

PHASE 1

ENVIRONMENTAL SITE ASSESSMENT UPDATE

Assessor's Parcel Number 064-150-060
Shasta Lake, Shasta County, California



Prepared for:
City of Shasta Lake

August 6, 2010
509-01



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1.0 SUMMARY

ENPLAN has performed a Phase I Environmental Site Assessment Update addressing Shasta County Assessor's Parcel Number 064-150-060, located near the northwest intersection of Pine Grove Avenue and Ashby Road in the City of Shasta Lake, Shasta County, California. The study has been conducted in general conformance with the scope and limitations of ASTM Practice E1527-05. Any exceptions to, or deletions from, this practice are described in Section 3.0 of this report. This assessment has revealed no obvious evidence of recognized environmental conditions in connection with the property. No further environmental investigation of the subject property appears warranted at this time.

2.0 INTRODUCTION

This report presents the results of a Phase I Environmental Site Assessment Update conducted for Assessor's Parcel Number 064-150-060, located near the northwest intersection of Pine Grove Avenue and Ashby Road in the City of Shasta Lake, Shasta County, California. The property currently consists of undeveloped land.

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 California 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." 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 assessment is to update the Phase I Environmental Site Assessment report prepared for the property by ENPLAN dated October 2005, and to review the subject property for significant changes with regard to the presence of recognized environmental conditions in connection with the subject property since the issuance of the 2005 report. 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.

ENPLAN performed this update report for the Shasta EDC on behalf of the City of Shasta Lake, in accordance with ASTM Standard E1527-05, *Standard Practice for Environmental Site Assessments*. This report is prepared for the sole use and benefit of the Shasta EDC and the City of Shasta Lake, and is based in part upon data provided by the Shasta EDC, the City of Shasta Lake, 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 the Shasta EDC and/or the City of Shasta Lake.

3.0 SCOPE OF SERVICES

ENPLAN performed the following tasks in order to identify recognized environmental conditions on and in the immediate vicinity of the subject site:

- Conducted a 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.
- Interviewed the client “user” regarding specialized knowledge, purchase price, and commonly known information.
- Reviewed a 2005 preliminary title report for the property. A current title report was not provided to ENPLAN for review.
- Reviewed a Phase I Environmental Site Assessment report prepared for the property by ENPLAN dated October 2005.
- Reviewed reasonably ascertainable regulatory agency databases concerning chemical use, storage, and disposal for the subject property and surrounding sites.
- Searched for environmental cleanup liens.
- Prepared this report presenting our findings, conclusions, and recommendations.

4.0 SITE DESCRIPTION AND HYDROLOGIC CONDITIONS

The subject property is located near the northwest intersection of Pine Grove Avenue and Ashby Road in the City of Shasta Lake, Shasta County, California. The

property is identified as Shasta County Assessor's Parcel Number 064-150-060. The owner of the property is listed as the McConnell Foundation. Access to the property can be made from Pine Grove Avenue. The property currently consists of undeveloped land.

