



DRAFT PHASE I ENVIRONMENTAL SITE ASSESSMENT UPDATE

**504 and 506 S. Old Stage Road
Mt. Shasta, Siskiyou County, California
APNs 036-220-170 and 036-220-280**

Prepared for:
POWER Engineers

December 19, 2014
522-03

ENPLAN

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1.0 SUMMARY

ENPLAN conducted Phase I Environmental Site Assessments (ESAs) of the properties located at 504 and 506 South Old Stage Road, Mt. Shasta, in January and June 2011, respectively. The current report documents the results of a Phase I ESA Update prepared in December 2014 and addresses both properties.

Historical research conducted in 2011 indicated that the property consisted of undeveloped land from at least 1897 to 1959. A residence was built at 504 South Old Stage Road in 1960. A mobile home was placed on the northern portion of 506 South Old Stage Road by 1972. The property contained two residences, a garage, well sheds, storage sheds, and chicken coops during the 2011 site reconnaissance. No evidence was encountered to indicate that the property was ever used for agricultural purposes such as row crops or orchards.

Aside from a propane aboveground storage tank (AST) located at 504 South Old Stage Road, and a residential heating oil AST located at 506 South Old Stage Road, no regulated quantities of hazardous materials, including 55-gallon drums of chemicals, ASTs, or underground storage tanks (USTs), were observed to be used, stored, or disposed of on the property in 2011. No records were found to indicate that any USTs have been located on the property in the past.

The search of regulatory lists for hazardous materials sites in the vicinity of the property did not identify any obvious potential off-site sources of contamination within the ASTM-specified search distances (up to one mile) of the subject property. No obvious recognized environmental conditions (RECs) for the property were noted from the 91 databases reviewed in 2011.

It was ENPLAN's opinion that no obvious RECs were identified for the property during the course of the 2011 assessments. No obvious conditions indicative of significant releases or threatened releases of hazardous substances, pollutants, contaminants, petroleum, or petroleum products on, at, in, or to the subject property were identified during the course of the 2011 assessments. No further environmental investigation of the subject property appeared warranted at that time.

As of December 5, 2014, the property contained two vacant residences, a garage, two well sheds, storage sheds, and chicken coops. The previously observed

propane AST and heating oil AST have been removed from the property. No regulated quantities of hazardous materials, including 55-gallon drums of chemicals, ASTs, or USTs, were observed to be used, stored, or disposed of on the property during the recent site reconnaissance. No obvious RECs were observed for the property during the recent site reconnaissance.

During the current evaluation, the subject property was not identified as a hazardous materials use, storage, disposal, or release site on any of the 106 databases reviewed for this assessment. No institutional controls or engineering controls were identified for the subject property. No oil and/or gas wells were identified on the subject property. The search of regulatory lists for hazardous materials sites in the vicinity of the property did not identify any obvious potential off-site sources of contamination within the ASTM-specified approximate minimum search distances of the subject property. No obvious RECs for the property were noted from the 106 databases reviewed.

Based on the research conducted for this assessment, it is ENPLAN's opinion that no obvious new RECs, historical RECs, or controlled RECs were identified for the property during the course of this Phase I Environmental Site Assessment (ESA) Update. No obvious conditions indicative of releases or threatened releases of hazardous substances, pollutants, contaminants, petroleum, or petroleum products on, at, in, or to the subject property were identified during the course of this assessment. No further environmental investigation of the subject property appears warranted at this time. This opinion is based on the information provided to ENPLAN during the course of this assessment. Any data that is missing or was withheld from ENPLAN could alter our opinion.

2.0 INTRODUCTION

This report presents the results of a Phase I ESA Update conducted in December 2014, for Assessor's Parcel Numbers (APNs) 036-220-170 and -280, located at 504 and 506 South Old Stage Road in Mount Shasta, Siskiyou County, California. The property currently contains two vacant residences, a garage, well sheds, storage sheds, and chicken coops.

The purpose of this assessment is to permit the client to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) liability. This assessment is intended to constitute “all appropriate inquiry (AAI) into the previous ownership and uses of the property consistent with good commercial or customary practice as defined in CERCLA, 42 U.S.C. §9601(35)(B).” AAI is only the first step to establishing the ability to qualify for CERCLA liability protection – “continuing obligations” apply after purchase.

The goal of this ESA Update is to review the subject property for significant changes in regard to the presence of RECs in connection with the subject property since the issuance of the Phase I ESA reports prepared for the property by ENPLAN dated January 2011 and June 2011. The term “recognized environmental conditions” means 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. Hazardous substances are defined pursuant to CERCLA 42 U.S.C. §9601(14), as interpreted by EPA regulations and the courts. A controlled REC is 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, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.” A historical REC is 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.”

ENPLAN performed this ESA Update for POWER Engineers, in accordance with ASTM Standard E 1527-13, *Standard Practice for Environmental Site Assessments*. This report is prepared for the sole use and benefit of POWER Engineers, and is based in part upon data provided by POWER Engineers and their representatives. Neither this

report, nor any of the information contained herein, shall be used or relied upon for any other purpose by any person or entity other than POWER Engineers.

2.1 Scope of Services

ENPLAN's services were performed in accordance with the proposal dated December 1, 2014, and in general conformance to the guidelines presented in ASTM Standard E 1527-13, *Standard Practice for Environmental Site Assessments*. ENPLAN performed the following tasks in order to identify RECs on and in the immediate vicinity of the subject site:

- Conducted a current visual survey of the property to evaluate on-site hazardous materials use, storage, and disposal activities.
- Performed a visual reconnaissance of the immediately adjacent sites.
- Attempted to interview the owner representative "user" regarding specialized knowledge, purchase price, and commonly known information via a User-Provided Information Questionnaire. However, the completed questionnaire has not been returned to ENPLAN.
- Reviewed a Phase I ESA report prepared for 504 South Old Stage Road by ENPLAN dated January 2011.
- Reviewed a Phase I ESA report prepared for 506 South Old Stage Road by ENPLAN dated June 2011.
- Reviewed 106 reasonably ascertainable regulatory agency databases concerning chemical use, storage, and disposal for the subject property and surrounding sites.
- Searched for environmental cleanup liens and activity and use limitations (AULs).
- Prepared this report presenting the findings, conclusions, and recommendations.

