Phase I Environmental Site Assessment Report
Lanai City Expansion – 200 Housing Units
June 29, 2016

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EXECUTIVE SUMMARY

Subject to the qualifications and limitations stated in Section 1 of this report, TRC Environmental Corporation (TRC) was retained by Palama Lanai (PL), also referred to as Lanai Resorts, LLC (LR) (also known as “Client” or “User”) to perform a Phase I Environmental Site Assessment (ESA) of approximately 103 acres located in the western portion of Lanai City in Maui County, Hawaii. The property is approximately 4 miles east of the Pacific Ocean and 0.2 mile north of Kaunala Pau Highway (herein referred to as the “Site”). TRC’s assessment was conducted in connection with the Client’s planned development of the Site to include approximately 200 residential housing units. 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 (ASTM) Practice E 1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM E 1527-13). Limiting conditions and/or deviations from the ASTM E 1527-13 standard are described in Sections 1.3 and 7.7 of this report.

A portion of the Site appears to have been first developed in 1942 with a Quonset shed that has been utilized by the Department of Land & Natural Resources (DLNR) as an office and storage facility since 2006. In 1948, a portion of the Site was developed with a power plant building that was operated by the Dole Company for pineapple plantation activities until 1988. Maui Electrical Company (MECO) took over the facility in 1988 and operated the power plant until 1996. MECO vacated the facility in 2000 following the removal of the last of the generating units. The facility appears to have been used for storage since that time. An electrical substation located northwest of the power plant building is still in operation.

Pineapple fields, operated by the Dole Company, appear to have encompassed the remaining portions of the Site until approximately 1991. In 1992, the Lanai City Nursery and community gardens were developed in the central portion of the Site, adjacent to overgrown vegetation adjoining the Waste Water Treatment Plant. Reportedly, the Lanai City Nursery is in the process of relocating near the airport.

In the 1980s, two dilapidated wooden structures, a former school house and a former Boy Scout hall, were relocated to the Site just to the northeast of the power plant building and electrical substation.

Hawaii Gas currently operates a distribution area located on the northwest portion of the Site. Four (4) above ground storage tanks (ASTs) including two (2) 6,400-gallon capacity and two (2) 2,000-gallon capacity, along with numerous smaller capacity upright and oblong residential style tanks, were identified during Site reconnaissance. All of these ASTs are reportedly used for propane storage. Reportedly, Hawaii Gas is planning to move to a new location away from the Site.

Two sanitary sewer lines with multiple manholes trend from the north-northeast to the southeast portion of the Site. Additionally, an electrical easement runs the length of the Site from the northermost corner of the Site along the east portion of the nursery and community gardens to the south-southeast area of the Site and beyond.
The power plant facility operated one (1) AST that reportedly contained diesel fuel; however, the tank size is unknown and is no longer present at the Site. Associated piping and a secondary containment appear to still be located on the former power plant site. Additionally, records review indicated that two (2) underground storage tanks (USTs) were located at the former power plant site; a 25,000-gallon diesel tank and a 5,500-gallon diesel tank. The USTs were removed from the Site in 1989 and 2003, respectively. During UST removal activities, the USTs were determined to be leaking USTs (LUSTs). Soil was removed to the extent feasible; however, documents indicate that petroleum contaminated soil remains in the subsurface at the Site.

Multiple containers, totes and drums with unknown contents were observed within the community gardens. Additionally, an inoperable pineapple harvester, inoperable grader, multiple tires, car batteries, and debris piles containing green waste, trash and other debris were located throughout the Site. Although TRC did not visually identify any concerns associated with these containers, materials or debris piles, these materials should be removed and disposed of properly. Should any adversely impacted soils be identified following their removal or during future site development, the soil should be properly characterized and disposed of accordingly.

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 current Site representative(s); and TRC’s professional judgment, the following recognized environmental conditions (RECs) and controlled recognized environmental conditions (CRECs) associated with the Site, as defined by the ASTM E 1527-13 standard were identified:

Recognized Environmental Conditions (RECs)

REC No. 1: Access into the former power plant building could not be obtained due to the deterioration of the locks. This prevented TRC from identifying possible RECs; however, the previous report that was provided to TRC (Section 4.3) indicated trace concentrations of polychlorinated biphenyls (PCBs) were identified in the soil. The potential exists for contamination to be present at the Site.

REC No. 2: During Site reconnaissance, a small stain was observed on the gravel under a 55-gallon drum of diesel fuel that was located in the nursery portion of the Site. The potential exists for contamination to be present at the Site.

REC No. 3: During Site reconnaissance, a storage shed located in the northeast corner of the Nursery portion of the Site was observed to house pesticide and other chemicals. The floor of this shed consisted of gravel which would not impede liquids from migrating into the soil below. The potential exists for contamination to be present at the Site.

REC No. 4: The file review and Summary Data Figure of the former Emulsion Plant (adjoining the Site) indicates that petroleum hydrocarbons, halogenated volatile organic compounds (HVOCs) and organochlorine pesticides were detected in soil, some at elevated concentrations. The file review documents and Summary Data Figure for the former Emulsion Plant are included in Appendix B. The potential exists for contamination to be present at the Site in the form of soil vapor and/or groundwater migration onto the Site.

Controlled Recognized Environmental Conditions (CRECs)

CREC No. 1: A No Further Action (NFA) letter was issued by the Hawaii Department of Health (DOH) on February 12, 2007 related to a release associated with a diesel UST that was removed from the power plant portion of the Site. The letter and associated documents are included in Appendix B. The NFA indicates a small volume of petroleum-impacted soil still remains in the subsurface at the Site (below the former power plant building), and if the soil is excavated or disturbed, precautions should be taken for worker safety. The NFA also indicates that excavated soil may be reused onsite provided that any nuisance concerns are addressed and the soil is not moved to an ecologically sensitive area.

This Executive Summary is part of this complete ESA; 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.

Legal Notice

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1.0 INTRODUCTION

TRC Environmental Corporation (TRC) has prepared this Phase I Environmental Site Assessment (ESA) for Pulama Lanai also referred to as Lanai Resorts, LLC (hereinafter “Client” or “User”). This report was prepared for and may be relied upon by Client for the purposes set forth herein; it may not be relied on by any party other than the Client 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 Client. 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 reportedly 103-acre property located in the western portion of Lanai City in Maui County, Hawaii. The property is approximately 4 miles east of the Pacific Ocean and 0.2 mile north of Kaumalapau Highway (herein referred to as 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 (ASTM) 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 Pulama Lanai also referred to as Lanai Resorts, LLC as per the email approval dated May 16, 2016.

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 User to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations pursuant to the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), thereby constituting all appropriate inquiries 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 United States Environmental Protection Agency (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 provided or authorized to obtain by the User; and
- Preparation of a report summarizing findings, opinions and conclusions.

Pursuant to the ASTM E 1527-13 standard, recommendations to conduct Phase II sampling or other assessment activities are not required to be included in this report. TRC can provide such recommendations upon request.

1.2 Additional Services

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

- Asbestos-containing building materials
- 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 unrelated to releases of hazardous substances or petroleum products into the environment
- Biological agents
- Mold

No additional services were performed outside the scope of the ASTM E 1527-13 standard.

1.3 Deviations to ASTM E 1527-13 Standard

No significant deviations or deletions to the ASTM standard were made during this Phase I ESA.
2.0 SITE DESCRIPTION

2.1 Site Location and Legal Description
The approximately 103-acre Site is identified as encompassing portions of parcels 2-4-9-014:001, 2-4-9-014:009, and 2-4-9-002:001, and is located in the western portion of Lanai City in Maui County, Hawaii. The Site is approximately 4 miles east of the Pacific Ocean and 0.2 mile north of Kaumalapau Highway in a mixed agricultural/industrial/residential area. The Site is zoned as open space and agricultural land, and is currently owned by Lanai Resorts, LLC. A Site location map is included as Figure 1.

2.2 Site Improvements
Current onsite improvements are listed in the following table. A Site layout plan is included as Figure 2.

<table>
<thead>
<tr>
<th>Site Feature</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Buildings (stories)</td>
<td>One (1) Quonset shed located on the eastern portion of the Site.</td>
</tr>
<tr>
<td></td>
<td>One (1) single story building (former power plant facility), one (1)</td>
</tr>
<tr>
<td></td>
<td>collapsed former single story former school house and one (1) single story</td>
</tr>
<tr>
<td></td>
<td>former Boy Scout hall located on the northeastern portion of the Site.</td>
</tr>
<tr>
<td></td>
<td>Multiple single-story wood and metal structures to facilitate nursery</td>
</tr>
<tr>
<td></td>
<td>operations.</td>
</tr>
<tr>
<td>Construction date(s)</td>
<td>Quonset shed – 1942; Former Power Plant Facility – 1948; Former school</td>
</tr>
<tr>
<td></td>
<td>house and former Boy Scout hall – Relocated to the Site in 1980’s construction</td>
</tr>
<tr>
<td></td>
<td>dates unknown.</td>
</tr>
<tr>
<td>Exterior areas</td>
<td>Nursery (process of being relocated), community gardens, Hawaii Gas</td>
</tr>
<tr>
<td></td>
<td>distribution area, overgrown vegetation.</td>
</tr>
<tr>
<td>Onsite roads/rail lines</td>
<td>Awahia Avenue, 9th Street, 12th Street.</td>
</tr>
<tr>
<td>Other large equipment</td>
<td>Inoperable grinder and pineapple harvester.</td>
</tr>
<tr>
<td>Potable water supply</td>
<td>Community Water Supplier (Lanai City)</td>
</tr>
<tr>
<td>Sewage disposal system(s)</td>
<td>Municipal Sanitary Sewer System</td>
</tr>
<tr>
<td></td>
<td>Portable toilet facilities (used at the Nursery).</td>
</tr>
<tr>
<td>Heating/Cooling system fuel</td>
<td>Window unit air conditioning in the nursery office.</td>
</tr>
<tr>
<td>sources(s)</td>
<td></td>
</tr>
<tr>
<td>Back-up fuel source(s)</td>
<td>N/A</td>
</tr>
<tr>
<td>Electricity supplier(s)</td>
<td>Maui Electrical Company (MEOCO)</td>
</tr>
<tr>
<td>Storm water system</td>
<td>Municipal storm water drain system</td>
</tr>
</tbody>
</table>

2.3 Current and Historical Site Use

2.3.1 Current Site Use(s)
The Site is currently operated by DLNR; Lanai City Nursery; individuals utilizing the community garden area; and Hawaii Gas, as a distribution area. The former power plant building has reportedly not been accessed in years and is currently being used to store boxes of files. An electrical substation located northwest of the power plant building remains in operation.

Two sanitary sewer lines with multiple manholes trend from the north-northeast to the southeast portion of the Site.

2.3.2 Previous Owner and Operator Information
Based on information provided by the User (Section 3), the historical record review (Section 4), and/or interviews conducted during this Phase I (Section 6), a portion of the Site appears to have been first developed in 1942 with the Quonset shed, but it is unknown what it was used for prior to 2006 when DLNR began a lease to use it as an office and storage facility. In 1948, a portion of the Site was developed with a power plant building that was operated by the Dole Company for pineapple plantation activities until 1988. Maui Electrical Company (MEOCO) took over the facility and operated the power plant until 1996. MECO vacated the facility in 2000 following the removal of the last of the generating units. The facility appears to have been used for storage since that time. An electrical substation located northwest of the power plant building is still in operation. Pineapple fields, operated by the Dole Company, appear to have encompassed the remaining portions of the Site until approximately 1991.

In the 1980s two dilapidated wooden structures, a former school house and a former Boy Scout hall, were relocated to the Site just to the northeast of the power plant building and electrical substation.

Castle & Cooke appears to have taken over ownership of the Dole Company in the 1960s. Mr. David Murdock acquired Castle & Cooke in 1985. Lanai Resorts, LLC purchased the Site from Castle & Cooke in 2012.

2.4 Physical Setting
According to the United States Geological Survey (USGS) topographic map, Lanai North and Lanai South quadrangle dated 2013 Lanai (Figure 1), the Site is located approximately 4 miles east from the Pacific Ocean. The Site topographic elevation is approximately 1,545 feet above mean sea level (MSL), and local topography slopes to the south-southwest. The topographic downward slope observed at the Site during the Site reconnaissance is generally towards the south-southwest. Based on local topography and historical environmental reports provided to TRC, as applicable, the assumed direction of shallow groundwater flow is to the south-southwest, towards the Pacific Ocean. However, a subsurface investigation would be required to determine actual groundwater flow direction.

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

<table>
<thead>
<tr>
<th>Hydric Status</th>
<th>Soil Surface Texture</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unknown</td>
<td>Clay and silty clay</td>
</tr>
</tbody>
</table>
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 providing, or authorizing the environmental professional to obtain recorded land title records for environmental liens or activity and land use limitations (AULs); providing specialized knowledge related to RECs at the Site (e.g., information about previous ownership or environmental litigation); providing commonly known or reasonably ascertainable information within the local community about the property that is material to RECs in connection with the property; and informing the environmental professional if, as believed by the User, the purchase price of the property is lower than the fair market value due to contamination. A list of requested information was included in TRC’s proposal (see Section 1.1). Information provided by the User pursuant to that request is listed in Section 8.0. A copy of the User questionnaire is included in Appendix C.

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 beyond the scope of this Phase I ESA, was not requested by the Users, and remains a User requirement.

3.2 Specialized Knowledge

The User was not aware of specialized knowledge related to RECs at the Site.

3.3 Property Value Reduction Issues

The User was not aware of 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. A.J. Vergara of Pulama Lanai. 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

It is TRC’s understanding that the User requires a Phase I to qualify for Innocent Landowner defense to CERCLA liability.
4.0 RECORDS REVIEW

4.1 Historical Use Information

Information regarding Site and vicinity historical uses was obtained from various publicly available and practically reviewable sources including:

- Aerial photographs (scale: 1” = 750’) dated 1952; (scale: 1” = 500’) dated 1965 and 1992;
- Local municipal records;
- An environmental database report; and
- Interviews with Site representative(s) and regulatory agency official(s), as necessary.

Historical research documentation is included in Appendix D.

Historical Sanborn® Fire Insurance Maps (Sanborn Maps) were originally produced for assessing fire insurance liability in urban areas in the United States. The maps provide detailed information (i.e., building construction, facility occupants, storage tank locations, and hazardous material storage areas), which can be used as a resource to document land use and structural change over time. Research concerning the availability of Sanborn Maps in the vicinity of the Site was conducted by EDR; however, EDR stated that Sanborn Map coverage does not exist for the Site or nearby surrounding area. The absence of maps for a specific area may signify the area was not significantly developed at the time at which the maps were published.

