

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
Division of Forestry and Wildlife
Honolulu, Hawaii 96813

October 25, 2019

Board of Land and Natural Resources
State of Hawaii
Honolulu, Hawaii

O'AHU

Acquisition of Private Lands, Issuance of Management Right of Entry to Division of Forestry and Wildlife and Authorize Division of Forestry and Wildlife to Conduct Public Hearings on the Island of O'ahu for Proposed Addition to Pūpūkea-Paumalu Forest Reserve, Waimea, Ko'olauloa, O'ahu Tax Map Key: (1) 6-3-001:002.

PRIVATE LANDOWNER:

Dole Food Company, Inc., a North Carolina Corporation (Dole)

LEGAL REFERENCE:

Sections 107-10, 171-11 and 171-30, Hawaii Revised Statutes, as amended.

LOCATION:

Privately-owned lands of Dole Food Company, Inc., situated at Waimea, Ko'olauloa, O'ahu, identified by Tax Map Key: (1) 6-3-001:002, as shown on the attached map labeled **Exhibit A** (the "Property").

AREA:

3,716.00 acres, more or less.

ZONING:

State Land Use District: Conservation
City and County of Honolulu CZO: Preservation

CURRENT USE:

Vacant and unencumbered.

CONSIDERATION:

\$3,716,000.00

PURPOSE:

Forest Reserve purposes.

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

Pursuant to Section 343-5(a)(1), HRS, an environmental assessment (EA) is not required where State or county funds are being used for the acquisition of unimproved real property. As the subject lands are unimproved, an EA is not required. Inasmuch as the Chapter 343 environmental requirements apply to Applicant's use of the lands, the Applicant shall be responsible for compliance with Chapter 343, HRS, as amended.

ACQUISITION REQUIREMENTS:

- 1) Obtain an appraisal to determine the value of the properties to be acquired;
- 2) Provide survey maps and descriptions for the privately-owned property according to State DAGS standards;
- 3) Obtain a title report for the privately-owned property subject to review and approval by the Department;
- 4) Obtain a Phase I environmental site assessment and, if this Phase I identifies the potential for hazardous materials release or the presence of hazardous materials, conduct a Phase II environmental sampling and analysis plan and perform any and all remediation, abatement and disposal as may be warranted and as satisfactory to the standards required by the Federal Environmental Protection Agency and/or the State Department of Health, all at no cost to the State and to the satisfaction of the Department.

BACKGROUND

In early 2013, O'ahu Division of Forestry and Wildlife (DOFAW) staff became aware of Dole's listing of approximately 20,000 acres of land for sale on O'ahu's North Shore. Staff evaluated the land offerings, determined that certain parcels would meet the Department's mission for the Division, and began fundraising to purchase high priority parcels in collaboration with the Trust for Public Land (TPL). Last year, DOFAW closed the highest priority purchase, the Helemano Wilderness Area. The Board approved as amended that acquisition at its meeting September 14, 2018 under agenda item C-1. DOFAW now seeks approval to acquire the other priority land purchase, the 3,716-acre Waimea Native Forest. Acquisition of Waimea Native Forest will protect high priority watersheds and native ecosystems that provide habitat for endangered wildlife and

plants. It will also add significant access and acreage for public outdoor recreation. If acquired by the State, the intent is to add the property to the Forest Reserve System, specifically as the Waimea Section of the Pūpūkea-Paumalu Forest Reserve. DOFAW will develop a comprehensive management plan, guided by community and stakeholder input that includes thorough documentation (with maps and photos) of the resource values to be protected in accordance with the purposes of the grant awards received from the Legacy Land Conservation Program and U.S. Fish and Wildlife Service.

In 2006, 1,875 acres of lower Waimea Valley were purchased by the Office of Hawaiian Affairs (OHA) to protect a portion of the valley from development and to preserve its botanical and cultural resources. The Waimea Native Forest acquisition, in partnership with TPL, complements the protection of the lower valley by protecting the upper 3,716 acres of native forest and crucial watershed. This acquisition will complete the preservation of the entire ahupua'a from the mountains to the sea and protect invaluable resources for the public in perpetuity.

Public Access

Most of the O'ahu's North Shore is privately owned. This acquisition will provide public access to over 3,700 acres of Waimea Native Forest and will allow for a much-needed increase of public opportunities for recreation, hunting, hiking, cultural access, and education on the North Shore. The Pūpūkea Paumalū Trail in the state's adjacent Pūpūkea Paumalū Forest Reserve skirts the Waimea Native Forest and connects to ridges and gulches on the property, thus providing substantially enhanced opportunities to create an interlocking North Shore trail complex.

Safeguarding an Entire Watershed

The Waimea Native Forest is a high priority "Potential High Recharge" area for the island's water table that will help secure clean drinking water for generations to come. The property includes the headwaters of the Kamananui and 'Elehāhā Streams, which flow through Waimea Valley to the estuary at Waimea Bay, the Waimea-Pūpūkea Marine Life Conservation District and the Humpback Whale National Marine Sanctuary. The streams have not been previously diverted or channelized and support four of five endemic anadromous Hawaiian freshwater gobyfish ('o'opu). Feral ungulates destroy native forest and groundcover that absorbs and slows water. The result is brown water channeling into the bay which harms the water quality and ecosystems below. Acquiring this watershed for DOFAW management will allow enhanced management to reduce erosion and runoff into the bay, protect forest and ground cover and provide opportunities to restore native species.

Protecting and Assisting Native Species

The property provides habitat for over 25 endangered native plants and animals including native birds such as the federally listed endangered O'ahu 'elepaio and 'i'iwi, the Hawaiian hoary bat, native invertebrates such as snails, and rare plant species. Acquisition will allow management to protect and increase populations of these plants and animals by reducing threats such as ungulates, predators and invasive species. Climate change modeling shows that the Waimea

Native Forest will be even more important as the impacts of climate change are felt in lower portions and other habitats of the Ko‘olau Mountains. The resiliency of this specific area may provide habitat relief to species whose homes along lower elevations in the mountain range will become uninhabitable.

REMARKS

Through combined efforts, TPL and DOFAW successfully secured state, federal and private sources for this acquisition as follows:

Recreation & Conservation Funding

US Fish and Wildlife Service Recovery Land Acquisition #1	\$1,070,875 (Secured)
US Fish and Wildlife Service Recovery Land Acquisition #2	\$1,000,000 (Secured)
State Land Conservation Fund	\$ 416,125 (Secured)
Other Private Funds	\$1,229,000 (Secured)

Total Purchase Price **\$3,716,000**

Land Division and the Attorney General assisted DOFAW in conducting due diligence for this acquisition. An appraisal of the Property was prepared by John Child & Company dated May 1, 2019. The appraisal determined the total fair market value of the property to be \$3,716,000.00. The appraisal was reviewed and accepted by the U.S. Fish and Wildlife Service who accepted the fair market value and determined that the appraisal was compliant with the assignment and both the Uniform Standards of Professional Appraisal Practice (USPAP) and the Uniform Appraisal Standards for Federal Land Acquisition (UASFLA).

A Phase I Environmental Site Assessment (ESA), conducted by Ford Canty & Associates, Inc. (Ford Canty), was provided by TPL. The Phase I ESA did not identify any recognized environmental conditions on the Property. A copy of the Phase I ESA is attached as **Exhibit B**. TPL also provided a title report for the Property which was reviewed by DOFAW, Land Division and the Attorney General. Encumbrances of concern include three lien mortgages on the Property that must be released at closing. Additionally, the title report notes that the Property has no legal access. However, that is not an issue for DOFAW as once the Property is included in the forest reserve, it can be accessed from the adjoining forest reserve lands. Also, the appraisal did factor in the lack of legal access in the determination of value. Finally, as the Property is a Land Court property, DOFAW and Land Division are working with the State Surveyor to complete a description for the Property utilizing existing Land Court records.

Helemano Wilderness Area Purchase Update

In the interests of transparency, it is appropriate that the Board is informed of issues that pertain to the acquisition of the Helemano Wilderness Area, as that property was purchased from the same seller as the present acquisition. The Department completed the Helemano Wilderness property acquisition from Dole, which closed on October 17, 2018. The Division held a public hearing on the

addition of the property to the state Forest Reserve System on December 21, 2018 and the BLNR approved the addition of the Helemano Section to the Ewa Forest Reserve on May 24, 2019. DOFAW is currently working with a consultant to develop a multi-resource management plan for the property, and the planning process will include extensive public and stakeholder involvement.

One issue that the Board was particularly concerned with was the lead contamination on a portion of the property used by a previous tenant as an unauthorized shooting range. Dole was unwilling to remediate the site prior to closing the acquisition, so TPL assumed responsibility for remediating the site post-closing and obtaining a determination of No Further Action from the Hawaii Department of Health. TPL has since completed remediation for the portion of the property that was found to have lead contamination and the State Department of Health provided a No Further Action determination on August 2, 2019.

Additionally, after the Board approved the acquisition, in preparing CSF maps for the Executive Order to designate the areas as a Forest Reserve, the State Surveyor discovered a discrepancy in the ownership of one of the four parcels purchased, specifically TMK (1) 7-1-02-011 containing approximately 58.540 acres. The parcel is not a lot of record, but rather a remainder parcel created from the boundaries of surrounding parcels. It was discovered that the parcel was never actually conveyed by the State and had remained under government ownership. The Department, along with the Attorney General, is currently working with Dole to resolve this matter.

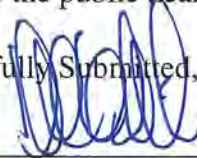
Given the significant public interest in acquiring the Waimea Native Forest, the Board is requested to approve the current acquisition despite the outstanding issue regarding the Helemano Wilderness Area parcel. Completing the present acquisition will not serve to waive any rights or avenues to relief that the State may have in the Helemano matter. Furthermore, the Department and the Attorney General will continue to seek resolution on that matter independently, including pursuing alternatives for relief as appropriate.

Given the foregoing issues, staff believes that Dole must be responsible for ensuring good title to the Property. Therefore, the Board is recommended to require that the subject Property be conveyed to the State via warranty deed. Additionally, as the subject Property is a Land Court property, staff believes that the State's interests should be sufficiently protected in this acquisition. A draft warranty deed for this acquisition is attached as **Exhibit C** and details the various funding sources and management requirements that will govern the future management of the Property. Staff notes that, as was done in the Helemano acquisition, Dole has requested that the hazardous materials indemnification language that is part of the State's standard form warranty deed be removed. Land Division and the Attorney General have advised DOFAW of the risks of such action. However, given the findings of the Phase I ESA, DOFAW notes that there is little risk of contamination of the subject Property and that risk to the State is minimal. Also, in consideration of the natural and recreational resource values that would be protected by the State's acquisition of the Property, DOFAW respectfully requests that the Board approve the acquisition pursuant to the attached draft warranty deed. Finally, a draft purchase and sale agreement is attached as **Exhibit D** for the Board's review and acceptance.

RECOMMENDATION: That the Board:

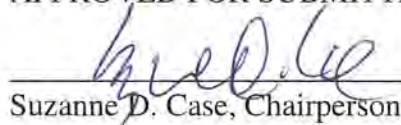
1. Authorize the acquisition of the subject private lands under the terms and conditions cited above which are by this reference incorporated herein and further subject to the following:
 - A. The terms and conditions of the attached draft warranty deed document, as may be amended;
 - B. Review and approval by the Department of the Attorney General;
 - C. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interests of the State.
2. Authorize the issuance of a management right of entry permit to the Division of Forestry and Wildlife covering the subject area under the terms and conditions cited above, effective immediately upon acquisition by the State, which are by this reference incorporated herein, further subject to the following:
 - A. The standard terms and conditions of the most current right of entry permit form, as may be amended from time to time;
 - B. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interests of the State.
3. Pursuant to Section 183-11, HRS, as amended, authorize the Division of Forestry and Wildlife to conduct a public hearing on the Island of O‘ahu regarding the proposed addition of the subject lands to the Pūpūkea Paumalū Forest Reserve, O‘ahu. Further, pursuant to Section 183-12, HRS, authorize the Chairperson to:
 - A. Set the date, location and time of the public hearing; and
 - B. Appoint a hearing master(s) for the public hearing.

Respectfully Submitted,



David G. Smith
Administrator

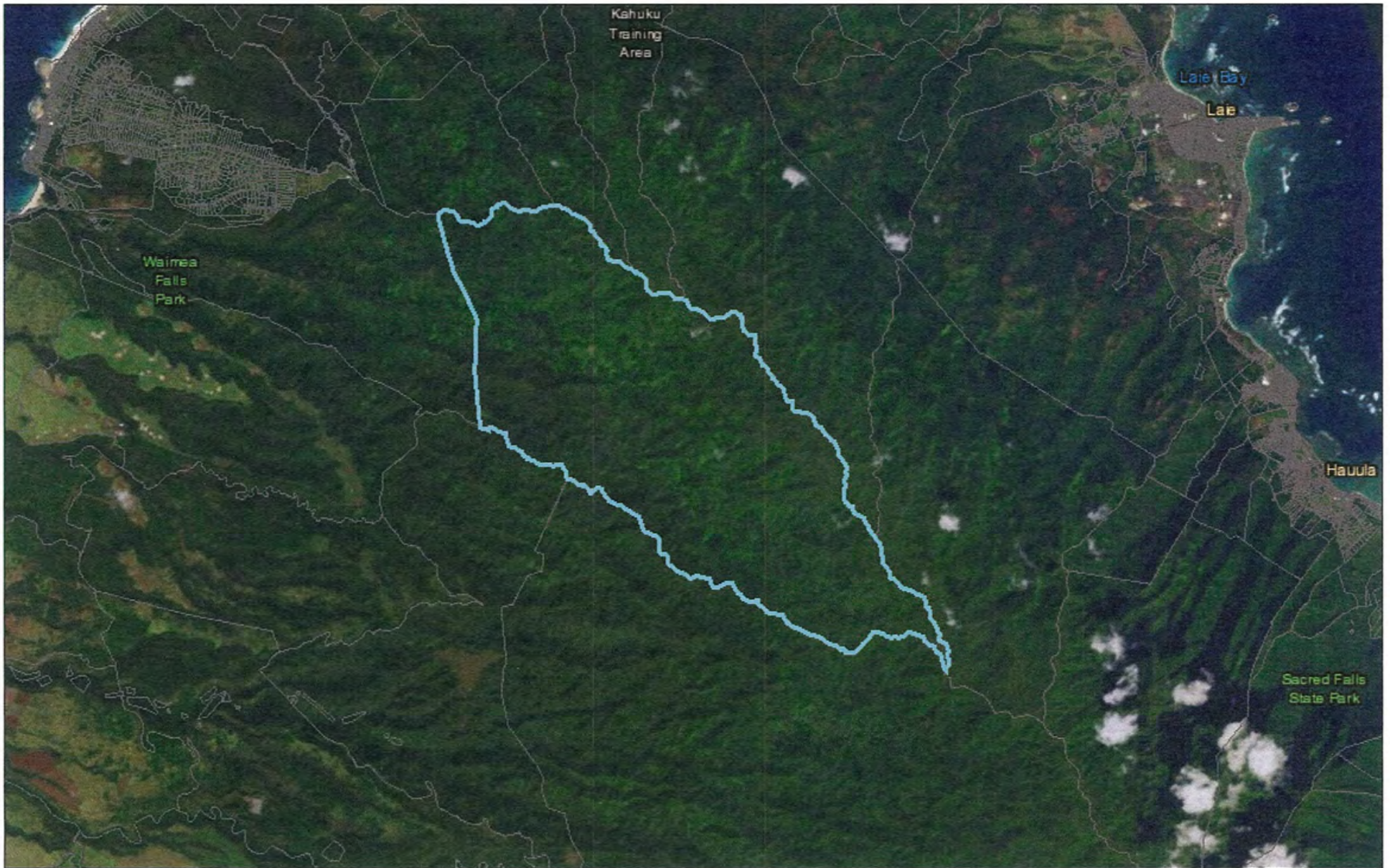
APPROVED FOR SUBMITTAL:



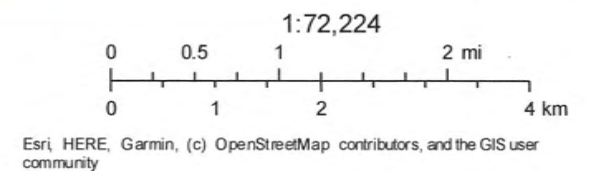
Suzanne D. Case, Chairperson

Public Land Trust Information System

EXHIBIT A



October 7, 2019



FORD & ASSOCIATES, INC.
ENVIRONMENTAL SCIENTISTS & ENGINEERS

Phase I Environmental Site Assessment

3,716-Acre Undeveloped Property
Tax Map Key No. (TMK): (1) 6-3-001: Parcel 002
Waimea, Oahu, Hawaii

FAI Project No. 19-1528

October 7, 2019

Prepared for:

The Trust for Public Land
1003 Bishop Street, Suite 740
Honolulu, Hawaii 96813

Prepared by:

Ford & Associates, Inc.
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FORD & ASSOCIATES, INC.
ENVIRONMENTAL SCIENTISTS & ENGINEERS

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References

LIST OF ACRONYMS

AAI	All Appropriate Inquiry
ACM	Asbestos-Containing Materials
AOC	Area of Concern
AST	Aboveground storage tanks
ASTM	ASTM International
AULs	Activity and Use Limitations
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CFR	Code of Federal Regulations
COC	Chemicals of Concern
DLNR	State of Hawaii Department of Land and Natural Resources
DPP	Department of Planning and Permitting
DWLD	Division of Water and Land Development
EDR	Environmental Data Resources, Inc.
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
FEMA	Federal Emergency Management Agency
FAI	Ford & Associates, Inc.
FUDS	Formerly Used Defense Site
HDOH	State of Hawaii Department of Health
HEER	Hazard Evaluation and Emergency Response
HFD	Honolulu Fire Department
HUD	Housing and Urban Development
KLOA	Kawailoa Training Area
LBP	Lead-Based Paint
LUST	Leaking underground storage tanks
mg/L	Milligrams per Liter
NESHAPS	National Emissions Standards for Hazardous Air Pollutants
PACM	Presumed Asbestos Containing Material
PCBs	Polychlorinated Biphenyls
SHWB	Solid and Hazardous Waste Branch
SHWS	State Hazardous Waste Site
SPILLS	Release Notifications
TMK	Tax Map Key
UIC	Underground Injection Control
U.S.C.	United States Code
USDA	United States Department of Agriculture
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
UST	Underground storage tank
UXO	Unexploded Ordnance
VEC	Vapor Encroachment Condition
VES	Vapor Encroachment Screen
VOCs	Volatile Organic Compounds

EXECUTIVE SUMMARY

The Trust for Public Land retained Ford & Associates, Inc. (FAI) to conduct a Phase I Environmental Site Assessment (Phase I ESA or assessment) of the 3,716-Acre undeveloped property located at Tax Map Key number (TMK): (1) 6-3-001: Parcel 002, in the Waimea ahupua'a (ancient Hawaiian land division) of the island of Oahu, Hawaii (the "subject property"). This assessment is an update to the original Phase I ESA of the subject property, which FAI conducted for The Trust for Public Land in April-May of 2018 (FAI Project No. 18-1309).