3.0 SITE DESCRIPTION

The subject property is located at 504 and 506 South Old Stage Road in Mount Shasta, Siskiyou County, California. The property is identified as Siskiyou County APNs 036-220-170 and -280. The owner of the property is identified as Pacificorp, an Oregon corporation. The property is situated along the north side of South Old Stage Road, west of Interstate 5. Access to the property can be made from South Old Stage

Road. The property currently contains two vacant residences, a garage, well sheds, storage sheds, and chicken coops.

The property is located in an area comprised of a mix of residences, undeveloped land, and an electric utility substation. The elevation of the property is approximately 3,440 feet above sea level. The overall topographic gradient in the vicinity of the property slopes downwards towards the southwest. The property is depicted on the United States Geological Survey (USGS) City of Mount Shasta, California, 7.5-minute topographic quadrangle (1986), as shown in Figure 1.

3.1 Hydrology

One domestic well was previously located on the property at 506 South Old Stage Road. Depth to groundwater was measured at 6.0 feet below the ground surface on September 1, 1971, in this well (EDR Inquiry Number 3082637.2s). The well shed is currently empty, and the well tank has been removed. One domestic well was observed on the property at 504 South Old Stage Road during the recent site reconnaissance. However, no depth to groundwater information was available for the well located at 504 South Old Stage Road. In the absence of reported groundwater flow direction information, it is assumed that groundwater follows surface topography, and flows towards the southwest.

The property is not located within the bounds of a 100- or 500-year flood zone. The property is not identified as a wetland area on the National Wetland Inventory (EDR Inquiry Number 4151744.2s).

4.0 SITE RECONNAISSANCE

A field reconnaissance of the site was conducted by Amy E. Lee, Registered Environmental Property Assessor Number 157732, on December 5, 2014. Mrs. Lee is an environmental professional with over twenty years' experience conducting Phase I ESAs and Updates. The property was visually and/or physically observed by walking throughout the property. The vacant residences were locked at the time of the site reconnaissance, and the interiors were viewed through the windows when possible.

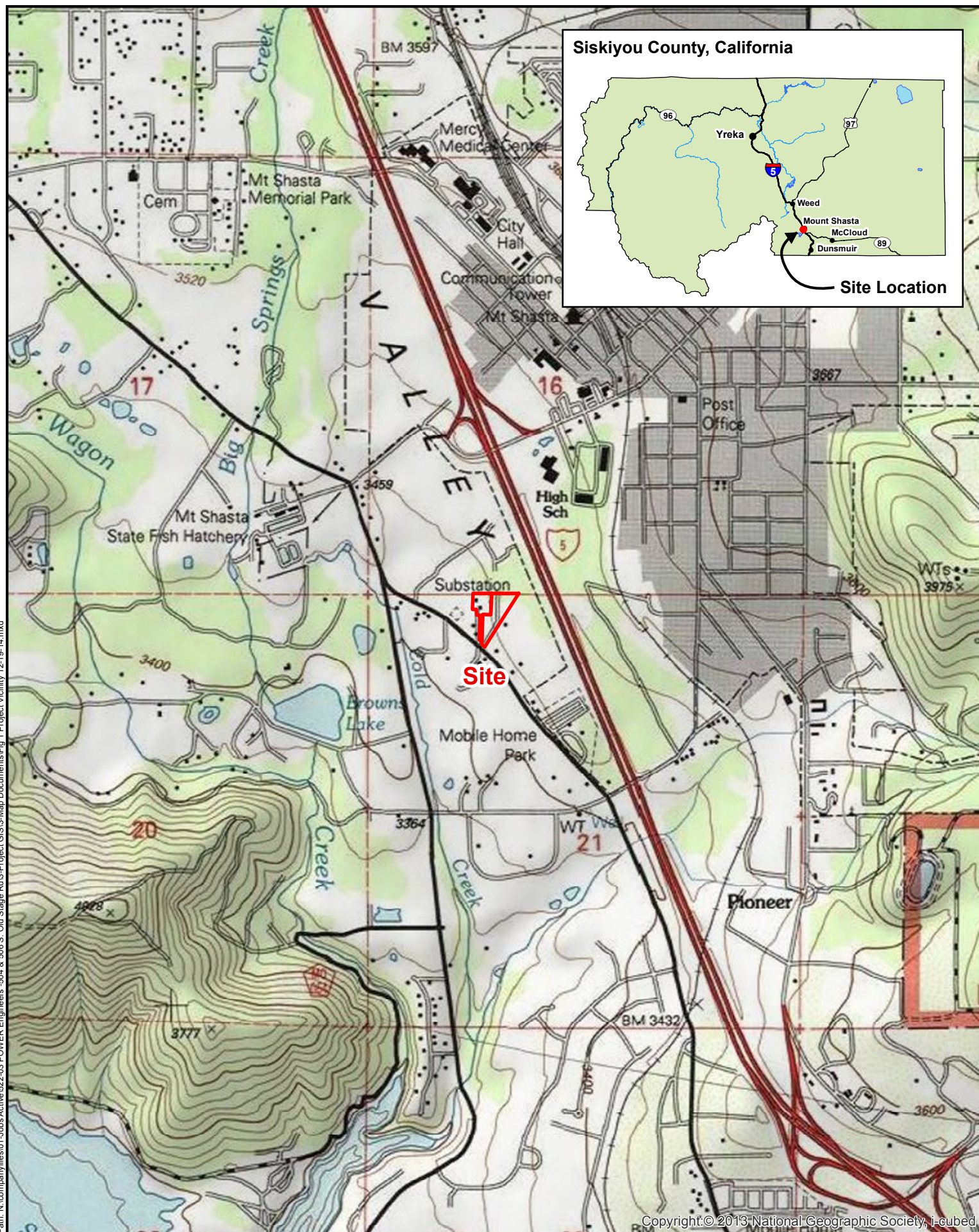


Figure 1 Vicinity Map

The subject site is situated along the north side of South Old Stage Road, west of Interstate 5. Access to the property can be made from South Old Stage Road. The site is located in an area comprised of a mix of residences, undeveloped land, and an electric utility substation. Figure 2 depicts the site layout on an aerial photograph. Site photographs are presented in Appendix A.