4.1.1 Site History

Operational History

<table>
<thead>
<tr>
<th>Year</th>
<th>Site History</th>
</tr>
</thead>
<tbody>
<tr>
<td>1920 - 1941</td>
<td>Lanai City was reportedly first developed in the early 1920s, which is when pineapple plantation activities most likely began on the Site.</td>
</tr>
<tr>
<td>1942 - 1947</td>
<td>The Maui County Tax Assessor indicates the Quoosnet shed was built on the Site in 1942. It is unknown what the shed was used for.</td>
</tr>
<tr>
<td>1948 - 1988</td>
<td>The power plant was built on the site in 1948. The power plant was reportedly operated by the Dole Company to support pineapple plantation operations until 1988. In the 1980s, the former school house and former Boy Scout hall were relocated onto the Site.</td>
</tr>
<tr>
<td>1988 - 1996</td>
<td>The Maui Electric Company (MECO) operated the power plant. As of 1992, the pineapple plantations ceased operations, and the nursery and community gardens were developed on the Site.</td>
</tr>
</tbody>
</table>

Table 4.1 - Site History

4.1.2 Adjoining Property History

<table>
<thead>
<tr>
<th>Year</th>
<th>Adjoining Property History</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>From at least 1952 until as late as 1991, the area to the northwest of the Site was utilized as pineapple fields as depicted in aerial photographs. Since 1992, this area to the northwest has been undeveloped agricultural land. The aerial photographs depict the area to the north-northeast of the Site as a mix of residential and commercial properties from at least 1952.</td>
</tr>
<tr>
<td>East</td>
<td>From at least 1952, the area east of the Site appears to be a mix of residential and commercial properties as depicted in aerial photographs. Fraser Avenue was present from at least 1984.</td>
</tr>
<tr>
<td>South</td>
<td>From at least 1952 until as late as 1991, the area south of the Site was utilized as pineapple fields as depicted in aerial photographs. The aerial photographs depict several structures located to the southeast of the site from at least 1952 through at least 1976. The 1992 aerial photograph depicts different structures located in this southeast area. Per the Maui County Tax Assessor, these structures were developed in 1998 and 1999. 12th Street appears to have been developed to the south and southeast of the Site from as early as 1992 with a light industrial development beyond.</td>
</tr>
<tr>
<td>West</td>
<td>From at least 1952 until as late as 1989, the aerial photographs depict ponds and undeveloped land to the west-southwest of the Site. The Maui County Tax Assessor indicates the waste water treatment plant facility, located to the west-southwest of the Site, was constructed to the southwest of the Site in 1990.</td>
</tr>
</tbody>
</table>

Table 4.2 - Adjoining Property History
4.1.3 Surrounning Property History

Table 4.3 - Surrounding Property History

<table>
<thead>
<tr>
<th>Surrounding Property History</th>
<th>North</th>
<th>East</th>
<th>West</th>
<th>South</th>
</tr>
</thead>
<tbody>
<tr>
<td>From at least 1952 to 1991, the area to the northwest was utilized as pineapple fields; from 1991 to the present this northwest area has consisted of undeveloped agricultural land. From at least 1952 to the present, the area to the north-northeast of the Site has been developed with a mix of residential and commercial properties.</td>
<td>From at least 1952 to the present, this area has consisted of a mix of light industrial and commercial and residential development.</td>
<td>Prior to 1992, this area was a mix of pineapple fields and undeveloped agricultural; between 1992 to the present, this area was developed as county-owned waste water treatment plant land with undeveloped, agricultural land beyond.</td>
<td>The roadway known as Kaumalapau Highway is located to the south of the Site from at least 1952 with pineapple fields beyond until 1991. From 1992 to the present, the land appears to be undeveloped agricultural land.</td>
<td></td>
</tr>
</tbody>
</table>

4.2 Database Report & Environmental Record Review

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 19 properties/listings including adjoining properties. These properties included those that could be mapped and those that could not (i.e., orphan properties). The Site was not listed in the database search report; however, after file review, it was determined that the following listing is associated with the Site.

4.2.1 Subject Site

Site information included in the database search report is summarized in the following table:

<table>
<thead>
<tr>
<th>Site Facility Name(s) and/or Listed Address(es)</th>
<th>Dole Lanai Plantation – 750 Lanai Avenue (Power Plant), Lanai City, HI 96763</th>
</tr>
</thead>
<tbody>
<tr>
<td>EDR Map No(s).</td>
<td>C11</td>
</tr>
<tr>
<td>Database(s)</td>
<td>Leaking Underground Storage Tank (LUST), Underground Storage Tank (UST)</td>
</tr>
<tr>
<td>Description/ID No(s).</td>
<td>EDR ID: U001256610 and Release IDs: 900013 and 030016</td>
</tr>
<tr>
<td>Database Review Summary</td>
<td>This property is listed with two (2) LUST case files which have been reported as cleaned up with NFA status issued on 09/15/2006 and 02/12/2007. The two (2) UST listings (Tank IDs R-L1 and L6) have current statuses of Permanently Out of Use. Tank R-L1 was closed on 10/01/1989 and tank L6 has no closing date documented.</td>
</tr>
</tbody>
</table>

File Review Summary

File review indicated that the two (2) USTs located at the former power plant site included a 25,000-gallon diesel tank and a 5,500-gallon diesel tank that were removed from the site in 1989 and 2003, respectively. During UST removal activities, the USTs were determined to be LUSTs, and soil was removed to the extent feasible. Some of the soil removed during the removal of the 25,000-gallon tank was stockpiled on the site, and following subsequent sampling activities, was to be used as fill material as approved by DOH. NFA letters were issued in response to the two LUST case files dated September 5, 2006 and February 12, 2007. The February 12, 2007 letter indicates that a small amount of petroleum contaminated soil remains in the sub-surface at the Site (below the former power plant building), and if the soil is excavated or disturbed, precautions should be taken for worker safety. The NFA also indicates that excavated soil may be reused onsite provided that any nuisance concerns are addressed and the soil is not moved to an ecologically sensitive area.

4.2.2 Adjoining and Surrounding Property Record Review

TRC evaluated the following factors to determine whether additional environmental records should be reviewed with respect to the potential for contaminant migration from the adjoining and surrounding properties:

(1) Whether the property is upgradient or downgradient of the Site vis-à-vis groundwater migration based on the local topography, and the assumed groundwater depth and south-southwest shallow groundwater flow direction;

(2) Whether the property is upgradient or downgradient of the Site vis-à-vis vapor migration based on readily available information pursuant to the ASTM E 1527-13 standard including soil and geological characteristics; contaminant characteristics; contaminated plume migration data; and significant conduits that might provide preferential pathways for vapor migration such as major utility corridors, sanitary sewers, storm sewers, and significant natural conduits such as Karst terrain (vapor migration may also be influenced by the age and design of infrastructure features associated with these conduits);

(3) Property case status (i.e., whether the Hawaii DOH or applicable regulatory authority has issued a NFA letter or other similar closure document);

(4) Type of database and whether the presence of contamination is known; and

(5) The distance between the listed property and the Site.

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.

4.2.2.1 Adjoining Properties

Adjoining property information included in the database search report is summarized in the following table:
Based on the above listing, TRC conducted a file review for the Emulsion Plant of available files maintained at the Hawaii DOH and a summary report provided by the Client (Section 4.3). Based on files provided by the DOH, the Emulsion Plant facility was used by Dole as an agricultural chemical mixing and storage area. Additionally, two 10,000-gallon USTs were removed in 1989. The USTs were used for diesel fuel storage from 1947 through the late 1970s and Telone II (1,3-dichloropropene) from the late 1970s through the mid-1980s. During removal, numerous holes were observed along the base of both USTs and soil samples contained petroleum hydrocarbons and halogenated volatile organic compounds (HVOCs). Further site characterization activities identified detectable concentrations of petroleum hydrocarbons, HVOCs and organochlorine pesticides.

TRC understands that soil sampling activities are ongoing at the former Emulsion Plant location. Due to the proximity of the former Emulsion Plant to the Site and the known presence of petroleum hydrocarbons, HVOCs, and organochlorine pesticides associated with this Site, this facility is presently a concern to the Site.

### 4.2.2.2 Surrounding Properties

Surrounding property information included in the database search report is summarized in the following tables:

<table>
<thead>
<tr>
<th>Facility Name(s) and/or Address(es)</th>
<th>Approximate Location Relative to Site</th>
<th>EDR Map No(s.)</th>
<th>Database(s)</th>
<th>Description/ID No(s.)</th>
<th>Presumed Hydrogeologic Setting</th>
<th>Database Review Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dole Lanai Plantation – 750 Lanai Avenue (Emulsion Plant – Fraser Ave), Lanai City, HI 96763</td>
<td>File review indicated this Site adjoins the subject property, as it was located at the corner of Fraser Ave and 12th Street, to the south of the southeastern most corner of the Site.</td>
<td>C12</td>
<td>UST</td>
<td>EDR ID: U001236615</td>
<td>Upgradient</td>
<td>This property is listed with two (2) UST listings (Tank IDs R-L7A and R-L7B) which have current statuses of Permanently Out of Use with no closing date documented.</td>
</tr>
<tr>
<td>Oshiro Enterprises, Inc. (and Oshiro Service Station) – 850 Fraser Avenue, Lanai City, HI 96763</td>
<td>0.056 miles to the northeast (and 0.142 miles to the north)</td>
<td>A2 (and B6)</td>
<td>LUST, UST, Resource Conservation Recovery Act (RCRA) Non-Generator (Non-Gen)</td>
<td>EDR ID: U803222163, Release ID: 900130 and EPA ID: HID984470153</td>
<td>Upgradient</td>
<td>Oshiro Enterprises, Inc. is listed with a LUST case file which has been reported as cleaned up with NFA status issued on 01/19/2001. Two (2) UST listings (Tank IDs R-1 and R-2) have a current status of Permanently Out of Use as of 06/24/1993. In addition, Oshiro Service Station is listed in the RCRA Non-Gen database with no violations found. Based on the current regulatory status, it is not expected that this facility is presently a concern to the Site.</td>
</tr>
<tr>
<td>Lanai Central Office – 423 Ninth Street, Lanai City, HI 96763</td>
<td>0.11 miles to the northeast</td>
<td>A1</td>
<td>LUST, UST</td>
<td>EDR ID: U801236609 and Release ID: 960052</td>
<td>Upgradient</td>
<td>This property is listed with a LUST case file which has been reported as cleaned up with NFA status issued on 08/02/1996. Three (3) UST listings are associated with the property. Two listings (both with Tank IDs of R-1) have a current status of Permanently Out of Use as of 03/29/1989. The third UST listing (Tank ID M-2) is for a new 600-gallon UST that was installed in 1990 and is reportedly still in use. Based on the current regulatory status, it is not expected that this facility is presently a concern to the Site.</td>
</tr>
<tr>
<td>Lanai High and Elementary School – 555 Fraser Avenue, Lanai City, HI 96763</td>
<td>0.14 miles to the north</td>
<td>B5</td>
<td>State Hazardous Waste Site (SHWS)</td>
<td>EDR ID: S110061631</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

---
4.4 Other Environmental Record Sources

As part of the assessment, records were requested for the target property from County of Maui, Hawaii – Department of Environmental Management and State of Hawaii DOH. The requests were submitted via written correspondence. Information from these sources is discussed below:

<table>
<thead>
<tr>
<th>MUNICIPAL/STATE REGULATORY AGENCY / DEPARTMENT</th>
<th>Available Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>State of Hawaii Department of Health</td>
<td>DOH UST division provided UST and LUST records as related to the following former Dole Lanai Plantation facilities: Power Plant, Emulsion Plant, DD Farm – Field 5303 and Kaumalapau Hwy Field 5520. Information regarding these files is discussed in Section 4.2.</td>
</tr>
<tr>
<td>County of Maui Department of Environmental Management: Wastewater Reclamation Division (WWRD)</td>
<td>The response from the WWRD indicated there are significant trunk sewer lines and manholes that are owned, operated and maintained by the County of Maui which traverse the site. The last analysis of the system condition in 2009 showed that these lines are in very good condition. WWRD does not have any records that indicate any past problems or sewer spills in the area.</td>
</tr>
<tr>
<td>County of Maui – Department of Environmental Management (DEM)</td>
<td>The response from the DEM indicated they have no comments concerning the Site.</td>
</tr>
</tbody>
</table>

4.3 Previous Reports

The following environmental reports regarding the Site were provided for TRC’s review:

- January 2014, Summary Data Figure for the Former Emulsion Plant Area, Lanai City, Lanai, Hawaii prepared by EnviroServices & Training Center LLC (Appendix B).
5.0 SITE RECONNAISSANCE

5.1 Methodology and Limiting Conditions

Ms. Kacey Swindle, Industrial Hygienist, conducted a Site reconnaissance of accessible areas on and around the Site on June 2, 2016 for the purpose of identifying potential RECs, and was accompanied by Mr. A.J. Vergara, Engineering Coordinator; Mr. Matt Kawasaki and Mr. Elmer Agtarap of Pulama Lanai who provided access to the property and answered questions during the reconnaissance. Ms. Kacey Swindle conducted an additional Site reconnaissance visit on June 21, 2016 to assess additional areas that were not initially included within the scope of the assessment. Photographs taken during the reconnaissance are provided in Appendix E. A Site layout plan is included as Figure 2.

During the Site reconnaissance, there was limited or no access to several areas due to overgrown vegetation (i.e., thick grass approximately 8 feet tall or overgrown wooded areas). In addition, access to the interior of the former power plant building was not possible, as the doors could not be unlocked via the existing keys due to deterioration of the locks. The former Boy Scout hall and adjacent collapsed school house were not accessible due to safety concerns and overgrown vegetation. Finally, the community gardens were not individually accessed, as they are individually rented areas that were locked and many contained live animals. There was no access to the evidence storage room at the DLNR Qonset shed, as it was locked and personnel with the keys were not present at the time of the Site reconnaissance. These limiting conditions could possibly impact the results of this Phase I ESA because the ability to identify possible RECs was inhibited.

