... Toxic Chemical Release Inventory System
TSCA………………………………………………………………………………………… Toxic Substances Control Act
FTTS……………………………………………………………………………………….. FIFRA TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
HIST FTTS………………………………………………………………………………….. FIFRA/TSCA Tracking System Administrative Case Listings
STATE AND TRIBAL REGISTERED STORAGE TANK LISTS

USSR: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Health and Human Services, Office of Acute and Rural Health Affairs, Office of Rural Health Policy, Office of Operations, Office of Information Technology, Office of Health and Environmental Surveillance, and Office of the Secretary, Office of the Assistant Secretary for Health, Office of the Assistant Secretary for Planning and Evaluation.

A review of the UST list, as provided by EDR, and dated 12/04/2013 has revealed that there is 1 UST site within approximately 0.25 miles of the target property.

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records
EDR MGP
EDR US HSL Auto Stat
EDR Exclusive Historic Gas Stations
EDR US HSL Cleaners
EDR Exclusive Historic Dry Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives
RGA LF
RGA LURB
RGA LUST
RGA HWS

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.

Urmazaebs (orphan) sites are not considered in the foregoing analysis.
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**EDR EXCLUSIVE RECORDS**

- EDR Exclusive Records
- EDR MGP 1.000
- EDR US Hist Auto Stat 0.250
- EDR US Hist Cleaners 0.250

**EDR RECOVERED GOVERNMENT ARCHIVES**

- Exclusive Recovered Govt. Archives
- RGA LF 0.250
- RGA LUST 0.250
- RGA HWS 0.250

**NOTES:**
- TP = Target Property
- NR = Not Requested at this Search Distance
- Sites may be listed in more than one database
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
Source: EPA
Telephone: N/A
Number of Days to Update: 78
Next Scheduled EDR Contact: 04/21/2014
Data Release Frequency: Quarterly

NPL Site Boundaries

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

EPA Region 1
Telephone 617-918-1143
EPIC Region 6
Telephone 214-635-6659

EPA Region 2
Telephone 215-814-5418
EPIC Region 7
Telephone 913-551-7247

EPA Region 3
Telephone 406-562-8303
EPIC Region 8
Telephone 303-312-6774

EPA Region 5
Telephone 312-886-6866
EPIC Region 9
Telephone 415-547-4246

EPA Region 10
Telephone 202-564-8985

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

Date of Government Version: 10/25/2013
Source: EPA
Number of Days to Update: 78
Next Scheduled EDR Contact: 04/21/2014
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: EPA
Data Accessed at EDR: 02/23/1994
Number of Days to Update: 56
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal Delisted NPL site list

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

Date of Government Version: 10/25/2013
Source: EPA
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: EPA
Number of Days to Update: 94
Next Scheduled EDR Contact: 05/08/2014
Data Release Frequency: Quarterly

FEDERA: Federal Facility Site Information Listing
A listing of National Priority List (NPL) and Basic Remediation 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: 06/21/2013
Source: Environmental Protection Agency
Data Accessed at EDR: 07/08/2013
Number of Days to Update: 151
Next Scheduled EDR Contact: 04/21/2014
Data Release Frequency: Varies

Federal CERCLIS INFRAS site List

CERCLIS-INFRAS: CERCLIS No Further Remedial Action Planned
Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that 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 time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Date of Government Version: 10/25/2013
Source: EPA
Number of Days to Update: 94
Next Scheduled EDR Contact: 06/09/2014
Data Release Frequency: Quarterly

Federal RCRA CORRACTs facilities list

CORRACTs: Corrective Action Report
CORRACTs identifies hazardous waste handlers with RCRA corrective action activity.
### GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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**Federal RCRA non-CORRACT 7SD facilities list**

**RCRA/TSDF - RCRA - Treatment, Storage and Disposal**

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

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**Federal RCRA generators list**

**RCRA/LLGQ - RCRA - Large Quantity Generators**

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

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**RCRA/LQGQ - RCRA - Small Quantity Generators**