The property currently contains two vacant residences, a garage, two well sheds, storage sheds, and chicken coops. Dirt and gravel driveways lead from South Old Stage Road to the residences.

The residence at 504 South Old Stage Road consists of a two-story, wood-framed structure with a raised wood foundation. A three-car garage is attached to this residence. The garage consists of a corrugated metal structure with a concrete slab foundation. The well shed at this address consists of a wood-framed structure with a concrete slab foundation. An empty corrugated metal shed with a dirt floor, an empty wood-framed chicken coop, and an empty wood-framed storage shed are located on the northern end of this parcel. The propane AST observed in 2011 is no longer located on this parcel.

The residence at 506 South Old Stage Road consists of a single-story mobile home with a raised foundation. A well shed is located to the north of this residence; however, the well tank has been removed. The well shed consists of a wood-framed structure with a concrete slab foundation. An empty wood-framed storage shed with a raised wood foundation is located to the northeast of this residence. The heating oil AST observed in 2011 is no longer located on this parcel.

Electric service is provided to the property by Pacific Power. Water was provided to 504 South Old Stage Road by an on-site well, and to 506 South Old Stage Road by the local water supply company. 504 South Old Stage Road is connected to an on-site septic system and leach line, and 506 South Old Stage Road is connected to the public sewer system. Refuse collection service is not currently provided to the property. Utility-pole-mounted transformers were observed on the western end of the property and along the driveway on the southern portion of the property. No sumps, hoists, hydraulic lifts, storm drains, basements, or elevators were observed on the property.

Path: N:\companyfiles\01-Jobs\Active\622-03 POWER Engineers -504 & 506 S. Old Stage Rd\3-Map Documents\Fig 2 Study Sites with Aerial 12-19-14.mxd



Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community
All depictions are approximate. Not a survey product. 12.19.14



Figure 2
Aerial Photograph

No regulated quantities of hazardous materials, including 55-gallon drums of chemicals, ASTs, or USTs, were observed to be used, stored, or disposed of on the property. No waste management or solid waste disposal activities were observed on the property. Neither stained soils, discolored water, stained pavement, distressed vegetation, nor the presence of an obvious wastewater discharge were noticeable on the subject property. No strong, pungent, or noxious odors were noticeable during the site reconnaissance. No standing surface waters, including pits, ponds, or lagoons, were observed on the property. Storm water flows onto adjacent parcels.

No current or past uses likely to involve the use, treatment, storage, disposal, or generation of hazardous substances or petroleum products were identified during the site reconnaissance, with the exception of the former heating oil and propane ASTs that were located on the property in 2011. No obvious RECs were observed for the property during the site reconnaissance.

5.0 SURROUNDING PROPERTIES

The following current uses of adjoining properties were visually and/or physically observed during the recent site reconnaissance:

- Adjacent to the north of the property is undeveloped land.
- Adjacent to the south of the property is South Old Stage Road, followed by residences located at 507 and 511 South Old Stage Road.
- Adjacent to the west of the property is Pacific Power's Mount Shasta Substation located at 404 South Old Stage Road, and a residence located at 500 South Old Stage Road.
- Adjacent to the east of the property are residences located at 508 and 512 South Old Stage Road.

6.0 INTERVIEWS AND USER-PROVIDED INFORMATION

All interviews were conducted by Amy E. Lee, a Registered Environmental Property Assessor with over twenty (20) years' experience conducting Phase I ESAs and Updates.

ENPLAN attempted to conduct an interview with the client representative, Ms. Kim Quinn of POWER Engineers, via a User-Provided Information Questionnaire. Ms. Quinn forwarded the questionnaire to a representative of the property owner at Pacificorp; however, the completed questionnaire has not been returned to ENPLAN. A title report was not provided to ENPLAN for review.

The residences located on the property are currently vacant; therefore, no occupants were interviewed during the recent site reconnaissance.

6.1 Local Environmental Health Department

ENPLAN personnel contacted the Siskiyou County Environmental Health Department on December 3, 2014, to determine if any permits for installation and/or removal of USTs exist for the subject property. No records are on file for the subject property.

7.0 PREVIOUS ENVIRONMENTAL REPORTS REVIEW

The referenced Phase I ESA reports prepared by ENPLAN dated January and June 2011 were reviewed for this update. Historical research conducted in 2011 indicated that the property consisted of undeveloped land from at least 1897 to 1959. A residence was built at 504 South Old Stage Road in 1960. A mobile home was placed on the northern portion of 506 South Old Stage Road by 1972. The property contained two residences, a garage, well sheds, storage sheds, and chicken coops during the 2011 site reconnaissance. No evidence was encountered to indicate that the property was ever used for agricultural purposes such as row crops or orchards.

Aside from a propane AST located at 504 South Old Stage Road, and a residential heating oil AST located at 506 South Old Stage Road, no regulated quantities of hazardous materials, including 55-gallon drums of chemicals, ASTs, or USTs, were observed to be used, stored, or disposed of on the property in 2011. No records were found to indicate that any USTs have been located on the property in the past.

The search of regulatory lists for hazardous materials sites in the vicinity of the property did not identify any obvious potential off-site sources of contamination within

the ASTM-specified search distances (up to one mile) of the subject property. No obvious RECs for the property were noted from the 91 databases reviewed in 2011.