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 5.1 - Interior and Exterior Site Observations

<table>
<thead>
<tr>
<th>Item</th>
<th>Present (Current/ Historic/ No)</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hazardous material storage or handling area</td>
<td>Yes</td>
<td>(see Section 5.2.1)</td>
</tr>
<tr>
<td>ASTs and associated piping</td>
<td>Yes</td>
<td>(see Section 5.2.2)</td>
</tr>
<tr>
<td>ASTs and associated piping</td>
<td>Historic</td>
<td>A former diesel AST was once located on the Site to the south of the former power plant building, as a secondary containment berm and associated piping were observed within this area. However, no additional information was provided regarding this.</td>
</tr>
<tr>
<td>USTs and associated piping</td>
<td>Historic</td>
<td>Two (2) USTs located at the former power plant site included a 25,000-gallon diesel tank and a 5,500-gallon diesel tank that were removed from the site in 1989 and 2003, respectively.</td>
</tr>
<tr>
<td>Drums and containers (≥5 gallons)</td>
<td>Yes</td>
<td>One 55-gallon drum of diesel was observed in good condition in the nursery. One 5-gallon drum of an unknown substance (appeared to be rainwater, as no sheens were noted) was located in the area of Hawaii Gas. Multiple drums and containers were observed within the community garden area. It is unknown what the drums and containers contained.</td>
</tr>
<tr>
<td>Odors</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Foul 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>PCBs / Transformers</td>
<td>Yes</td>
<td>Utility-owned and operated pole- and pad-mounted transformers were observed on and adjacent to the Site, and it is unknown if the transformers may contain PCBs.</td>
</tr>
<tr>
<td>Stains or corrosion</td>
<td>Yes</td>
<td>Small staining around the diesel tank in nursery.</td>
</tr>
<tr>
<td>Drains and sumps</td>
<td>Yes</td>
<td>Drain pipes were observed throughout the Site to facilitate storm water flow.</td>
</tr>
<tr>
<td>Trenches, ponds and 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>Yes</td>
<td>Fill dirt appears to have been placed in the area to the north-northeast of the Waste Water Treatment Plant (WWTP). It is likely this dirt was moved into this area following the closure of the pineapple plantation and the development of the WWTP ponds.</td>
</tr>
<tr>
<td>Wastewater (including storm water or any discharge into a drain, ditch, underground injection system, or stream on or adjacent to the Site)</td>
<td>Yes</td>
<td>Two (2) sanitary sewer lines run from the north-northeast to the southeast portion of the Site with multiple manholes. The WWTP was located to the southwest of the Site.</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>Yes</td>
<td>Portable restrooms rented through Paradise Lua Rainbow Rentals provide restroom facilities for the nursery.</td>
</tr>
</tbody>
</table>

5.2.1 Hazardous Substances

Hazardous substances including raw materials; finished products and formulations; hazardous wastes; hazardous constituents and pollutants including intermediates and byproducts that are currently present at the Site; and unidentified substance containers (when open or damaged, and
containing unidentified substances suspected of being hazardous or petroleum products) are listed in the following table:

### Table 5.2 - Current Site Hazardous Substances

<table>
<thead>
<tr>
<th>Material Name</th>
<th>Approximate Quantity On Site During Reconnaissance (gallons/lbs.)</th>
<th>Storage Containers &amp; Conditions*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hydraulic Oil/Fluid</td>
<td>10 gallons</td>
<td>Two (2) 5-gallon buckets were observed in the Hawaii Gas portion of the Site in poor condition.</td>
</tr>
<tr>
<td>Paint</td>
<td>Less than 5 gallons</td>
<td>One (1) container was observed in the Hawaii Gas portion of the Site in poor condition.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>One (1) container was observed in an office on the DLNR portion of the Site in fair condition.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>One (1) container was observed in the DLNR flammable storage cabinet in good condition.</td>
</tr>
<tr>
<td>Leaf Shine (aerosol cans)</td>
<td>5 cans</td>
<td>Retail sized cans were observed within the nursery portion of the Site in good condition.</td>
</tr>
<tr>
<td>Lubricants</td>
<td>1 gallon</td>
<td>Multiple retail-sized containers were observed on the nursery portion of the Site in good condition.</td>
</tr>
<tr>
<td>Oil</td>
<td>40 quarts</td>
<td>Multiple retail-sized containers were observed in the DLNR flammable storage cabinet in fair condition.</td>
</tr>
<tr>
<td>Gasoline</td>
<td>30 gallons</td>
<td>Multiple containers ranging in size between 1 and 5 gallons were observed in the flammable cabinet located on the nursery portion of the Site in good condition.</td>
</tr>
<tr>
<td>Antifreeze</td>
<td>2 gallons</td>
<td>Multiple containers were observed in the in the DLNR flammable cabinet in good to fair condition.</td>
</tr>
<tr>
<td>Paint Thinner</td>
<td>1 gallon</td>
<td>One container was observed within the nursery portion of the Site in good condition.</td>
</tr>
<tr>
<td>Diesel</td>
<td>55 gallons</td>
<td>One (1) 55-gallon drum of diesel was observed within the nursery portion of the Site in fair condition. A small stain was observed on the gravel below the tank.</td>
</tr>
<tr>
<td>Liberate® Penetrant</td>
<td>24 gallons</td>
<td>Three (3) containers were observed within the Pesticide Storage area on the nursery portion of the Site in good condition.</td>
</tr>
<tr>
<td>Roundup Pro Concentrate</td>
<td>2.5 gallons</td>
<td>Three (3) containers were observed within the Pesticide Storage area on the nursery portion of the Site in good condition.</td>
</tr>
<tr>
<td>TurfTrax® Blue HC</td>
<td>3 quarts</td>
<td>Retail-sized cans were observed within the nursery portion of the Site in good condition.</td>
</tr>
<tr>
<td>Spray Paint</td>
<td>26 cans</td>
<td>Multiple retail-sized containers were observed on the nursery portion of the Site in good condition.</td>
</tr>
</tbody>
</table>

* - Definition of conditions:
Compromised: Obvious holes in container or visual evidence of a release.
Poor: Container appears dented, bulging, rusted, or visual evidence of spillage.
Fair: Container appears intact with visual traces of rust.
Good: No visual evidence of container damage.
Excellent: Container appears like new.

### 5.2.2 Aboveground Storage Tanks

Hawaii Gas currently maintains four (4) ASTs at the Site, as summarized in the table below.

### Table 5.3 - Site Aboveground Storage Tanks

<table>
<thead>
<tr>
<th>Aboveground Storage Tanks (ASTs)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Tank ID</strong></td>
</tr>
<tr>
<td>---------</td>
</tr>
<tr>
<td>Unknown</td>
</tr>
<tr>
<td>Unknown</td>
</tr>
</tbody>
</table>

In addition to the above listed tanks, approximately 39 upright, residential-sized, approximately 19 oblong, residential-sized, and two 5-gallon tanks were observed on the Hawaii Gas location in the north-northwest portion of the Site. It is unknown if these tanks contained propane or were empty. No evidence of spills or releases from these ASTs was observed by TRC during the Site reconnaissance. None of the tanks were located within secondary containment, as this Site appears to be a distribution location for Hawaii Gas.
5.3 Adjoining and Surrounding Properties Reconnaissance

5.3.1 Adjoining Properties
During the Site reconnaissance, TRC viewed the adjoining properties from the Site and publicly accessible areas (e.g., public roadways, etc.).

Table 5.4 - Adjoining Properties Reconnaissance

<table>
<thead>
<tr>
<th>Direction from Site</th>
<th>Current Land Use Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>North-Northwest</td>
<td>Undeveloped county owned land</td>
</tr>
<tr>
<td>North-East</td>
<td>Football and baseball fields</td>
</tr>
<tr>
<td>East-North</td>
<td>Police station, churches, and Fraser Avenue</td>
</tr>
<tr>
<td>East-Southwest</td>
<td>Storage containers on unpaved gravel parking lot (former Emulsion Plant location) and warehouses</td>
</tr>
<tr>
<td>South-East</td>
<td>Light industrial development (recycling center)</td>
</tr>
<tr>
<td>South-East</td>
<td>12th Street followed by undeveloped agricultural land</td>
</tr>
<tr>
<td>North-West</td>
<td>Maui County Highway Department</td>
</tr>
<tr>
<td>West-Southwest</td>
<td>Waste Water Treatment Plant</td>
</tr>
</tbody>
</table>

5.3.2 Surrounding Properties
Surrounding properties generally include mixed commercial/residential to the north and east and undeveloped agricultural land to the south and west.

6.0 INTERVIEWS

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

- Mr. A.J. Vergara, Engineering Coordinator with Pulama Lanai – Key Site Manager and Representative for the Owner
- Captain Preza, Lanai Fire Department

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

Mr. Vergara 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.

Captain Preza mentioned the former power plant, but 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), controlled RECs (CRECs) 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 in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

CRECs are defined as a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

HRECs are defined as a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

De minimis conditions are defined as a condition that generally does 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. Conditions determined to be de minimis conditions are not RECs nor CRECs.

TRC has performed a Phase I ESA in conformance with the scope and limitations of ASTM E 1527-13 at the approximately 103-acre property located in the western portion of Lanai City in Maui County, Hawaii approximately 4 miles east of the Pacific Ocean and 0.2 mile north of Kaunahapau Highway (see Appendices F and G). Deviations from this standard are described in Sections 1.3 and 7.6 of this report.

7.1 RECs and CRECs

This assessment has revealed the following evidence of RECs in connection with the Site:

REC No. 1

TRC could not obtain access into the former power plant building due to the deterioration of the locks. This prevented TRC from identifying possible RECs; however, the previous report that was provided to TRC (Section 4.3) indicated trace concentrations of PCBs were identified in the soil. The potential exists for contamination to be present at the Site.

REC No. 2

During Site reconnaissance, a small stain was observed on the gravel floor under a 55-gallon drum of diesel fuel that was located in the nursery portion of the Site. The potential exists for contamination to be present at the Site.

REC No. 3

During Site reconnaissance, a storage shed located in the northeast corner of the nursery portion of the Site was observed to house pesticide and other chemicals. The floor of this shed consisted of gravel which would not impede liquids from migrating into the soil below. The potential exists for contamination to be present at the Site.

REC No. 4

The file review and Summary Data Figure of the former Emulsion Plant (adjoining the Site) indicates that petroleum hydrocarbons, HVOCs, and organochlorine pesticides were detected in soil, some at elevated concentrations. The file review documents and Summary Data Figure for the former Emulsion Plant are included in Appendix B. The potential exists for contamination to be present at the Site in the form of soil vapor and/or groundwater migration onto the Site.

CREC No. 1

A NFA letter was issued by the DOH on February 12, 2007 related to a release associated with a diesel LUST that was removed from the power plant portion of the Site. The letter and associated documents are included in Appendix B. The NFA indicates a small volume of petroleum-impacted soil still remains in the subsurface at the Site (below the former power plant building), and if the soil is excavated or disturbed, precautions should be taken for worker safety. The NFA also indicates that excavated soil may be reused onsite provided that any nuisance concerns are addressed and the soil is not moved to an ecologically sensitive area.

Opinion Regarding Additional Investigation

It is TRC’s opinion that a subsurface investigation would be necessary to confirm the presence of hazardous materials in the environmental associated with the identified RECs.

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). Data gaps identified during this assessment include the following:

1. Failure to obtain specific information or files on the past usage or ownership of the Site.
2. The former Boy Scout hall and adjacent collapsed former school house were not accessible during Site reconnaissance due to safety concerns and overgrown vegetation.
3. The community gardens were not individually accessed during Site reconnaissance, as they are individually rented areas that were locked and many contained live animals.
4. There was no access to the evidence storage room at the DLNR Quonset shed, as it was locked and personnel with the keys were not present at the time of the Site reconnaissance.
5. There was no access to several areas of the Site during Site reconnaissance due to overgrown vegetation (i.e., thick grass approximately 8 feet tall or overgrown wooded areas).
6. Access to the interior of the former power plant building was not possible during Site reconnaissance, as the doors could not be unlocked via the existing keys due to deterioration of the locks.

Based on other historical sources reviewed, Data Gap Nos. 1 - 4 are not considered significant. However, based on historical use of the building and Site, Data Gap Nos. 5 and 6 are considered a significant Data Gap.

7.5 Other Noteworthy Issues

Other noteworthy issues identified during this Phase I ESA that, while not strictly a REC, HREC, CREC, or de minimis condition, in TRC’s opinion warrant further discussion include the following:

- Multiple containers, totes and drums with unknown contents were observed within the community gardens. Additionally, an inoperable pineapple harvester, inoperable grader, multiple tires, car batteries, and debris piles containing green waste, trash and other debris were located on the Site. Although TRC did not visually identify any concerns associated with these containers, materials or debris piles, these materials should be removed and disposed of properly. Should any adversely impacted soils be identified following their removal or during future site development, the soils should be properly characterized and disposed of accordingly.

7.6 Limiting Conditions and Deviations

7.6.1 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 5 years is not required.

The Client 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 limiting conditions 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 observations, 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.

7.6.2 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 client-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.

7.6.3 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 Client obtains specific information that may materially alter a finding, opinion, or conclusion in this report, or until the Client 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.

7.6.4 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 User 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.

8.0 REFERENCES

Table 8.1 - References Information

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<th>Description/Title of Document(s)</th>
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<th>Reference Source</th>
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<td>May 16, 2016</td>
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<td>Federal Emergency Management Agency</td>
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<td>June 14, 2016</td>
<td><a href="http://www.co.maui.hi.us">http://www.co.maui.hi.us</a></td>
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<td>June 23, 2016</td>
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9.0 ADDITIONAL SERVICES

No additional services were performed during this Phase I ESA.

FIGURES
# Executive Summary

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

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<tr>
<th>Address</th>
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</tr>
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<tbody>
<tr>
<td></td>
<td>LANAI CITY, HI 96763</td>
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### Coordinates

- **Latitude (North):** 20.8211150
- **Longitude (West):** 156.9232370
- **Zone:** 4
- **Universal Transverse Mercator:**
  - **UTM X (Meters):** 716130.6
  - **UTM Y (Meters):** 2303606.8
- **Elevation:** 1545 ft. above sea level

### USGS Topographic Map Associated with Target Property

- **Target Property Map:** 5946085 LANAI SOUTH, HI
- **Version Date:** 2013
- **Northeast Map:** 5945823 LANAI NORTH, HI
- **Version Date:** 2013

---

**Thank you for your business.**

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

TARGET PROPERTY SEARCH RESULTS

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

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR’s search of available (“reasonably ascertainable”) government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list
NPL, National Priority List
Proposed NPL, Proposed National Priority List Sites
NPL LIENS, Federal Superfund Liens

Federal Delisted NPL site list
Delisted NPL, National Priority List Deletions

Federal CERCLIS list
FEDERAL FACILITY, Federal Facility Site Information listing
SEMS, Superfund Enterprise Management System

Federal CERCLIS NFRAP site list
SEMS-ARCHIVE, Superfund Enterprise Management System Archive

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-LQG, Large Quantity Generators
RCRA-SQG, Small Quantity Generators
RCRA-CESSQG, Conditionally Exempt Small Quantity Generator

Federal Institutional controls / engineering controls registries
LUCIS, Land Use Control Information System
US ENG CONTROLS, Engineering Controls Sites List
EXECUTIVE SUMMARY

US INST CONTROL Sites with Institutional Controls

Federal ERNS list
ERNS, Emergency Response Notification System

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

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

State and tribal registered storage tank lists
FEMA UST, Underground Storage Tank Listing
INDIAN UST, Underground Storage Tanks on Indian Land

State and tribal institutional control / engineering control registries
INST CONTROL, Sites with Institutional Controls

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

State and tribal Brownfields sites
BROWNFIELD, Brownfields Sites

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists
US BROWNFIELDS, A Listing of Brownfields Sites

Local Lists of Landfills / Solid Waste Disposal Sites
INDIAN ODI, Report on the Status of Open Dumps on Indian Lands
CDL, Clandestine Drug Lab Listing

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

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
FUDS, Formerly Used Defense Sites
DOE, Department of Defense Sites
SCRC, State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR, Financial Assurance Information
EPA WATCH LIST, EPA WATCH LIST
2020 COR ACTION, 2020 Corrective Action Program List
TSCA, Toxic Substances Control Act
TRIS, Toxic Chemical Release Inventory System
CERCLA, Section 7 Tracking Systems
ROD, Records Of Decision
ECO, Risk Management Plans
RAAS, RCRA Administrative Action Tracking System
PRP, Potentially Responsible Parties
PADD, PCB Activity Database System
ICIS, Integrated Compliance Information System
FTTS, FIFRA/TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide
TSRC, Toxic Substances Control Act
US FIN ASSUR, Financial Assurance Information Listing
EDR MGP, EDR Proprietary Manufactured Gas Plants
EXECUTIVE SUMMARY

EDR Hist Auto, .......... EDR Exclusive Historic Gas Stations
EDR Hist Cleaner, .......... EDR Exclusive Historic Dry Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

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

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

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

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

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

STANDARD ENVIRONMENTAL RECORDS

State- and tribal - equivalent CERCLIS

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

A review of the SHWS list, as provided by EDR, and dated 01/22/2016 has revealed that there are 2 SHWS sites within approximately 1 mile of the target property.

State and tribal registered storage tank lists

UST: 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’s Listing of Underground Storage Tanks.

A review of the UST list, as provided by EDR, and dated 01/13/2016 has revealed that there are 8 UST sites within approximately 0.25 miles of the target property.