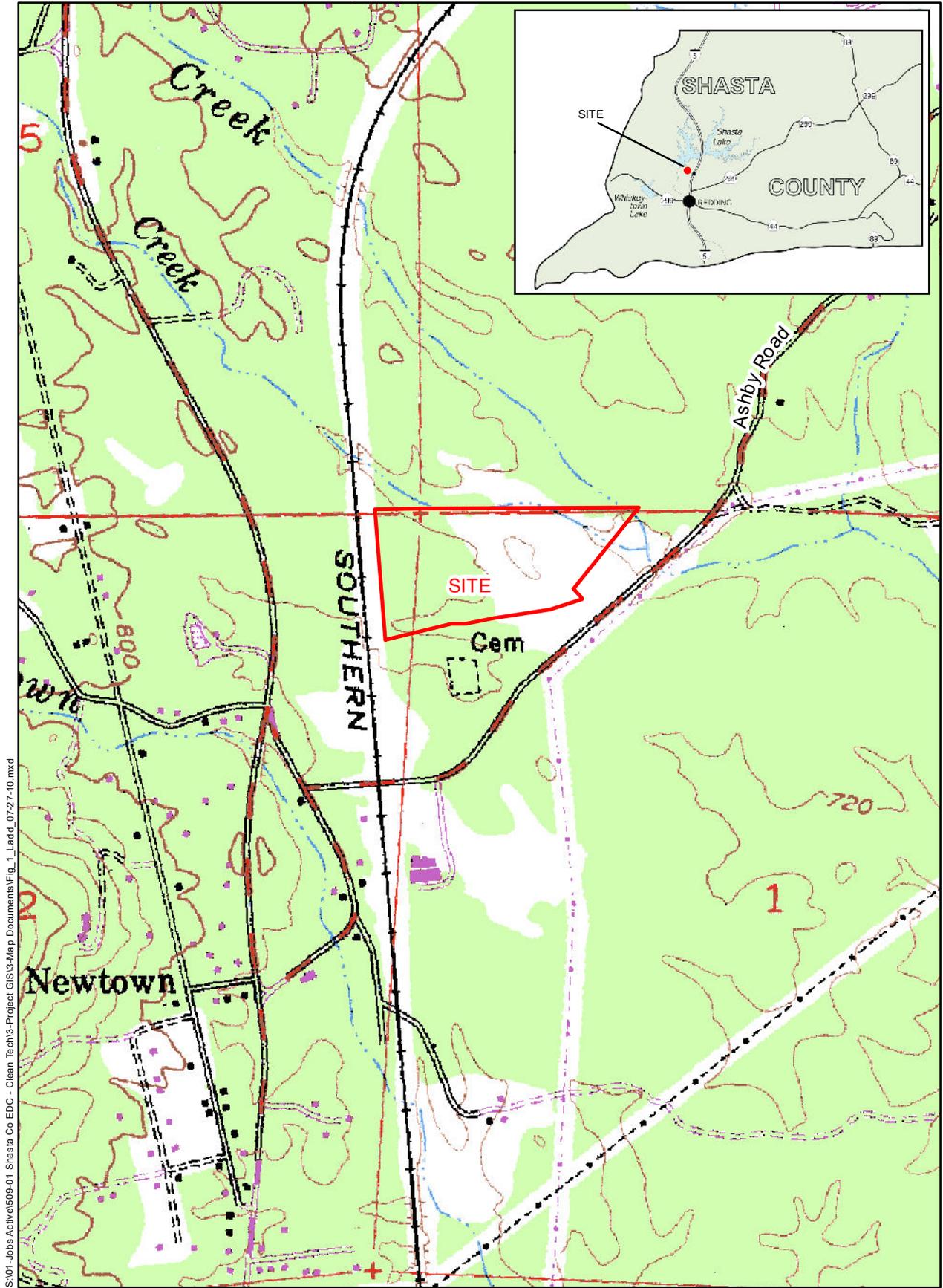
The property is located in an area comprised of commercial businesses and undeveloped land. The elevation of the site is approximately 765 feet above sea level. The topography of the property is relatively flat, with an overall downward gradient towards the southeast. Nelson Creek and Churn Creek (currently dry) are located on and adjacent to the northeast portion of the property. The property is depicted on the United States Geological Survey (USGS) Shasta Dam, California, 7.5-minute topographic quadrangle (1969), as shown in Figure 1.

No specific groundwater information is available for the property. No wells were observed on the property. Groundwater was reported at 19.52 feet below the ground surface on July 24, 1979, in a well located approximately 0.4 miles southeast of the property (EDR Inquiry Number 1528206.1s). In the absence of reported groundwater flow direction information, it is assumed that groundwater follows surface topography, and flows towards the southeast.

5.0 SITE RECONNAISSANCE

A field reconnaissance of the site was conducted by Amy E. Lee, Registered Environmental Assessor Number 07387, on July 20, 2010. Mrs. Lee is an environmental professional with over fifteen years experience conducting Phase I Environmental Site Assessments.

The property was visually and/or physically observed by walking throughout the property. The subject site is situated near the northwest intersection of Pine Grove Avenue and Ashby Road. Access to the property can be made from Pine Grove Avenue. The site is located in an area comprised of a mix of commercial businesses and undeveloped land. Figure 2 depicts the site layout on an aerial photograph. Site photographs are presented in Appendix A.



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Figure 1
Vicinity Map

ENPLAN

S:\01-Jobs Active\509-01 Shasta Co EDC - Clean Tech\3-Project GIS\3-Map Documents\Fig_2_Ladd_07-27-10.mxd



Figure 2
Aerial Photograph

ENPLAN

The property currently consists of undeveloped land overgrown with vegetation. No structures or improved roads were observed on the property during the site reconnaissance. The property is bound by a chain-link fence to the west, east, and southeast. Concrete blocks are located along the southwest property boundary. Pole-mounted utility lines are located adjacent to the north, south, and west of the property. A utility-pole-mounted transformer is located along the southern property boundary, adjacent to Pine Grove Avenue. Nelson Creek and Churn Creek (currently dry) are located on and adjacent to the northeast portion of the property.

No regulated quantities of hazardous materials, including 55-gallon drums, aboveground storage tanks (ASTs), and underground storage tanks (USTs), were observed to be used, stored, or disposed of on the property. No waste management activities were observed on the property. Minor amounts of non-hazardous household trash and debris were observed on the property.

The property does not contain any buildings; therefore electric, natural gas, water, sewage disposal, and refuse collection services are not currently provided to the property. No storm drains, sumps, hoists, lifts, or wells were observed on the property. Storm water flows onto adjacent parcels and streets.