The objective of the Phase I ESA was to provide an independent, professional opinion regarding recognized environmental conditions, as defined by ASTM International (ASTM), associated with the subject property. This Phase I ESA was requested in association with an acquisition.

FAI performed this Phase I ESA under the conditions of, and in accordance with, Proposal Number 19P-2661, dated August 23, 2019, and ASTM International Practice E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* as a guideline. Any exceptions to, or deletions from, this practice are described in Sections 1.2 and 1.3 of this report.

The subject property consists of an irregular-shaped, 3,716-acre undeveloped property located on the north-central portion of the island of Oahu, behind (east of) Waimea Valley. It is comprised of heavily vegetated, mountainous forest land that is zoned "P-1 Restricted Preservation." The City and County of Honolulu Department of Planning and Permitting (DPP) database lists the subject property as TMK: (1) 6-3-001: Parcel 002.

The historical research presented in this assessment has established the use of the subject property since 1930. In addition, information on historic uses of adjoining properties was also obtained. A chronological summary of the historic uses of the subject and adjoining/nearby properties is presented below.

The earliest available topographic map, from 1930, depicts the area of the subject property as undeveloped, vegetated land labeled "Waimea" and "Kawailoa Forest Reserve." Several streams are depicted on the subject property, including Kamananui Stream on the southern portion and Elehaha Stream on the northwesternmost portion, with other unnamed streams or tributaries throughout the central portion of the subject property. A trail labeled "Pupukea Kahuku Summit Trail" is depicted along the northern boundary of the subject property. The 1954 through 1983 topographic maps appear similar, except a trail labeled "Jeep Trail" and "Kawailoa Trail" is depicted along the southern boundary of the subject property. The 1992 and 1998 topographic maps show the northwestern portion of the subject property labeled "Kawailoa Training Area (Military Reservation)," and the north adjoining area is labeled "Kahuku Training Area (Military Reservation)." Based on interviews and documents reviewed, the Kawailoa Training Area was used by the United States Army to conduct helicopter training, including rappelling from helicopters and landing of helicopters. No live fire training or use of ordnance was conducted.

Aerial photographs dated from 1975 to 2016 appear similar and show the subject property as an undeveloped, heavily vegetated mountainous area with gulches and peaks, with a trail (Pupukea Summit Trail) on the ridge along the northern boundary of the subject property.

According to the earliest available records at the City and County of Honolulu Real Property Tax Assessment Office, the subject property (TMK: [1] 6-3-001: Parcel 002) was owned by Waialua Agricultural Company, Ltd. in 1944, with a lease to "215 Forest Res." In 1948 it was deeded to Helemano Company, Ltd., who merged into Castle & Cooke, Ltd. (subsequently Castle & Cooke, Inc.) in 1958. The owner's corporate name was changed to Dole Food Company, Inc., the current owner, in 1991.

This assessment has revealed no evidence of recognized environmental conditions, as defined by ASTM, in connection with the subject property.

1.0 INTRODUCTION

The Trust for Public Land retained Ford & Associates, Inc. (FAI) to conduct a Phase I Environmental Site Assessment (Phase I ESA or assessment) of the 3,716-Acre undeveloped property located at Tax Map Key number (TMK): (1) 6-3-001: Parcel 002, in the Waimea ahupua'a (ancient Hawaiian land division) of the island of Oahu, Hawaii (the "subject property"). This assessment is an update to the original Phase I ESA of the subject property, which FAI conducted for The Trust for Public Land in April-May of 2018 (FAI Project No. 18-1309).

The objective of the Phase I ESA was to provide an independent, professional opinion regarding recognized environmental conditions, as defined by ASTM International (ASTM), associated with the subject property. This Phase I ESA was requested in association with an acquisition.

1.1 PURPOSE

The purpose of the assessment is to follow ASTM Practice E1527-13 (ASTM E1527-13), which defines good commercial and customary practice in the United States of America for conducting an environmental assessment of a parcel of commercial real estate with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. [United States Code] §9601) and petroleum products. As such, this practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability (hereinafter, the "landowner liability protections," or "LLPs"): that is, the practice that constitutes all appropriate inquiries into the previous ownership and uses of the property consistent with good commercial and customary practice as defined at 42 U.S.C. §9601(35)(B).

The term "recognized environmental condition" 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. *De minimis conditions are those conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. De minimis conditions are not considered recognized environmental conditions.*

1.2 SCOPE OF WORK

FAI performed this Phase I ESA under the conditions of, and in accordance with Proposal Number 19P-2661, dated August 23, 2019, and ASTM Practice E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* as a guideline. ASTM Practice E 1527-13 constitutes "all appropriate inquiry (AAI)" into the previous ownership and uses of a property consistent with good commercial or customary practice" as defined at 42 U.S.C. §9601(35)(B). This practice also permits the user to satisfy one of the requirements to qualify for "LLPs" under CERCLA.

This assessment included the following components:

- Investigate historical use(s) of the subject property through reasonably ascertainable historical information, such as aerial photographs, fire insurance maps, land use maps, city directories, and/or agency records for evidence of prior land use that could have led to recognized environmental conditions.
- Review available information on general geology and topography of the subject property, local groundwater conditions, sources of water, power, and sewer, and proximity to ecologically sensitive receptors, such as streams, that might be impacted by recognized environmental conditions and environmental issues.
- Review environmental records available from the property owner, current lessee, or site contact including regulatory agency reports, permits, registrations, and consultants' reports for evidence of recognized environmental conditions and activity and use limitations (AULs).
- Interview, or attempt to interview, the subject property owner, current lessee, current lessee's operations personnel, key site personnel, and others, regarding current and previous uses of the property, particularly activities involving hazardous substances and petroleum products.
- Conduct an onsite reconnaissance of the subject property for visual evidence of recognized environmental conditions, including:
 - Existing or potential soil and water contamination, as evidenced by soil or pavement staining or discoloration, stressed vegetation, or indications of waste dumping or burial
 - Pits, ponds, or lagoons
 - Containers of hazardous substances or petroleum products
 - Electrical and hydraulic equipment that may contain polychlorinated biphenyls (PCBs), such as electrical transformers and hydraulic hoists
 - Underground and aboveground storage tanks (USTs and ASTs, respectively)
- Due to the large size of the subject property, and because it is comprised of forest land that is not readily accessible due to heavy overgrowth of vegetation, FAI sub-contracted helicopter services to conduct an aerial reconnaissance of the subject property. The aerial reconnaissance provides an overview of the subject property, including otherwise inaccessible areas, to identify items of potential environmental concern such as unauthorized dump sites.
- Perform a site property line visual assessment of adjacent properties for evidence of potential offsite environmental conditions that may affect the subject property.

- Review a commercial database summary of federal and state and tribal regulatory agency records pertinent to the subject property and offsite facilities located within ASTM-specified search distances from the subject property.
- As part of the Phase I ESA, conduct Vapor Encroachment Screening to assess the potential for chemical and petroleum hydrocarbon vapor impacts to the subject property from onsite and offsite sources, in accordance with the ASTM E2600-15 Standard.
- Prepare this written report, including our findings and conclusions.

FAI representative Mr. Dan Ford, Principal Geologist and Environmental Professionals as defined in §312.10 of 40 Code of Federal Regulations (CFR) 312 (see Section 11.0), conducted the aerial reconnaissance of the subject property by helicopter on September 4, 2019, accompanied by Mr. Steve Rafferty, Project Manager with The Trust for Public Land, and Ms. Julie China, Deputy Attorney General for the State of Hawaii Department of Land and Natural Resources.

Copies of selected relevant documents and supporting information are included in the applicable appendices. Resumes for assessors and Environmental Professionals involved in this assessment are included in Appendix A. The Subject Property Location Map and Subject Property Vicinity Maps are included behind the Figures Tab. Photographs taken at the time of the walkthrough are included behind the Photographs Tab.

1.3 LIMITING CONDITIONS AND EXCEPTIONS OF THE ASSESSMENT

Information obtained for this assessment from sources (listed in the appendices), to the extent it was relied on to form our opinion, is assumed to be correct and complete. FAI is not responsible for the quality or content of information from these sources.

1.3.1 Unavailable Documentation

The following requested documents regarding the subject property were not available for review as of the date of this report:

- The City and County of Honolulu Fire Department (HFD) was contacted on September 24, 2019 to obtain information regarding any fires, complaints, permits, or violations involving hazardous material use, USTs, or ASTs on record for the subject property.

FAI has not received a response from the HFD as of the date of this report, most likely because there is no street address associated with the subject property. Lack of information from the HFD did not prevent an evaluation of the subject property with respect to identifying recognized environmental conditions at the subject property. However, if later findings change the conclusions and recommendations in this report, FAI will forward an addendum letter to The Trust for Public Land.

1.3.2 Data Gaps

The ASTM Practice indicates that all obvious uses of the property shall be identified from the present, back to the property's first developed use, or back to 1940, whichever is earlier. Any significant "data gaps" which affect the ability of the Environmental Professional to identify recognized environmental conditions shall be noted.

Historical subject property ownership and/or use information was obtained for the time period, 1930 to present. Based on this information, FAI has established the history of uses of the subject property since 1940 or first development, whichever is earlier.

1.3.3 Lack of Access / Reconnaissance Limitations

The subject property is comprised of heavily vegetated, mountainous forest land with limited accessibility, making reconnaissance on the grounds of the subject property difficult. Therefore, FAI visually assessed the subject property via aerial reconnaissance by helicopter.

Based on our historical research and other information gathered for this assessment, it does not appear that activities of environmental concern were conducted at the subject property. Therefore, lack of access to the property grounds did not prevent an evaluation of the subject property with respect to identifying evidence of recognized environmental conditions.

1.4 RELIANCE

The information and opinions rendered in this report are exclusively for use by The Trust for Public Land and the State of Hawaii Department of Land and Natural Resources (DLNR), Division of Forestry and Wildlife, Hawaii Legacy Land Conservation Program. FAI will not distribute or publish this report without consent except as required by law or court order. The information and opinions expressed in this report are given in response to a limited assignment and should be considered and implemented only in light of that assignment. The services provided by FAI in completing this project were consistent with normal standards of the profession. No other warranty, expressed or implied, is made.

2.0 USER PROVIDED INFORMATION

ASTM E1527-13 defines "User" as the party seeking to use Practice E1527 to complete a Phase I ESA of the subject property. ASTM E1527-13 specifies that certain tasks associated with identifying potential recognized environmental conditions at the subject property should be performed by the User and provided to the Environmental Professional (i.e., User's Responsibilities). FAI understands that The Trust for Public Land is the primary User as defined by ASTM E1527-13, and have provided the User a questionnaire, requesting specific information.

The User Questionnaire included requests for information on the following:

- (1) Environmental liens and AULs that are filed or recorded against the property;
- (2) "Specialized knowledge" of the User;
- (3) Relationship of the purchase price to the fair market value of the property if it were not contaminated;
- (4) Commonly known or reasonable ascertainable information;
- (5) The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation;
- (6) The presence of Proceedings Involving the Property (e.g., litigation, regulatory agency rulings, violations);
- (7) The reason for performing the Phase I ESA; and
- (8) Other information/documents (e.g., site plan, ALTA survey).

According to The Trust for Public Land, they do not typically fill out the User Questionnaire for their Phase I ESAs. Lack of the completed User Questionnaire is considered a data gap; however, based on the other information gathered for this Phase I ESA, lack of the User Questionnaire did not prevent an evaluation of the subject property with respect to identifying evidence of recognized environmental conditions.

3.0 SUBJECT PROPERTY DESCRIPTION

3.1 SUBJECT PROPERTY LOCATION AND CURRENT USE

The subject property consists of an irregular-shaped, 3,716-acre undeveloped property located on the north-central portion of the island of Oahu, behind (east of) Waimea Valley. It is comprised of heavily vegetated, mountainous forest land that is zoned "P-1 Restricted Preservation." The City and County of Honolulu Department of Planning and Permitting (DPP) database lists the subject property as TMK: (1) 6-3-001: Parcel 002.

3.2 CURRENT USES OF ADJOINING AND NEARBY PROPERTIES

The area surrounding the subject property consists of undeveloped forest land. These adjoining and nearby properties were observed from the subject property, and are listed below:

North: Undeveloped, mountainous forest land used as the United States Army Kahuku Training Area

East: Undeveloped, mountainous forest land

South: Undeveloped, mountainous forest land

West: Undeveloped, mountainous forest land

3.3 PHYSICAL SETTING

General information on the physical setting of the subject property was assessed through visual observations, and review of the following documents: (1) United States Geological Survey (USGS) topographic maps, (2) soil survey information, and (3) aquifer identification information. The physical setting is described below:

- **Soils:** Three types of soil are distributed throughout the subject property, listed as follows:
 - Rough mountainous land (majority of subject property)
 - Kapaa silty clay, 40 to 100 percent slopes (northernmost portion of subject property)
 - Helemano silty clay, 30 to 90 percent slopes (westernmost portion of subject property)
 - (United States Department of Agriculture [USDA] Soil Conservation Service, 2014)
- **Elevation:** Ranges from approximately 800 feet in the northwestern gulches to approximately 2,200 feet on the southeastern ridges of the subject property (USGS, Hauula and Kahuku Quadrangles, 2013)
- **Estimated Depth to Shallow Groundwater:** Ranging from approximately 790 feet in the northwest portion to approximately 2,190 feet in the southeast portion of the subject property (USGS, Hauula and Kahuku Quadrangles, 2013)
- **Estimated Shallow Groundwater Flow Direction:** West-northwest, toward the Pacific Ocean (USGS Hauula and Kahuku Quadrangles, 2013)
- **Nearby Surface Water/ Drainage Features:** Kamananui Stream extends through gulches on the southern portion of the subject property and Elehaha Stream extends through gulches on the

northwesternmost portion of the subject property, with unnamed streams/tributaries extending through gulches on the remainder of the subject property (USGS Hauula and Kahuku Quadrangles, 2013)

The Aquifer Identification and Classification for Oahu: Groundwater Protection Strategy for Hawaii (Mink, J.F. and L.S. Lau, 1990), published by the Water Resources Research Center at the University of Hawaii, was reviewed for information on groundwater conditions below the subject property. The report describes the aquifer below the western portion of the subject property as part of the Kawailoa aquifer system of the North aquifer sector, and the aquifer below the eastern portion of the subject property as part of the Koolauloa aquifer system of the Windward aquifer sector, on the Island of Oahu.

Both of the aquifer systems below the subject property are unconfined high-level aquifers of the dike type, with aquifers occurring in dike compartments. They are described as irreplaceable drinking water supplies with fresh salinity (less than 250 milligrams per liter [mg/L] Chloride) that have a potential for use. The groundwater in these aquifers has a high vulnerability to contamination.

The subject property is located above the State of Hawaii Department of Health (HDOH) Safe Drinking Water Branch defined Underground Injection Control (UIC) line. Areas above the UIC line generally denote potential underground drinking water sources. Areas below the UIC line generally denote groundwater that is unsuitable for drinking water purposes. Therefore, the groundwater below the subject property would be considered a potential drinking water source.

The subsurface conditions under the subject property are interpreted from available data and may vary. Estimated groundwater flow direction is based on topography and nearby water features unless otherwise noted. Topography is not always a reliable basis for predicting groundwater flow direction. The local groundwater gradient under the subject property may be influenced naturally by zones of higher or lower permeability, or artificially by nearby pumping or recharge, and may deviate from the regional trend.

4.0 HISTORICAL USE INFORMATION REVIEW

A review of available historical and related information was performed. This included a review of ASTM Standard Historical Sources, Agency/Department records/personnel interviews and other documents.

4.1 SUMMARY OF HISTORICAL USE

The following historical use summary incorporates information obtained from maps, aerial photographs, land title records, government agencies, interviews, and other components of the assessment process.

The historical research presented in this assessment has established the use of the subject property since 1930. In addition, information on historic uses of adjoining properties was also obtained. A chronological summary of the historic uses of the subject and adjoining/nearby properties is presented below.

The earliest available topographic map, from 1930, depicts the area of the subject property as undeveloped, vegetated land labeled "Waimea" and "Kawailoa Forest Reserve." Several streams are depicted on the subject property, including Kamananui Stream on the southern portion and Elehaha Stream on the northwesternmost portion, with other unnamed streams or tributaries throughout the central portion of the subject property. A trail labeled "Pupukea Kahuku Summit Trail" is depicted along the northern boundary of the subject property. The 1954 through 1983 topographic maps appear similar, except a trail labeled "Jeep Trail" and "Kawailoa Trail" is depicted along the southern boundary of the subject property. The 1992 and 1998 topographic maps show the northwestern portion of the subject property labeled "Kawailoa Training Area (Military Reservation)," and the north adjoining area is labeled "Kahuku Training Area (Military Reservation)." Based on interviews and documents reviewed, the Kawailoa Training Area was used by the United States Army to conduct helicopter training, including rappelling from helicopters and landing of helicopters. No live fire training or use of ordnance was conducted.

Aerial photographs dated from 1975 to 2016 appear similar and show the subject property as an undeveloped, heavily vegetated mountainous area with gulches and peaks, with a trail (Pupukea Kahuku Summit Trail) on the ridge along the northern boundary of the subject property.