---

<table>
<thead>
<tr>
<th>Equal/Higher Elevation</th>
<th>Address</th>
<th>Direction / Distance</th>
<th>Map ID</th>
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<td>NINTH ST</td>
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<td>A1 7</td>
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<tr>
<td>OSHIRO ENTREPRISES I</td>
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<td>NE 0 - 1/8 (0.056 mi.)</td>
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<td>DOE LANAI PLANTATIO</td>
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<td>E 1/8 - 1/4 (0.227 mi.)</td>
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<td>E 1/8 - 1/4 (0.227 mi.)</td>
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<tr>
<td>DOE LANAI PLANTATIO</td>
<td>750 LANAI AVE / POW</td>
<td>E 1/8 - 1/4 (0.245 mi.)</td>
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<td>TMK 4-9-02</td>
<td>NNE 1/4 - 1/2 (0.497 mi.)</td>
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EXECUTIVE SUMMARY

Tank Status: Permanently Out of Use
Facility Id: 9-402426
Date Closed: 09/03/1990
DOLE LANAI PLANTATION
730 LANAI AVE (KAUMA) E 1/8 - 1/4 (0.227 mi.) C10 17

Tank Status: Permanently Out of Use
Facility Id: 9-402422
DOLE LANAI PLANTATION
750 LANAI AVE / (POW) E 1/8 - 1/4 (0.245 mi.) C11 18

Tank Status: Permanently Out of Use
Facility Id: 9-402424
DOLE LANAI PLANTATION
750 LANAI AVE / (EMU) E 1/8 - 1/4 (0.245 mi.) C12 18

Tank Status: Permanently Out of Use
Facility Id: 9-402425
DOLE LANAI PLANTATION
750 LANAI AVE / (SHO) E 1/8 - 1/4 (0.245 mi.) C13 19

ADDITIONAL ENVIRONMENTAL RECORDS

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

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 12/09/2015 has revealed that there are 3 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation
Address  Direction / Distance  Map ID  Page
LANAI CO INC 1233 FRASER AVE ESE E 1/8 - 1/8 (0.071 mi.) 3 9
OSHIRO SERVICE STATION 850 FRASER AVE N 1/8 - 1/4 (0.142 mi.) B6 13
DOLE PACKAGED FOODS 730 LANAI AVE E 1/8 - 1/4 (0.227 mi.) C8 15

US MINES: Mines Master Index File. The source of this database is the Dept. of Labor, Mine Safety and Health Administration.

A review of the US MINES list, as provided by EDR, and dated 02/09/2016 has revealed that there is 1 US MINES site within approximately 0.25 miles of the target property.

Lower Elevation
Address  Direction / Distance  Map ID  Page
CASTLE & COOK RESOR ESE 0 - 1/8 (0.083 mi.) 4 11
## MAP FINDINGS SUMMARY

### STANDARD ENVIRONMENTAL RECORDS

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### ADDITIONAL ENVIRONMENTAL RECORDS

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### Records of Emergency Release Reports

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**EDR HIGH RISK HISTORICAL RECORDS**

**EDR Exclusive Records**

- EDR MSP: 1.000
- EDR Hist Auto: 0.125
- EDR Hist Cleaner: 0.125

**EDR RECOVERED GOVERNMENT ARCHIVES**

**Exclusive Recovered Govt. Archives**

- RGA HWS: 0.001
- RGA LF: 0.001
- RGA LUST: 0.001

**Totals**

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**NOTES:**

TP = Target Property
NR = Not Requested at this Search Distance
Sites may be listed in more than one database
### A1: LANAI CENTRAL OFFICE
- **Location:** 423 W 9TH ST, LANAI CITY, HI 96763
- **Distance:** 182 ft.
- **Ground Level:** Site 1 of 2 in cluster A
- **EPA ID:** U001236609
- **Type:** LUST
- **Financial Assurance:** Permanently Out of Use

#### UST Details:
- **Tank ID:** M-2
- **Date Installed:** 06/19/1996
- **Capacity:** 600
- **Substance:** Diesel

#### LUST Details:
- **Tank ID:** R-1
- **Date Installed:** 05/08/1963
- **Capacity:** 285
- **Substance:** Diesel

#### HI Financial Assurance:
- **Alt Facility ID:** 9-400557
- **Tank ID:** M-2
- **Date Expiration:** 05/02/2015

### A2: OSHIRO ENTREPRISES INC
- **Location:** 800 FRASER AVE, LANAI CITY, HI 96763
- **Distance:** 298 ft.
- **Ground Level:** Site 2 of 2 in cluster A
- **EPA ID:** U003222163
- **Type:** LUST
- **Financial Assurance:** Permanently Out of Use

#### UST Details:
- **Tank ID:** R-1
- **Date Installed:** 07/01/1952
- **Capacity:** 2000
- **Substance:** Gasoline

#### LUST Details:
- **Tank ID:** R-2
- **Date Installed:** 07/01/1952
- **Capacity:** 2000
- **Substance:** Gasoline

#### HI Financial Assurance:
- **Alt Facility ID:** 9-400557
- **Tank ID:** R-1
- **Date Expiration:** 05/02/2015

---

**Note:**
- EDR ID Numbers and other identifiers are not fully visible or legible in the image provided.
### Environmental Protection Agency (EPA) Findings

**Site Information**

- **Map ID:** 1001493016
- **Owner/Operator:** LANAI CO INC
- **County:** HI
- **Elevation:** 104 ft.

#### Handler Summaries

- **Handler Activities Summary**:
  - U.S. importer of hazardous waste: No
  - Mixed waste (haz. and radioactive): No
  - Recycler of hazardous waste: No
  - Handler: Non-Generators do not presently generate hazardous waste

- **Handler: Non-Generators do not presently generate hazardous waste**

#### Violation Details

- **Violations Details**:
  - Violation Number: 6367346
  - Date Issued: 12/20/2004
  - Status Date: 04/29/2011
  - Action Type: 104(a)
  - Status Date: 12/22/2004

#### Assessment and Payment

- **Assessment Amount**: Not reported
- **Proposed Penalty**: 0
- **Paid Penalty**: 0

#### Environmental Data

- **SIC code(s):** 5100247
- **Entity Name:** KOMATSU PORTABLE PLANT

#### Site Location

- **Latitude:** 19.6503
- **Longitude:** 156.5558
- **Number of plants:** 0
- **Number of shops:** 0
- **Operation Class:** non-Coal Mining

---

**Relevant Information**

- **RCRAInfo** is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

- **Site Information**
  - **Owner/Operator Summary**:
    - **Owner/Operator Name:** LANAI CO INC
    - **Address:** P O BOX 310, LANAI CITY, HI 96763
    - **Telephone:** (808) 565-3931
    - **Legal Status:** Private
    - **Owner/Operator Type:** Owner
    - **Owner/Operator Start Date:** Not reported
    - **Owner/Operator End Date:** Not reported

- **Owner/Operator Summary**:
  - **Handler Activities Summary**
    - U.S. importer of hazardous waste: No
    - Mixed waste (haz. and radioactive): No
    - Recycler of hazardous waste: No
    - Handler: Non-Generators do not presently generate hazardous waste

- **Assessment and Payment**
  - **Assessment Amount**: Not reported
  - **Proposed Penalty**: 0
  - **Paid Penalty**: 0

- **Violations Details**
  - **Violations Details**:
    - Violation Number: 6367346
    - Date Issued: 12/20/2004
    - Status Date: 04/29/2011
    - Action Type: 104(a)
    - Status Date: 12/22/2004
    - Sig and Sub Designation: Y
    - Proposed Penalty: Not reported
    - Paid Penalty: Not reported
    - Assessment Status code: Not reported
    - Assessment Amount: Not reported
    - Year: 2004

- **Environmental Data**
  - **SIC code(s):** 5100247
  - **Entity Name:** KOMATSU PORTABLE PLANT

---

**Site Location**

- **Latitude:** 19.6503
- **Longitude:** 156.5558
- **Number of plants:** 0
- **Number of shops:** 0
- **Operation Class:** non-Coal Mining

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**Site Summary**

- **Owner/Operator Summary**:
  - **Owner/Operator Name:** LANAI CO INC
  - **Address:** P O BOX 310, LANAI CITY, HI 96763
  - **Telephone:** (808) 565-3931
  - **Legal Status:** Private
  - **Owner/Operator Type:** Owner
  - **Owner/Operator Start Date:** Not reported
  - **Owner/Operator End Date:** Not reported

- **Handler Activities Summary**
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  - Mixed waste (haz. and radioactive): No
  - Recycler of hazardous waste: No
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- **Violations Details**
  - **Violations Details**:
    - Violation Number: 6367346
    - Date Issued: 12/20/2004
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    - Year: 2004

- **Environmental Data**
  - **SIC code(s):** 5100247
  - **Entity Name:** KOMATSU PORTABLE PLANT
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### LANAI HIGH AND ELEMENTARY SCHOOL (Continued)

<table>
<thead>
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</tr>
<tr>
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</tr>
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</tr>
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</tr>
<tr>
<td>Date Abated</td>
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<td>Citation/Order</td>
<td>Citation</td>
</tr>
<tr>
<td>Sigs and Sub Designation</td>
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</tr>
<tr>
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<td>Assessment Status code</td>
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<tr>
<td>Status Date</td>
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</tr>
<tr>
<td>Action Type</td>
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</tr>
<tr>
<td>Date Issued</td>
<td>Not reported</td>
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<td>Date Abated</td>
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<td>Citation/Order</td>
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<td>Sigs and Sub Designation</td>
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<td>Year</td>
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</tr>
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### B6

<table>
<thead>
<tr>
<th>Facility Name</th>
<th>OSHIRO SERVICE STATION</th>
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<tbody>
<tr>
<td>Facility address</td>
<td>850 FRASER AVE, LANAI CITY, HI 96783</td>
</tr>
<tr>
<td>EPA ID</td>
<td>HD984470153</td>
</tr>
<tr>
<td>Contact</td>
<td>JAMES E. NUTI</td>
</tr>
<tr>
<td>Contact address</td>
<td>P O BOX L</td>
</tr>
<tr>
<td>Contact phone</td>
<td>(808) 565-8252</td>
</tr>
<tr>
<td>Contact email</td>
<td>Not reported</td>
</tr>
<tr>
<td>EPA Region</td>
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<tr>
<td>Land type</td>
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<tr>
<td>Classification</td>
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<tr>
<td>Description</td>
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### SHWS

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<td>Facility address</td>
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<tr>
<td>EPA ID</td>
<td>S1100061631</td>
</tr>
<tr>
<td>Contact</td>
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</tr>
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<tr>
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<td>Not reported</td>
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<tr>
<td>EPA Region</td>
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<td>Classification</td>
<td>Non-Generator</td>
</tr>
<tr>
<td>Description</td>
<td>Handler: Non-Generators do presently generate hazardous waste</td>
</tr>
</tbody>
</table>
### OSHIRO SERVICE STATION (Continued)

**Handler Activities Summary:**
- U.S. importer of hazardous waste: No
- Mixed waste (haz. and radioactive): No
- Recycler of hazardous waste: No
- Transporter of hazardous waste: No
- Tanker, storer or disposer of HW: No
- On-site burner exemption: No
- Furnace exemption: No
- Used oil fuel burner: No
- Used oil processor: No
- User of refinery: No
- Used oil fuel marketer to burner: No
- Used oil specification marketer: No
- Used oil transfer facility: No
- Used oil transporter: No

**Violation Status:** No violations found

**Evaluation Action Summary:**
- Evaluation date: 02/09/1996
- Area of violation: Not reported
- Date achieved compliance: Not reported
- Evaluation lead agency: State

**FINDS:**
- Registry ID: 110005729015

### DOLE LANAI PLANTATION (Continued)

**Horizontal Reference Datum Name:** Not reported
**Horizontal Collection Method Name:** Not reported
**Tank ID:** R-25
**Date Installed:** 05/07/2030
**Tank Status:** Permanently Out of Use
**Date Closed:** Not reported
**Tank Capacity:** Not reported
**Substance:** Used Oil

<table>
<thead>
<tr>
<th>Facility Address</th>
<th>Facility ID</th>
<th>EPA Region</th>
<th>Date Form Received by Agency</th>
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</thead>
<tbody>
<tr>
<td>1/8-1/4 LANAI AVE</td>
<td>DOLE PACKAGED FOODS CO</td>
<td>730 LANAI AVE</td>
<td>12/05/1996</td>
</tr>
</tbody>
</table>

**Contact:**
- Email: Not reported
- Telephone: Not reported
- Country: Not reported
- Address: Not reported

**Owner/Operator Summary:**
- Owner/Operator Name: CASTLE & COOKE INC
- Owner/Operator Address: DOLE FOOD COMPANY HAWAII, INC
- Owner/Operator Telephone: (415) 555-1212
- Legal Status: Private
- Owner/Operator Type: Owner

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- Address: Not reported

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- Country: Not reported
- Address: Not reported

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**Contact:**
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- Telephone: Not reported
- Country: Not reported
- Address: Not reported

**Owner/Operator Summary:**
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**Contact:**
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<td>DOLE PACKAGED FOODS CO</td>
<td>730 LANAI AVE</td>
<td>12/05/1996</td>
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<tr>
<td>Site</td>
<td>Elevation</td>
<td>Map ID</td>
<td>Direction</td>
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<tr>
<td>------</td>
<td>-----------</td>
<td>-------</td>
<td>-----------</td>
</tr>
<tr>
<td>1201 ft. Site 2 of 6 in cluster C</td>
<td>1595 ft.</td>
<td>612.0</td>
<td>0.227 mi.</td>
</tr>
<tr>
<td>1201 ft. Site 3 of 6 in cluster C</td>
<td>1595 ft.</td>
<td>612.0</td>
<td>0.227 mi.</td>
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</table>

### DOLE PACKAGED FOODS CO (Continued)

**Handler Activities Summary:**
- U.S. importer of hazardous waste: No
- Mixed waste (haz. and radioactive): No
- Recycler of hazardous waste: No
- Transporter of hazardous waste: No
- Theater, stoker or disposer of HW: No
- Underground injection activity: No
- On-site burner exemption: No
- Furnace exemption: No
- Used oil fuel burner: No
- Used oil processor: No
- Used oil refiner: No
- Used oil fuel marketer to burner: No
- Used oil specification marketer: No
- Used oil transfer facility: No
- Used oil processor: No

**Historical Generators:**
- Date form received by agency: 06/25/1986
- Site name: DOLE PACKAGED FOODS CO
- Classification: Not a generator, verified
- Violation Status: No violations found

**Evaluation Action Summary:**
- Evaluation date: 02/09/1996
- Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
- Area of violation: Not reported
- Date achieved compliance: Not reported
- Evaluation lead agency: State

### DOLE LANAI PLANTATION (Continued)

**C10**
- UST: 9-402422
- Facility ID: 9-402422
- Owner: DOLE FOOD COMPANY HAWAII, INC
- Owner Address: 1116 WHITMORE AVE
- Owner City,St,Zip: Lani City, 96763 96763
- Latitude: 20.826150
- Longitude: -156.918532
- Horizontal Reference Datum Name: NAD83
- Horizontal Collection Method Name: Address Matching

**Tank Summary:**
- Tank ID: R-L3
- Date Installed: 05/07/1996
- Tank Status: Permanently Out of Use
- Tank Capacity: 10590
- Substance: Diesel