Neither stained soils, discolored water, distressed vegetation, solid waste (construction debris, demolition debris, etc.), 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, and lagoons, were observed on the property.

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. No obvious recognized environmental conditions were observed for the property during the site reconnaissance.

5.1 Adjacent Parcels

As depicted in Figure 2, the area surrounding the property is comprised of a mix of commercial businesses and undeveloped land. The parcels immediately adjoining the property are as follows:

- Adjacent to the north of the property are power lines and undeveloped land.
- Adjacent to the south of the property is Pine Grove Avenue, followed by undeveloped land and Newtown Cemetery. Ashby Mini-Storage is located to the southwest of the property at 12879 Newtown Road.
- Adjacent to the west of the property are power lines and railroad tracks. Northern Automotive, located at 17900 Construction Way, is located to the west of the railroad tracks.
- Adjacent to the east of the property is undeveloped land, followed by Ashby Road.

6.0 USER PROVIDED INFORMATION

A User Provided Information Questionnaire was completed by the end-user representative, Mr. Fred Castagna of the City of Shasta Lake, on August 2, 2010. A copy of the completed questionnaire is included in Appendix B. Mr. Castagna is not aware of any recognized environmental conditions for the property including environmental cleanup liens, engineering controls, land use restrictions, or institutional controls. Mr. Castagna is not aware of any obvious indicators that point to the presence or likely presence of contamination at the property. This assessment is being performed to update a Phase I Environmental Site Assessment that was completed by ENPLAN in 2005.

A Preliminary Title Report prepared for the property by Placer Title Company dated August 26, 2005, was provided to ENPLAN for review in 2005. The report listed the property owner as Roy E. Ladd Inc., a California Corporation. No items of environmental concern were noted from the title report reviewed in 2005. A current title report was not provided to ENPLAN for review.

7.0 REPORT REVIEW

A Phase I Environmental Site Assessment report prepared for the property by ENPLAN dated October 2005 was reviewed for this update. Historical research conducted for the 2005 study indicated that the property consisted of undeveloped land from at least 1901 to 1969. By 1978, portions of the property contained unimproved dirt roads and trails used by dirt bikes and off-road vehicles. According to a newspaper

article, the site was cleared and graded in late 1979 (Redding Record Searchlight, 1980). The property remained relatively unchanged from 1979 to 2005. The property consisted of undeveloped land during the 2005 site reconnaissance. Nelson Creek and Churn Creek (dry) were observed on and adjacent to the northeast portion of the property.

No regulated quantities of hazardous materials, including aboveground storage tanks, underground storage tanks, and 55-gallon drums, were observed to be used, stored, or disposed of on the property in 2005. Household and automotive trash and debris including used appliances, engine parts, and used tires were observed on the property, and were concentrated along the unimproved dirt roads that traversed the property. This type of trash and debris is typical on undeveloped lands, and was not considered a recognized environmental condition for the property. Although used tires are not considered a hazardous waste, their disposal is regulated. It was recommended that the discarded tires located on the property be properly disposed of.

No records were found to indicate that any underground storage tanks were located on the property. The search of regulatory lists for hazardous materials sites in the vicinity of the property did not identify any potential off-site sources of contamination within a one-mile radius of the subject property in 2005. No recognized environmental conditions for the property or adjacent parcels were noted from the 62 government databases reviewed in 2005.

No obvious recognized environmental conditions were revealed during the course of the 2005 assessment for the subject property. No further environmental investigation of the subject property was recommended by ENPLAN in 2005.

8.0 REGULATORY AGENCY DATABASE REVIEW

To ascertain reported areas of possible environmental impairment on or in the vicinity of the subject property, ninety-one (91) federal, state, local, tribal, and proprietary records databases were reviewed for this Phase I Environmental Site Assessment Update. During the course of this study, ENPLAN utilized Environmental Data Resources, Inc. (EDR), as an information source for environmental records. A summary of the records review is presented in Appendix C.

The subject site and adjoining parcels were not identified as hazardous materials use, storage, disposal, or release sites on any of the 91 databases reviewed.

Institutional controls and engineering controls were not identified for the property.

Two sites were identified within a one-mile radius of the property:

1. Buckeye Transfer Station, located approximately 0.15 miles northwest of the property, is identified on the Solid Waste Facilities/Landfill Sites (SWF/LF) database. This database contains an inventory of solid waste disposal facilities or landfills. This facility is not identified as having a reported spill or release of hazardous materials, and is therefore not considered a recognized environmental condition for the property.
2. City of Shasta Lake Pump #4, located in the vicinity of the site at 3700 Tibbitts Road (misspelled on databases), is identified on the Leaking Underground Storage Tank (LUST) database and the Cortese database. This facility was listed on the EDR orphan summary—a listing of sites not mapped due to poor or inadequate address information. This facility is located north of Pine Grove Avenue on the east side of Churn Creek, and is approximately 2,000 feet east of the project site. This facility has received regulatory agency closure, and is therefore not considered a recognized environmental condition for the property.