According to the earliest available records at the City and County of Honolulu Real Property Tax Assessment Office, the subject property (TMK: [1] 6-3-001: Parcel 002) was owned by Waialua Agricultural Company, Ltd. in 1944, with a lease to "215 Forest Res." In 1948 it was deeded to Helemano Company, Ltd., who merged into Castle & Cooke, Ltd. (subsequently Castle & Cooke, Inc.) in 1958. The owner's corporate name was changed to Dole Food Company, Inc., the current owner, in 1991.

4.2 USGS TOPOGRAPHIC MAPS

Historic topographic maps for the subject property and vicinity were reviewed from FAI's map collection and Environmental Data Resources, Inc. (EDR) for the years 1930, 1954, 1965, 1966, 1970, 1983, 1992,

1998, and 2013. Topographic maps provided by EDR are included in Appendix B. Key findings noted during this review are as follows:

- The earliest available topographic map, from 1930, depicts the area of the subject property as undeveloped, vegetated land labeled “Waimea” and “Kawailoa Forest Reserve.” Several streams are depicted on the subject property, including Kamananui Stream on the southern portion and Elehaha Stream on the northwesternmost portion of the subject property. Other unnamed streams or tributaries are depicted on the central portion of the subject property. A trail labeled “Pupukea Kahuku Summit Trail” is depicted along the northern boundary of the subject property.

The adjoining areas are also depicted as undeveloped, vegetated land. A roadway labeled “Paalaa Uka Pupukea Road” is depicted to the west of the subject property. The north-northwest adjoining area is labeled “Puukea Paumalu Forest Reserve,” and the north adjoining area is labeled “Kahuku Forest Reserve.” Several ahupuaa (ancient Hawaiian land divisions) are also shown on the north adjoining areas, including: Malaekahana, Keana, Kahuku, Hanakaoe, Kaunala, and Pupukea Paumalu.

- No significant changes were noted on the 1954 through 1983 topographic maps, except a trail is depicted along the southern boundary of the subject property. This western portion of this trail is labeled “Jeep Trail” and the eastern portion is labeled “Kawailoa Trail.”
- No significant changes were noted on the 1992 and 1998 topographic maps, except the northwestern portion of the subject property is labeled “Kawailoa Training Area (Military Reservation),” and the north adjoining area is labeled “Kahuku Training Area (Military Reservation).”
- No significant changes were noted on the 2013 topographic map, except the subject property is no longer labeled “Kawailoa Training Area (Military Reservation),” and the trails are no longer depicted along the northern and southern boundaries of the subject property.

4.3 AERIAL PHOTOGRAPHS

Aerial photographs, including the subject and adjoining properties, were reviewed from EDR and Google Earth™. Photographs taken in the years 1975, 1977, 1985, 1992, 2000, 2001, 2002, 2003, 2004, 2006, 2008, 2009, 2011, 2013, 2014, and 2016 were reviewed. Aerial photographs provided by EDR are included in Appendix C.

All of the aerial photographs appear similar and show the subject property as an undeveloped, heavily vegetated area on the north-central portion of the island of Oahu. It appears as a mountainous area with gulches and peaks, and a trail (Pupukea Kahuku Summit Trail) can be seen on the ridge along the northern boundary of the subject property. The adjoining areas also appear as undeveloped, heavily vegetated land, but a roadway (Paalaa Uka Pupukea Road) can be seen to the west of the subject property. No buildings or other structures appear on the subject property or the adjoining areas.

4.4 FIRE INSURANCE MAPS

Fire insurance maps typically depict either the locations of manufacturing and industrial facilities within the city limits or potential hazards existing within individual building structures. In many cases, evidence of environmental concern, such as locations of USTs, can be found by reviewing fire insurance maps.

The subject property and adjoining areas consist of forest land located in a remote portion of the island of Oahu, and there are no improved roadways with street addresses in the area. Therefore, Sanborn Fire Insurance Maps of the subject property and adjoining areas are not available.

4.5 RECORDED LAND TITLE RECORDS

Information provided to FAI by the User with respect to environmental liens or AULs was discussed in Section 3.0. The ASTM Standard recommends that the User retain a title company or title professional to provide recorded land title records.

As part of this assessment, FAI attempted to obtain reasonably ascertainable recorded land title records and lien records that are filed under federal, state, tribal, or local law. This work is generally limited to a review of these records for the presence of environmental liens and AULs. FAI reviewed a preliminary title report for the subject property that was provided by the client, prepared by Title Guaranty of Hawaii, Inc. and dated March 13, 2019, which is included in Appendix D. FAI's review of the land title records did not reveal environmental liens or AULs associated with the subject property.

According to available records at the City and County of Honolulu Real Property Tax Assessment Office, the subject property is designated as TMK: (1) 6-3-001: Parcel 002. Historical ownership and lease records are summarized in the following table:

Parcel	Year	Property Transaction
TMK: (1) 6-3-001: Parcel 002	1944	Earliest available record, indicating parcel was owned by Waialua Agricultural Company, Ltd., with a lease listed as "215 Forest Res."
	1948	Parcel deeded to Helemano Company, Ltd.
	1958	Helemano Company, Ltd. merged into Castle & Cooke, Ltd. Owner listed as Castle & Cooke, Inc.
	1991	Change of corporation name from Castle & Cooke, Inc. to Dole Food Company, Inc., the current owner.

4.6 CITY DIRECTORY

A city directory provides names of former businesses and occupants of the subject property, which may indicate potential environmental concerns associated with the business. However, the subject property and adjoining areas consist of forest land located in a remote area of the island of Oahu, and there are

no improved roadways with street addresses in the area. Therefore, city directories for the subject property and adjoining areas are not available.

4.7 AGENCY CONTACTS

4.7.1 Building, Planning, and/or Zoning Departments

The City and County of Honolulu DPP database was reviewed to obtain historical use information for the subject property, which is currently designated as TMK: (1) 6-3-001: Parcel 002. The DPP database indicates that the subject property is zoned "P-1 Restricted Preservation," and the State Land Use designation is "Conservation District."

FAI also reviewed building permits maintained by the DPP to obtain historical information for the subject property; however, no permits were listed in the DPP database.

No readily apparent evidence of recognized environmental conditions was noted in the DPP database.

4.7.2 Fire Department

The City and County of Honolulu Fire Department (HFD) was contacted on September 24, 2019 to obtain information regarding any fires, complaints, permits, or violations involving hazardous material use, USTs, or ASTs on record for the subject property.

FAI has not received a response from the HFD as of the date of this report, most likely because there is no street address associated with the subject property. Lack of information from the HFD did not prevent an evaluation of the subject property with respect to identifying recognized environmental conditions at the subject property. However, if later findings change the conclusions and recommendations in this report, FAI will forward an addendum letter to The Trust for Public Land.

4.7.3 Department of Health, Solid and Hazardous Waste Branch

The HDOH Solid and Hazardous Waste Branch (SHWB) UST and Leaking UST (LUST) databases were reviewed to obtain information regarding any USTs or LUSTs at the subject property or adjoining properties.

The subject property and adjoining properties were not listed in the SHWB databases of USTs and LUSTs.

4.7.4 Department of Health, Hazard Evaluation and Emergency Response Office

The HDOH Hazard Evaluation and Emergency Response (HEER) Office Release Notification database was reviewed to obtain information regarding any spills or other environmental incidents, which may have occurred at the subject property or adjoining properties.

The subject property and adjoining properties were not listed in the HEER databases of reported releases.

4.8 PREVIOUS ENVIRONMENTAL REPORTS

No previous environmental reports about the subject property were made available during this assessment. However, FAI reviewed three reports on the United States Army Kawaihoa Training Area, which includes the subject property. These reports were found online and are summarized as follows:

- ***U.S. Army Garrison Hawaii, Oahu Training Areas, Natural Resource Management, Final Report, prepared by The Pacific Cooperative Studies Unit, Army Natural Resources Center, Building 1595, Schofield Barracks, Hawaii, dated August 2003***

This Natural Resource Management report covers six different military training areas on the island of Oahu, including the Kawaihoa Training Area (KLOA). KLOA includes the area of the subject property. This report primarily addresses how the training area will affect the natural resources in the area, but also includes some information on the use of the area by the U.S. Army.

According to the report, KLOA is the Army's largest training area on Oahu and consists of approximately 23,348 acres of land leased from various private landowners. The report states that the Army principally uses the KLOA for helicopter training. The report also states that KLOA is a very important watershed for the island of Oahu, and it is home to 18 endangered plant species and nine endangered animal species.

- ***FINAL Operational Range Assessment Program, Phase I Qualitative Assessment Report, Kawaihoa Training Area, Hawaii, prepared by EA Engineering, Science, and Technology, Inc., dated December 2006***

This report was prepared to assess whether further investigation of KLOA is needed to determine if potential munitions constituents of concern (MCOC) are or could be migrating off-range at levels that may pose an unacceptable risk to human health or the environment. According to the report, limited amounts of non-live fire munitions are used in the seven maneuver and training areas and no munitions are used in the 13 rotary wing runways on KLOA's 23,455 acres. Therefore, KLOA has no sources of potential MCOC.

- ***Final Implementation Plan for Oahu Training Areas: Schofield Barracks Military Reservation, Schofield Barracks East Range, Kawaihoa Training Area, Kahuku Training Area, and Dillingham Military Reservation, prepared by U.S. Army Garrison, Hawaii, Directorate of Public Works, Environmental Division, Schofield Barracks, Hawaii, dated October 2008***

This Oahu Implementation Plan was prepared to guide the U.S. Army Garrison Hawaii in the ongoing conservation and stabilization efforts for endangered plant and animal species potentially affected by the military training at five Army training installations. The report states that the Army does not conduct live fire training maneuvers within KLOA, and foot maneuvers have not taken place in the area over the last ten years.

5.0 STANDARD FEDERAL, STATE, AND TRIBAL ENVIRONMENTAL RECORD SOURCES

Available government database information prepared by EDR was reviewed to evaluate both the subject property and any listed sites within ASTM-recommended search distances. Federal, state, tribal, and local databases reviewed are included in Appendix E.

Unmappable sites were also listed in the EDR report. Unmappable sites are sites that cannot be plotted with confidence, but can be located by zip code or city name. In general, a site cannot be geocoded due to inaccurate or missing information in the EDR provided by its applicable agency. Cross-referencing addresses and site names, as well as a visual reconnaissance of surrounding properties, has been completed for the unmappable facility sites in the database report.

The subject property is not listed in the EDR report. The only facilities listed in the EDR report are two Unexploded Ordnance (UXO) sites and a Formerly Used Defense Site (FUDS). However, all of these sites are located significant distances from the subject property and, therefore, have a low potential to impact the subject property. In addition, FUDS and UXO sites are under the jurisdiction of the United States military, who is responsible for any environmental issues associated with their facilities.

One unmappable site, named "Kawailoa Landfill," is also listed in the EDR database report as a State Hazardous Waste Site (SHWS). Based on research, this facility is located at 62-180 Kawailoa Drive in Haleiwa, which is more than five miles southwest of the subject property. Based on its distance, this SHWS has a low potential to impact the subject property.

6.0 SITE RECONNAISSANCE

6.1 GENERAL OBSERVATION

FAI conducted an aerial reconnaissance of the subject property by helicopter on September 4, 2019. During the helicopter flyover, the subject property was observed as an undeveloped, mountainous forest area covered with a variety of trees, shrubs, and grasses. An asphalt-paved road named Drum Road was observed along a portion of the northwestern boundary of the subject property, which is a mountain ridge. An unpaved foot trail (Pupukea Kahuku Summit Trail) was observed along the remainder of this ridge, and a few foot trails were observed on other ridges on and around the subject property. Water streams were observed in the gulches throughout the subject property, which included some waterfalls and widened areas with ponded water.

No permanent buildings or structures were observed on the subject property; however, a few temporary panels with small structures that appeared as planters (for growing plants) were observed on the subject property. In addition, a few flat plateau areas covered with grass were observed on the subject property. These plateaus were likely used in the past as helicopter landing pads for military helicopter training.

No evidence of current or former USTs/ASTs, in-ground hydraulic equipment, petroleum/chemical drums, or releases of hazardous substances was noted on the subject property. It should be noted, however, that the grounds of the subject property were not fully assessed because the subject property is comprised of heavily vegetated, mountainous forest land with limited accessibility. However, lack of access to the property grounds did not prevent an evaluation of the subject property with respect to identifying evidence of recognized environmental conditions.

6.2 HAZARDOUS SUBSTANCE AND PETROLEUM PRODUCTS (OTHER THAN UST/AST)

The subject property was assessed for signs of use, storage, or disposal of hazardous substances and/or petroleum products (other than those stored in USTs/ASTs, see Section 6.3 below). Property uses where these types of materials are typically found include: vehicle service bays, vehicle repair operations, auto body shops and related activities (e.g., solvents, cleaners, degreasers, lubricants, paints, antifreeze); dry cleaners, rug cleaners, steam laundries, Laundromats with self-serve dry clean machines (e.g., chlorinated solvents, Naphtha, mineral spirits); manufacturing operations, plating facilities, and other industrial/commercial operations. For purposes of this assessment, this does not include use/storage of small quantities of typical janitorial and maintenance materials (if any), unless considered relevant. Hazardous Wastes (if any) are further discussed in Section 6.4 below.

No visual evidence was observed, and no information was obtained to indicate the current and/or potential past presence of the above noted items.

6.3 STORAGE TANKS

6.3.1 Underground Storage Tanks

The subject property was assessed for evidence of USTs. The assessment consisted of noting evidence (e.g., fill ports, vent piping, dispensing equipment, pavement variations) indicating that USTs are currently or were previously located on the subject property.

No visual evidence was observed, and no other information was obtained, to indicate the current presence of USTs at the subject property.

6.3.2 Aboveground Storage Tanks

The subject property was assessed for evidence of ASTs, such as concrete foundations or saddles, pedestals or steel support structures, indicating that ASTs were previously located on the subject property.

No visual evidence was observed, and no other information was obtained, to indicate the current and/or potential past presence of ASTs at the subject property.

6.3.3 In-Ground Hydraulic Equipment

The subject property was assessed for evidence of in-ground hydraulic equipment (e.g., hydraulic elevators or lifts that have hydraulic fluid-containing reservoirs or jacks below ground surface) or other types of hydraulic equipment. Hydraulic fluid in equipment installed in 1978 or before may contain PCBs.

No visual evidence was observed, and no other information was obtained, to indicate the current and/or potential past presence of in-ground hydraulic equipment at the subject property.

6.4 WASTES

The subject property was assessed for evidence suggesting the generation or disposal of “wastes” onsite (e.g., drums, dumpsters, debris piles). Observations suggesting the presence of wastes onsite are presented below. This includes observations/information suggesting 1) the placement of significant quantities of “fill” materials (from an unknown or potentially contaminated source); or 2) the “disposal” of wastes/debris/trash onsite.

No evidence of wastes was observed at the subject property during FAI’s site visit.

6.5 POLYCHLORINATED BIPHENYLS

The subject property was assessed for the presence of liquid-cooled electrical units (e.g., transformers) and major sources of hydraulic fluid (e.g., elevators, lifts). Such units are notable because they may be potential PCB sources. Potential PCB-containing in-ground hydraulic equipment (if any) was discussed in Section 6.3.3.

No evidence of suspect PCB units was observed on or near the subject property at the time of FAI's site visit.

6.6 WASTE WATER AND STORM WATER DISCHARGE

The subject property was assessed for evidence of waste or process water discharges (if any) and storm water discharges. For purposes of this assessment, this generally includes discharges other than domestic waste water from sinks and toilets. In addition, properly functioning septic systems used strictly for residential and most commercial operations generally do not represent a cause for concern. Exceptions can include those instances where hazardous substances/petroleum products may be discharged through the system (e.g., spent solvents at an auto repair facility).

No evidence of waste water or waste water discharge was observed at the subject property.

The storm water runoff from the subject property infiltrates the unpaved grounds of the subject property and flows via sheet flow into the gulches and associated streams throughout the subject property. Kamananui Stream extends through gulches on the southern portion of the subject property and Elehaha Stream extends through gulches on the northwesternmost portion of the subject property, with unnamed tributaries extending through various gulches on the central portion of the subject property. The streams primarily flow to the west, toward the Pacific Ocean.

6.7 WELLS

The subject property was assessed for evidence of wells (e.g., dry, irrigation, injection, abandoned, monitor, supply).

No evidence of wells was observed on the subject property during FAI's site visit. Furthermore, there are no records of active, inactive, or destroyed wells at or near the subject property listed in the DLNR, Division of Water and Land Development (DWLD) database and associated water well maps.

7.0 INTERVIEWS

The purpose of the interview(s) was to obtain additional information related to: 1) the current and past operations at the subject and/or adjoining properties that may result in recognized environmental conditions; and 2) the presence of Proceedings Involving the Property (e.g., litigation, regulatory agency rulings, violations). FAI interviewed the following personnel:

FAI interviewed Mr. Dan Nellis, General Manager with Dole Food Company, Inc. (Dole), by telephone and e-mail on September 25, 2019.

- Mr. Nellis has been associated with the subject property for approximately 31 years and was forthcoming with information for which he had knowledge. According to Mr. Nellis, the subject property was originally purchased by Dole (formerly known as Castle & Cooke, Inc.) to protect the watershed of the subject property because Dole utilized irrigation water for its agricultural operations. No agricultural activities were ever conducted on the subject property, according to Mr. Nellis.
- Mr. Nellis was aware that the United States Army formerly leased the subject property to conduct helicopter training, including rappelling from helicopters and landing of helicopters. He did not believe that any live fire training or use of ordnance was conducted by the Army at the subject property.
- Mr. Nellis was asked if he had any information regarding USTs, ASTs, in-ground hydraulic equipment, cesspools, chemical spills or releases, government violations, and/or hazardous materials storage associated with the subject property. He was unaware of any of these items/issues, or any other environmental issues at the subject property. Mr. Nellis was not aware of any government violations associated with the subject property.
- Mr. Nellis was also asked the following and responded to the best of his knowledge:

Any pending, threatened, or past litigation
relevant to hazardous substances or
petroleum products in, on, or from the
property.