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

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**RCRA/CESQGQ - RCRA - Conditionally Exempt Small Quantity Generators**

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

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### Federal institutional controls / engineering controls registries

**US ENS CONTROLS: Engineering Controls Sites List**

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

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</table>

**US INST CONTROL: Sites with Institutional Controls**

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

<table>
<thead>
<tr>
<th>Date of Government Version: 12/17/2013</th>
<th>Source: Environmental Protection Agency</th>
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<td>Data Made Active at EDIR: 01/14/2014</td>
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<td>Number of Days to Update: 14</td>
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<td>Next Scheduled EDR Contact: 03/04/2014</td>
<td>Data Release Frequency: Varies</td>
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**LUCIS: Land Use Control Information System**

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

<table>
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<tr>
<th>Date of Government Version: 11/30/2013</th>
<th>Source: Department of the Navy</th>
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<td>Next Scheduled EDR Contact: 06/02/2014</td>
<td>Data Release Frequency: Varies</td>
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**Federal ERLS list**

**ERLS: Emergency Response Notification System**

Emergency Response Notification System. ERLS records and stores information on reported releases of all hazardous substances.

<table>
<thead>
<tr>
<th>Date of Government Version: 09/20/2013</th>
<th>Source: National Response Center, United States Coast Guard</th>
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<td>Next Scheduled EDR Contact: 04/14/2014</td>
<td>Data Release Frequency: Annually</td>
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</table>

**State- and tribal- equivalent CERCLIS**

**SHWS: Sites List**

Facilities, sites or areas in which the Office of Hazard Evaluation and Emergency Response has an interest, has investigated or may investigate under HRS 138D (includes CERClS sites)

<table>
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<th>Date of Government Version: 01/04/2014</th>
<th>Source: Department of Health</th>
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<td>Data Release Frequency: Semi-Annually</td>
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**State and tribal landfill and/or solid waste disposal site lists**

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GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.
Date of Government Verif on: 11/21/2013
Date Data Arrived at EDR: 11/26/2013
Date Made Active in Reports: 02/24/2014
Number of Days to Update: 90
Source: EPA Region 4
Telephone: 404-662-4827
Last EDR Contact: 01/27/2014
Next Scheduled EDR Contact: 05/13/2014
Data Release Frequency: Semi-Annually

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A leaking of leaking underground storage tank locations on Indian land.
Date of Government Verif on: 02/01/2013
Date Data Arrived at EDR: 09/01/2013
Date Made Active in Reports: 11/01/2013
Number of Days to Update: 184
Source: EPA Region 1
Telephone: 617-818-1313
Last EDR Contact: 01/30/2014
Next Scheduled EDR Contact: 05/13/2014
Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.
Date of Government Verif on: 02/13/2014
Date Data Arrived at EDR: 09/24/2014
Date Made Active in Reports: 02/24/2014
Number of Days to Update: 10
Source: EPA Region 5
Telephone: 312-886-7436
Last EDR Contact: 01/27/2014
Next Scheduled EDR Contact: 05/13/2014
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in California, New Mexico and Nevada.
Date of Government Verif on: 09/27/2012
Date Data Arrived at EDR: 09/25/2012
Date Made Active in Reports: 10/16/2012
Number of Days to Update: 49
Source: EPA Region 8
Telephone: 303-312-8271
Last EDR Contact: 01/27/2014
Next Scheduled EDR Contact: 05/13/2014
Data Release Frequency: Quarterly

State and tribal registered storage tank lists

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

Date of Government Verif on: 12/9/2013
Date Data Arrived at EDR: 12/30/2013
Date Made Active in Reports: 01/14/2014
Number of Days to Update: 5
Source: Department of Health
Telephone: 808-586-4205
Last EDR Contact: 01/14/2014
Next Scheduled EDR Contact: 05/13/2014
Data Release Frequency: Varies