It was ENPLAN's opinion that no obvious RECs were identified for the property during the course of the 2011 assessments. No obvious conditions indicative of significant releases or threatened releases of hazardous substances, pollutants, contaminants, petroleum, or petroleum products on, at, in, or to the subject property were identified during the course of the 2011 assessments. No further environmental investigation of the subject property appeared warranted at that time.

8.0 REGULATORY AGENCY DATABASE REVIEW

To ascertain reported areas of possible environmental impairment on or in the vicinity of the subject property, one hundred and six (106) federal, state, local, tribal, and proprietary records databases were reviewed. During the course of this study, ENPLAN utilized Environmental Data Resources (EDR) as an information source for environmental records. Records were also reviewed on the California Regional Water Quality Control Board's (RWQCB) GeoTracker website. A summary of the EDR Radius Map Report is provided in Appendix C; a copy of the complete report is available upon request.

The property and adjoining parcels were not identified as hazardous materials use, storage, disposal, or release sites on any of the 106 databases reviewed. No institutional controls or engineering controls were identified for the subject property. No oil and/or gas wells were identified on the subject property.

Seven (7) hazardous materials use, storage, disposal, or release sites were identified within the approximate minimum search distances¹ of the subject property. Two (2) of the seven identified hazardous materials use, storage, or disposal sites have not had a reported release of hazardous materials and are therefore not considered a REC for the subject property. The five (5) identified sites that have had a reported spill or release of hazardous materials have all received regulatory agency closure, and are therefore not considered a REC for the subject property.

¹ Minimum search distances prescribed in the ASTM standard are based on the specific database being reviewed and vary from the target parcel only through to all lands within a one-mile radius of the subject parcel.

No open hazardous materials release sites or obvious potential off-site sources of contamination were identified within the ASTM-specified approximate minimum search distance of the subject property. No obvious RECs for the property or adjoining parcels were noted from the 106 government databases reviewed.

9.0 ENVIRONMENTAL LIENS AND AULS

During the course of this assessment, ENPLAN utilized EDR as an information source for environmental cleanup liens and activity and use limitations (AULs). A search was made for the existence of environmental cleanup liens and AULs against the subject property that are filed or recorded under federal, tribal, state, or local law. The owner of the property was identified as PacifiCorp, an Oregon corporation. No environmental liens or AULs were identified for the property (EDR Inquiry Number 4151744.5S).

10.0 FINDINGS AND OPINION

Historical research conducted in 2011 indicated that the property consisted of undeveloped land from at least 1897 to 1959. A residence was built at 504 South Old Stage Road in 1960. A mobile home was placed on the northern portion of 506 South Old Stage Road by 1972. The property contained two residences, a garage, well sheds, storage sheds, and chicken coops during the 2011 site reconnaissance. No evidence was encountered to indicate that the property was ever used for agricultural purposes such as row crops or orchards.

Aside from a propane AST located at 504 South Old Stage Road, and a residential heating oil AST located at 506 South Old Stage Road, no regulated quantities of hazardous materials, including 55-gallon drums of chemicals, ASTs, or USTs, were observed to be used, stored, or disposed of on the property in 2011. No records were found to indicate that any USTs have been located on the property in the past.

The search of regulatory lists for hazardous materials sites in the vicinity of the property did not identify any obvious potential off-site sources of contamination within

the ASTM-specified search distances (up to one mile) of the subject property. No obvious RECs for the property were noted from the 91 databases reviewed in 2011.

It was ENPLAN's opinion that no obvious RECs were identified for the property during the course of the 2011 assessments. No obvious conditions indicative of significant releases or threatened releases of hazardous substances, pollutants, contaminants, petroleum, or petroleum products on, at, in, or to the subject property were identified during the course of the 2011 assessments. No further environmental investigation of the subject property appeared warranted at that time.

The property currently contains two vacant residences, a garage, two well sheds, storage sheds, and chicken coops. The previously observed propane AST and heating oil AST have been removed from the property. No regulated quantities of hazardous materials, including 55-gallon drums of chemicals, ASTs, or USTs, were observed to be used, stored, or disposed of on the property during the recent site reconnaissance. No obvious RECs were observed for the property during the recent site reconnaissance.

The subject property was not identified as a hazardous materials use, storage, disposal, or release site on any of the 106 databases reviewed for the current assessment. No institutional controls or engineering controls were identified for the subject property. No oil and/or gas wells were identified on the subject property. The search of regulatory lists for hazardous materials sites in the vicinity of the property did not identify any obvious potential off-site sources of contamination within the ASTM-specified approximate minimum search distance of the subject property. No obvious RECs for the property were noted from the 106 databases reviewed.

Based on the research conducted for this current (December 2014) assessment, it is ENPLAN's opinion that no obvious new RECs, historical RECs, or controlled RECs were identified for the property during the course of this ESA Update. No obvious conditions indicative of releases or threatened releases of hazardous substances, pollutants, contaminants, petroleum, or petroleum products on, at, in, or to the subject property were identified during the course of this assessment. No further environmental investigation of the subject property appears warranted at this time. This opinion is based on the information provided to ENPLAN during the course of this assessment. Any data that is missing or was withheld from ENPLAN could alter our opinion.

11.0 CONCLUSIONS

ENPLAN has performed a Phase I ESA Update in general conformance with the scope and limitations of ASTM Practice E 1527-13, addressing Siskiyou County APNs 036-220-170 and -280, located at 504 and 506 South Old Stage Road in Mount Shasta, Siskiyou County, California. Any exceptions to, or deletions from, this practice are described under the Scope of Services on page 3 of this report. This 2014 assessment has revealed no obvious evidence of new RECs, historical RECs, or controlled RECs in connection with the subject property. No further environmental investigation of the subject property appears warranted at this time.

12.0 CERTIFICATION

This Phase I ESA Update Report has been prepared by ENPLAN at the request of POWER Engineers, and has been reviewed and approved by the undersigned. The research, interviews, and field work conducted for this assessment were completed by Amy E. Lee, a Registered Environmental Property Assessor with over twenty (20) years' experience conducting Phase I ESAs and ESA Updates.