Yes _____ No X

Any pending, threatened or past
administrative proceedings relevant to
hazardous substances or petroleum
products in, on, or from the property.

Yes _____ No X

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ENVIRONMENTAL SCIENTISTS & ENGINEERS

Any notices from any governmental entity
regarding any possible violation of
environmental laws or possible liability
relating to hazardous substances or
petroleum products.

Yes ☐ No ☒

FAI also interviewed Mr. Rafferty of The Trust for Public Land, who accompanied FAI during the aerial reconnaissance of the subject property on September 4, 2019. Mr. Rafferty has been associated with the subject property for approximately four years and was forthcoming with information for which he had knowledge. According to Mr. Rafferty, the subject property is comprised of undeveloped forest land, and he was unaware of any tunnels, diversions, or infrastructure on the subject property. He was aware that the subject property was part of the Kawaihoa Training Area, which was used as a helicopter training area by the Army. He was unaware of any live fire training or use of ordnance by the Army at the subject property.

8.0 TIER 1 VAPOR ENCROACHMENT SCREEN (VES)

The VES was conducted in accordance with ASTM E2600-15, Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions. A VES is often conducted in conjunction with a Phase I ESA as much of the information utilized is common to both processes. The goal of a VES is to identify if a potential vapor encroachment condition (VEC) may exist at a subject property. A VEC is defined as the presence or likely presence of chemicals of concern (COC) vapors in the subsurface of a subject property caused by the release of vapors from contaminated soil and/or groundwater either on or near the subject property.

A Tier 1 VES includes obtaining and reviewing information on the subject property and adjoining properties. This includes information on the following: user provided information; physical setting information; existing/planned use of the subject property; types of structures/existing or planned on the subject property; surrounding area description; selected Federal, State, Local and Tribal environmental records sources; historical records related to the past use of the subject property and adjoining properties within the area of concern (AOC), 1/3 to 1/10 mile; the likely COC; and the presence of significant natural or man-made conduits that can serve as preferential pathways, such as utility corridors, sewers, storm drains, etc. (Note: These “preferential pathways” may provide for a more direct route for vapors to encroach upon the subject property).

An evaluation of information for the Tier 1 VES includes two tests: 1) a search distance test to evaluate the proximity of the target property to known or suspected “contaminated properties”, and 2) a chemicals of concern test to determine the likely presence of COCs at the subject property or properties within the AOC. In evaluating the data, the distance and proximity to potentially contaminated off-site properties must be evaluated, including whether they are up-, cross-, or down-gradient relative to the subject property. A brief summary of relevant information considered for the Tier 1 screening follows:

- | | |
|------------------------|---|
| Use of Property: | Undeveloped forest land |
| Soil Characteristics: | Rough mountainous land (majority of subject property)
Kapaa silty clay, 40 to 100 percent slopes (northernmost portion of subject property)
Heleman silty clay, 30 to 90 percent slopes (westernmost portion of subject property)
(USDA Soil Conservation Service, 2014) |
| Depth to Groundwater: | Ranges from approximately 790 feet in the northwest portion to approximately 2,190 feet in the southeast portion of the subject property (USGS, Hauula and Kahuku Quadrangles, 2013) |
| Preferential Pathways: | Underground utilities and other subsurface pathways do not currently exist onsite. |

The *vapor encroachment screen* process has been completed in accordance with the Standard as described above. For the Tier 1 Screening, no contaminated properties were identified within the AOC. Therefore, there are no VECs associated with the subject property.

9.0 NON-ASTM ISSUES

Non-ASTM issues include potential environmental concerns that are not considered recognized environmental conditions but may be considered business environmental risks. The non-ASTM issues covered in this Phase I ESA report include suspect Asbestos-Containing Materials (ACM), radon gas, suspect Lead-Based Paint (LBP), and wetlands.

9.1 ASBESTOS-CONTAINING MATERIALS (ACM)

The subject property was inspected for the presence of suspect ACM such as ceiling and roofing materials, and presumed asbestos-containing materials (PACM) as defined by the Occupational Safety and Health Administration (OSHA) (29 CFR 1926.1101), which includes thermal system insulation and surfacing material, if building construction was prior to 1981. Asphalt and vinyl flooring material installed prior to 1980 must also be considered asbestos-containing unless proven otherwise.

No buildings or other structures with suspect ACM were observed on the subject property at the time of FAI's site visit.

9.2 RADON

Radon is a naturally occurring radioactive gas formed by the decay of uranium in bedrock and soil. The potential adverse health effects associated with radon gas depend on various factors, such as the concentration of the gas and duration of exposure. The concentration of radon gas in a building depends on subsurface soil conditions, the integrity of the building's foundation, and the building's ventilation system.

Due to the relatively young geological age (less than five million years) of the southernmost islands of the Hawaiian archipelago, radon gas does not occur at elevated levels in native soils.

9.3 LEAD-BASED PAINT (LBP)

Lead-based paint was commonly used for corrosion protection in the 1960s, and in prime, intermediate, and finish coats well into the 1970s. Regulations specifically addressing LBP include Housing and Urban Development (HUD) (1995) guidelines and the Consumer Product Safety Act (1977). These regulations define LBP as containing 0.5% lead by weight (5,000 ppm), and 0.009% lead by weight (90 ppm), respectively, for housing and consumer products. There is no industrial definition. There are specific testing methods for sampling and analyzing lead in paint.

No buildings or other structures with suspect LBP were observed on the subject property at the time of FAI's site visit.

9.4 WETLANDS

The subject property was inspected for the presence of sensitive ecological areas by noting environmental indicators (e.g., wetlands vegetation, floodplains) located on or immediately adjoining the subject property.

Numerous streams and associated tributaries are present in the valleys and gulches throughout the subject property. These waterways include Kamananui Stream on the southern portion, Elehaha Stream on the northwesternmost portion, and unnamed streams/tributaries on the remainder of the subject property. The United States Fish and Wildlife Service (USFWS) National Wetland Map describes these streams and tributaries as follows:

Streams: System "Riverine;" Subsystem "Upper Perennial; Class "Unconsolidated Bottom;" and Water Regime "Permanently Flooded."

Tributaries: System "Palustrine;" Class "Forested;" Subclass "Broad-Leaved Evergreen;" and Water Regime "Seasonally Flooded."

The Federal Emergency Management Agency Flood Insurance Rate Map (FEMA/FIRM) was reviewed to determine if the subject property is located in a flood hazard area. According to the FEMA/FIRM index map (FEMA/FIRM Panel Nos. 15003C0040F, 15003C0130F, and 15003C0135F, dated November 5, 2014), the subject property is located within Flood Zone D, which denotes unstudied areas where flood hazards are undetermined, but flooding is possible.

10.0 FINDINGS, OPINIONS, AND CONCLUSIONS

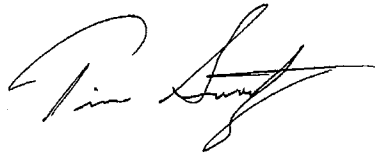
FAI has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13 for the 3,716-Acre undeveloped property located at Tax Map Key number (TMK): (1) 6-3-001: Parcel 002, in the Waimea ahupua'a of the island of Oahu, Hawaii (the "subject property"). Any exceptions to, or deletions from, this practice are described in Sections 1.2 and 1.3 of this report.

This assessment has revealed no evidence of recognized environmental conditions, as defined by ASTM, in connection with the subject property.

11.0 SIGNATURES

**Certification of both
Environmental Professionals
signing below:**

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §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.

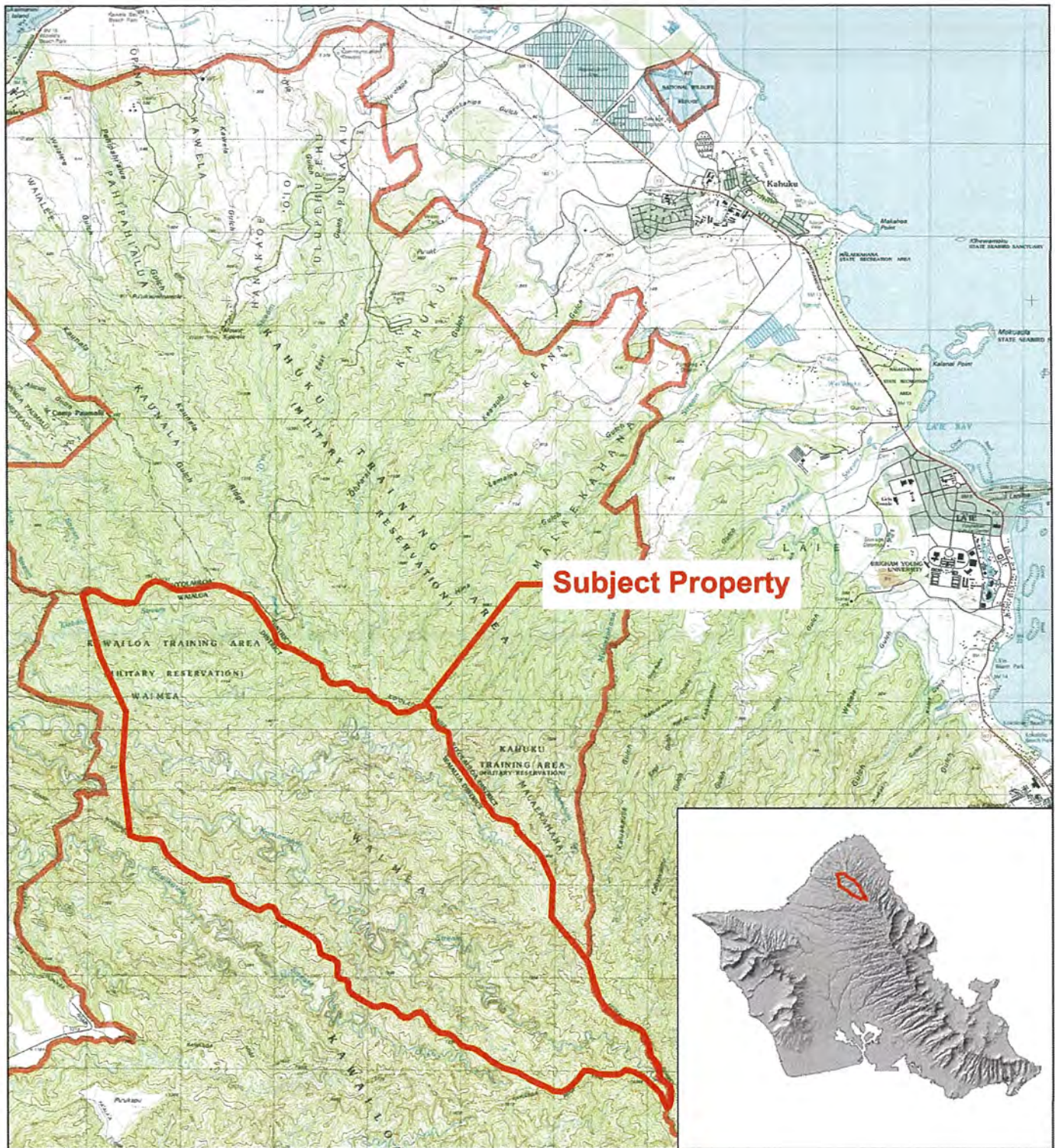


Tim Swartz
Senior Project Manager



Daniel P. Ford P.G.
Principal Geologist

FIGURES



2500 0 2500 5000 7500 10000 12500 15000 17500 20000 22500 25000

Scale in Feet

USGS Topographic Map
7.5-Minute Series
Kahuku Quadrangle
1998
Hauula Quadrangle
1992



FORD & ASSOCIATES, INC.
ENVIRONMENTAL SCIENTISTS & ENGINEERS

Job Number: 19-1528

Created by: DG

Date: 9/23/19

Reviewed By: TS

Project:

Subject Property Location Map

3,716-Acre Undeveloped Property
(Tax Map Key No.: [1] 6-3-001: Parcel 002)
Waimea, Oahu, Hawaii

Client:

The Trust for Public Land

Figure

1

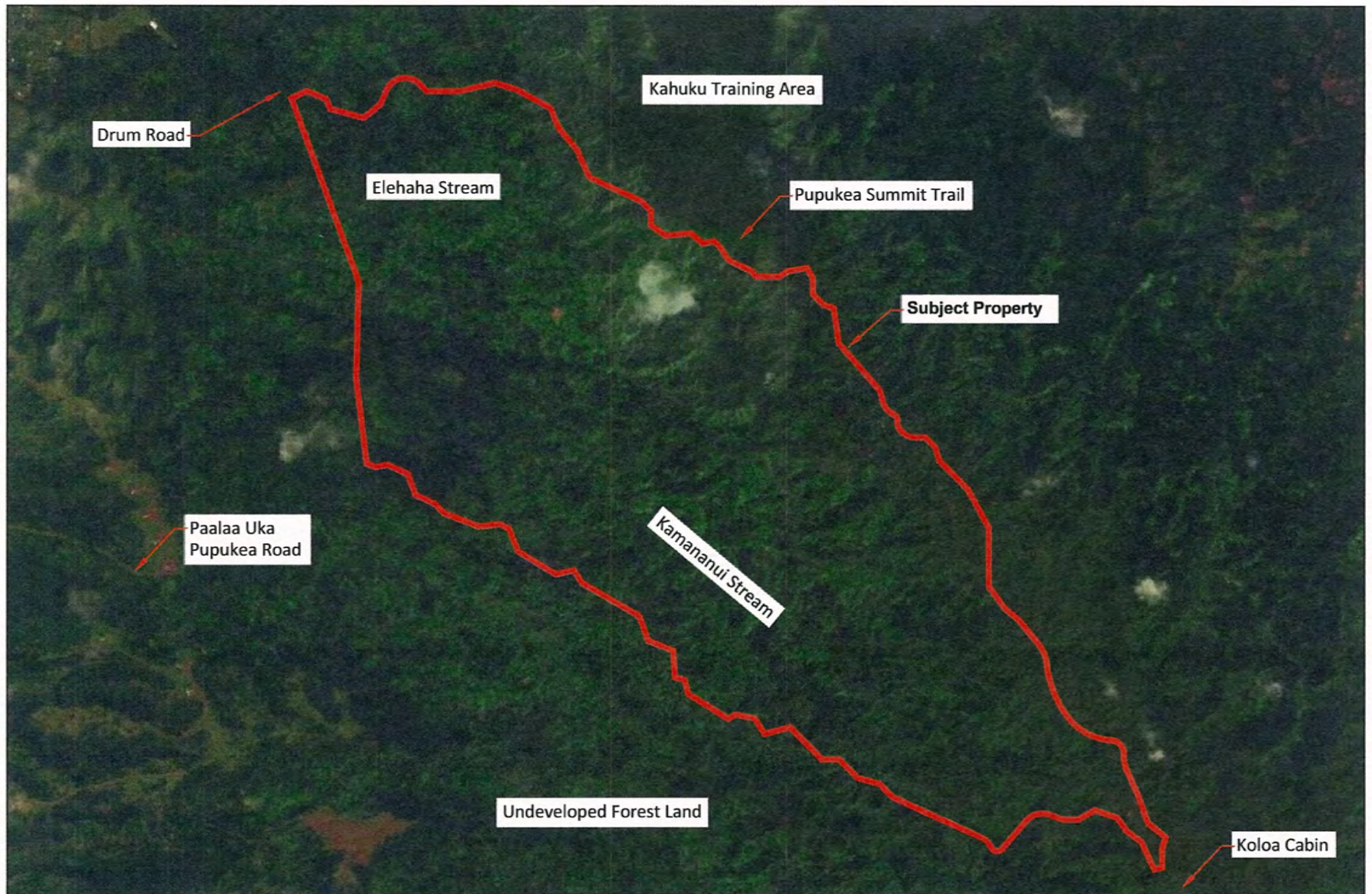
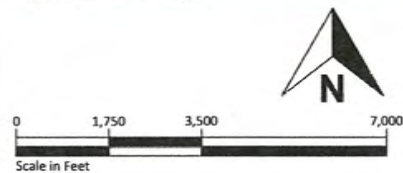


Image Source: GoogleEarth 2013



FORD & ASSOCIATES, INC.
ENVIRONMENTAL SCIENTISTS & ENGINEERS

Job Number: 19-1528

Date: 09/23/19

Created by: DG

Reviewed By: TS

Subject Property Vicinity Map



Project: 3,716-Acre Undeveloped Property
(Tax Map Key No.: [1] 6-3-001: Parcel 002)
Waimea, Oahu, Hawaii


Client: The Trust for Public Land



**Figure
2**



FORD & ASSOCIATES, INC.
ENVIRONMENTAL SCIENTISTS & ENGINEERS



PHOTOGRAPHS

Client:	The Trust for Public Land	Project No.: 19-1528
Site Name:	3,716-Acre Undeveloped Property Waimea, Oahu, Hawaii	Date: September 4, 2019
		
Overview of central portion of subject property		PHOTO 1
		
Mountainous, forested area of subject property		PHOTO 2

Client:	The Trust for Public Land	Project No.:	19-1528
Site Name:	3,716-Acre Undeveloped Property Waimea, Oahu, Hawaii	Date:	September 4, 2019
			
Mountainous, forested area of subject property			PHOTO 3
			
View of Drum Road (center of photograph) along northwestern boundary of the subject property			PHOTO 4

Client:	The Trust for Public Land	Project No.:	19-1528
Site Name:	3,716-Acre Undeveloped Property Waimea, Oahu, Hawaii	Date:	September 4, 2019
			
Flat plateau area on subject property (left-center of photograph), likely used in the past as a helicopter landing pad for military (Army) training			PHOTO 5
			
View of typical stream in gulch area of subject property			PHOTO 6

Client:	The Trust for Public Land	Project No.:	19-1528
Site Name:	3,716-Acre Undeveloped Property Waimea, Oahu, Hawaii	Date:	September 4, 2019
			
View of typical stream on subject property			PHOTO 7
			
View of typical mountain ridge on subject property			PHOTO 8

Client:	The Trust for Public Land	Project No.: 19-1528
Site Name:	3,716-Acre Undeveloped Property Waimea, Oahu, Hawaii	Date: September 4, 2019
		
Burned area located west of subject property		PHOTO 9
		
View of west adjoining area from west side of subject property, looking toward Pupukea and Waimea Bay		PHOTO 10

APPENDIX A

RESUMES

Tim Swartz
Senior Project Manager

Associate of Science Degree (AS)
Occupational and Environmental
Safety Management
Honolulu Community College
Honolulu, Hawaii

Undergraduate Studies in Psychology
and Biology
University of Kansas
Lawrence, Kansas

Environmental Professional
(as defined in Section 312.10 of 40
CFR 312)

Asbestos Hazard Emergency
Response Act (AHERA) Building
Inspector

AHERA Management Planner
State of Hawaii Department of Health
(DOH) - Certified Asbestos Project
Monitor

National Institute of Occupational
Safety and Health (NIOSH) 582
Phase Contrast Microscopy/Asbestos
Identification/AAR Participant

SCITEC Radiation Safety Training

OSHA 40-Hour Hazardous Waste,
Health, and Safety
Accreditation/Annual Update

Lead-Based Paint Inspector

Lead-Based Paint Abatement Worker
Awareness Training Course

Tim Swartz is an Environmental Professional with over 29 years of experience in the environmental and industrial hygiene fields. His background includes numerous Phase I environmental site assessments (ESAs) and management of large-scale Phase I ESA projects; soil and groundwater sampling; asbestos and lead paint assessments and management of large-scale asbestos and lead paint projects; air monitoring and project oversight for asbestos and lead paint abatement projects; and various air quality surveys.