No obvious recognized environmental conditions for the property or immediately adjacent parcels were noted from the 91 government databases reviewed. No obvious potential off-site sources of contamination or open hazardous materials release sites were identified within the ASTM-specified search distances (up to one mile) of the subject property.

8.1 Environmental Liens

During the course of this assessment, ENPLAN utilized EDR as an information source for environmental cleanup liens. A search was made for the existence of environmental cleanup liens against the subject property that are filed or recorded under federal, tribal, state, or local law. The owner of the property is listed as the McConnell Foundation. No environmental liens or activity and use limitations were identified for the property (EDR Inquiry Number 2817840.2).

9.0 INTERVIEWS

All interviews were conducted by Amy E. Lee, Registered Environmental Assessor Number 07387. Mrs. Lee is an environmental professional with over fifteen years experience conducting Phase I Environmental Site Assessments.

ENPLAN conducted an interview with the client representative, Mr. Fred Castagna of the City of Shasta Lake, via a User Provided Information Questionnaire. A copy of the completed questionnaire is included in Appendix B. Mr. Castagna is not aware of any recognized environmental conditions for the property including environmental cleanup liens, engineering controls, land use restrictions, or institutional controls. Mr. Castagna is not aware of any obvious indicators that point to the presence or likely presence of contamination at the property. This assessment is being performed to update a Phase I Environmental Site Assessment that was completed by ENPLAN in 2005.

The property consists of undeveloped land. Therefore, there were no key site managers, operators, or occupants of the property to interview.

10.0 FINDINGS AND OPINION

Historical research conducted for the 2005 study indicated that the property consisted of undeveloped land from at least 1901 to 1969. By 1978, portions of the property contained unimproved dirt roads and trails used by dirt bikes and off-road vehicles. According to a newspaper article, the site was cleared and graded in late 1979 (Redding Record Searchlight, 1980). The property remained relatively unchanged from 1979 to 2005. The property consisted of undeveloped land during the 2005 site reconnaissance. Nelson Creek and Churn Creek (dry) were observed on and adjacent to the northeast portion of the property.

No regulated quantities of hazardous materials, including aboveground storage tanks, underground storage tanks, and 55-gallon drums, were observed to be used, stored, or disposed of on the property in 2005. Household and automotive trash and debris, including used appliances, engine parts, and used tires, were observed on the property, and were concentrated along the unimproved dirt roads that traversed the property. This type of trash and debris is typical on undeveloped lands and was not

considered a recognized environmental condition for the property. Although used tires are not considered a hazardous waste, their disposal is regulated. It was recommended that the discarded tires located on the property be properly disposed of. Most of the trash and debris observed during the 2005 site reconnaissance, including most of the used tires, had been removed prior to the recent (July 2010) site reconnaissance.

No records were found to indicate that any underground storage tanks were located on the property. The search of regulatory lists for hazardous materials sites in the vicinity of the property did not identify any potential off-site sources of contamination within a one-mile radius of the subject property in 2005. No recognized environmental conditions for the property or adjacent parcels were noted from the 62 government databases reviewed in 2005.

No obvious recognized environmental conditions were revealed during the course of the 2005 assessment for the subject property. No further environmental investigation of the subject property was recommended by ENPLAN in 2005.

No significant data gaps or data failures were encountered during the course of this update. The property currently consists of undeveloped land. No regulated quantities of hazardous materials, including 55-gallon drums of chemicals, aboveground storage tanks (ASTs), or underground storage tanks (USTs), were observed on the property.

The 2010 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 for the property were noted from the 91 databases reviewed.

It is ENPLAN's opinion that no obvious recognized environmental conditions were identified for the property during the course of this assessment. No obvious conditions indicative of significant releases or threatened releases of hazardous substances, pollutants, contaminants, petroleum and 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 Environmental Site Assessment Update in general conformance with the scope and limitations of ASTM Practice E1527-05, addressing Shasta County Assessor's Parcel Number 064-150-060, located near the northwest intersection of Pine Grove Avenue and Ashby Road in the City of Shasta Lake, Shasta County, California. Any exceptions to, or deletions from, this practice are described in Section 3.0 of this report. This assessment has revealed no obvious evidence of recognized environmental conditions in connection with the property. No further environmental investigation of the subject property appears warranted at this time.

12.0 CERTIFICATION

This Phase I Environmental Site Assessment Update Report has been prepared by ENPLAN at the request of the City of Shasta Lake, 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, Registered Environmental Assessor Number 07387. Mrs. Lee is an environmental professional with over fifteen years experience conducting Phase I Environmental Site Assessments.