**UST:**
- Facility ID: 9-402422
- Owner: DOLE FOOD COMPANY HAWAII, INC
- Owner Address: 1116 WHITMORE AVE
- Owner City,St,Zip: Lani City, 96763 96763
- Latitude: 20.826150
- Longitude: -156.918532
- Horizontal Reference Datum Name: NAD83
- Horizontal Collection Method Name: Map

**Tank Summary:**
- Tank ID: R-L4
- Date Installed: 05/07/2004
- Tank Status: Permanently Out of Use
- Tank Capacity: 11280
- Substance: Gasoline
### C11 DOLE LANAI PLANTATION

**Location:** LANAI CITY, HI 96763

**UST (Site 4 of 6 in cluster C):**
- **Map ID:** U001236610
- **Type:** UST
- **EPA ID Number:** N/A

<table>
<thead>
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<th>Elevation</th>
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</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>0.245 mi.</td>
<td>1295 ft.</td>
</tr>
</tbody>
</table>

**Relative: Higher**
- **Facility ID:** 9-400773
- **Owner:** DOLE FOOD COMPANY HAWAII, INC
- **Owner Address:** 1116 WHITMORE AVE
- **Owner City, St., Zip:** Lanai City, HI 96763 96763
- **Project Officer:** Darren Park

**Site Elevation:**
- **Actual:** 1590 ft.
- **Relative:** Higher
- **Horizontal Collection Method Name:** N/A
- **Horizontal Reference Datum Name:** N/A
- **Longitude:** Not reported
- **Latitude:** Not reported

**UST Details:**
- **Tank ID:** R-L7A
- **Date Installed:** 05/08/2047
- **Tank Status:** Permanently Out of Use
- **Date Closed:** Not reported
- **Tank Capacity:** 10000
- **Substance:** Diesel

**UST Details:**
- **Tank ID:** R-L7B
- **Date Installed:** 05/08/2047
- **Tank Status:** Permanently Out of Use
- **Date Closed:** Not reported
- **Tank Capacity:** 10000
- **Substance:** Diesel

**UST Details:**
- **Tank ID:** R-L8-1
- **Date Installed:** 05/07/2038
- **Tank Status:** Permanently Out of Use
- **Date Closed:** 10/30/1989
- **Tank Capacity:** 1000
- **Substance:** Diesel

**UST Details:**
- **Tank ID:** R-L8-2
- **Date Installed:** Not reported
- **Tank Status:** Permanently Out of Use
- **Date Closed:** Not reported
- **Tank Capacity:** Not listed
- **Substance:** Not listed

**UST Details:**
- **Tank ID:** R-L8-3
- **Date Installed:** Not reported
- **Tank Status:** Permanently Out of Use
- **Date Closed:** Not reported
- **Tank Capacity:** 1000
- **Substance:** Not listed

**UST Details:**
- **Tank ID:** R-L8-4
- **Date Installed:** Not reported
- **Tank Status:** Permanently Out of Use
- **Date Closed:** Not reported
- **Tank Capacity:** Not listed
- **Substance:** Not listed

---

### C12 DOLE LANAI PLANTATION

**Location:** LANAI CITY, HI 96763

**UST (Site 5 of 6 in cluster C):**
- **Map ID:** U001236615
- **Type:** N/A
- **EPA ID Number:** N/A

<table>
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<th>Elevation</th>
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<tbody>
<tr>
<td></td>
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<td>0.245 mi.</td>
<td>1295 ft.</td>
</tr>
</tbody>
</table>

**Relative: Higher**
- **Facility ID:** 9-402424
- **Owner:** DOLE FOOD COMPANY HAWAII, INC
- **Owner Address:** 1116 WHITMORE AVE
- **Owner City, St., Zip:** Lanai City, HI 96763 96763
- **Project Officer:** Darren Park

**Site Elevation:**
- **Actual:** 1590 ft.
- **Relative:** Higher
- **Horizontal Collection Method Name:** N/A
- **Horizontal Reference Datum Name:** N/A
- **Longitude:** Not reported
- **Latitude:** Not reported

**UST Details:**
- **Tank ID:** R-L8-1
- **Date Installed:** 05/07/2038
- **Tank Status:** Permanently Out of Use
- **Date Closed:** 10/30/1989
- **Tank Capacity:** 1000
- **Substance:** Diesel

**UST Details:**
- **Tank ID:** R-L8-2
- **Date Installed:** Not reported
- **Tank Status:** Permanently Out of Use
- **Date Closed:** Not reported
- **Tank Capacity:** Not listed
- **Substance:** Not listed

**UST Details:**
- **Tank ID:** R-L8-3
- **Date Installed:** Not reported
- **Tank Status:** Permanently Out of Use
- **Date Closed:** Not reported
- **Tank Capacity:** 1000
- **Substance:** Not listed

**UST Details:**
- **Tank ID:** R-L8-4
- **Date Installed:** Not reported
- **Tank Status:** Permanently Out of Use
- **Date Closed:** Not reported
- **Tank Capacity:** Not listed
- **Substance:** Not listed

---

### C13 DOLE LANAI PLANTATION

**Location:** LANAI CITY, HI 96763

**UST (Site 6 of 6 in cluster C):**
- **Map ID:** U001236616
- **Type:** UST
- **EPA ID Number:** N/A

<table>
<thead>
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<tbody>
<tr>
<td></td>
<td></td>
<td>0.245 mi.</td>
<td>1295 ft.</td>
</tr>
</tbody>
</table>

**Relative: Higher**
- **Facility ID:** 9-402425
- **Owner:** DOLE FOOD COMPANY HAWAII, INC
- **Owner Address:** 1116 WHITMORE AVE
- **Owner City, St., Zip:** Lanai City, HI 96763 96763
- **Project Officer:** Darren Park

**Site Elevation:**
- **Actual:** 1590 ft.
- **Relative:** Higher
- **Horizontal Collection Method Name:** N/A
- **Horizontal Reference Datum Name:** N/A
- **Longitude:** Not reported
- **Latitude:** Not reported

**UST Details:**
- **Tank ID:** R-L8-1
- **Date Installed:** 05/07/2038
- **Tank Status:** Permanently Out of Use
- **Date Closed:** 10/30/1989
- **Tank Capacity:** 1000
- **Substance:** Diesel

**UST Details:**
- **Tank ID:** R-L8-2
- **Date Installed:** Not reported
- **Tank Status:** Permanently Out of Use
- **Date Closed:** Not reported
- **Tank Capacity:** Not listed
- **Substance:** Not listed

**UST Details:**
- **Tank ID:** R-L8-3
- **Date Installed:** Not reported
- **Tank Status:** Permanently Out of Use
- **Date Closed:** Not reported
- **Tank Capacity:** 1000
- **Substance:** Not listed

**UST Details:**
- **Tank ID:** R-L8-4
- **Date Installed:** Not reported
- **Tank Status:** Permanently Out of Use
- **Date Closed:** Not reported
- **Tank Capacity:** Not listed
- **Substance:** Not listed
DOLE LANAI PLANTATION (Continued)

Direction: Not Listed
EDR ID Number: Not Listed
EPA ID Number: Not Listed
Database(s): Not Listed
Site: Not Listed
Elevation: Not Listed

EDR ID Number: U001236616

14 MECO POLE-MOUNT TRANSFORMER NO. 0012
NNE 548 IIMA ST
LANAI CITY, HI 96763
0.388 mi.
1522 ft.

Relative: Higher
Absolute: 1622 ft.

Map ID: Not Listed
Direction: Not Listed
EDR ID Number: Not Listed
Elevation: Not Listed

State Program: HEER
Facility Registry Identifier: Not reported
HID Number: Not reported

Substance:
Tank Capacity:
Date Closed:
DOLE LANAI PLANTATION (Continued)

EDR ID Number: S113320495

14 MECO POLE-MOUNT TRANSFORMER NO. 0012
Transformation Oil
Units:
08/29/2006
Permanently Out of Use

DOLE LANAI PLANTATION (Continued)

EDR ID Number: S113320495

15 FORMER LANAI RADAR STATION
NNE TMK-4-3-22
ZIPCODE UNKNOWN, XX 99999
0.497 mi.
2622 ft.

Relative: Higher
Absolute: 1659 ft.

Map ID: Not Listed
Direction: Not Listed
EDR ID Number: Not Listed
Elevation: Not Listed

State Program: HEER
Facility Registry Identifier: Not reported
HID Number: Not reported

Substance:
Tank Capacity:
Date Closed:
DOLE LANAI PLANTATION (Continued)

EDR ID Number: S113320495

14 MECO POLE-MOUNT TRANSFORMER NO. 0012
Transformation Oil
Units:
08/29/2006
Permanently Out of Use

DOLE LANAI PLANTATION (Continued)

EDR ID Number: S113320495

15 FORMER LANAI RADAR STATION
NNE TMK-4-3-22
ZIPCODE UNKNOWN, XX 99999
0.497 mi.
2622 ft.

Relative: Higher
Absolute: 1659 ft.

Map ID: Not Listed
Direction: Not Listed
EDR ID Number: Not Listed
Elevation: Not Listed

State Program: HEER
Facility Registry Identifier: Not reported
HID Number: Not reported

Substance:
Tank Capacity:
Date Closed:
DOLE LANAI PLANTATION (Continued)

EDR ID Number: S113320495

14 MECO POLE-MOUNT TRANSFORMER NO. 0012
Transformation Oil
Units:
08/29/2006
Permanently Out of Use

DOLE LANAI PLANTATION (Continued)

EDR ID Number: S113320495

15 FORMER LANAI RADAR STATION
NNE TMK-4-3-22
ZIPCODE UNKNOWN, XX 99999
0.497 mi.
2622 ft.

Relative: Higher
Absolute: 1659 ft.

Map ID: Not Listed
Direction: Not Listed
EDR ID Number: Not Listed
Elevation: Not Listed

State Program: HEER
Facility Registry Identifier: Not reported
HID Number: Not reported

Substance:
Tank Capacity:
Date Closed:
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 Priorities 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**: 03/07/2016
- **Date Data Arrived at EDR**: 04/05/2016
- **Date Made Active in Reports**: 04/15/2016
- **Number of Days to Update**: 10
- **Source**: EPA
- **Telephone**: N/A
- **Last EDR Contact**: 04/05/2016
- **Next Scheduled EDR Contact**: 04/18/2016
- **Data Release Frequency**: Quarterly

#### NPL Site Boundaries

Sources:

- EPA's Environmental Photographic Interpretation Center (EPIC) Telephone: 202-564-7333
- EPA Regions 1 to 10

#### 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**: 03/07/2016
- **Date Data Arrived at EDR**: 04/05/2016
- **Date Made Active in Reports**: 04/15/2016
- **Number of Days to Update**: 10
- **Source**: EPA
- **Telephone**: N/A
- **Next Scheduled EDR Contact**: 04/18/2016
- **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
- **Date Data Arrived at EDR**: 02/02/1994
- **Date Made Active in Reports**: 03/30/1994
- **Number of Days to Update**: 56
- **Source**: EPA
- **Telephone**: N/A
- **Last EDR Contact**: 08/15/2011
- **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 Deletions
The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 03/07/2016
Date Data Arrived at EDR: 04/05/2016
Date Made Active in Reports: 04/15/2016
Number of Days to Update: 10
Data Release Frequency: Quarterly

Federal CERCLIS list
FEDERAL FACILITY: Federal Facility Site Information listing
A listing of National Priority List (NPL) and Base 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: 03/26/2015
Date Data Arrived at EDR: 04/08/2015
Date Made Active in Reports: 06/11/2015
Number of Days to Update: 64
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System
SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA’s Superfund Program across the United States. The list was formerly known as CERCLIS, renamed to SEMS by the EPA in 2015. The list 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). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 03/07/2016
Date Data Arrived at EDR: 04/05/2016
Date Made Active in Reports: 04/15/2016
Number of Days to Update: 10
Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site list
SEMS-ARCHIVE: Superfund Enterprise Management System Archive
SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS/NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS 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 the site on the National Priorities List (NPL) unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The 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 potential NPL site.

Date of Government Version: 03/07/2016
Date Data Arrived at EDR: 04/05/2016
Date Made Active in Reports: 04/19/2016
Number of Days to Update: 10
Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list
CORRACTS: Corrective Action Report
CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 12/09/2015
Date Data Arrived at EDR: 03/02/2016
Date Made Active in Reports: 04/05/2016
Number of Days to Update: 34
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list
RCRA-TSDF: RCRA - Treatment, Storage and Disposal
RCRAInfo is EPA’s comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDPs treat, store, or dispose of the waste.

Date of Government Version: 12/09/2015
Date Data Arrived at EDR: 03/02/2016
Date Made Active in Reports: 04/05/2016
Number of Days to Update: 34
Data Release Frequency: Quarterly

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

Date of Government Version: 12/09/2015
Date Data Arrived at EDR: 03/02/2016
Date Made Active in Reports: 04/05/2016
Number of Days to Update: 34
Data Release Frequency: Quarterly

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

Date of Government Version: 12/09/2015
Date Data Arrived at EDR: 03/02/2016
Date Made Active in Reports: 04/05/2016
Number of Days to Update: 34
Data Release Frequency: Quarterly

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

Date of Government Version: 12/09/2015
Date Data Arrived at EDR: 03/02/2016
Date Made Active in Reports: 04/05/2016
Number of Days to Update: 34
Data Release Frequency: Quarterly

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

Date of Government Version: 12/09/2015
Date Data Arrived at EDR: 03/02/2016
Date Made Active in Reports: 04/05/2016
Number of Days to Update: 34
Data Release Frequency: Quarterly
RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators
RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 12/09/2015
Date Data Arrived at EDR: 06/26/2015
Date Made Active in Reports: 04/05/2016
Number of Days to Update: 34
Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System
LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 05/28/2015
Date Data Arrived at EDR: 05/29/2015
Date Made Active in Reports: 06/11/2015
Number of Days to Update: 13
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List
A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or affect human health.

Date of Government Version: 09/10/2015
Date Data Arrived at EDR: 09/11/2015
Date Made Active in Reports: 11/03/2015
Number of Days to Update: 53
Data Release Frequency: Varies

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

Date of Government Version: 09/10/2015
Date Data Arrived at EDR: 09/11/2015
Date Made Active in Reports: 11/03/2015
Number of Days to Update: 53
Data Release Frequency: Varies

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

Date of Government Version: 12/09/2015
Date Data Arrived at EDR: 03/02/2016
Date Made Active in Reports: 04/05/2016
Number of Days to Update: 34
Data Release Frequency: Quarterly

Federal ERNS list
ERSNs: Emergency Response Notification System
ERSNs are comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 02/26/2016
Date Data Arrived at EDR: 01/26/2016
Date Made Active in Reports: 03/16/2016
Number of Days to Update: 38
Data Release Frequency: Semi-Annually

State and tribal - equivalent CERCLIS
SHWS: Sites List
Facilities, sites or areas in which the Office of Hazard Evaluation and Emergency Response has an interest, has investigated or may investigate under HRS 128D (includes CERCLIS sites).