Mr. Swartz has extensive project management experience and is familiar with standards and requirements of the American Society for Testing and Materials (ASTM) International standards for Phase I environmental site assessments (ESAs), and Asbestos Hazard Emergency Response Act (AHERA) standards for asbestos projects. He is also familiar with Environmental Protection Agency (EPA) regulations for asbestos building surveys and air monitoring projects; EPA and Department of Housing and Urban Development (HUD) guidelines for lead-based paint surveys and abatement; and Occupational Safety and Health Administration (OSHA) regulations for projects involving worker health and safety.

Daniel P. Ford, PG, MBA
Principal Geologist

MBA., With Distinction, 1999
Hawaii Pacific University

Thesis topic : Environmental
Management Systems and ISO
140001

BA, Geology, 1985
University of California, Berkeley

Registered Professional Geologist
(P.G.), No. 0864, 1993

Mr. Ford has over 30 years of environmental consulting experience in Hawaii and the Pacific. His experience is both managerial and technical. His managerial experience includes strategic planning, business development, change management, mergers and acquisitions, profit and loss, recruitment and employee development.

His technical experience includes both private industry and government. He has managed large scale complex projects for real estate development, oil and gas industry, industrial clients and governmental agencies. His experience includes environmental management systems, risk analysis, compliance audits, due diligence for mergers and acquisitions, subsurface investigations for soil and groundwater contamination, water quality studies, site characterizations, risk assessments, hazardous waste management, remedial investigation and feasibility studies, and remediation management. His knowledge of regulations and strategy has assisted clients in negotiations with U.S. Environmental Protection Agency (EPA) and various regulatory agencies on hundreds of projects.

Mr. Ford's project experience extends throughout the Hawaiian Islands and the Pacific Basin, Korea, Japan, the Philippines, Guam, Saipan, Hong Kong, Australia, the U.S. Mainland, and Central America.

APPENDIX B

TOPOGRAPHIC MAPS



3,716-Acre Undeveloped Property

No Address

Haleiwa, HI 96712

Inquiry Number: 5215032.5

March 12, 2018

EDR Historical Topo Map Report

with QuadMatch™



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topo Map Report

03/12/18

Site Name:

3,716-Acre Undeveloped Property
No Address
Haleiwa, HI 96712
EDR Inquiry # 5215032.5

Client Name:

Ford Canty Associates, Inc.
928 Nuuanu Avenue, Suite 505
Honolulu, HI 96813
Contact: Tim Swartz



EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Ford Canty Associates, Inc. were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDR's Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:

P.O.# NA
Project: 18-1309

Coordinates:

Latitude: 21.614024 21° 36' 50" North
Longitude: -157.9884 -157° 59' 18" West
UTM Zone: Zone 4 North
UTM X Meters: 604702.40
UTM Y Meters: 2390446.32
Elevation: 1231.28' above sea level

Maps Provided:

2013	1960, 1965
1998	1954
1998, 1999	1953, 1954
1992	1952, 1953, 1954
1983	1930
1970	
1966	
1965, 1966	

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Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2013 Source Sheets



Hauula

7.5-minute, 24000



Haleiwa

7.5-minute, 24000



Kahuku

7.5-minute, 24000



Waimea

7.5-minute, 24000

1998 Source Sheets



Kahuku

7.5-minute, 24000

Aerial Photo Revised 1998

1998, 1999 Source Sheets



Waimea

7.5-minute, 24000

Aerial Photo Revised 1998



Haleiwa

7.5-minute, 24000

Aerial Photo Revised 1999

1992 Source Sheets



Hauula

7.5-minute, 24000

Aerial Photo Revised 1992

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1983 Source Sheets



Hauula

7.5-minute, 24000
Aerial Photo Revised 1977



Kahuku

7.5-minute, 24000
Aerial Photo Revised 1977



Haleiwa

7.5-minute, 24000
Aerial Photo Revised 1977



Waimea

7.5-minute, 24000
Aerial Photo Revised 1966

1970 Source Sheets



OAHU

15-minute, 62500

1966 Source Sheets



Hauula

7.5-minute, 24000
Aerial Photo Revised 1952

1965, 1966 Source Sheets



Kahuku

7.5-minute, 24000
Aerial Photo Revised 1951

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1960, 1965 Source Sheets



Haleiwa

7.5-minute, 24000
Aerial Photo Revised 1952

1954 Source Sheets



Hauula

7.5-minute, 24000
Aerial Photo Revised 1952



Kahuku

7.5-minute, 24000
Aerial Photo Revised 1951

1953, 1954 Source Sheets



Haleiwa

7.5-minute, 24000

1952, 1953, 1954 Source Sheets



Waimea

7.5-minute, 24000
Aerial Photo Revised 1951

Topo Sheet Key

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1930 Source Sheets



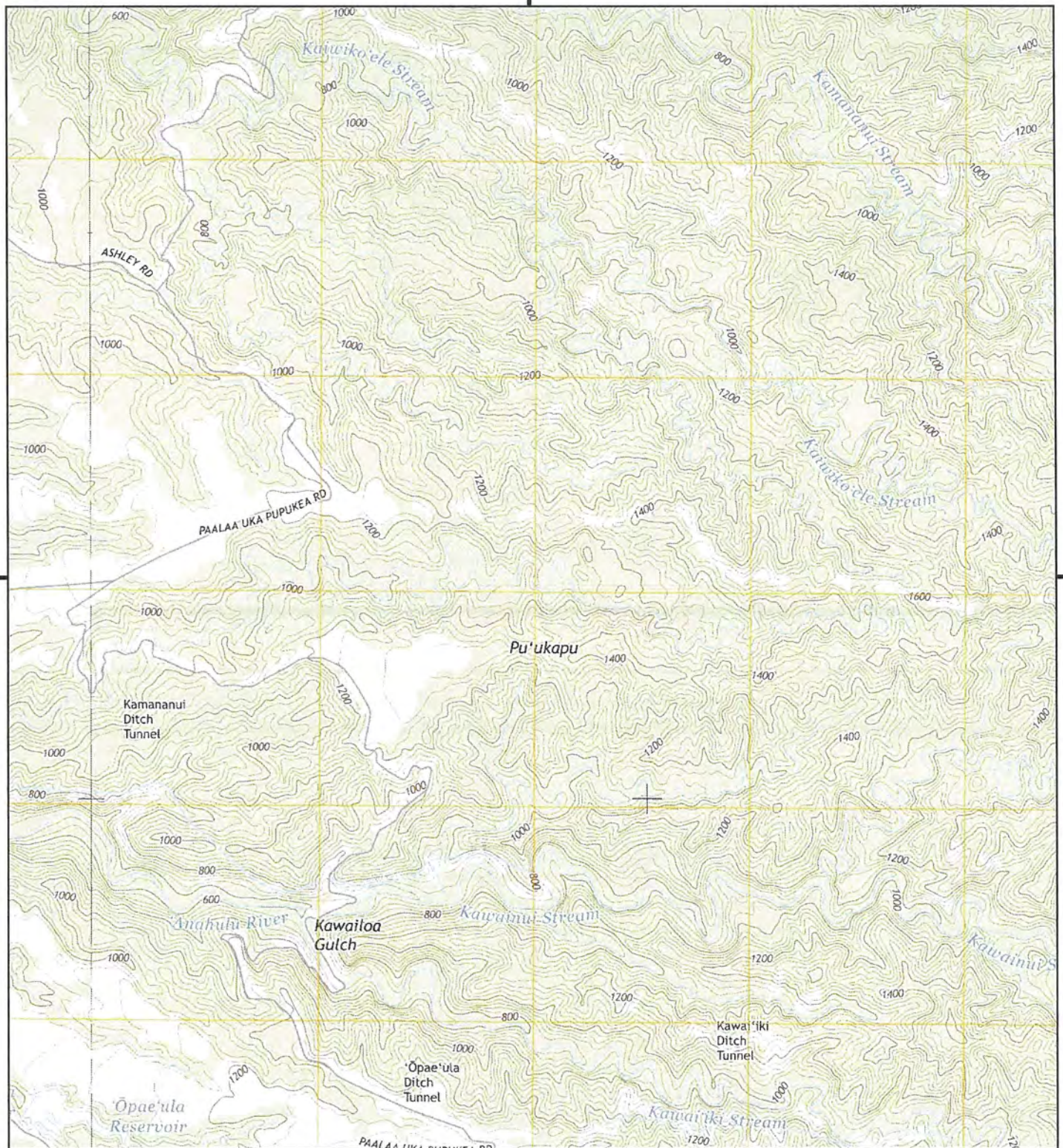
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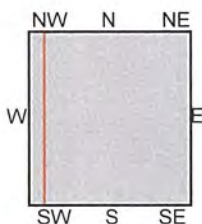


LAIE

7.5-minute, 20000



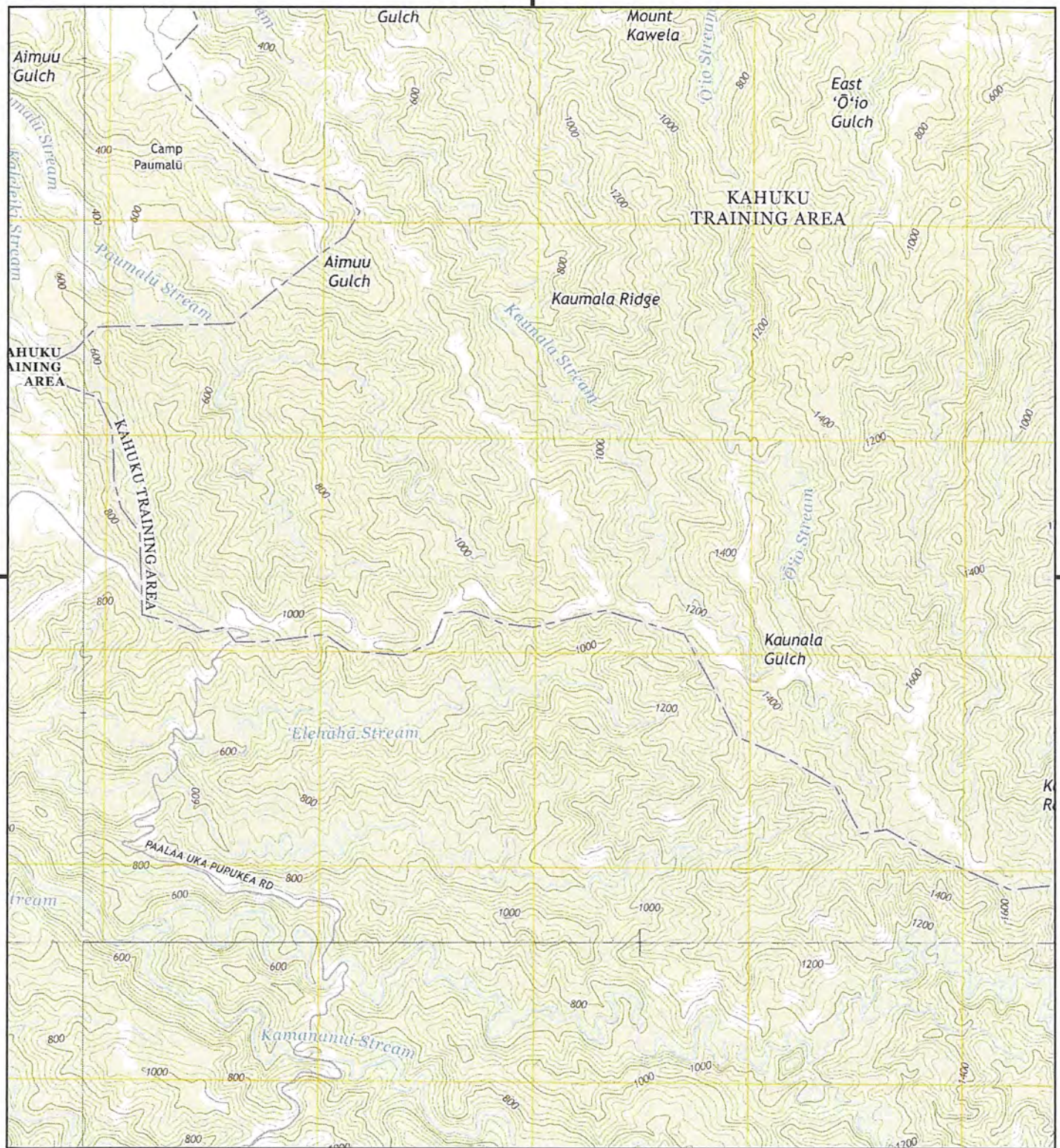
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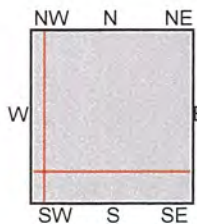
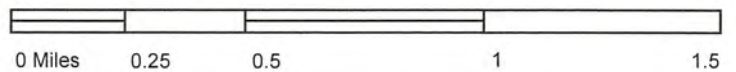
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W, Haleiwa, 2013, 7.5-minute

SITE NAME: 3,716-Acre Undeveloped Property
ADDRESS: No Address
Haleiwa, HI 96712
CLIENT: Ford Cnty Associates, Inc.





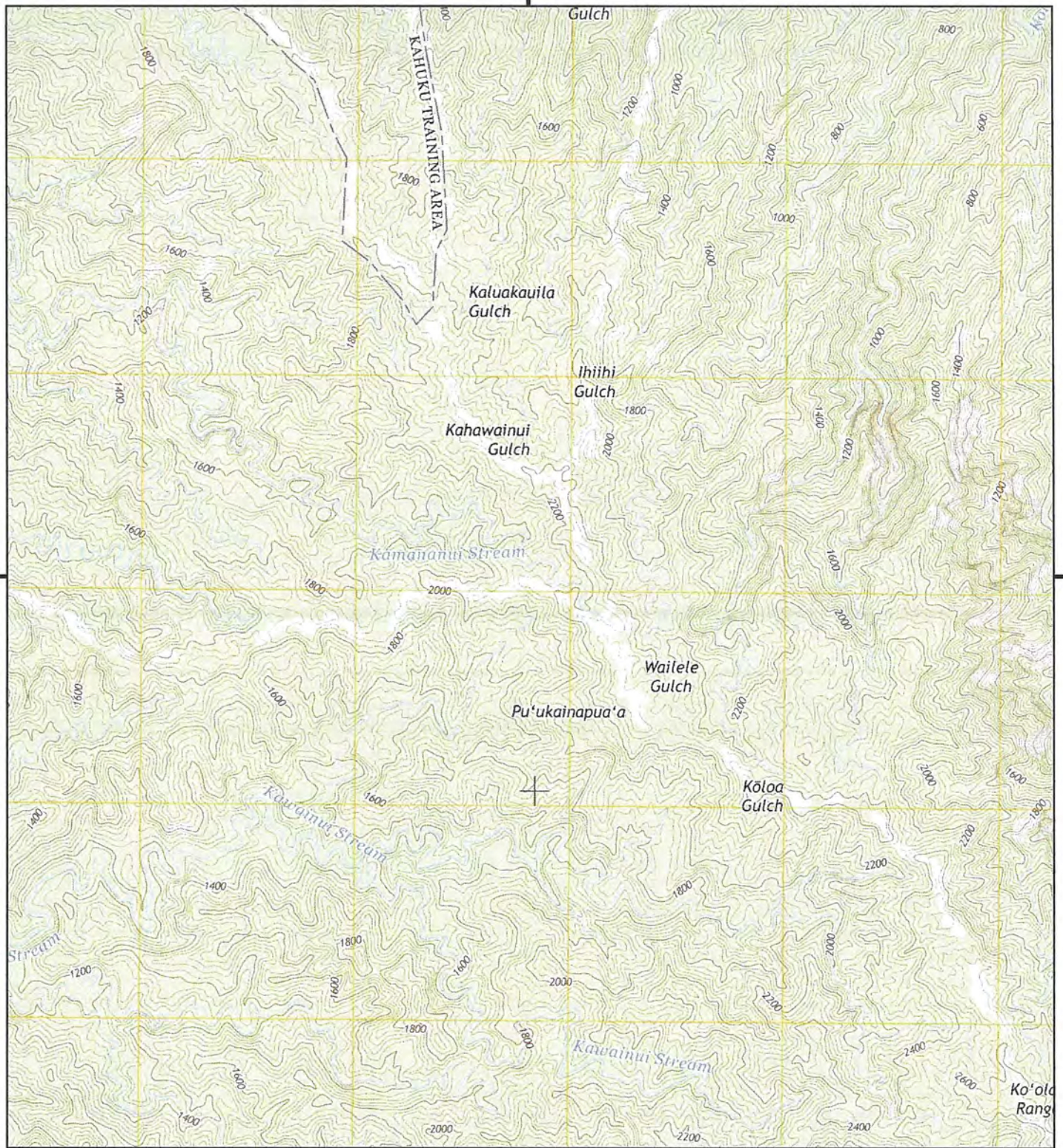
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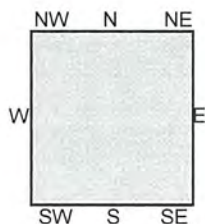
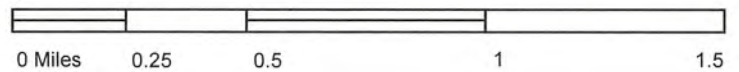
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N, Waimea, 2013, 7.5-minute
SE, Hauula, 2013, 7.5-minute
SW, Haleiwa, 2013, 7.5-minute

SITE NAME: 3,716-Acre Undeveloped Property
ADDRESS: No Address
Haleiwa, HI 96712
CLIENT: Ford Cnty Associates, Inc.