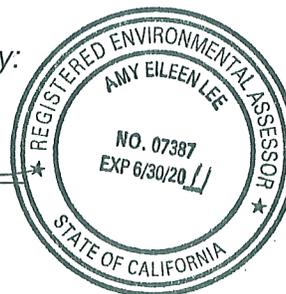
I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in Section 312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting 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 our 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 environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of this assessment is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions 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 Lee, R.E.A.
Environmental Assessor



August 2010

13.0 REFERENCES

ENPLAN. October 2005. Phase I Environmental Site Assessment, Ladd Parcels (In the Vicinity of Pine Grove Avenue and Ashby Road), APNs 064-150-059, -060, -071, -083, and -084.

ENVIRONMENTAL DATA RESOURCES, INC. July 15, 2010. The EDR Radius Map Report. Inquiry Number 2817840.1s.

ENVIRONMENTAL DATA RESOURCES, INC. July 16, 2010. The EDR Environmental LienSearch Report. Inquiry Number 2817840.2.

PLACER TITLE COMPANY. August 26, 2005. Preliminary Report. A.P.N. 064-150-059, 064-150-060, 064-150-071, 064-150-083, & 064-150-084, Shasta Lake.

USGS. 1969. Shasta Dam, California Quadrangle, 7.5-minute topographic map.

APPENDIX A

Site Photographs

PHOTOGRAPHS



Photo 1. View facing northwest from the southeast corner of the property.



Photo 2. View facing northeast from the southwest corner of the property.

PHOTOGRAPHS



Photo 3. View facing southeast from the northwest corner of the property.



Photo 4. View facing north from the southern portion of the property.

APPENDIX B

User Provided Information Questionnaires

USER PROVIDED INFORMATION QUESTIONNAIRE

DATE: July 19, 2010; **REVISED August 10, 2011**
CLIENT: Michele Petersen, Shasta EDC
PROPERTY: Shasta County APN 064-150-060

THE FOLLOWING INFORMATION **MUST** BE PROVIDED TO ENPLAN IN ORDER TO MEET ASTM STANDARD 1527-05.

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 ___X___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 ___X___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 ___X___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 ___X___NO

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

_____YES ___X___NO

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 ___X___NO

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

_____YES ___X___NO
(If yes, please list)

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

_____YES ___X___NO
(If yes, please list)

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

_____YES ___X___NO
(If yes, please list)

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

_____YES ___X___NO
(If yes, please list)

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

_____ YES _____ NO ___ X ___ NA

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 ___ X ___ NO

14. Property owner NAME McConnell Foundation
PHONE NUMBER _____

15. Property manager NAME McConnell Foundation
PHONE NUMBER _____

16. Occupant NAME NA
PHONE NUMBER _____

17. Reason for performing Phase I Environmental Site Assessment?

_____ To qualify for land owner liability protections to CERCLA liability
___ X ___ 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

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 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

PINE GROVE AVENUE
SHASTA LAKE, CA 96019

COORDINATES

Latitude (North): 40.664500 - 40° 39' 52.2"
Longitude (West): 122.391300 - 122° 23' 28.7"
Universal Transverse Mercator: Zone 10
UTM X (Meters): 551452.8
UTM Y (Meters): 4501481.5
Elevation: 764 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 40122-F4 SHASTA DAM, CA
Most Recent Revision: 1976

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

EXECUTIVE SUMMARY

Federal CERCLIS list

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

Federal CERCLIS NFRAP site List

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

Federal RCRA CORRACTS facilities list

CORRACTS..... Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

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

Federal RCRA generators list

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

Federal institutional controls / engineering controls registries

US ENG CONTROLS..... Engineering Controls Sites List
US INST CONTROL..... Sites with Institutional Controls

Federal ERNS list

ERNS..... Emergency Response Notification System

State- and tribal - equivalent NPL

RESPONSE..... State Response Sites

State- and tribal - equivalent CERCLIS

ENVIROSTOR..... EnviroStor Database

State and tribal leaking storage tank lists

LUST..... Geotracker's Leaking Underground Fuel Tank Report
SLIC..... Statewide SLIC Cases
INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

UST..... Active UST Facilities
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

EXECUTIVE SUMMARY

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
WMUDS/SWAT..... Waste Management Unit Database
SWRCY..... Recycler Database
HAULERS..... Registered Waste Tire Haulers Listing
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands

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
HIST UST..... Hazardous Substance Storage Container Database
SWEEPS UST..... SWEEPS UST Listing