Date of Government Version: 01/22/2016
Date Data Arrived at EDR: 06/21/2015
Date Made Active in Reports: 04/05/2016
Number of Days to Update: 34
Data Release Frequency: Semi-Annually

State and tribal landfill and/or solid waste disposal site lists
SWFLF: Permitted Landfills in the State of Hawaii
Solid Waste Facilities/Landfill Sites. SWFLF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 01/08/2015
Date Data Arrived at EDR: 01/08/2015
Date Made Active in Reports: 11/03/2015
Number of Days to Update: 53
Data Release Frequency: Quarterly

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

Date of Government Version: 09/17/2012
Date Data Arrived at EDR: 04/03/2013
Date Made Active in Reports: 05/10/2013
Number of Days to Update: 37
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada.

Date of Government Version: 01/08/2015
Date Data Arrived at EDR: 01/08/2015
Date Made Active in Reports: 02/09/2015
Number of Days to Update: 32
Data Release Frequency: Quarterly
INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming.

Date of Government Version: 10/13/2015
Date Data Arrived at EDR: 10/23/2015
Data Made Active in Reports: 02/19/2016
Number of Days to Update: 118
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Quarterly

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska.

Date of Government Version: 03/30/2015
Date Data Arrived at EDR: 04/28/2015
Data Made Active in Reports: 06/22/2015
Number of Days to Update: 55
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 08/20/2015
Date Data Arrived at EDR: 10/30/2015
Data Made Active in Reports: 02/18/2016
Number of Days to Update: 111
Next Scheduled EDR Contact: 08/08/2016
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 Version: 11/04/2015
Date Data Arrived at EDR: 11/13/2015
Data Made Active in Reports: 01/04/2016
Number of Days to Update: 67
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 11/24/2015
Date Data Arrived at EDR: 10/29/2015
Data Made Active in Reports: 01/04/2016
Number of Days to Update: 34
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Semi-Annually

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 10/27/2015
Date Data Arrived at EDR: 10/29/2015
Data Made Active in Reports: 01/04/2016
Number of Days to Update: 67
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Varies

INDIAN LUST R3: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 11/04/2015
Date Data Arrived at EDR: 11/13/2015
Data Made Active in Reports: 01/04/2016
Number of Days to Update: 52
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Varies

INDIAN LUST R2: Leaking Underground Storage Tanks on Indian Land

Date of Government Version: 09/27/2015
Date Data Arrived at EDR: 10/06/2015
Data Made Active in Reports: 02/21/2016
Number of Days to Update: 41
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Quarterly

State and tribal registered storage tank lists

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

Date of Government Version: 01/01/2010
Date Data Arrived at EDR: 02/16/2010
Data Made Active in Reports: 04/12/2010
Number of Days to Update: 65
Next Scheduled EDR Contact: 07/26/2016
Data Release Frequency: Varies

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

Date of Government Version: 09/23/2014
Date Data Arrived at EDR: 11/25/2014
Data Made Active in Reports: 01/25/2015
Number of Days to Update: 65
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 12/14/2014
Date Data Arrived at EDR: 02/13/2015
Data Made Active in Reports: 03/13/2015
Number of Days to Update: 28
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Quarterly

INDIAN UST R8: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Alaska, Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 09/23/2014
Date Data Arrived at EDR: 11/25/2014
Data Made Active in Reports: 01/25/2015
Number of Days to Update: 65
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 09/23/2014
Date Data Arrived at EDR: 11/25/2014
Data Made Active in Reports: 01/25/2015
Number of Days to Update: 65
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Texas, New Mexico, and Oklahoma).

Date of Government Version: 11/04/2015
Date Data Arrived at EDR: 12/01/2015
Data Made Active in Reports: 01/04/2016
Number of Days to Update: 34
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Semi-Annually

INDIAN UST R5: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 11/05/2015
Date Data Arrived at EDR: 11/11/2015
Data Made Active in Reports: 01/04/2016
Number of Days to Update: 52
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Semi-Annually

INDIAN UST R4: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations).

Date of Government Version: 11/24/2015
Date Data Arrived at EDR: 12/01/2015
Data Made Active in Reports: 01/04/2016
Number of Days to Update: 34
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Semi-Annually

INDIAN UST R3: 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 3 (District of Columbia, Delaware, District of Columbia, District of Columbia, District of Columbia and Tribal Nations).

Date of Government Version: 09/23/2014
Date Data Arrived at EDR: 11/25/2014
Data Made Active in Reports: 01/25/2015
Number of Days to Update: 65
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Varies

INDIAN UST R2: 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 2 (Connecticut, Maine, Massachusetts, Rhode Island, and Tribal Nations).

Date of Government Version: 08/20/2015
Date Data Arrived at EDR: 11/25/2014
Data Made Active in Reports: 02/25/2015
Number of Days to Update: 65
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

Date of Government Version: 08/20/2015
Date Data Arrived at EDR: 11/25/2014
Data Made Active in Reports: 02/25/2015
Number of Days to Update: 65
Next Scheduled EDR Contact: 08/08/2016
Data Release Frequency: Varies

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GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN UST R8: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

- **Date of Government Version:** 10/13/2015
- **Data Arrived at EDR:** 10/23/2015
- **Date Made Active in Reports:** 02/18/2016
- **Number of Days to Update:** 118
- **Data Release Frequency:** Quarterly

INDIAN UST R1: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

- **Date of Government Version:** 10/20/2015
- **Data Arrived at EDR:** 10/29/2015
- **Date Made Active in Reports:** 01/04/2016
- **Number of Days to Update:** 67
- **Data Release Frequency:** Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

- **Date of Government Version:** 01/07/2016
- **Data Arrived at EDR:** 01/08/2016
- **Date Made Active in Reports:** 03/02/2016
- **Number of Days to Update:** 41
- **Data Release Frequency:** Quarterly

INDIAN UST R6: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

- **Date of Government Version:** 08/20/2015
- **Data Arrived at EDR:** 10/30/2015
- **Date Made Active in Reports:** 02/16/2016
- **Number of Days to Update:** 111
- **Data Release Frequency:** Semi-Annually

State and tribal institutional control / engineering control registries

**ENG CONTROLS:** Engineering Control Sites
A listing of sites with engineering controls in place.

- **Date of Government Version:** 01/22/2016
- **Data Arrived at EDR:** 01/26/2016
- **Date Made Active in Reports:** 03/02/2016
- **Number of Days to Update:** 36
- **Data Release Frequency:** Varies

**INST CONTROL:** Sites with Institutional Controls
Voluntary Remediation Program and Brownfields sites with institutional controls in place.

- **Date of Government Version:** 01/22/2016
- **Data Arrived at EDR:** 01/26/2016
- **Date Made Active in Reports:** 03/02/2016
- **Number of Days to Update:** 36
- **Data Release Frequency:** Varies

ADDITIONAL ENVIRONMENTAL RECORDS

**VCP:** Voluntary Cleanup Priority Listings
A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

- **Date of Government Version:** 03/20/2008
- **Data Arrived at EDR:** 04/22/2008
- **Date Made Active in Reports:** 05/19/2008
- **Number of Days to Update:** 27
- **Data Release Frequency:** Quarterly

**BROWNFIELDS:** 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.

**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:** 12/22/2015
- **Data Arrived at EDR:** 12/23/2015
- **Date Made Active in Reports:** 02/18/2016
- **Number of Days to Update:** 57
- **Data Release Frequency:** Semi-Annually

**GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING**
GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Local Lists of Landfill / Solid Waste Disposal Sites

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 | Source: Environmental Protection Agency |
| Last EDR Contact: | 03/01/2016 |
| Number of Days to Update: | 52 |
| Data Release Frequency: | Varies |

OKTI: 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 | Source: Environmental Protection Agency |
| Last EDR Contact: | 06/24/2016 |
| Number of Days to Update: | 39 |
| Data Release Frequency: | No Update Planned |

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations
A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

| Date of Government Version: | 01/12/2009 | Source: EPA, Region 9 |
| Last EDR Contact: | 04/21/2016 |
| Number of Days to Update: | 137 |
| Data Release Frequency: | No Update Planned |

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register
A listing of clandestine drug lab locations that have been removed from the DEA's National Clandestine Laboratory Register.

| Date of Government Version: | 08/17/2015 | Source: Drug Enforcement Administration |
| Last EDR Contact: | 03/01/2016 |
| Number of Days to Update: | 76 |
| Data Release Frequency: | No Update Planned |

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

| Date of Government Version: | 08/04/2010 | Source: Department of Health |
| Last EDR Contact: | 01/03/2013 |
| Number of Days to Update: | 42 |
| Data Release Frequency: | Varies |

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

| Date of Government Version: | 03/10/2012 | Source: FirstSearch |
| Last EDR Contact: | 01/03/2013 |
| Number of Days to Update: | 39 |
| Data Release Frequency: | No Update Planned |

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated
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 (HSWAA) 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: | 09/17/2015 | Source: Drug Enforcement Administration |
Date Data Arrived at EDR: | 12/04/2015 |
Date Made Active in Reports: | 02/18/2016 |
Number of Days to Update: | 76 |
Next Scheduled EDR Contact: | 06/13/2016 |
Data Release Frequency: | Quarterly |

Local Land Records

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

| Date of Government Version: | 02/18/2014 | Source: Environmental Protection Agency |
| Last EDR Contact: | 04/26/2016 |
| Number of Days to Update: | 37 |
| Data Release Frequency: | Varies |

Records of Emergency Release Reports

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

| Date of Government Version: | 06/24/2015 | Source: U.S. Department of Transportation |
| Last EDR Contact: | 03/30/2016 |
| Number of Days to Update: | 68 |
| Next Scheduled EDR Contact: | 07/11/2016 |
| Data Release Frequency: | Annually |

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

| Date of Government Version: | 01/14/2016 | Source: Department of Health |
| Last EDR Contact: | 06/06/2016 |
| Number of Days to Update: | 42 |
| Next Scheduled EDR Contact: | 06/06/2016 |
| 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: | 09/10/2010 | Source: FirstSearch |
Date Data Arrived at EDR: | 09/10/2010 |
Date Made Active in Reports: | 10/22/2010 |
Number of Days to Update: | 42 |
Next Scheduled EDR Contact: | 06/13/2016 |
Data Release Frequency: | Varies |

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING
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 Program 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.

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

A listing of verified Potentially Responsible Parties

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

A listing of PCB Activity Database System

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

A listing of coal combustion residues surface impoundments with high hazard potential ratings.
PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.
Date of Government Version: 03/01/2011
Source: Department of Justice, Consent Decree Library
Data Released Frequency: Varies

RADIATION: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S.
Environmental Protection Agency (EPA) regulations for radiation and radioactivity.
Date of Government Version: 07/07/2015
Source: Environmental Protection Agency
Data Released Frequency: Varies

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing
A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The
information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA
(Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions
are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters
with updated records, it was decided to create a HIST FTTS database. It included records that may not be included
in the newer FTTS database updates. This database is no longer updated.
Date of Government Version: 10/19/2006
Source: Environmental Protection Agency
Data Released Frequency: No Update Planned

HIST FTTS INSPECTION: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing
A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA
regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.
Date of Government Version: 10/19/2006
Source: Environmental Protection Agency
Data Released Frequency: No Update Planned

DOT OPS: Incident and Accident Data
Department of Transportation, Office of Pipeline Safety Incident and Accident data.
Date of Government Version: 07/31/2012
Source: Department of Transportation, Office of Pipeline Safety
Data Released Frequency: Varies

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

LEAD SMELTER 1: Lead Smelter Sites
A listing of former lead smelter site locations.
Date of Government Version: 11/29/2015
Source: Environmental Protection Agency
Data Released Frequency: Varies

LEAD SMELTER 2: 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: 11/29/2015
Source: Environmental Protection Agency
Data Released Frequency: Varies

COMPLEMENTARY OUTPUT:

FUSRAP: Formerly Utilized Sites Remedial Action Program
DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where
radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.
Date of Government Version: 11/23/2015
Source: Department of Energy
Data Released Frequency: No Update Planned

UMTRA: Uranium Mill Tailings Sites
Uranium ore was mined by private companies for federal government use in national defense programs. When the millsshut 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: 11/23/2015
Source: Department of Energy
Data Released Frequency: Varies

BR: Biennial Reporting System
The Biennial Reporting System is a national system administered by the EPA that collects data on the generation
and management of hazardous waste. BRs captures detailed data from two groups: Large Quantity Generators (LQG) and
Treatment, Storage, and Disposal Facilities.
Date of Government Version: 12/31/2015
Source: EPA/NTS
Data Released Frequency: Biennially

INDIAN RESERVATION: Indian Reservations
This map layer portrays Indian administered lands of the United States that have any area equal to or greater
than 640 acres.
Date of Government Version: 12/31/2013
Source: USGS
Data Released Frequency: Quarterly
FINDS: Facility Index System/Registry System
Facility Index System. FINDS contains both facility information and ‘pointers’ to other sources that contain more
detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric
Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial
enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal
Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities
Information System), STATE (State Environmental Laws and Statutes), and PAOS (PCB Activity Data System).

US AIRS (AFS):  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 emission point source 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.

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

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.

US MINES 2:  Ferrous and Nonferrous Metal Mines Database Listing
This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron
ore or molibdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such
as gold, silver, copper, zinc, and lead) metal mines in the United States.

US MINES 3:  Active Mines & Mineral Plants Database Listing
Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team
of the USGS.

UXO:  Unexploded Ordnance Sites
A listing of unexploded ordnance site locations

DRYCLEANERS: Permitted Drycleaner Facility Listing
A listing of permitted drycleaner facilities in the state.
<table>
<thead>
<tr>
<th><strong>GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>UIC:</strong> Underground Injection Wells Listing</td>
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<tr>
<td>A listing of underground injection well locations.</td>
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<tr>
<td>Date of Government Version: 02/07/2013</td>
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<tr>
<td>Date Data Arrived at EDR: 02/12/2013</td>
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<tr>
<td>Date Made Active in Reports: 04/09/2013</td>
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<tr>
<td>Number of Days to Update: 56</td>
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<tr>
<td>Source: Department of Health</td>
</tr>
<tr>
<td>Telephone: 808-586-4256</td>
</tr>
<tr>
<td>Last EDR Contact: 02/26/2016</td>
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<tr>
<td>Next Scheduled EDR Contact: 06/13/2016</td>
</tr>
<tr>
<td>Data Release Frequency: Varies</td>
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<tr>
<td><strong>EDR Exclusive Records</strong></td>
</tr>
<tr>
<td><strong>EDR MGP:</strong> EDR Proprietary Manufactured Gas Plants</td>
</tr>
<tr>
<td>The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas plants 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 (oil waste containing volatile and non-volatile chemicals), sludges, soils 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.</td>
</tr>
<tr>
<td>Date of Government Version: N/A</td>
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<td>Date Data Arrived at EDR: N/A</td>
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<td>Date Made Active in Reports: N/A</td>
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<td>Number of Days to Update: N/A</td>
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<tr>
<td>Source: EDR, Inc.</td>
</tr>
<tr>
<td>Telephone: N/A</td>
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<td>Next Scheduled EDR Contact: N/A</td>
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<tr>
<td>Data Release Frequency: Varies</td>
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<tr>
<td><strong>EDR Hist Auto:</strong> EDR Exclusive Historic Gas Stations</td>
</tr>
<tr>
<td>EDR has selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites 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/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, 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.</td>
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<td>Source: EDR, Inc.</td>
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<tr>
<td>Data Release Frequency: Varies</td>
</tr>
<tr>
<td><strong>ECHO:</strong> Enforcement &amp; Compliance History Information</td>
</tr>
<tr>
<td>ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide. 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.</td>
</tr>
<tr>
<td>Date of Government Version: N/A</td>
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<td>Date Made Active in Reports: N/A</td>
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<td>Number of Days to Update: N/A</td>
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<td>Source: Environmental Protection Agency</td>
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<td>Telephone: 202-684-2280</td>
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<td>Last EDR Contact: 03/23/2016</td>
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<td>Next Scheduled EDR Contact: 07/04/2016</td>
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<td>Data Release Frequency: Quarterly</td>
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<tr>
<td><strong>RGA HWS:</strong> Recovered Government Archive State Hazardous Waste Facilities List</td>
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<tr>
<td>The EDR Recovered Government Archive Hazardous Waste Facilities 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.</td>
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<td>Date of Government Version: N/A</td>
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<tr>
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<td>Date Made Active in Reports: N/A</td>
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<td>Next Scheduled EDR Contact: N/A</td>
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<tr>
<td>Data Release Frequency: Varies</td>
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<tr>
<td><strong>RGA LF:</strong> Recovered Government Archive Solid Waste Facilities List</td>
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<tr>
<td>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.</td>
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<td>Date of Government Version: N/A</td>
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<td>Next Scheduled EDR Contact: N/A</td>
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<tr>
<td>Data Release Frequency: Varies</td>
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<tr>
<td><strong>RGA LUST:</strong> Recovered Government Archive Leaking Underground Storage Tank</td>
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<tr>
<td>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.</td>
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<td>Date of Government Version: N/A</td>
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<td>Data Release Frequency: Varies</td>
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<td><strong>TC4620578.2s</strong></td>
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<td>Page GR-20</td>
</tr>
</tbody>
</table>
| TC4620578.2s Page GR-21
Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals: 
Source: American Hospital Association, Inc. 
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association’s annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics’ primary database on public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics’ primary database on private school locations in the United States.