INDIAN LUST R1: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and two Tribal Nations).
Date of Government Verif on: 02/01/2013
Date Data Arrived at EDR: 08/01/2013
Date Made Active in Reports: 12/01/2013
Number of Days to Update: 271
Source: EPA Region 1
Telephone: 617-818-1313
Last EDR Contact: 01/27/2014
Next Scheduled EDR Contact: 05/13/2014
Data Release Frequency: Varies
GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

Date of Government Version: 01/04/2014
Date Data Added at EDR: 02/09/2014
Date Made Active In Reports: 03/07/2014
Number of Days to Update: 9
Data Release Frequency: Varies
Source: Department of Health
Telephone: 808-586-4249
Last EDR Contact: 02/09/2014
Next Scheduled EDR Contact: 06/09/2014

State and Tribal Brownfields Sites

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

Date of Government Version: 01/04/2014
Date Data Added at EDR: 02/09/2014
Date Made Active In Reports: 03/07/2014
Number of Days to Update: 9
Data Release Frequency: Varies
Source: Department of Health
Telephone: 808-586-4249
Last EDR Contact: 02/09/2014
Next Scheduled EDR Contact: 06/09/2014

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfields Sites

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.

Assessment Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 09/24/2013
Date Data Added at EDR: 09/24/2013
Date Made Active In Reports: 12/09/2013
Number of Days to Update: 73
Data Release Frequency: Semi-Annually
Source: Environmental Protection Agency
Telephone: 202-596-2777
Last EDR Contact: 02/25/2014
Next Scheduled EDR Contact: 04/07/2014

Local Lists of Landfill / Solid Waste Disposal Sites

DEBRIS REGION III: 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 Added 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
Source: EPA, Region I
Telephone: 415-941-4219
Last EDR Contact: 01/27/2014
Next Scheduled EDR Contact: 05/12/2014

OPEN DUMP INVENTORY

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

Date of Government Version: 06/30/1985
Date Data Added at EDR: 08/09/2004
Date Made Active In Reports: 09/17/2004
Number of Days to Update: 39
Data Release Frequency: No Update Planned
Source: Environmental Protection Agency
Telephone: 800-434-5345
Last EDR Contact: 09/06/2004
Next Scheduled EDR Contact: N/A

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

Date of Government Version: 12/31/1996
Date Data Added at EDR: 12/30/2007
Date Made Active In Reports: 01/24/2008
Number of Days to Update: 92
Data Release Frequency: Varies
Source: Environmental Protection Agency
Telephone: 703-308-9245
Last EDR Contact: 11/04/2013
Next Scheduled EDR Contact: 03/17/2014

Local Lists of Hazardous waste / Contaminated Sites

US ODI 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 drug sites.

In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 12/30/2013
Date Data Added at EDR: 12/10/2013
Date Made Active In Reports: 02/11/2014
Number of Days to Update: 65
Data Release Frequency: Quarterly
Source: Drug Enforcement Administration
Telephone: 202-397-1000
Last EDR Contact: 03/04/2014
Next Scheduled EDR Contact: 06/16/2014

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

Date of Government Version: 08/04/2010
Date Data Added at EDR: 06/10/2010
Date Made Active In Reports: 10/22/2010
Number of Days to Update: 42
Data Release Frequency: Varies
Source: Department of Health
Telephone: 808-586-4249
Last EDR Contact: 03/03/2014
Next Scheduled EDR Contact: 06/16/2014

US HST OCD: National Clandestine Laboratory Register
A listing of clandestine drug lab locations. The U.S. Department of Justice (the Department) provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or drug sites.