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR §312.10(b). I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the "all appropriate inquiries" in conformance with the standards and practices set forth in 40 CFR Part 312.

The scope of effort upon which this report is based is intended to provide a reasonable assessment of environmental risk for the client. This effort was not absolutely exhaustive and the quality of the assessment is necessarily dependent on the quality of the information supplied to ENPLAN by all sources cited. No geology was performed during the course of this assessment. No information contained in this report is intended to be relied upon by any party as geology. Inspection and data collection were carried out by ENPLAN staff according to accepted standards. However, inspection was mainly surficial and the identification of possible environmental risks or contamination was limited accordingly. No ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. Performance of this assessment is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs in connection with a property. Therefore, this report does not carry with it any express or implied warranty that environmental risks associated with the subject site have been totally excluded or precisely characterized.

Reviewed and Approved by:

Amy E. Lee, REPA #157732
Environmental Assessor

December 2014

13.0 LIMITATIONS

This report has been prepared for the exclusive use of POWER Engineers, as it pertains to the property described herein. The conclusions in this report are opinions, based on readily available information obtained to date, within the scope of work authorized by POWER Engineers. Use of, or reliance on, the information and opinions contained in this report by other parties without first consulting this office is at those parties' own risk.

The results contained in this report are based upon the information acquired during this assessment. It is possible that variations could exist beyond or between points observed during the course of this assessment. Also, changes in observed conditions could occur at some time in the future due to contamination migration, variations in rainfall, temperature, or other factors not apparent at the time of the field evaluation.

It should be noted that any level of environmental assessment cannot ascertain that a property is completely free of chemical or toxic substances; therefore, ENPLAN cannot offer the certification of a "clean" site. ENPLAN believes that the scope of work performed has been appropriate to allow the client to make informed business decisions.

ENPLAN has strived to prepare this report in accordance with generally accepted environmental practices in this community, as well as good commercial and customary practice for ESAs and ESA Updates. No warranty or guarantee is expressed or implied.

14.0 REFERENCES

ENPLAN. January 2011. Phase I Environmental Site Assessment, 504 South Old Stage Road, Mount Shasta, California.

ENPLAN. June 2011. Phase I Environmental Site Assessment, 506 South Old Stage Road, Mount Shasta, California.

ENVIRONMENTAL DATA RESOURCES, INC. December 3, 2014. The EDR Radius Map Report. Inquiry Number 4151744.2s.

ENVIRONMENTAL DATA RESOURCES, INC. December 11, 2014. The EDR Environmental Lien Search Report. Inquiry Number 4151744.5S.

REGIONAL WATER QUALITY CONTROL BOARD, GeoTracker website, December 18, 2014.

SISKIYOU COUNTY ENVIRONMENTAL HEALTH DEPARTMENT, Personal Communication, December 3, 2014.

USGS. 1986 and 1998. City of Mount Shasta, California Quadrangle, 7.5-minute topographic map.

APPENDIX A

Site Photographs

PHOTOGRAPHS



Photo 1. View of the residence and garage located at 504 South Old Stage Road.



Photo 2. Interior view of the residence located at 504 South Old Stage Road.



Photo 3. Interior view of the residence located at 504 South Old Stage Road.



Photo 4. Interior view of the garage located at 504 South Old Stage Road.

PHOTOGRAPHS



Photo 5. Rear view of the residence and well shed located at 506 South Old Stage Rd.



Photo 6. Interior view of the well shed located at 506 South Old Stage Road.



Photo 7. Location of the former heating oil AST at 506 South Old Stage Road.



Photo 8. Interior view of the storage shed at 506 South Old Stage Road.

PHOTOGRAPHS



Photo 9. View facing north from the southern end of the property.



Photo 10. Southwest facing view from the northeastern corner of the property.



Photo 11. Southwest facing view from the northern end of the property.



Photo 12. Northwest facing view from the southeastern portion of the property.

APPENDIX B

User-Provided Information Questionnaire

USER-PROVIDED INFORMATION QUESTIONNAIRE

DATE: December 3, 2014

CLIENT CONTACT: Kim Quinn, Power Engineers

PROPERTY: 504 and 506 South Old Stage Road, Mt. Shasta, Siskiyou County, CA.
APN's 036-220-170 and -280.

THE FOLLOWING INFORMATION **MUST** BE PROVIDED TO ENPLAN IN ORDER TO MEET ASTM STANDARD 1527-13.

PLEASE COMPLETE THIS FORM AND E-MAIL OR FAX IT TO **ENPLAN AT 530-221-6963** AT YOUR EARLIEST CONVENIENCE. THANK YOU.

1. **TITLE REPORT** – PLEASE PROVIDE ENPLAN WITH A COPY.
2. Are you aware of any pending, threatened, or past litigation or administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property?

 _____YES _____NO
3. Are you aware of any notices from any governmental entity regarding any possible violation or environmental laws or possible liability relating to hazardous substances or petroleum products?

 _____YES _____NO
4. Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state, or local law?

 _____YES _____NO
5. Are you aware of any activity and land use limitations, such as engineering controls, land use restrictions, or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state, or local law?

 _____YES _____NO
6. Do you have any specialized knowledge or experience related to the property or nearby properties?

 _____YES _____NO

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7. Are you aware of any commonly known or reasonably ascertainable information about the property or nearby properties that would help identify conditions indicative of releases or threatened releases?

_____ YES

_____ NO

8. Do you know the past uses of the property?

_____ YES

(If yes, please list)

_____ NO

9. Do you know of specific chemicals that are present or once were present at the property?

_____ YES

(If yes, please list)

_____ NO

10. Do you know of spills or other chemical releases that have taken place at the property?

_____ YES

(If yes, please list)

_____ NO

11. Do you know of any environmental cleanups that have taken place at the property?

_____ YES

(If yes, please list)

_____ NO

12. Does the purchase price being paid for this property reasonably reflect the fair market value of the property?

_____ YES _____ NO

If no, is the lower purchase price due to contamination that is known or believed to be present at the property?