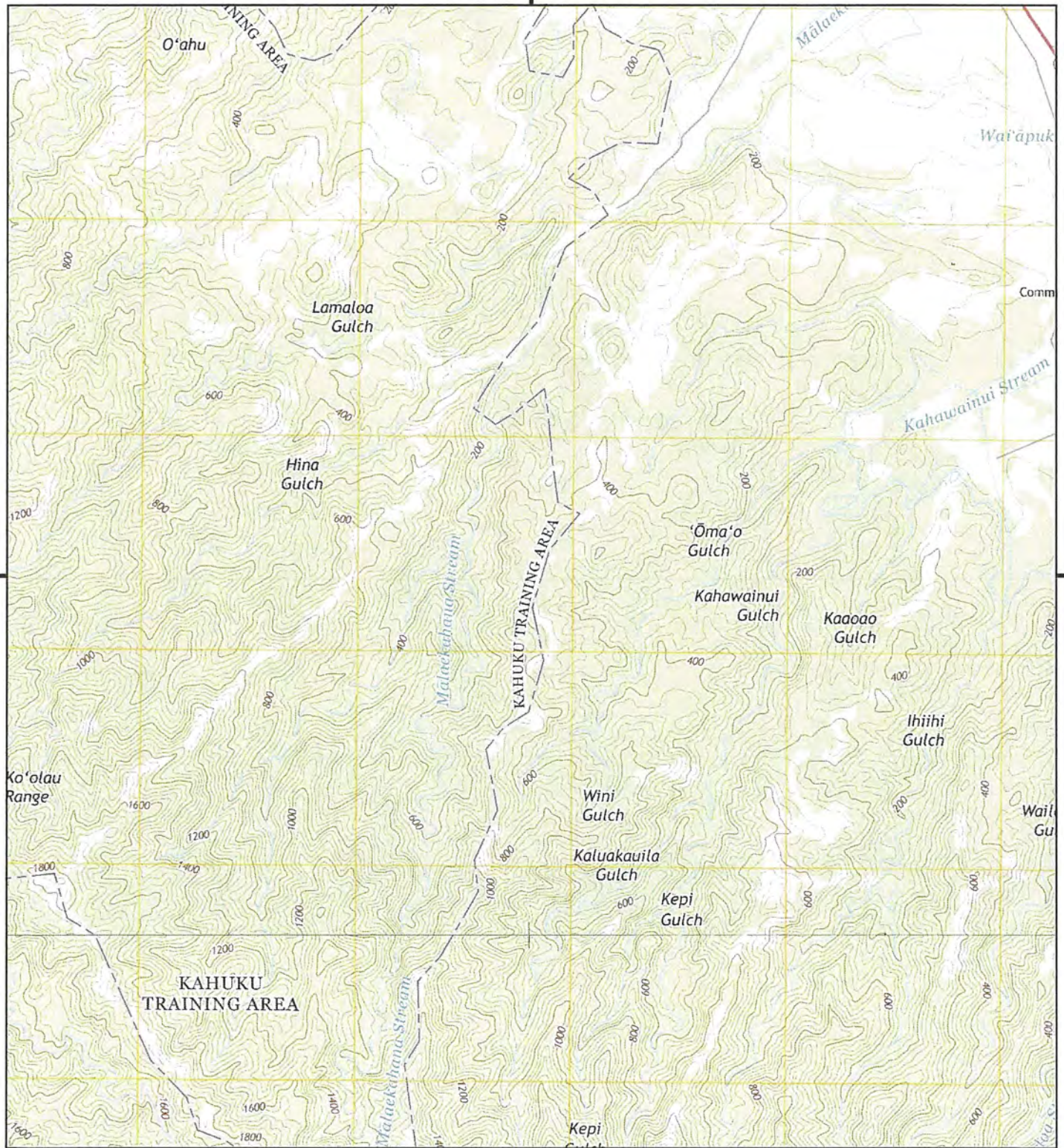
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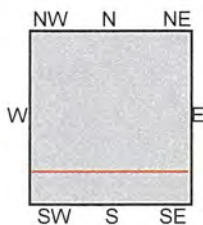
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 ADDRESS: No Address
 Haleiwa, HI 96712
 CLIENT: Ford Cnty Associates, Inc.





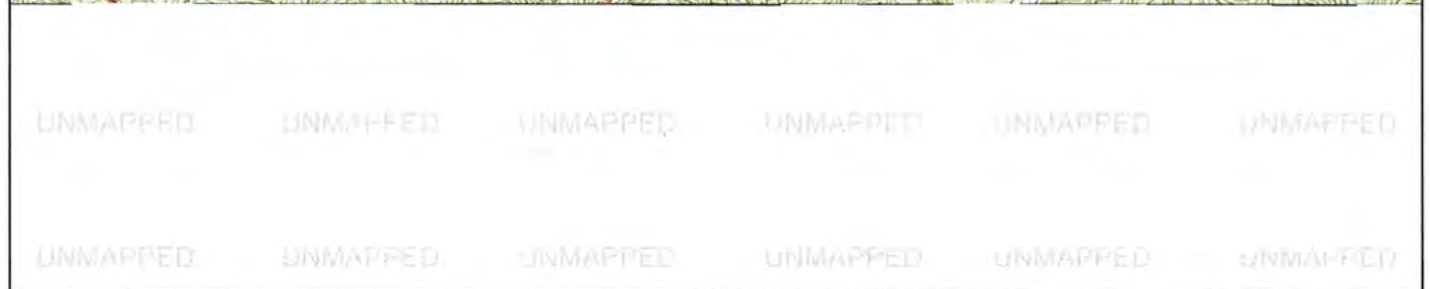
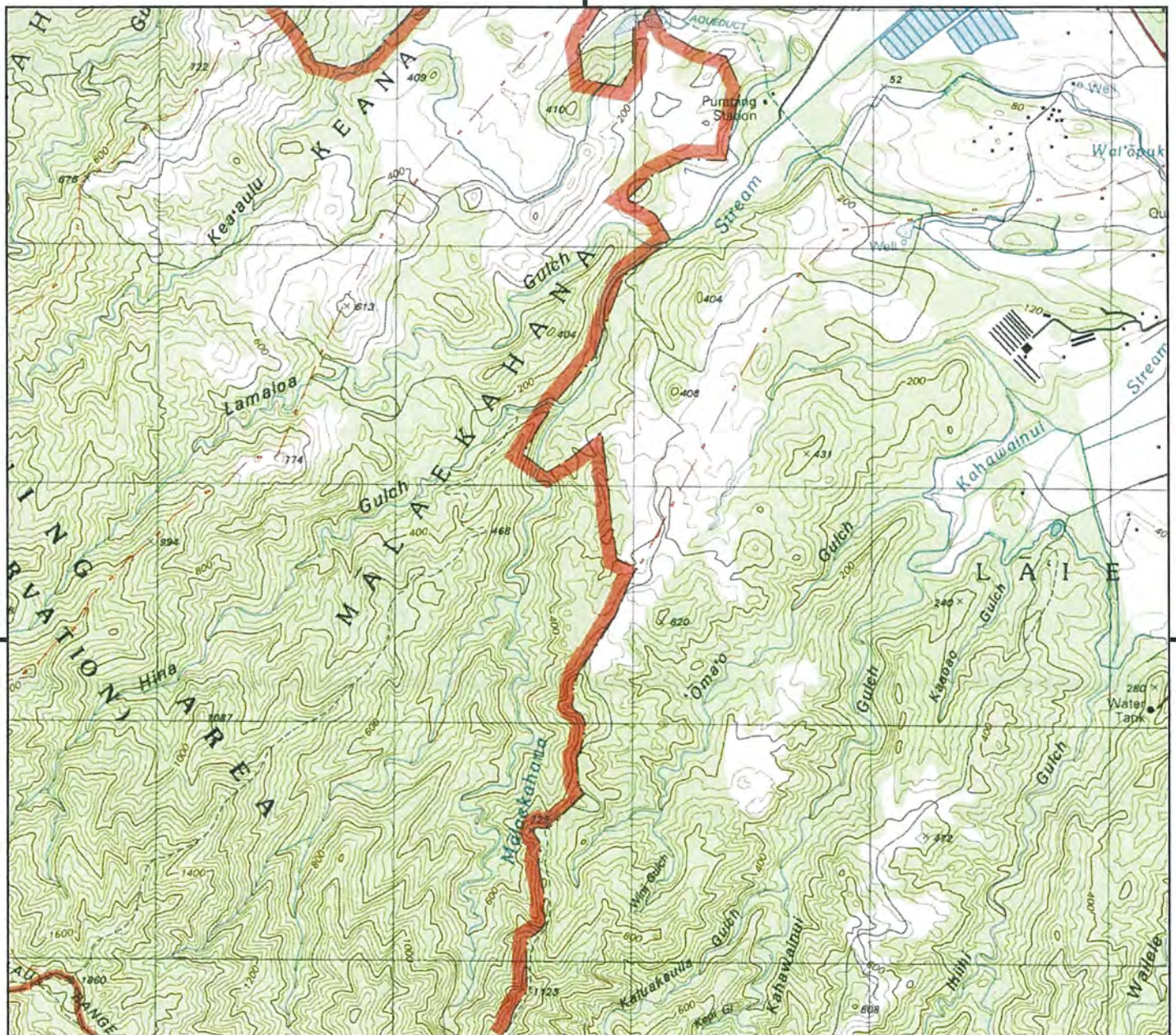
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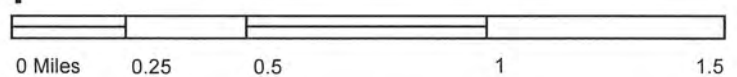
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ADDRESS: No Address
Haleiwa, HI 96712
CLIENT: Ford Cnty Associates, Inc.





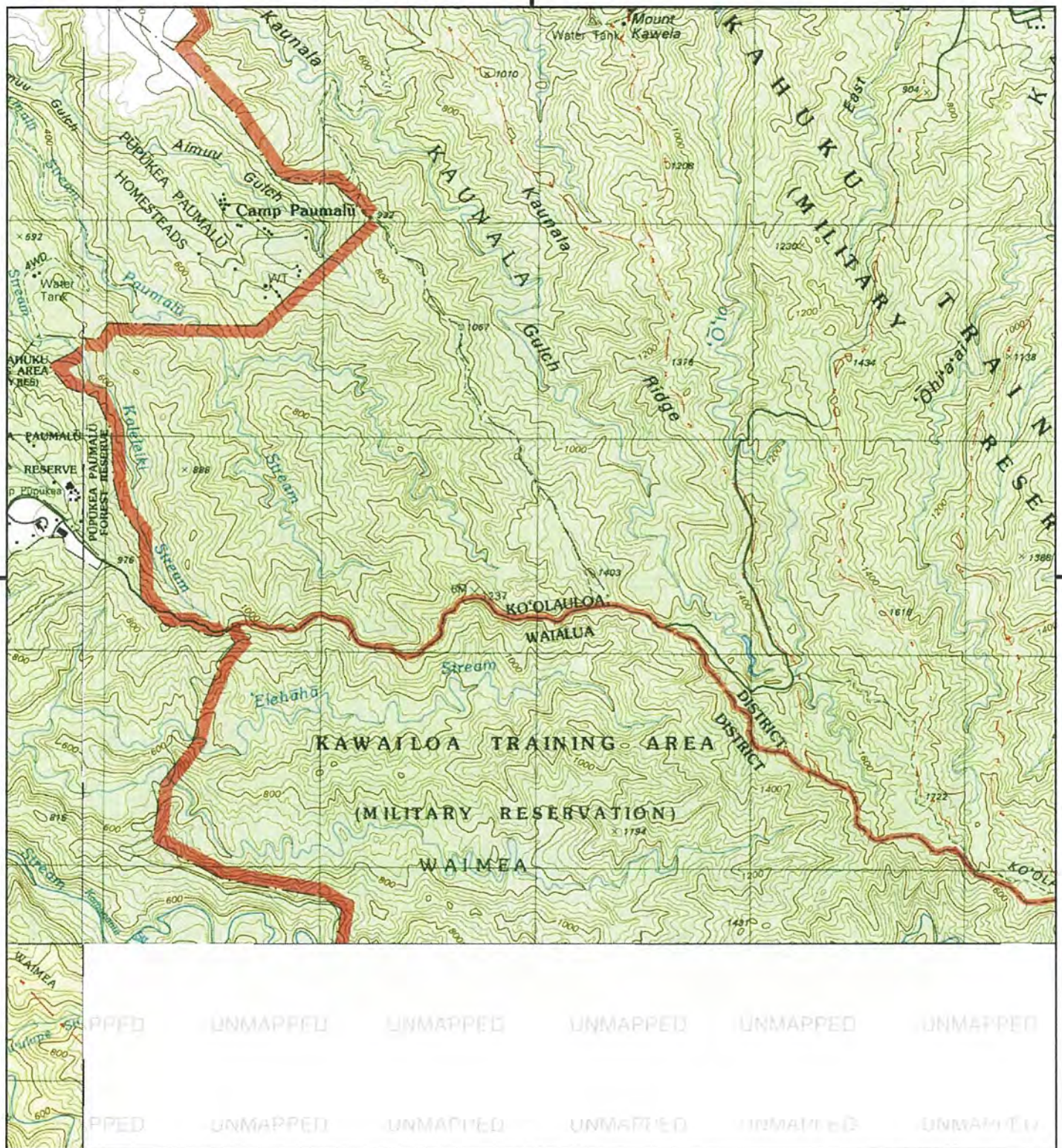
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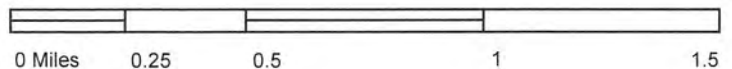
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 ADDRESS: No Address
 Haleiwa, HI 96712
 CLIENT: Ford Cnty Associates, Inc.





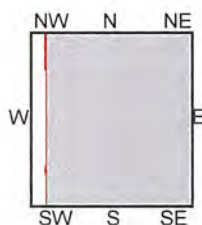
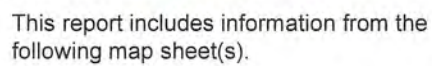
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NW, Waimea, 1998, 7.5-minute

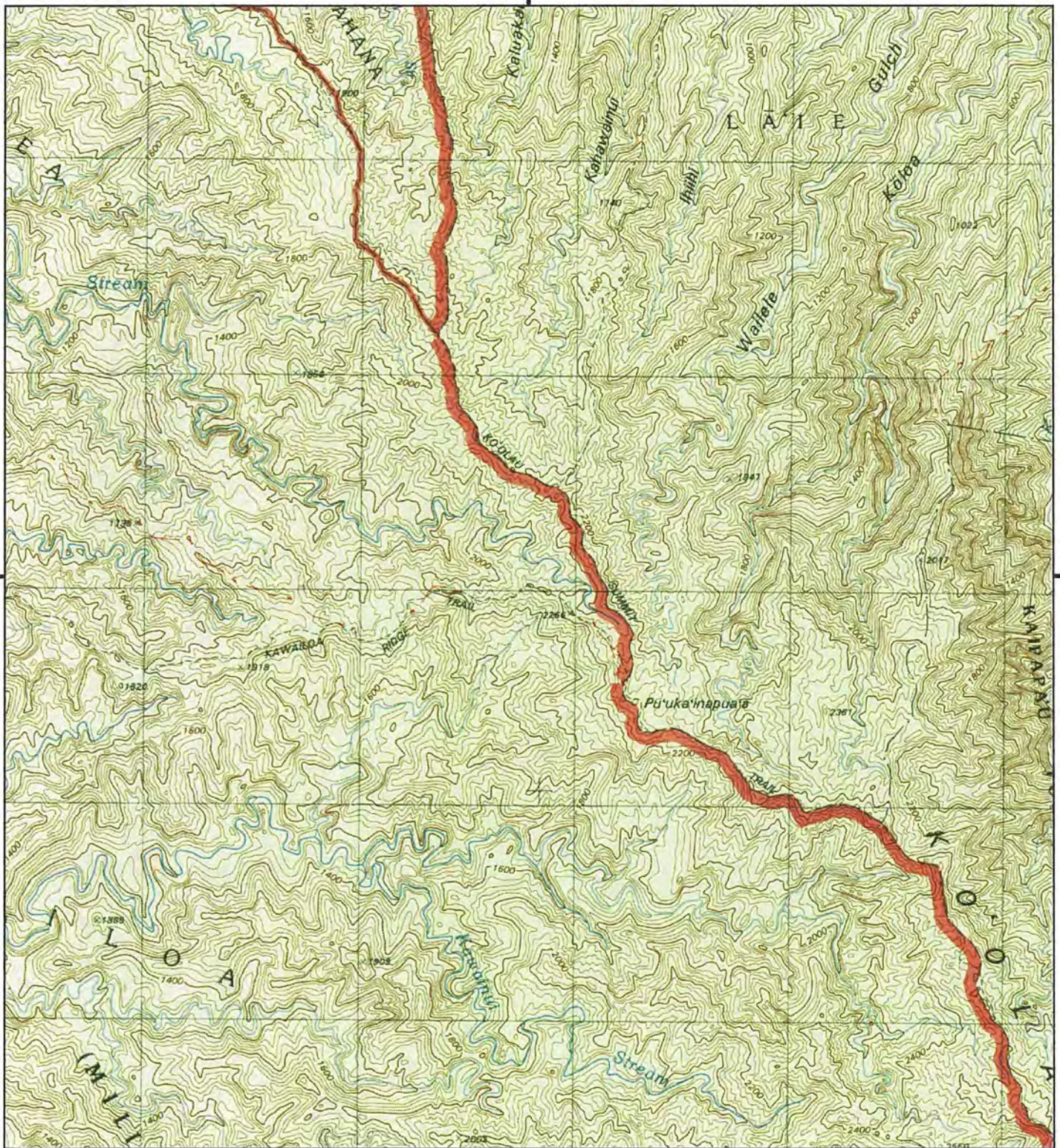
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Haleiwa, HI 96712
CLIENT: Ford Cnty Associates, Inc.