Local Land Records

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

Other Ascertainable Records

RCRA-NonGen..... RCRA - Non Generators
DOT OPS..... Incident and Accident Data
DOD..... Department of Defense Sites
FUDS..... Formerly Used Defense Sites
CONSENT..... Superfund (CERCLA) Consent Decrees
ROD..... Records Of Decision

EXECUTIVE SUMMARY

UMTRA.....	Uranium Mill Tailings Sites
MINES.....	Mines Master Index File
TRIS.....	Toxic Chemical Release Inventory System
TSCA.....	Toxic Substances Control Act
FTTS.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
HIST FTTS.....	FIFRA/TSCA Tracking System Administrative Case Listing
SSTS.....	Section 7 Tracking Systems
ICIS.....	Integrated Compliance Information System
PADS.....	PCB Activity Database System
MLTS.....	Material Licensing Tracking System
RADINFO.....	Radiation Information Database
FINDS.....	Facility Index System/Facility Registry System
RAATS.....	RCRA Administrative Action Tracking System
CA BOND EXP. PLAN.....	Bond Expenditure Plan
CA WDS.....	Waste Discharge System
NPDES.....	NPDES Permits Listing
Cortese.....	"Cortese" Hazardous Waste & Substances Sites List
HIST CORTESE.....	Hazardous Waste & Substance Site List
Notify 65.....	Proposition 65 Records
DRYCLEANERS.....	Cleaner Facilities
WIP.....	Well Investigation Program Case List
HAZNET.....	Facility and Manifest Data
EMI.....	Emissions Inventory Data
INDIAN RESERV.....	Indian Reservations
SCRD DRYCLEANERS.....	State Coalition for Remediation of Drycleaners Listing
FINANCIAL ASSURANCE.....	Financial Assurance Information Listing
HWP.....	EnviroStor Permitted Facilities Listing
HWT.....	Registered Hazardous Waste Transporter Database
COAL ASH EPA.....	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER.....	PCB Transformer Registration Database
COAL ASH DOE.....	Sleam-Electric Plan Operation Data
MWMP.....	Medical Waste Management Program Listing
PROC.....	Certified Processors Database

EDR PROPRIETARY RECORDS

EDR Proprietary Records

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

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

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

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

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

EXECUTIVE SUMMARY

STANDARD ENVIRONMENTAL RECORDS

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

SWF/LF: The Solid Waste Facilities/Landfill Sites records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. The data come from the Integrated Waste Management Board's Solid Waste Information System (SWIS) database.

A review of the SWF/LF list, as provided by EDR, and dated 05/24/2010 has revealed that there are 2 SWF/LF sites within approximately 0.5 miles of the target property.

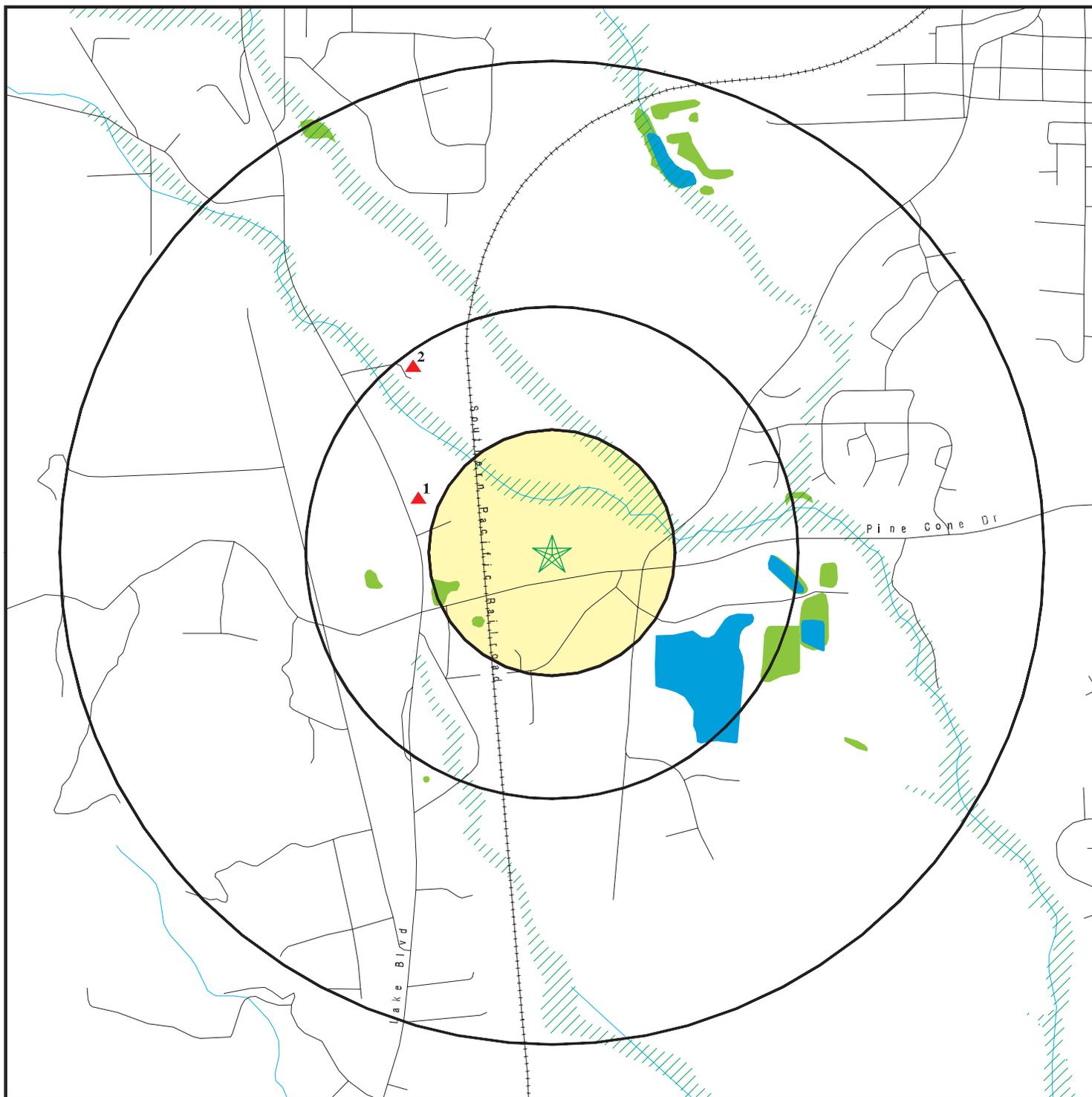
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BUCKEYE TRANSFER STATION	1/2 MILE N OF ASHBY ROA	WNW 1/4 - 1/2 (0.294 mi.)	1	7
BUCKEYE DISPOSAL SITE	LAKE BLVD, SHASTA LAKE	NW 1/4 - 1/2 (0.473 mi.)	2	7