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWRI: National Wetlands Inventory: This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetlands Inventory
Source: Office of Planning
Telephone: 808-587-2895

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey
Groundwater flow direction and velocity can be impacted by surface topography, hydrology, and geology. Understanding the direction and velocity of groundwater flow is crucial for assessing the potential for contaminant migration. 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, and geologic data collected on nearby properties, and regional groundwater flow information from deep aquifers.

**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, and geologic 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 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 SSW

**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
Target Property County: FEMA Flood
MAUI, HI
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 wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

AQUIFLOW®
Search Radius: 1,000 Mile.

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

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

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

ROCK STRATIGRAPHIC UNIT GEOLOGIC AGE IDENTIFICATION

<table>
<thead>
<tr>
<th>Era</th>
<th>System</th>
<th>Series</th>
<th>Category</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

## Soil Map Information

### Soil Component Name:
- Waihuna

### Soil Surface Texture:
- Clay

### Hydrologic Group:
- Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

### Soil Drainage Class:
- Well drained

### Hydric Status:
- Unknown

### Corrosion Potential - Uncoated Steel:
- Moderate

### Depth to Bedrock Min: > 0 inches

### Depth to Watertable Min: > 183 inches

### Soil Layer Information

<table>
<thead>
<tr>
<th>Layer</th>
<th>Boundary</th>
<th>Soil Texture Class</th>
<th>Classification</th>
<th>Unified Soil</th>
<th>Saturated Hydraulic Conductivity</th>
<th>Soil Reaction (pH)</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>1 inches - 5 inches</td>
<td>Clay</td>
<td>Silt-Clay</td>
<td>Materials (more than 35 pct. passing No. 200), Clayey Soils.</td>
<td>FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.</td>
<td>Max: 4.23 Min: 1.41</td>
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<tr>
<td>2</td>
<td>53 inches - 64 inches</td>
<td>Clay</td>
<td>Silt-Clay</td>
<td>Materials (more than 35 pct. passing No. 200), Clayey Soils.</td>
<td>FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.</td>
<td>Max: 1 Min: 0.01</td>
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<td>3</td>
<td>0 inches - 1 inches</td>
<td>Clay</td>
<td>Silt-Clay</td>
<td>Materials (more than 35 pct. passing No. 200), Clayey Soils.</td>
<td>FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.</td>
<td>Max: 4.23 Min: 1.41</td>
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<td>11 inches - 18 inches</td>
<td>Clay</td>
<td>Silt-Clay</td>
<td>Materials (more than 35 pct. passing No. 200), Clayey Soils.</td>
<td>FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.</td>
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</table>
## Soils

### Soil Layer Information

<table>
<thead>
<tr>
<th>Layer</th>
<th>Boundary</th>
<th>Soil Texture Class</th>
<th>Classification</th>
<th>Saturation hydraulic conductivity (μm/s)</th>
<th>Soil Reaction (pH)</th>
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<tr>
<td>5</td>
<td>5 inches</td>
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<td>FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.</td>
<td>Max: 1 Min: 0.01 Max: 7.3 Min: 5.6</td>
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</table>

**Soil Map ID:** 2

**Soil Component Name:** Lahaina

**Soil Surface Texture:** Silty clay

**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>Boundary</th>
<th>Soil Texture Class</th>
<th>Classification</th>
<th>Saturation hydraulic conductivity (μm/s)</th>
<th>Soil Reaction (pH)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>0 inches</td>
<td>silty clay</td>
<td>Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.</td>
<td>FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.</td>
<td>Max: 14 Min: 4.23 Max: 6 Min: 5.1</td>
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<tr>
<td>2</td>
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<td>Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.</td>
<td>FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.</td>
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<tr>
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<td>Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.</td>
<td>FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.</td>
<td>Max: 14 Min: 4.23 Max: 7.3 Min: 5.6</td>
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</table>

**Soil Map ID:** 3

**Soil Component Name:** Lahaina

**Soil Surface Texture:** Silty clay

**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>Boundary</th>
<th>Soil Texture Class</th>
<th>AASHTO Group</th>
<th>Unified Soil</th>
<th>Saturated hydraulic conductivity (µm/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>14 inches</td>
<td>Silty clay</td>
<td>FINE-GRAINED SOLS, Silt and Clay (liquid limit 50% or more), Fat Clay.</td>
<td>Max: 14 Min: 4.23 Max: 6 Min: 5.1</td>
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<tr>
<td>2</td>
<td>14 inches</td>
<td>31 inches</td>
<td>Silty clay</td>
<td>FINE-GRAINED SOLS, Silt and Clay (liquid limit 50% or more), Fat Clay.</td>
<td>Max: 14 Min: 4.23 Max: 7.3 Min: 5.6</td>
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<td>3</td>
<td>31 inches</td>
<td>59 inches</td>
<td>Silty clay</td>
<td>FINE-GRAINED SOLS, Silt and Clay (liquid limit 50% or more), Fat Clay.</td>
<td>Max: 14 Min: 4.23 Max: 7.3 Min: 5.6</td>
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</table>

**Soil Map ID:** 4  
**Soil Component Name:** Lahaina  
**Soil Surface Texture:** Silty clay  
**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

### 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 0.001 miles</td>
</tr>
<tr>
<td>State Database</td>
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### FEDERAL USGS WELL INFORMATION

<table>
<thead>
<tr>
<th>MAP ID</th>
<th>WELL ID</th>
<th>LOCATION FROM TP</th>
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</thead>
<tbody>
<tr>
<td>N/0 Wells Found</td>
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</tbody>
</table>

### FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

<table>
<thead>
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<th>MAP ID</th>
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<th>LOCATION FROM TP</th>
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</thead>
<tbody>
<tr>
<td>N/0 PWS System Found</td>
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</tr>
</tbody>
</table>

Note: PWS System location is not always the same as well location.
### GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

**Map ID**
- **Direction**: Lower
- **Distance**: 1/2 - 1 Mile
- **Elevation**: Lower

<table>
<thead>
<tr>
<th>Database</th>
<th>EDR ID Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>HI WELLS</td>
<td>H90000000002886</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Wid</th>
<th>5-4854-001</th>
</tr>
</thead>
<tbody>
<tr>
<td>Well name</td>
<td>Lanai 9</td>
</tr>
<tr>
<td>Old name</td>
<td>Not Reported</td>
</tr>
<tr>
<td>Driller</td>
<td>Water Resources International, Inc.</td>
</tr>
<tr>
<td>Quad map</td>
<td>4</td>
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<tr>
<td>Long/lat</td>
<td>-156.914048 / 20.61082</td>
</tr>
<tr>
<td>Gps</td>
<td>-1</td>
</tr>
<tr>
<td>Utm</td>
<td>0</td>
</tr>
<tr>
<td>Owner user</td>
<td>Lanai Holdings, Inc.</td>
</tr>
<tr>
<td>Land owner</td>
<td>Lanai Resorts LLC</td>
</tr>
<tr>
<td>Pump insta</td>
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<tr>
<td>Old number</td>
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<tr>
<td>Casing dia</td>
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<td>Well depth</td>
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<td>Site id</td>
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### AREA RADON INFORMATION

Federal EPA Radon Zone Information for MAUI COUNTY, HI:
- 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

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<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>
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<tbody>
<tr>
<td>Living Area - 1st Floor</td>
<td>0.057 pCi/L</td>
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<td>0%</td>
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<tr>
<td>Living Area - 2nd Floor</td>
<td>0.000 pCi/L</td>
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<td>0%</td>
<td>0%</td>
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<tr>
<td>Basement</td>
<td>0.150 pCi/L</td>
<td>100%</td>
<td>0%</td>
<td>0%</td>
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**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.

Current USGS 7.5 Minute Topographic Map
- Source: U.S. Geological Survey

**HYDROLOGIC INFORMATION**

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 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetlands Inventory
- Source: Office of Planning
- Telephone: 808-587-2995

**HYDROGEOLOGIC INFORMATION**

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

**GEOLOGIC INFORMATION**

Geologic Age and Rock Stratigraphic Unit

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

SSURGO: Soil Survey Geographic Database
- Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
- Telephone: 800-472-0659
- SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

**PHYSICAL SETTING SOURCE RECORDS SEARCHED**

**LOCAL / REGIONAL WATER AGENCY RECORDS**

FEDERAL WATER WELLS
- PWS: Public Water Systems
  - Source: EPA/Office of Drinking Water
  - Telephone: 202-564-3750
  - Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
- Source: EPA/Office of Drinking Water
- Telephone: 202-564-3750

USGS Water Wells: USGS National Water Inventory System (NWIS)
- This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS
- Well Index Database
  - Source: Commission on Water Resource Management
  - Telephone: 808-587-0214
  - CWRM maintains a Well Index Database to track specific information pertaining to the construction and installation of production wells in Hawaii.

OTHER STATE DATABASE INFORMATION

RADON
- Area Radon Information
  - Source: USGS
  - Telephone: 703-356-4020
  - The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
- Source: EPA
- Telephone: 703-356-4020
- Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER
- Airport Landing Facilities: Private and public use landing facilities
  - Source: Federal Aviation Administration, 800-457-6656

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

Previous Parcel

Next Parcel

Return to Main Search Page

Maui Home

Owner and Parcel Information

Owner Name: LANAI RESORTS LLC  
Fee Owner: DEPT OF LAND & NATURAL RESOURCES FORESTRY & WILDLIFE DIVISION  
Other-exemption: SOH-DEPT OF HUMAN SERVICES  
Show All Owners and Addresses

Today’s Date: May 10, 2016

Mailing Address: ATTN: RHONDA MIKAMI OR L KANESHIRO  
733 BISHOP ST, SUITE 2000  
HONOLULU HI 96813

Parcel Number: 490140010000

Location Address: 6 FRASER AVE

Parcel Map

Parcel Number: 4942-6

Land Area: 83.98 Acres

Legal Information

Assessment Information

<table>
<thead>
<tr>
<th>Year</th>
<th>Tax Class</th>
<th>Market Land Value</th>
<th>Agricultural Land Value</th>
<th>Assessed Land Value</th>
<th>Building Value</th>
<th>Total Assessed Value</th>
<th>Total Exemption Value</th>
<th>Total Net Taxable Value</th>
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</thead>
<tbody>
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<td>CONSERVATION</td>
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<td>$22,400</td>
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Current Tax Bill Information

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<th>Due Date</th>
<th>Taxes</th>
<th>Assessment</th>
<th>Tax Credits</th>
<th>Net Tax</th>
<th>Penalty</th>
<th>Interest</th>
<th>Other</th>
<th>Amount Due</th>
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</thead>
<tbody>
<tr>
<td>2016 Tax Payments</td>
<td></td>
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Sales Information

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<tr>
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<th>Instrument Type</th>
<th>Valid Sale or Other Reason</th>
<th>Document Type</th>
<th>Record Date</th>
<th>Land Court #</th>
<th>Land Court Cert</th>
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<td>07/08/2015</td>
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Improvement Information

No improvement information available for this parcel.

Accessory Information

<table>
<thead>
<tr>
<th>Building Number</th>
<th>Description</th>
<th>Dimensions/units</th>
<th>Year Built</th>
<th>Percent Complete</th>
<th>Value</th>
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<tbody>
<tr>
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<td>MASONRY UTILITY SHED</td>
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<td>0x0 1,100 / 1</td>
<td>1942</td>
<td>100 %</td>
<td>$5,700</td>
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No Tax Information available on this parcel.

Show Historical Assessments

**Recent Sales in Neighborhood**

**Recent Sales in Area**

The Maui County Tax Assessor’s Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. Website Updated: May 14, 2016

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**Owner and Parcel Information**

**Owner Name:** LANAI RESORTS LLC, LANAI SUSTAINABILITY RESEARCH, LLC

**Fee Owner:** LANAI RESORTS LLC

**Leasee:** LANAI SUSTAINABILITY RESEARCH, LLC

**Today’s Date:** May 18, 2016

**Mailing Address:**

ATTN: RHONDA MIKAMI/L KANESHIRO

733 BISHOP ST., SUITE 2000

HONOLULU HI 96813

**Parcel Number:** 490020610000

**Parcel Map:**

Show Parcel Map

**Parcel Note:**

---

**Assessment Information**

<table>
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<tr>
<th>Year</th>
<th>Tax Class</th>
<th>Market Land Value</th>
<th>Agricultural Land Value</th>
<th>Assessed Land Value</th>
<th>Building Value</th>
<th>Total Assessed Value</th>
<th>Total Exemption Value</th>
<th>Total Net Taxable Value</th>
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**Agricultural Assessment Information**

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<td>10868</td>
<td>PASTUR</td>
<td>$456,456</td>
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<tr>
<td>5166.188</td>
<td>PRIMARY SITE</td>
<td>$2,712,200</td>
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</table>

This parcel has land in agricultural usage and therefore agricultural usage assessments have been made.

**Current Tax Bill Information**

<table>
<thead>
<tr>
<th>2016 Tax Payments</th>
<th>Show Historical Taxes</th>
</tr>
</thead>
</table>

**Tax Period** | Description | Original Due Date | Taxes Assessment | Net Tax | Penalty | Interest | Other | Amount Due |
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<thead>
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**Improvement Information**

No improvement information available for this parcel.