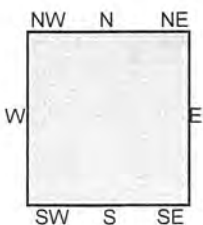
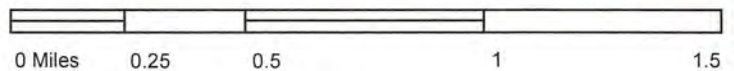


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Haleiwa, HI 96712
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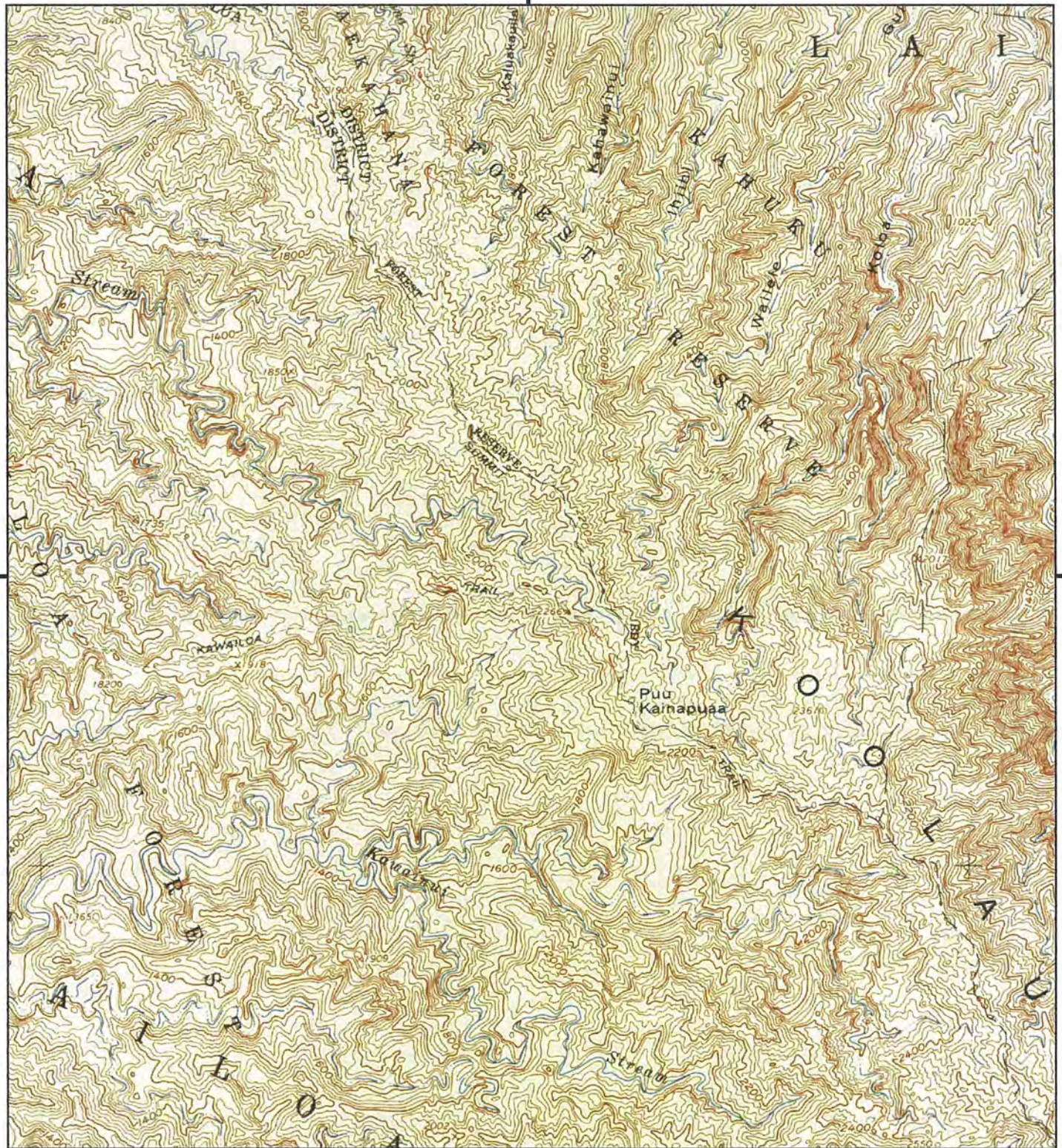
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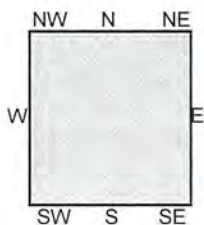
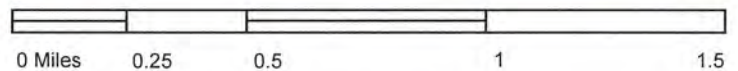
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 ADDRESS: No Address
 Haleiwa, HI 96712
 CLIENT: Ford Cnty Associates, Inc.





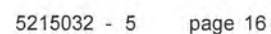
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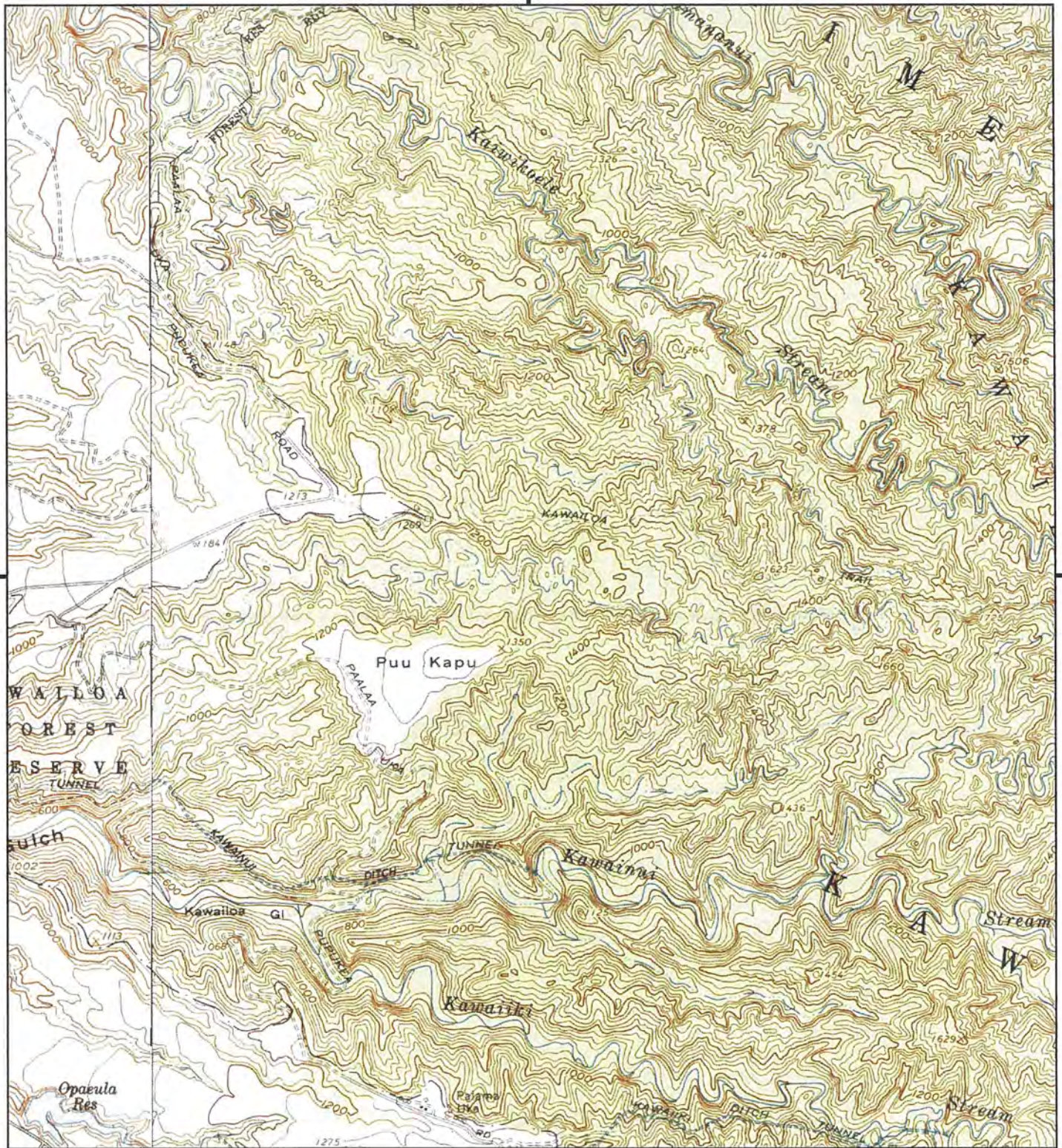


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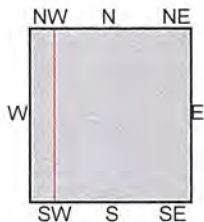
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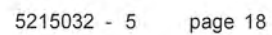
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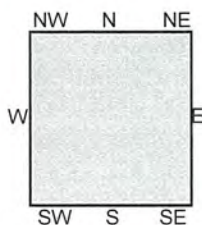
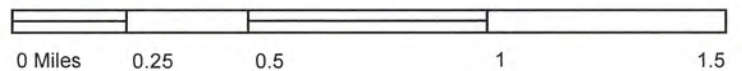
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ADDRESS: No Address
Haleiwa, HI 96712
CLIENT: Ford Canty Associates, Inc.







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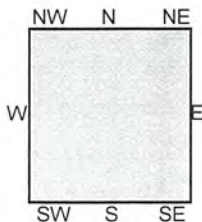
TP, OAHU, 1970, 15-minute

SITE NAME: 3,716-Acre Undeveloped Property
 ADDRESS: No Address
 Haleiwa, HI 96712
 CLIENT: Ford Cnty Associates, Inc.





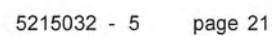
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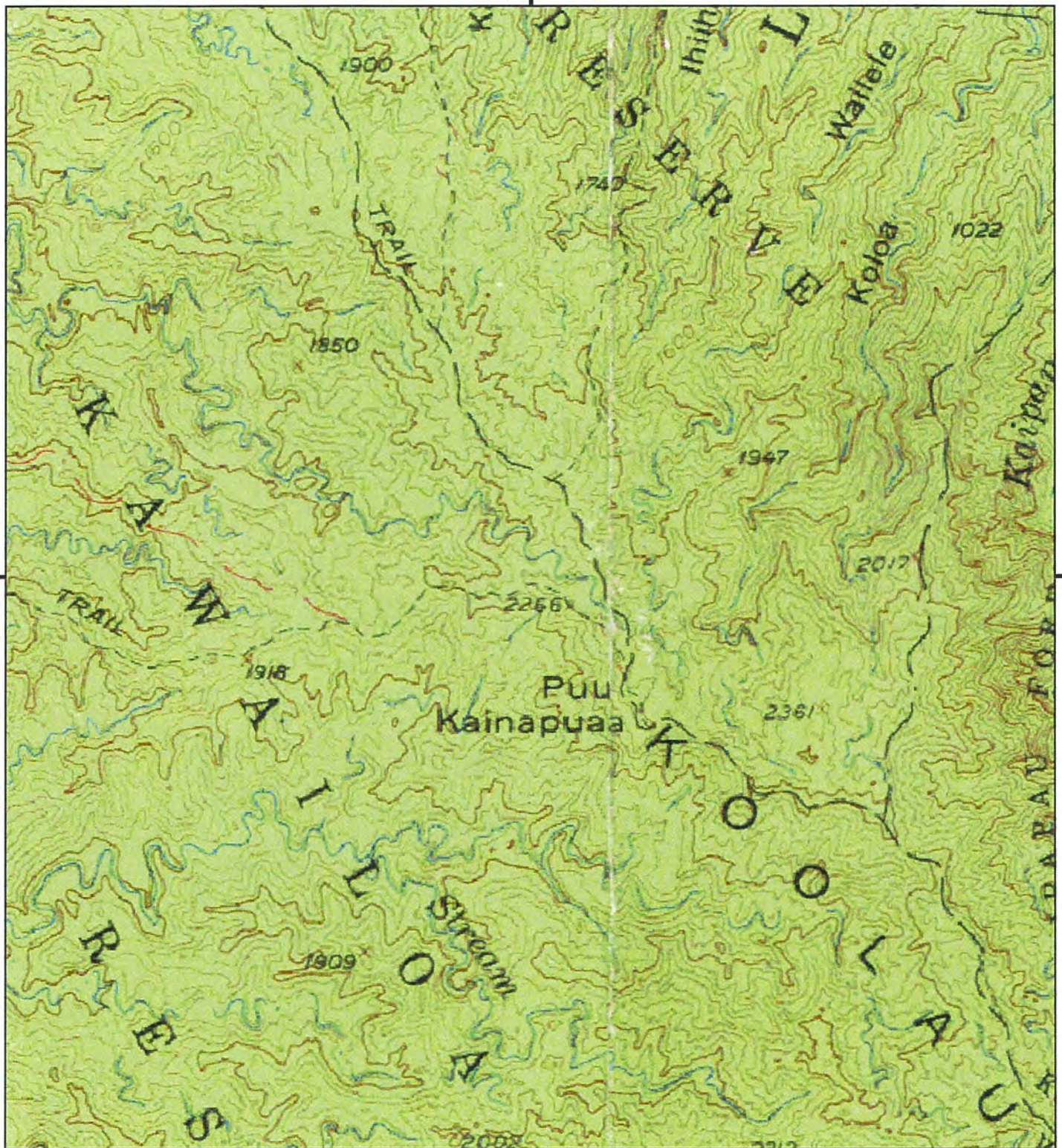


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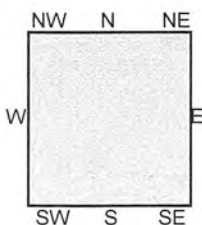
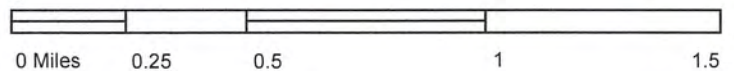
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 Haleiwa, HI 96712
 CLIENT: Ford Cnty Associates, Inc.







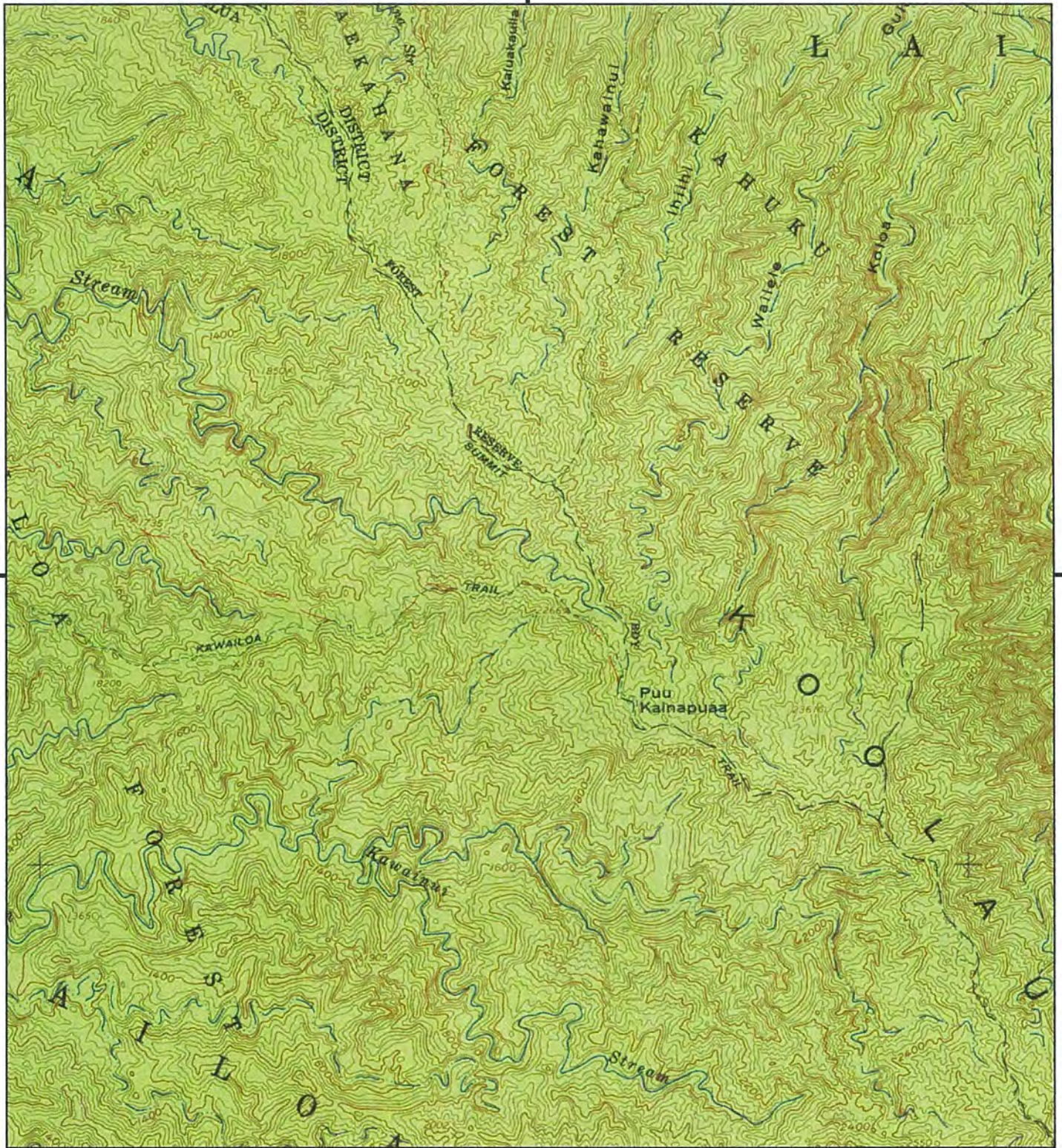
This report includes information from the following map sheet(s).