_____ YES _____ NO

13. Based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?

_____ YES _____ NO

14. Property owner NAME _____
 PHONE NUMBER _____

15. Property manager NAME _____
 PHONE NUMBER _____

16. Occupant NAME _____
 PHONE NUMBER _____

17. Reason for performing Phase I Environmental Site Assessment?

_____ To qualify for land owner liability protections to CERCLA liability

_____ OTHER: _____

18. Are you aware of any of the following documents that may exist for the property?

a. Environmental Site Assessment Reports _____ YES _____ NO

b. Environmental Compliance Audit Reports _____ YES _____ NO

c. Environmental Permits (e.g. solid waste disposal permits, hazardous waste disposal permits, wastewater permits, npdes permits, underground injection permits)

_____ YES _____ NO

d. Registrations for underground and aboveground storage tanks

_____ YES _____ NO

- e. Registrations for underground injection systems _____ YES _____ NO
- f. Material safety data sheets _____ YES _____ NO
- g. Community right-to-know plan _____ YES _____ NO
- h. Safety plans, preparedness and prevention plans, spill prevention, countermeasure, and control plans _____ YES _____ NO
- i. Reports regarding hydro geologic conditions on the property or surrounding area _____ YES _____ NO
- j. Notices or other correspondence from any government agency relating to past or current violations of environmental laws with respect to the property or relating to environmental liens encumbering the property _____ YES _____ NO
- k. Hazardous waste generator notices or reports _____ YES _____ NO
- l. Geotechnical studies _____ YES _____ NO
- m. Risk assessments _____ YES _____ NO
- n. Recorded activity and use limitations _____ YES _____ NO

If yes on (a-n) above, will copies be provided to ENPLAN for review?

_____ YES _____ NO

COMPLETED BY:

SIGNATURE _____

PRINT NAME _____

DATE _____

APPENDIX C

Executive Summary, *The EDR Radius Map Report*
(Full report available upon request)

APPENDIX C

Executive Summary, *The EDR Radius Map Report* *(Full report available upon request)*

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

ADDRESS

504 AND 506 SOUTH OLD STAGE ROAD
SISKIYOU County, CA 96067

COORDINATES

Latitude (North):	41.3046000 - 41° 18' 16.56"
Longitude (West):	122.3203000 - 122° 19' 13.08"
Universal Transverse Mercator:	Zone 10
UTM X (Meters):	556901.6
UTM Y (Meters):	4572582.0
Elevation:	3444 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	41122-C3 CITY OF MOUNT SHASTA, CA
Most Recent Revision:	1986

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20120704, 20120706
Source:	USDA

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

EXECUTIVE SUMMARY

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

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

Federal CERCLIS NFRAP site List

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

Federal RCRA CORRACTS facilities list

CORRACTS..... Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

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

Federal RCRA generators list

RCRA-LQG..... RCRA - Large Quantity Generators
RCRA-SQG..... RCRA - Small Quantity Generators
RCRA-CESQG..... RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

US ENG CONTROLS..... Engineering Controls Sites List
US INST CONTROL..... Sites with Institutional Controls
LUCIS..... Land Use Control Information System

Federal ERNS list

ERNS..... Emergency Response Notification System

State- and tribal - equivalent NPL

RESPONSE..... State Response Sites

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

SWF/LF..... Solid Waste Information System

State and tribal leaking storage tank lists

SLIC..... Statewide SLIC Cases
INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

UST..... Active UST Facilities

EXECUTIVE SUMMARY

AST..... Aboveground Petroleum Storage Tank Facilities
INDIAN UST..... Underground Storage Tanks on Indian Land
FEMA UST..... Underground Storage Tank Listing

State and tribal voluntary cleanup sites

INDIAN VCP..... Voluntary Cleanup Priority Listing
VCP..... Voluntary Cleanup Program Properties

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

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

Local Lists of Landfill / Solid Waste Disposal Sites

DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations
ODI..... Open Dump Inventory
SWRCY..... Recycler Database
HAULERS..... Registered Waste Tire Haulers Listing
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands
WMUDS/SWAT..... Waste Management Unit Database

Local Lists of Hazardous waste / Contaminated Sites

US CDL..... Clandestine Drug Labs
HIST Cal-Sites..... Historical Calsites Database
SCH..... School Property Evaluation Program
Toxic Pits..... Toxic Pits Cleanup Act Sites
CDL..... Clandestine Drug Labs
US HIST CDL..... National Clandestine Laboratory Register

Local Lists of Registered Storage Tanks

CA FID UST..... Facility Inventory Database
SWEEPS UST..... SWEEPS UST Listing

Local Land Records

LIENS 2..... CERCLA Lien Information
LIENS..... Environmental Liens Listing
DEED..... Deed Restriction Listing

Records of Emergency Release Reports

HMIRS..... Hazardous Materials Information Reporting System
CHMIRS..... California Hazardous Material Incident Report System
LDS..... Land Disposal Sites Listing
MCS..... Military Cleanup Sites Listing
SPILLS 90..... SPILLS 90 data from FirstSearch