**Accessory Information**

**Building Number** | Description | Dimensions/Units | Year Built | Percent Complete | Value |
<table>
<thead>
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**Sales Information**

<table>
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<th>Sale Date</th>
<th>Price</th>
<th>Instrument #</th>
<th>Instrument Type</th>
<th>Sale Date</th>
<th>Price</th>
<th>Instrument #</th>
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<th>Land Court #</th>
<th>Land Court Cart</th>
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DRAFT

An Evaluation of the
Old Lanai Electrical Plant
for
Lanai Company
MAY 2003

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      Structural Report, including Structural Review of building compo-
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      Mechanical Report including air conditioning and ventilation re-
      quirements, plumbing requirements and fire protection;
      Electrical Report, including General Electrical Systems, Tele-
      phone, and Fire Alarm Systems.
I. General Background

LOCATION

The following report is a feasibility study of the Old Lanai Electric Plant, previously called Koele Substation No. 301 & 301-B. The site is located on an offshoot of Awalua Road in the vicinity of 9th Street and Fraser Ave., Lanai City, Lanai, Hawaii, TMK (2) - 4-9-014-009. The project site of approximately 26 acres has 3 buildings, the main 8,000 +/- Sq. Ft. structure, and two much smaller free-standing structures. Additionally, the site contains an active Electric sub-station. The property is mostly covered in natural vegetation.

EXISTING USE

The site, zoned P-1, was until 1988 operated as a power plant by Dole Company. In 1988, Maui Electric Company, Ltd. (MECO) took over the facility and operated the power plant until 1996. MECO vacated the premises in the year 2000. Existing site structures are of an unknown age. The total square feet of the remaining main structure is 8,000 +/-, Additionally there exists two small ancillary storage sheds, and a fenced sub-station.

INTENDED USE

Lanai Company’s goal is to revitalize this facility as a storage facility, with possible office space. This facility would provide storage for low hazard materials. The following feasibility study is offered to assist Lanai Company in planning for its future goals.
II. FACILITY DESCRIPTION

SITE EASEMENTS

EASEMENT A-1 SUBSTATION EASEMENT:
The substation holds an easement increasing the original 22'-6" x 46'-0" substation to 40'-0" x 60'-0". In addition to the substation site, a 7'-0" x 16'-0" easement is in effect to accommodate overhead utility lines. Easement A-1 contains 2,576 sq.ft. (See attached letter dated 8/31/03 by MECO re: Exhibit B) (Fig 008, 131)

EASEMENT A-2 A B & C ACCESS EASEMENTS:
A-2 a. and b address access to the site and constitute .199 acres, and 1.234 acres respectively. The easements align to provide a roadway for 9th Street to the power plant site. A-3 c. an easement of approximately 7,600 sq. ft. provides for a 15' wide path for power lines. (See Exhibit B)

There are three separate structures on the property varying from the main, one story, concrete masonry and metal frame building (Fig 016), and two small metal roofed, metal framed shed structures (Fig 091, 022).

MAIN BUILDING - This is the main building and it appears to be structurally sound and will require only minor structural improvements. It exists of one great open portion flanked on either side by smaller masonry appending rooms. Floor is slab on grade, wall sheathing is asbestos sheets with numerous openings to accommodate the former tenant. (Fig 020, 108). Interior partition walls are at a minimum, generally doors and windows are in poor condition. Roof is a built up roofing system with built in gutters.

SHED 1 & 2 - These shed structures are of light weight metal frame construction and are in generally poor condition.

III. REGULATORY OVERVIEW

ZONING:
The parcel of land on which the buildings are located TMK: 2-4-9-014: 009 is currently zoned P-1, Public /Quasi-Public (See attached Maui County Code 19.31.010). Because this property has P-1 designation and an M-1 designation is probably desired, certain use permits would have to be obtained. The exact Use - permitting requirements should be clarified with the Departments of Public Works and Planning.

A classification of the intended use must be made by the Maui County Planning Department. An application for a use variance from the County Planning Department as well as the Board of Variance Appeals could then be made. A successful application could result in a permanent use variance.

An application to request a change the zoning could also be made to the Maui County Council. As a temporary solution, a conditional use permit could be requested from the Maui County Council.

Maui Architectural Group, Inc.
CONSTRUCTION TYPE: The building construction type as defined by the UBC would be Type VN (V-non rated). The maximum allowable floor area would be 12,000 square feet for S-2 occupancy, and 8,000 square feet for S-1 occupancy. Existing main building equals 6,000 +/- square feet. A fire sprinkler system would be required for high stack storage use.

EXITING REQUIREMENTS: The 1997 UBC Table 10A states that buildings used for storage have an occupant load requirement of 300 sq. ft. per occupant. An area of 8,000 sq. ft. would have an occupant load of 30 persons. Given the intended use as a storage facility with some area dedicated as office space, two exits would be required, one at each end of the building.

ACCESSIBILITY: The work place environment must comply with Title III of the Americans with Disabilities Act of 1990. Generally speaking, the act provides for the accessibility by employees to the work place. This requires that individuals with disabilities are able to approach, enter, and exit work areas, common use areas, and public areas.

There must be an accessible route from paved handicap parking and van stalls to an accessible building entrance per occupant load requirements. Such a route shall be a minimum of 36" wide and should include sidewalk curb cuts and ramps as required. Doors shall provide a minimum clear opening of no less than 32" (at the 90 degree opened position) with lever hardware, closers, and thresholds that comply with ADA requirements. At least one bathroom facility should comply with ADA requirements. Refer to Department of Justice 28 CFR Part 36, Chapter 4, Appendix A "Standards of Accessible Design", for more complete information.
IV. FACILITY ANALYSIS

SITE: (See Civil Report)

All newly graded areas should be grassed to stop erosion. New paved parking, loading zone, and access will be required. Given intended use as storage facility with some area dedicated as office space, new paved parking stalls would be required, to include one Accessible parking stall. Additionally, a 12' x 35' loading zone should be provided. Currently, a fire hydrant is on site. (Fig 008, 116)

STRUCTURAL: (See Structural Report)

In general the building recommends for renovation requires only minimal structural upgrades. Cracks in masonry walls must be repaired. (Fig 066, 107) Former floor openings seem to have been improperly filled and capped with concrete slabs. These improper repairs should be refilled with properly compacted fill, then resurfaced with concrete slabs. In general, the floors contain areas that have cracks and irregularities which need to be filled or removed. A flowable, cementitious floor self-leveling material is suggested. (Fig 067, 034)

DEMOLITION:
Demolish existing free standing out building. (Fig. 022, 087, 103) Demolish Abandoned site slabs. (Fig. 110, 109) Remove existing site refuse. (Fig. 008)

ARCHITECTURAL REPORT

PLUMBING & VENTILATION: (See Mechanical Report)

Plumbing fixtures need replacement to meet current code and accessibility requirements. There is no existing air conditioning or ventilation systems. Sprinkler system would be required for a high stack storage facility.

ELECTRICAL: (See Electrical Report)

There is no existing fire alarm system. A system would be required in order to meet current code. Interior lighting is generally operational but rearrangements and additions will be required. The facility needs exterior site and building lighting. Communications require upgrading.

May 21, 2003
Page 7
ENVIRONMENTAL EVALUATION:

A building Materials Survey should be performed in order to determine the extent of any existing environmental contaminants which may be present. (See attached Vuich Services Proposal) It is suspected the wall cladding has a high asbestos content which will require special procedures in order to comply with OSHA. (Fig 020, 057) MECO tested soil at the former transformer storage area at the site for the presence of PCBs. MECO indicates the lab results show only trace amounts of PCBs, below the level at which a clean up would be warranted by the State Department of Health. (See attached letter dated 2/26/03 by MECO re: Form I PCB)

PAINTING:

Contain/Repaint all paintable surfaces. (Per Survey recommendations) All interior paintable surfaces need repainting. Follow recommended procedures and requirements. Patch, prep and paint in accordance to acceptable asbestos containment protocol. (Fig. 073)

TERMITE REPAIR: Repair/replace or remove termite damage as required.

ROOF REPAIR: Existing built-up roof systems seem adequate, however a more thorough evaluation should be undertaken to determine expected life cycle. (Fig. 119)

GUTTERS & DOWNSPOUTS: Flashing and gutters generally appear to be in poor condition. Gutters and downspouts should be cleaned, inspected and repaired or replaced as required (Fig. 137,124)

VENT REPAIR: Provide new vents and bug screening for roof ventilation. (Fig. 106)

DOORS & WINDOWS: Most exterior doors are in poor condition and need replacement. Doors require new hardware including requirements for handicap. (Fig. 023, 021) Replace all exterior doors and windows and frames with new. Metal frame windows or glass block may be used for added security. Provide new fire rated interior doors at all corridors and area separations. Replace all remaining non-rated doors with solid core wood doors. Provide new frames as necessary. Hardware shall comply with handicap requirements. (Fig. 074)
PROPERTY DESCRIPTION
The project site is designated as Tax Map Key (2) 4-9-14: 09, Lanai City, Island of Lanai, District of Lahaina, Maui, Hawaii. The area of the parcel is 25.98 acres and is zoned P-1 Public / Quasi-Public. The State land use designation is Urban.

The property is located on Fraser Avenue between 9th Street and 12th Street in Lanai City. There are several easements that traverse the property. The existing site has several vacant buildings that previously housed electrical generators and other equipment for Maui Electric Company, Ltd.

TOPOGRAPHY
The subject parcel is located on the western edge of Lanai City. The large parcel is mostly undeveloped. There are many large trees on the property but not in the vicinity of the existing building. Electrical power lines traverse the property in a northwest – southeast direction. The ground slopes in a southwesterly direction from Fraser Avenue to the back of the lot.

FLOOD HAZARD
The project site is located in Zone C therefore is not subject to the requirements of the Flood Hazard District Ordinance, Chapter 19.62 of the Maui County Code.

ACCESS
Vehicular access to the project site is available from Fraser Avenue by way of 9th Street. Ninth Street west (makai) of Fraser Avenue has varying right-of-way widths and is a dirt road. There is also an access easement that traverses the property from 9th Street to 12th Street.

WATER
There is an existing fire hydrant adjacent to the subject building, which suggests that there is sufficient water available at the site for fire protection. This needs to be confirmed by Lanai’s water department.

WASTEWATER
There is an existing 12-inch sewer main that traverses the property within a sewer and access easement. Wastewater is treated by the County reclamation facility and the reclaimed water is used for irrigation purposes at the Koole Resort.

DRAINAGE
Lanai City has very limited drainage facilities to collect and direct the runoff to the ocean. Any new development would be expected to retain additional runoff onsite or develop new drainage infrastructure. There is sufficient area on the subject property to locate retention basins or dry wells to contain, at minimum, the additional runoff generated by the development.
An Evaluation of the
Old Lanai Electrical Plant
for Lanai Company. February 6, 2003

OVERVIEW

This brief report addresses the general structural condition of the Old Lanai Electrical Plant located makai of Fraser Avenue in Lanai City. The building is currently unoccupied as all electrical equipment has been removed.

An on-site inspection was made on Tuesday, February 4th, 2003. The inspection was limited to what was visibly apparent. The purpose of the inspection was to assess the condition of the primary structural system which in turn, may be useful in determining the economic feasibility of rehabilitation. No effort has been made at this time to demonstrate that the structure complies with the provisions of the current building code.

GENERAL DESCRIPTION

The building is comprised of a main section and two adjacent wings at one end. The wings have equal floor area and are located on both sides of the main structure thereby forming a "T" shaped footprint. The main structure which housed the electrical generators is single-story, approximately 20 feet in height. The wings, also single-story, have a height of approximately 12 feet. The main section is 48x142 feet in plan. The wings are each 42x15 feet in plan. The total enclosed floor area is then approximately 8000 square feet. The floor plan may be seen in Figure 1. The building is a structural steel frame on a poured concrete foundation. The site is flat with deep soil, and in relatively open terrain. The age of the building is unknown and no construction documents are known to exist.

FOUNDATION

The nature of the below grade foundation elements was not determined. It may be expected that perimeter walls would have been constructed on a continuous strip footing. A visual inspection of the exterior showed no signs of significant settlement or cracking in the perimeter foundation. Because the roof spans between exterior walls, no interior column footings were required. There are, however, numerous foundation elements which were needed to support the electrical equipment. Pits were constructed below grade to provide further access to the equipment. The exact nature of these pits could not be determined as some of the pits have been filled and concrete slabs placed over them. The access stairs, situated between the overhead doors, and a single corridor which runs the entire length of the building are all that appear to remain. Further investigation was not possible as the corridor was partially flooded.

Settlement and accompanying cracking in at least one filled-pit location would indicate that consolidation of the fill was not properly done. Rehabilitation would most likely require removing all "new" slabs, consolidation of suitable fill material, and slab replacement. Several housekeeping slabs (which have been or can be removed), equipment anchor bolts which have been cut off, and the generally irregular slab surface would suggest the use of a flowable, cementitious, floor leveling material. The topping could be hardened if light vehicular or fork-lift traffic is to be expected.

STRUCTURAL STEEL FRAME (MAIN SECTION)

The structural steel frame of the main building consists of wide-flange columns and (6-panel) Pratt roof trusses. The roof trusses are fabricated from double-angle members and are approximately 4 feet deep. The top chord is slightly pitched to provide roof drainage. The columns extend to the eave height and form a moment-frame with the first panel of the trusses. The condition at the column base is unknown as it is enclosed within the floor slab.


STRUCTURAL STEEL FRAME (cont.)

These frames span the 48-foot building direction. Additional roof framing members (purlin trusses) are placed at each of the truss panel points and provide not only out-of-plane stability to the roof trusses but also support for the light-gauge metal roofing. (040) Horizontal x-bracing comprises the roof diaphragm. (068) Without selective demolition of the built-up roof, it cannot be determined if the light-gauge roofing contributes to the roof diaphragm. The building is braced in the longitudinal direction by x-configuration rod bracing (043).

WALLS

The lower portion of the walls appear to be fabricated from concrete bricks. These walls extend to approximately 5 feet above grade for most of the structure with the exception of the two wings and the 48-foot gable-end wall opposite the overhead doors. At these locations the bricks extend full height. For the three walls of the main section (for which the bricks extend to the 5 foot elevation), the upper portion is clad in rigid, corrugated panels, apparently of asbestos. (080) The panels are through-bolted to 4" (vertical) x 3" (horizontal) angle girts. The girts attach to the columns. Gable-end walls have two intermediate wind columns. (044, 069).

STRUCTURAL SYSTEM (WINGS)

The wings are framed for gravity loads with W-shaped columns and roof beams. (064) Shear-only framing connections, and the lack of bracing members, would imply the lateral resistance would depend upon the exterior walls. However, due to the large window penetrations, it is more likely that these small wing structures rely upon the main building for their lateral strength.

Light-gauge metal roofing and a built-up roof, similar to the high roof, were used. However, unlike the main roof, the light-gauge deck comprises the entire roof diaphragm.

GENERAL CONDITION

(i) Foundation/Slabs: The foundation appears to be generally sound and shows no visible signs of distress. Those portions of the slab that are showing signs of settlement (filled pits) should have the existing slab removed, receive proper compaction of the sub-grade, and a new slab placed. The access stairs and corridor would probably also be filled. The entire floor would benefit from a finish topping to provide a uniform, level surface.

(ii) Walls: The walls appear to play no part in the structural system but rather form the building envelope. However, the corrugated panels would need to be addressed. The existence of numerous penetrations from earlier equipment ducting, as well as, the issue of asbestos fibers will necessitate rehabilitation. (002) Shear cracks initiated at the corners of the window openings in the brick walls of the wings would also need to be repaired.

(iii) Structural Frame: The steel frame appears to be in very good condition and should require minimal effort to restore to original condition. An as-built survey should be performed and a determination made as to compliance with current building code provisions.

(iv) Roofing: From the underside, the metal decking appears to be in generally good condition.