EXECUTIVE SUMMARY

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

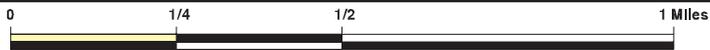
<u>Site Name</u>	<u>Database(s)</u>
SHASTA LAKE, CITY OF PUMP	HIST CORTESE, LUST
MOUNTAIN LAKE INDUSTRIAL PARK	NPDES
CHURN CREEK PARK	NPDES
LAND PARK UNITS 1 5	NPDES
HIGHLAND PARK	NPDES
J W WOOD CO INC	CA FID UST, SWEEPS UST
MAMMOTH MINE	CERCLIS
OWEN 40-MILE MINING CLAIM C&D DISP	SWF/LF
KESWICK DAM	LUST, CA FID UST
BIA TOYON	LUST
38050 HWY 36 LASSEN VOLCANIC NATIO	ERNS

OVERVIEW MAP - 2817840.1s



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

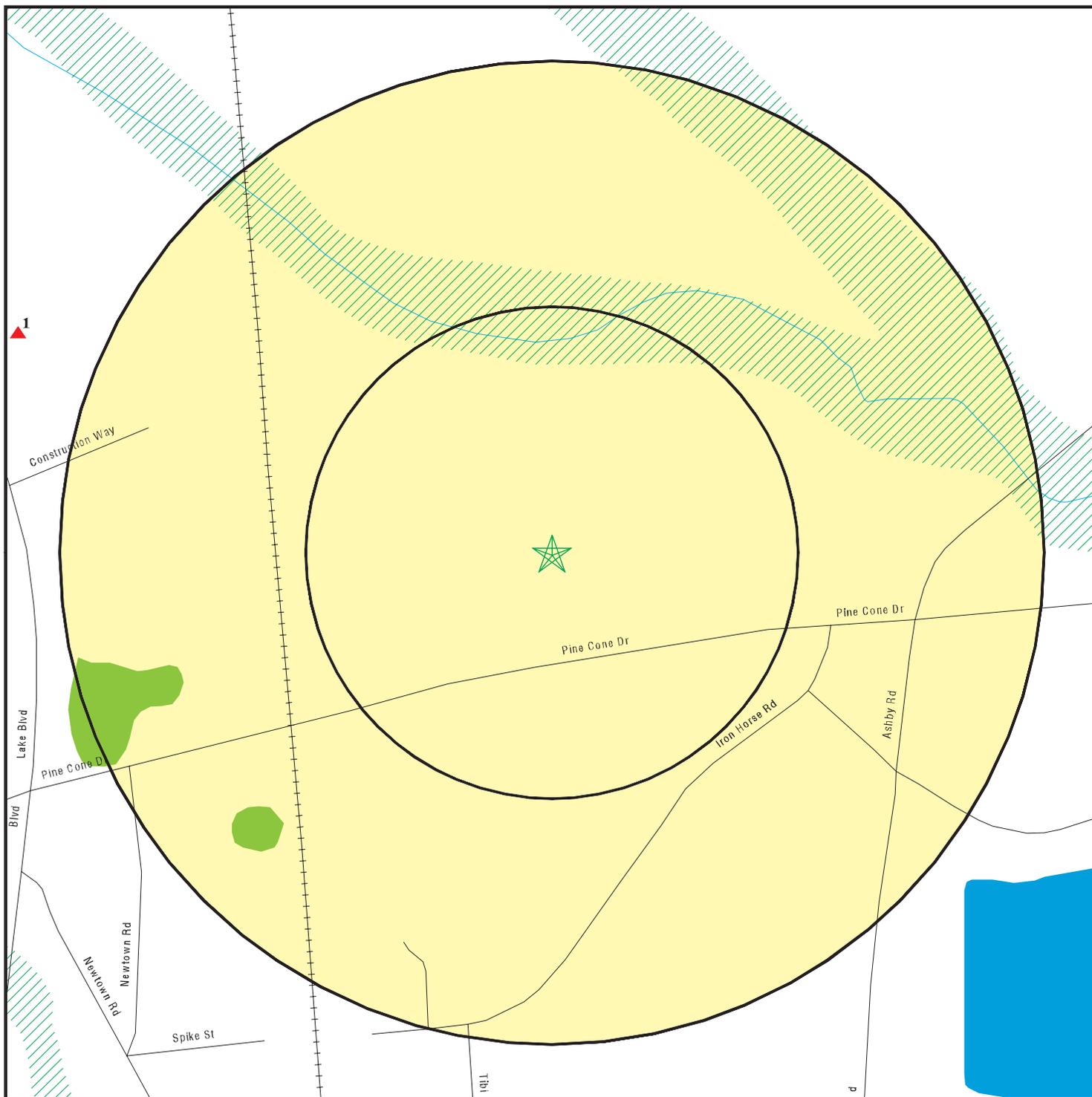
- Indian Reservations BIA
- Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- Areas of Concern



SITE NAME: Green Tech Industrial Park
 ADDRESS: Pine Grove Avenue
 Shasta Lake CA 96019
 LAT/LONG: 40.6645 / 122.3913

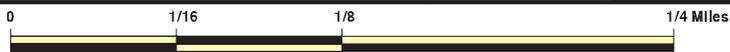
CLIENT: Enplan
 CONTACT: Amy Lee
 INQUIRY #: 2817840.1s
 DATE: July 15, 2010 6:30 pm

DETAIL MAP - 2817840.1s



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

- Indian Reservations BIA
- Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- Areas of Concern



SITE NAME: Green Tech Industrial Park
 ADDRESS: Pine Grove Avenue
 Shasta Lake CA 96019
 LAT/LONG: 40.6645 / 122.3913

CLIENT: Enplan
 CONTACT: Amy Lee