Other Ascertainable Records

RCRA NonGen / NLR..... RCRA - Non Generators / No Longer Regulated

EXECUTIVE SUMMARY

DOT OPS.....	Incident and Accident Data
DOD.....	Department of Defense Sites
FUDS.....	Formerly Used Defense Sites
CONSENT.....	Superfund (CERCLA) Consent Decrees
ROD.....	Records Of Decision
UMTRA.....	Uranium Mill Tailings Sites
US MINES.....	Mines Master Index File
TRIS.....	Toxic Chemical Release Inventory System
TSCA.....	Toxic Substances Control Act
FTTS.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
HIST FTTS.....	FIFRA/TSCA Tracking System Administrative Case Listing
SSTS.....	Section 7 Tracking Systems
ICIS.....	Integrated Compliance Information System
PADS.....	PCB Activity Database System
MLTS.....	Material Licensing Tracking System
RADINFO.....	Radiation Information Database
FINDS.....	Facility Index System/Facility Registry System
RAATS.....	RCRA Administrative Action Tracking System
RMP.....	Risk Management Plans
CA BOND EXP. PLAN.....	Bond Expenditure Plan
NPDES.....	NPDES Permits Listing
UIC.....	UIC Listing
Cortese.....	"Cortese" Hazardous Waste & Substances Sites List
HIST CORTESE.....	Hazardous Waste & Substance Site List
CUPA Listings.....	CUPA Resources List
Notify 65.....	Proposition 65 Records
DRYCLEANERS.....	Cleaner Facilities
WIP.....	Well Investigation Program Case List
ENF.....	Enforcement Action Listing
HAZNET.....	Facility and Manifest Data
EMI.....	Emissions Inventory Data
INDIAN RESERV.....	Indian Reservations
SCRD DRYCLEANERS.....	State Coalition for Remediation of Drycleaners Listing
WDS.....	Waste Discharge System
Financial Assurance.....	Financial Assurance Information Listing
PROC.....	Certified Processors Database
HWT.....	Registered Hazardous Waste Transporter Database
HWP.....	EnviroStor Permitted Facilities Listing
MWMP.....	Medical Waste Management Program Listing
LEAD SMELTERS.....	Lead Smelter Sites
US AIRS.....	Aerometric Information Retrieval System Facility Subsystem
COAL ASH EPA.....	Coal Combustion Residues Surface Impoundments List
EPA WATCH LIST.....	EPA WATCH LIST
US FIN ASSUR.....	Financial Assurance Information
PCB TRANSFORMER.....	PCB Transformer Registration Database
2020 COR ACTION.....	2020 Corrective Action Program List
PRP.....	Potentially Responsible Parties
COAL ASH DOE.....	Steam-Electric Plant Operation Data

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP.....	EDR Proprietary Manufactured Gas Plants
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EXECUTIVE SUMMARY

EDR US Hist Auto Stat..... EDR Exclusive Historic Gas Stations
EDR US Hist Cleaners..... EDR Exclusive Historic Dry Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LUST..... Recovered Government Archive Leaking Underground Storage Tank
RGA LF..... Recovered Government Archive Solid Waste Facilities List

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

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

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

STANDARD ENVIRONMENTAL RECORDS

State- and tribal - equivalent CERCLIS

ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

A review of the ENVIROSTOR list, as provided by EDR, and dated 08/05/2014 has revealed that there is 1 ENVIROSTOR site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>ROSEBURG LUMBER MILL IN MT. SH</i> Status: Active	<i>HIGHWAY 5 AND SOUTH MT.</i>	<i>SE 1/2 - 1 (0.900 mi.)</i>	<i>7</i>	<i>16</i>

EXECUTIVE SUMMARY

State and tribal leaking storage tank lists

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the State Water Resources Control Board Leaking Underground Storage Tank Information System.

A review of the LUST list, as provided by EDR, and dated 09/15/2014 has revealed that there are 5 LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
STAGE STOP II (EXXON) Status: Completed - Case Closed	311 LAKE ST W	NNW 1/4 - 1/2 (0.370 mi.)	2	8
CHEVRON SS #98674 MT SHASTA Status: Completed - Case Closed	411 LAKE ST W	NNW 1/4 - 1/2 (0.379 mi.)	3	10
SISKIYOU CO PUB WKS MT SHASTA SUBURBAN PROPANE Status: Completed - Case Closed	401 MT SHASTA BLVD 205 LAKE ST W	ENE 1/4 - 1/2 (0.395 mi.) NNE 1/4 - 1/2 (0.398 mi.)	4 5	11 12
VANNI PROPERTY Status: Completed - Case Closed	1119 REAM AVENUE	ESE 1/4 - 1/2 (0.464 mi.)	6	13

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Registered Storage Tanks

HIST UST: Historical UST Registered Database.