In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 09/01/2007
Date Data Added at EDR: 11/19/2008
Date Made Active In Reports: 03/05/2009
Number of Days to Update: 131
Data Release Frequency: No Update Planned
Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 03/05/2009
Next Scheduled EDR Contact: 06/16/2014

Local Land Records

LIENS 2: CERCLA-Lien Information
A federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and addreses releases and threatened releases of contaminants, CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 02/06/2013
Date Data Added at EDR: 04/05/2013
Date Made Active In Reports: 06/19/2013
Number of Days to Update: 15
Data Release Frequency: Varies
Source: Environmental Protection Agency
Telephone: 202-586-8023
Last EDR Contact: 03/07/2014
Next Scheduled EDR Contact: 06/17/2014

Date of Government Version: 12/31/2011
Data Available at EDR: 07/01/2013
Number of Days to Update: 44
Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 02/26/2014
Next Scheduled EDR Contact: 03/08/2014
Data Release Frequency: Annually

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

Date of Government Version: 12/31/2011
Data Available at EDR: 09/26/2013
Number of Days to Update: 64
Source: EPA
Telephone: 202-260-6521
Last EDR Contact: 12/28/2013
Next Scheduled EDR Contact: 04/07/2014
Data Release Frequency: Every 4 Years

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

Date of Government Version: 04/09/2009
Data Available at EDR: 04/18/2009
Number of Days to Update: 25
Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1867
Last EDR Contact: 02/24/2014
Next Scheduled EDR Contact: 06/09/2014
Data Release Frequency: Quarterly

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

Date of Government Version: 04/09/2009
Data Available at EDR: 04/18/2009
Number of Days to Update: 25
Source: EPA
Telephone: 202-566-1867
Last EDR Contact: 02/24/2014
Next Scheduled EDR Contact: 06/09/2014
Data Release Frequency: Quarterly

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

Date of Government Version: 10/19/2006
Data Available at EDR: 05/01/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2951
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/11/2008
Data Release Frequency: No Update Planned

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

Date of Government Version: 10/19/2006
Data Available at EDR: 05/01/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2951
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/11/2008
Data Release Frequency: No Update Planned

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

Date of Government Version: 12/10/2009
Data Available at EDR: 12/10/2010
Number of Days to Update: 77
Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 01/29/2014
Next Scheduled EDR Contact: 05/12/2014
Data Release Frequency: Annually

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

Date of Government Version: 07/02/2011
Data Available at EDR: 11/01/2011
Number of Days to Update: 61
Source: Environmental Protection Agency
Telephone: 202-564-0588
Last EDR Contact: 10/02/2014
Next Scheduled EDR Contact: 04/28/2014
Data Release Frequency: Quarterly

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

Date of Government Version: 06/01/2013
Data Available at EDR: 01/17/2013
Number of Days to Update: 17
Source: EPA
Telephone: 202-565-0550
Last EDR Contact: 03/26/2014
Next Scheduled EDR Contact: 04/28/2014
Data Release Frequency: Annually

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

Date of Government Version: 07/22/2013
Data Available at EDR: 08/22/2013
Number of Days to Update: 91
Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 12/29/2013
Next Scheduled EDR Contact: 03/04/2014
Data Release Frequency: Quarterly

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

Date of Government Version: 06/02/2013
Data Available at EDR: 10/08/2013
Number of Days to Update: 23
Source: Environmental Protection Agency
Telephone: 202-543-9775
Last EDR Contact: 01/30/2014
Next Scheduled EDR Contact: 04/21/2014
Data Release Frequency: Quarterly
GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PRP: Potentially Responsible Parties
A list of verified Potentially Responsible Parties

- Date of Government Version: 04/15/2013
- Source: EPA
- Data Made Available at EDR: 04/15/2013
- Last EDR Contact: 01/02/2014
- Number of Days to Update: 72
- Next Scheduled EDR Contact: 04/14/2014
- 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.

- Data Made Available at EDR: 09/18/2012
- Last EDR Contact: 02/14/2014
- Number of Days to Update: 7
- Next Scheduled EDR Contact: 06/26/2014
- Data Release Frequency: Varies

LEAD SVELTER 1: Lead Smelter Sites
A listing of former lead smelter site locations.