 INQUIRY #: 2817840.1s
 DATE: July 15, 2010 6:31 pm

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
MINERAL	94362302	38050 HWY 36 LASSEN VOLCANIC NATIO	38050 HEADQUARTERS	96003	ERNS
READING, CA	S110244413	OWEN 40-MILE MINING CLAIM C&D DISP	12307 STILLWATER WAY	96003	SWF/LF
REDDING	S109451244	MOUNTAIN LAKE INDUSTRIAL PARK	CHARLES AND GEORGE DR	96003	NPDES
REDDING	S109439747	CHURN CREEK PARK	CONSTITUTION WAY	96003	NPDES
REDDING	S109448164	LAND PARK UNITS 1 5	S END OF BUENAVENTURA EXT	96003	NPDES
REDDING	S101594911	J W WOOD CO INC	3676 OLD HWY 44 DR	96003	CA FID UST, SWEEPS UST
REDDING	S109692668	HIGHLAND PARK	REDDINGTON DR & MONTCREST DR	96003	NPDES
REDDING	S101594907	KESWICK DAM	SHASTA OFC KESWICK DAM	96003	LUST, CA FID UST
SHASTA LAKE	1001814621	MAMMOTH MINE	2 MILES NORTH OF SHASTA DAM	96019	CERCLIS
SHASTA LAKE	S101304493	BIA TOYON	SHASTA DAM BLVD	96019	LUST
SHASTA LAKE	S103771028	SHASTA LAKE, CITY OF PUMP	3700 TIBBITTS	96019	HIST CORTESE, LUST

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

Amy Lee has more than fifteen 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 a Registered Environmental Assessor, Mrs. Lee specializes in performing Phase I Environmental Site Assessments in conformance with ASTM Standard E1527-05. 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.