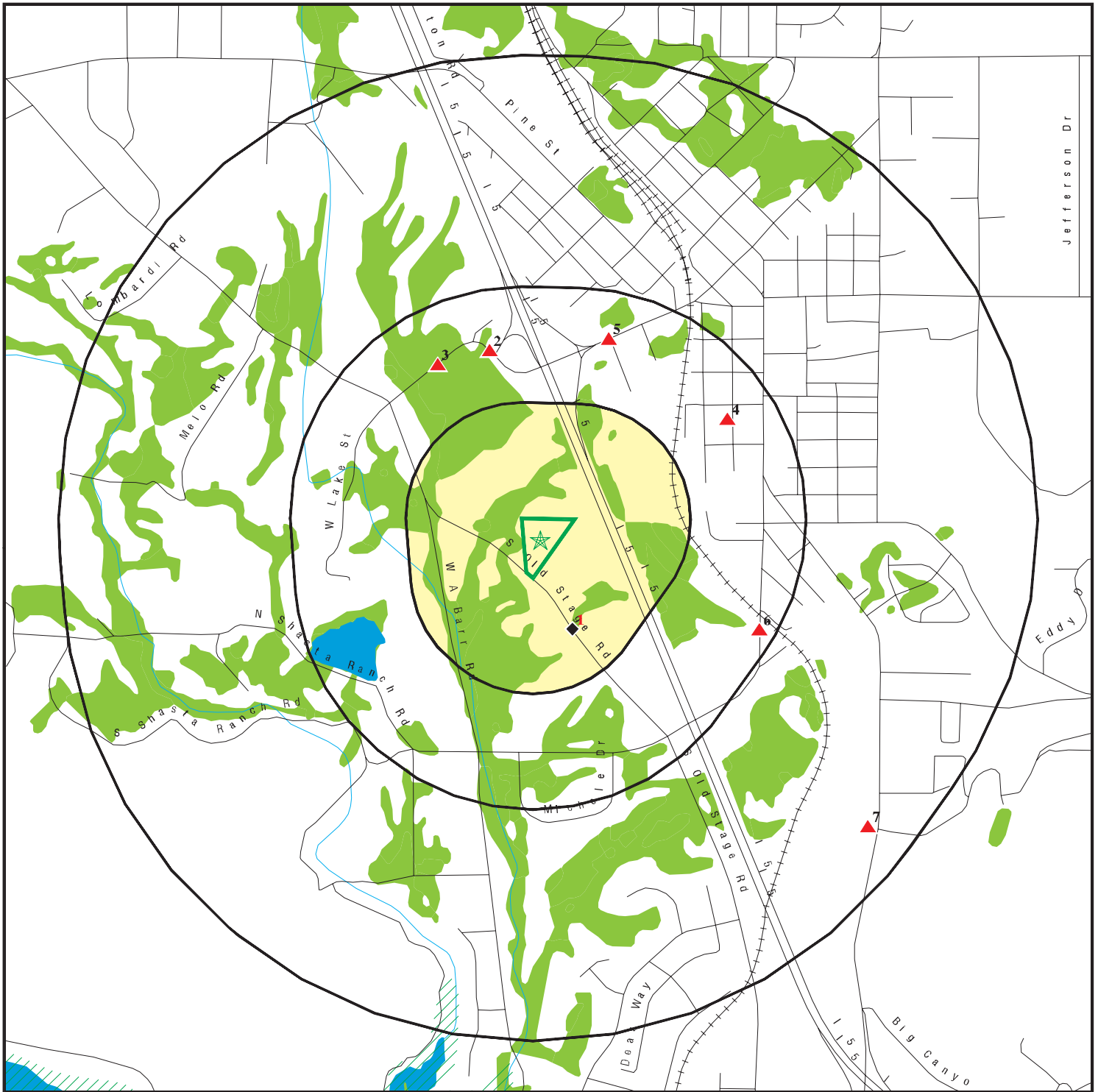
A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there is 1 HIST UST site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
STEPHEN N BROWN	512 S OLD STAGE RD	SSE 1/8 - 1/4 (0.139 mi.)	1	8

EXECUTIVE SUMMARY

There were no unmapped sites in this report.

OVERVIEW MAP - 4151744.2S



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

- Indian Reservations BIA
- Oil & Gas pipelines from USGS
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory

- Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: South Old Stage Road
 ADDRESS: 504 and 506 South Old Stage Road
 Mount Shasta CA 96067
 LAT/LONG: 41.3046 / 122.3203

CLIENT: Enplan
 CONTACT: Amy Lee
 INQUIRY #: 4151744.2s
 DATE: December 03, 2014 7:22 pm

DETAIL MAP - 4151744.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

Sensitive Receptors

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

Oil & Gas pipelines from USGS

100-year flood zone

500-year flood zone

National Wetland Inventory

Areas of Concern

0 1/16 1/8 1/4 Miles

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: South Old Stage Road
ADDRESS: 504 and 506 South Old Stage Road
Mount Shasta CA 96067
LAT/LONG: 41.3046 / 122.3203

CLIENT: Enplan
CONTACT: Amy Lee
INQUIRY #: 4151744.2s
DATE: December 03, 2014 7:23 pm

Count: 0 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
NO SITES FOUND					

APPENDIX D

Qualifications Statement

AMY LEE
Environmental Assessor

Education: Bachelor of Science in Forestry and Natural Resource Management, June 1994, California Polytechnic State University, San Luis Obispo, CA, GPA 3.5

40-Hour OSHA Hazardous Materials Course and Yearly 8-Hour Refresher Course

Registered Environmental Assessor I-07387 from 1999 through 2012 (program terminated on July 1, 2012)

Registered Environmental Property Assessor #157732, National Registry of Environmental Professionals

Amy Lee has more than twenty years' experience in performing all aspects of environmental site assessments, site characterizations, and remediation plans in conformance with ASTM Standards, under the supervision of registered geologists and engineers. Mrs. Lee has performed Phase I and Phase II Assessments on commercial, industrial, and residential properties throughout California. Her work includes conducting site reconnaissances, evaluating historical research, reviewing regulatory agency records and government databases, interpreting aerial photographs, sampling soil and groundwater, interpreting laboratory data, and preparing final reports that include recommendations for remediation. Mrs. Lee has authored numerous Closure Reports, Work Plans, and Health and Safety Plans for regulatory agency submittal.

Representative Experience:

- *Phase I Environmental Site Assessments.* As an Environmental Professional, Mrs. Lee specializes in performing Phase I Environmental Site Assessments in conformance with ASTM Standard E1527-13. Phase I Environmental Site Assessments are conducted to identify recognized environmental conditions in connection with a property. The term "recognized environmental conditions" means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property.
- *Environmental Audits.* Mrs. Lee has conducted Site Closure Environmental Audits for properties in southern California. Services performed include an initial site reconnaissance to identify areas of potential environmental concern; soil and groundwater sampling and analysis; and preparation of a Site Closure Environmental Audit report.
- *Phase II Environmental Site Assessments.* Mrs. Lee has conducted numerous Phase II Environmental Site Assessments on properties located throughout the

state of California. Phase II studies have been performed to determine the presence or absence of soil and groundwater contamination at a property after a recognized environmental condition has been identified during the course of a Phase I Environmental Site Assessment. Mrs. Lee has experience identifying and defining petroleum hydrocarbon, solvents, agricultural chemicals, and metals-based contamination plumes in both the soil and groundwater.

- *Soil Remediation.* Following the identification and delineation of contamination plumes, Mrs. Lee has coordinated and overseen soil remediation activities including remediation by excavation and in-situ bio-remediation.
- *Regulatory Agency Case Closure.* Mrs. Lee has authored several Closure Reports for regulatory agency submittal following successful remediation of contaminated properties. Mrs. Lee also authors Closure Reports for underground storage tank removal activities.