- Date of Government Version: 01/29/2013
- Data Made Available at EDR: 02/14/2013
- Last EDR Contact: 01/03/2014
- Next Scheduled EDR Contact: 04/21/2014
- Number of Days to Update: 13
- Data Release Frequency: Varies

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

- Date of Government Version: 12/31/2005
- Data Made Available at EDR: 02/29/2008
- Last EDR Contact: 01/15/2014
- Next Scheduled EDR Contact: 04/28/2014
- Number of Days to Update: 339
- Data Release Frequency: N/A

LEAD SVELTER 2: Lead Smelter Sites
A list of a few hundred sites in the U.S. where the lead smelting was done from 1931 and 1984. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

- Date of Government Version: 04/05/2011
- Data Made Available at EDR: 10/27/2010
- Last EDR Contact: 10/22/2009
- Next Scheduled EDR Contact: N/A
- Number of Days to Update: 36
- Data Release Frequency: 30 Days Updated

US AIRS (AIS): Aerometric Information Retrieval System Facility Subsystem (AFS)
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 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: 10/23/2013
- Data Made Available at EDR: 11/08/2013
- Last EDR Contact: 12/26/2013
- Number of Days to Update: 30
- Next Scheduled EDR Contact: 04/14/2014
- Data Release Frequency: Annually

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

- Date of Government Version: 10/23/2013
- Data Made Available at EDR: 11/08/2013
- Last EDR Contact: 12/26/2013
- Number of Days to Update: 30
- Next Scheduled EDR Contact: 04/14/2014
- Data Release Frequency: Annually

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: 02/04/2014
- Data Made Available at EDR: 01/24/2014
- Last EDR Contact: 01/13/2014
- Number of Days to Update: 42
- Next Scheduled EDR Contact: 03/23/2014
- Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information
All owners and operators of tanks 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: 11/20/2013
- Data Made Available at EDR: 12/03/2013
- Last EDR Contact: 02/14/2014
- Next Scheduled EDR Contact: 06/20/2014
- Number of Days to Update: 72
- Data Release Frequency: Quarterly

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

- Date of Government Version: 08/17/2010
- Data Made Available at EDR: 03/03/2011
- Last EDR Contact: N/A
- Next Scheduled EDR Contact: 03/24/2014
- Number of Days to Update: 7
- Data Release Frequency: Varies

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

- Date of Government Version: 02/01/2011
- Data Made Available at EDR: 01/19/2011
- Last EDR Contact: N/A
- Next Scheduled EDR Contact: 05/12/2014
- Number of Days to Update: 83
- Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS
EDR Exclusive Records
EDR MGP: EDR Proprietary Manufactured Gas Plants
The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDRI'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, 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 (oil 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.

- Date of Government Version: 02/01/2011
- Data Made Available at EDR: 01/19/2011
- Last EDR Contact: N/A
- Next Scheduled EDR Contact: 05/12/2014
- Number of Days to Update: 83
- Data Release Frequency: Varies
**GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING**

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**EDR US Hist Auto Stat: EDR Exclusive Historic Gas Stations**

EDR has searched selected national collections of business directories and has collected listings of potential gas stations that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/convenience station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automotive repair, automotive service, service station, etc. This database falls within a category of information EDR classifies as "High-Risk Historical Records," androssEHR. EDR's historical 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.

**EDR US Hist Cleaners: EDR Exclusive Historic Dry Cleaners**

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, laundry, laundromat, cleaning/laundry, wash & dry, etc. This database falls within a category of information EDR classifies as "High-Risk Historical Records," androssEHR. EDR's historical 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.

**EDR US Hist Cleaners: EDR Proprietary Historic Dry Cleaners - Cale**

**EDR US Hist Auto Stat: EDR Exclusive Historic Gas Stations - Cale**

**EDR Recovered Government Archives**

**Exclusive Recovered Govt. Archives**

**RGA LF: Recovered Government Archive Solid Waste Facilities List**

The EDR Recovered Government Archive Landfills 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.

**GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING**

<table>
<thead>
<tr>
<th>Date of Government Version</th>
<th>Source:</th>
<th>Department of Health</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date Data Available at EDR</td>
<td>N/A</td>
<td>Telephone: N/A</td>
</tr>
<tr>
<td>Date Made Active in Reports</td>
<td>N/A</td>
<td>Telephone: N/A</td>
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<tr>
<td>Number of Days to Update</td>
<td>N/A</td>
<td>Next Scheduled EDR Contact: N/A</td>
</tr>
<tr>
<td>Data Release Frequency</td>
<td>None Updated Planned</td>
<td></td>
</tr>
</tbody>
</table>

**RGA LUST: Recovered Government Archive Leaking Underground Storage Tank**

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.

**RGA HWWS: Recovered Government Archive State Hazardous Waste Facilities List**

The EDR Recovered Government Archive State Hazardous Waste database provides a list of HWWS 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.

**OTHER DATABASES**

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.

**Op/Dis Pipelines: Data this was obtained by EDR from the USGS in 1994. It is relies on USGS Geocada Digital Line Graphs from 1:100,000 Scale Maps. It was extracted from the transportation category including some up, but privately gas pipelines.**

**Electric Power Transmission Line Data**

**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 inhabitants who are sensitive receptors are likely to be located.**

**AAH Hospitals**

**Source: American Hospital Association, Inc.**

**Telephone: 212-380-5881**

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: 410-786-2503**

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: 301-594-2248**

Information on Medicare and Medicaid certified nursing homes in the United States.
GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Public Schools
Source: National Center for Education Statistics
Telephone: 202-822-7300
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: 202-822-7300
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 EDI in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWR: National Wildlife Refuge. This data, available in select counties across the country, was obtained by EDI 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 graphics (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.

GEOCHECK® PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS
MIKI BASIN - 200 ACRE INDUSTRIAL SITE
MIKI ROAD & KAUMALAPAU HIGHWAY
LANAI CITY, HI 96763

TARGET PROPERTY COORDINATES

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Latitude (North)</td>
<td>20° 79' 0&quot; - 20° 47' 54.44&quot;</td>
</tr>
<tr>
<td>Longitude (West)</td>
<td>156° 63' 75&quot; - 156° 56' 15.00&quot;</td>
</tr>
<tr>
<td>Universal Transverse Mercator Zone</td>
<td>4</td>
</tr>
<tr>
<td>UTM X (Meters)</td>
<td>710665.2</td>
</tr>
<tr>
<td>UTM Y (Meters)</td>
<td>2300187.0</td>
</tr>
<tr>
<td>Elevation</td>
<td>1247 ft. above sea level</td>
</tr>
</tbody>
</table>

USGS TOPOGRAPHIC MAP

Target Property Map
20156-08 ISLAND OF LANAI OE NW, HI
Most Recent Revision
Not reported

EDI'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, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.
GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

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

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

TARGET PROPERTY TOPOGRAPHY
General Topographic Gradient: General SSE

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES

Trend:

North
South

West
East

Target Property Elevation: 1247 ft.

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
Target Property County: FEMA Flood Electronic Data
Map: IR
Flood Plain Panel at Target Property: Not Reported
Additional Panels in search area: Not Reported

NATIONAL WETLAND INVENTORY
NWI Quad at Target Property: NWI Electronic Data Coverage
NOT AVAILABLE

HYDROGEOLOGIC INFORMATION
Hydrogeologic information obtained by installation of wags 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 Mtr.

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.

MAP NO. Not Reported LOCATION GENERAL DIRECTION FROM TP GROUNDWATER FLOW

TC3875991.2s Page A-2
GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

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

GEOL GIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY
Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT  GEOLOGIC AGE IDENTIFICATION
Era: -  Category: -
System: -  Series: -
Code: N/A (decoded above as Era, System & Series)


SITE NAME: Mead Basin - 200 Acre Industrial Site
ADDRESS: Mead Road & Kaukalanau Highway
Land City: HI 96763
LAT/LONG: 20.7904 / 156.6276
DATE: March 10, 2014 5:28 pm

CLIENT: TRC
CONTACT: Ron Landolt
INQUIRY #: 3875991.2s

SSURGO SOIL MAP - 3875991.2s