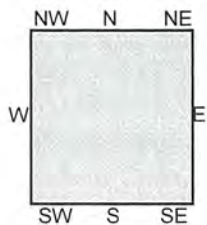
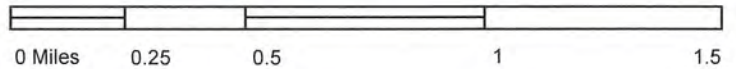
TP, OAHU, 1970, 15-minute

SITE NAME: 3,716-Acre Undeveloped Property
 ADDRESS: No Address
 Haleiwa, HI 96712
 CLIENT: Ford Canty Associates, Inc.





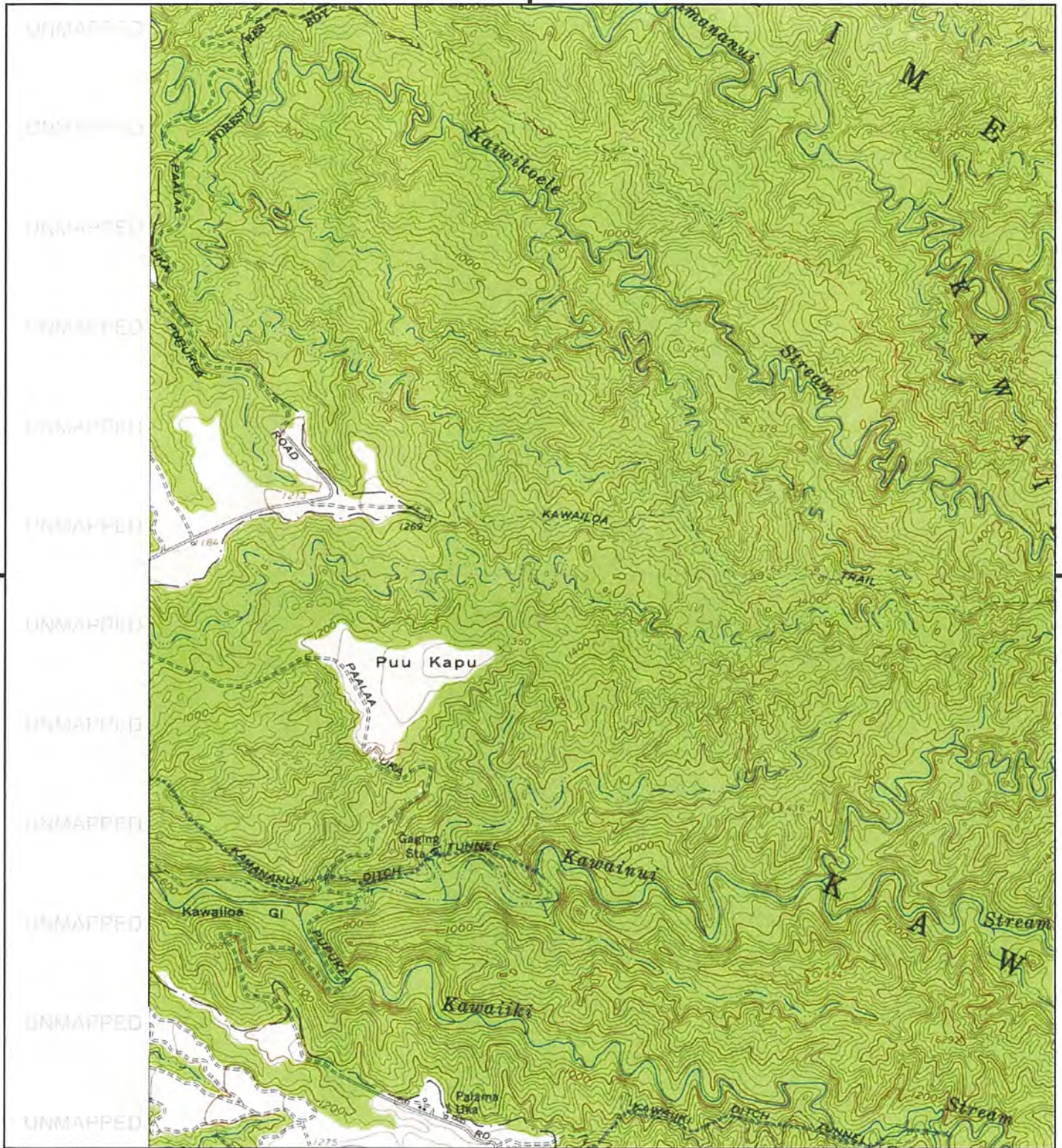
This report includes information from the following map sheet(s).



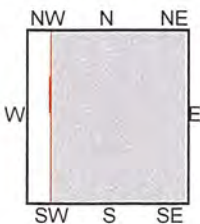
TP, Hauula, 1966, 7.5-minute

SITE NAME: 3,716-Acre Undeveloped Property
 ADDRESS: No Address
 Haleiwa, HI 96712
 CLIENT: Ford Cnty Associates, Inc.





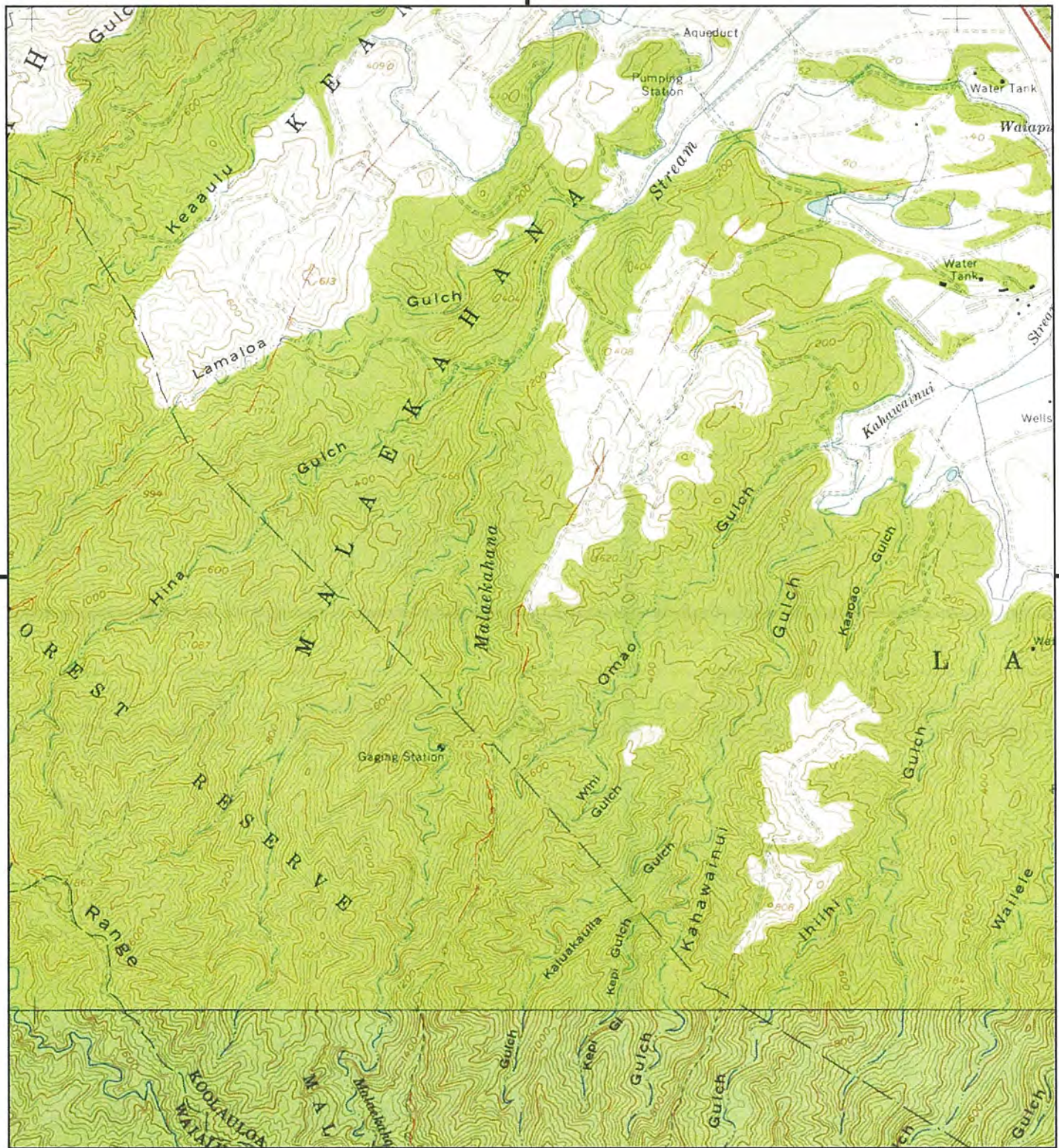
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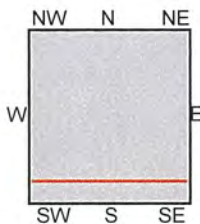
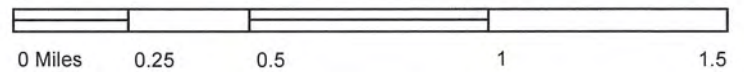
TP, Hauula, 1966, 7.5-minute

SITE NAME: 3,716-Acre Undeveloped Property
 ADDRESS: No Address
 Haleiwa, HI 96712
 CLIENT: Ford Cnty Associates, Inc.





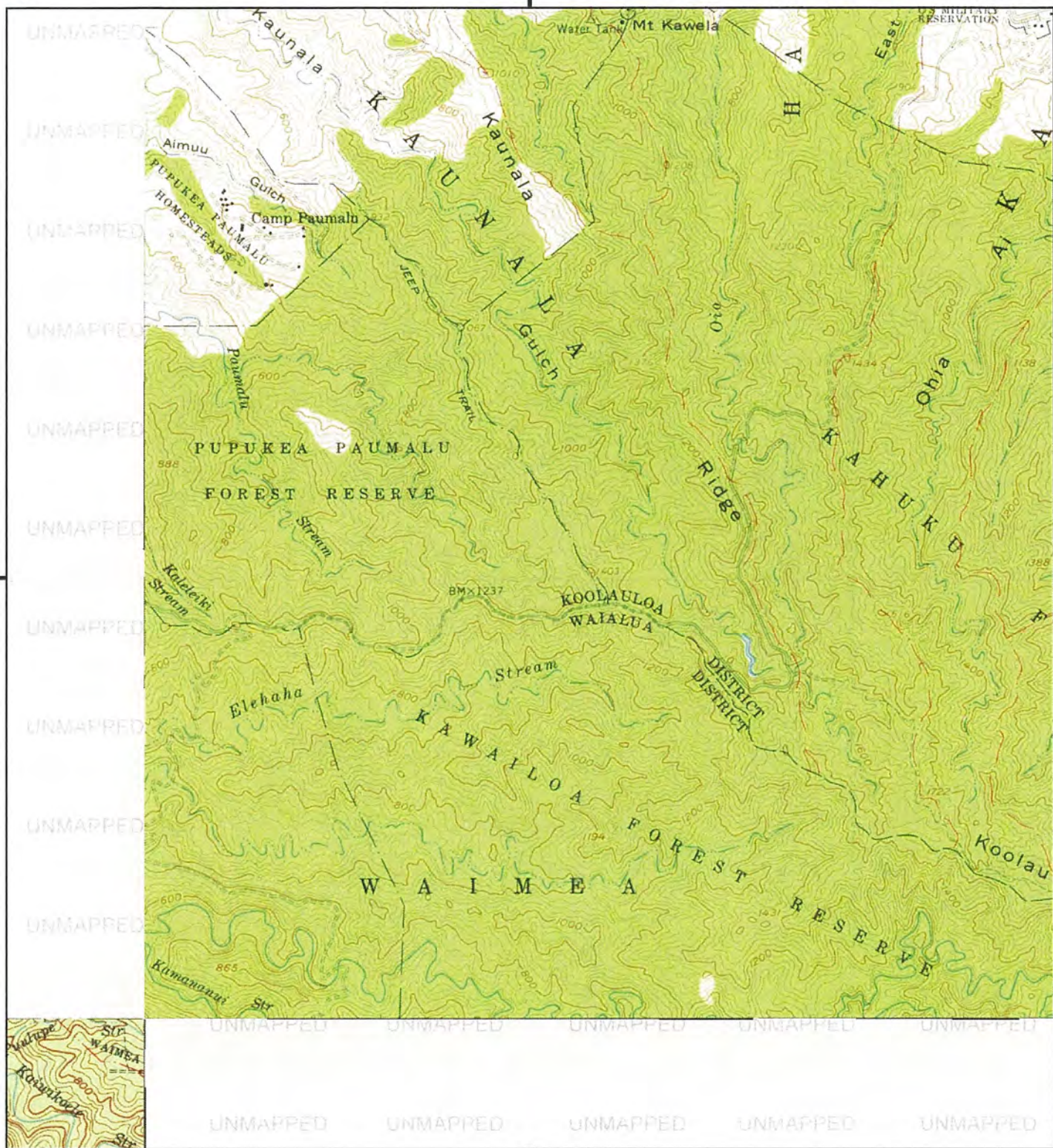
This report includes information from the following map sheet(s).



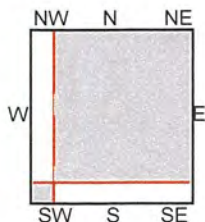
TP, Kahuku, 1965, 7.5-minute
S, Hauula, 1966, 7.5-minute

SITE NAME: 3,716-Acre Undeveloped Property
ADDRESS: No Address
Haleiwa, HI 96712
CLIENT: Ford Cnty Associates, Inc.





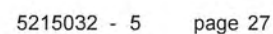
This report includes information from the following map sheet(s).

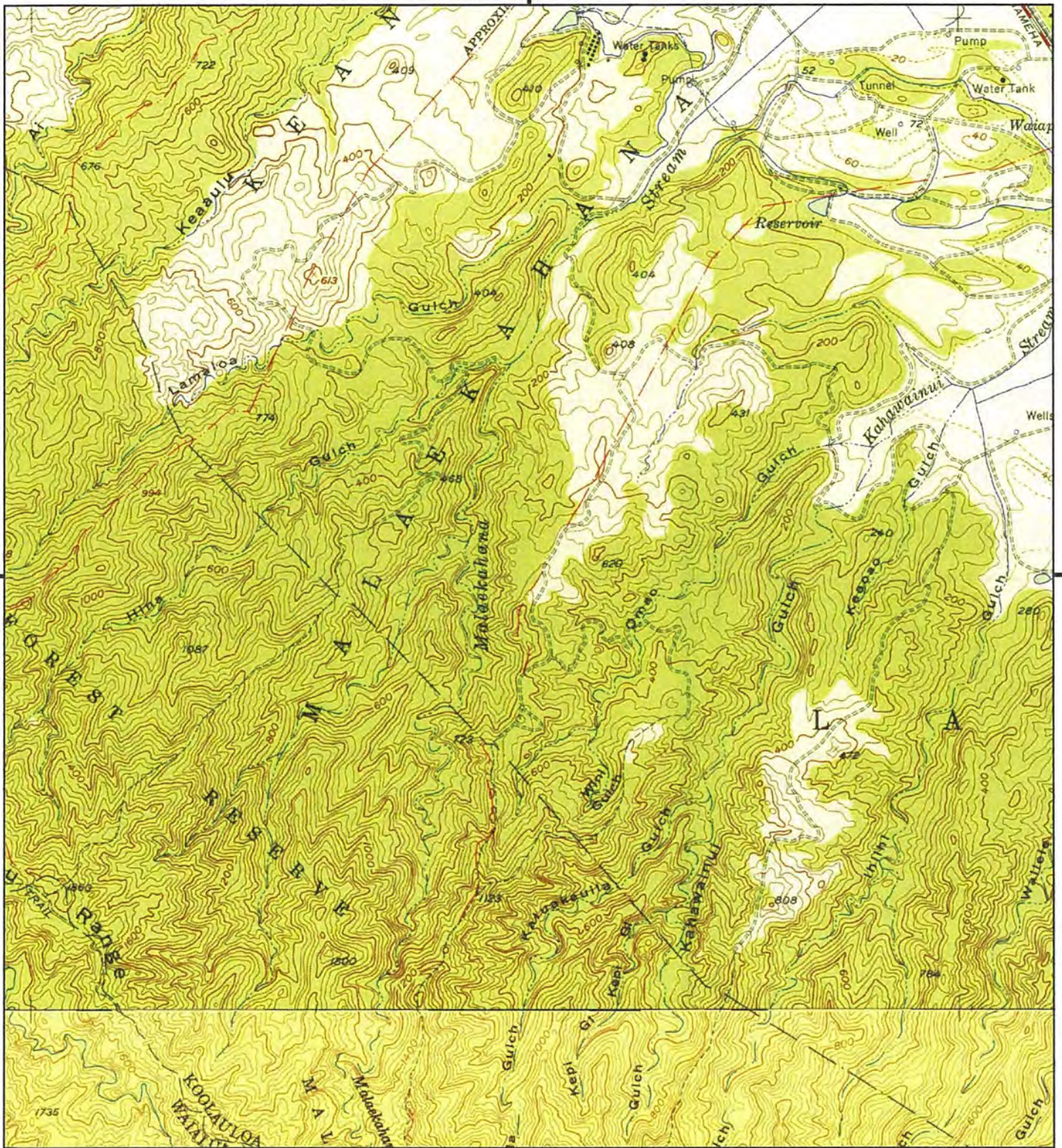


TP, Kahuku, 1965, 7.5-minute
SW, Haleiwa, 1960, 7.5-minute

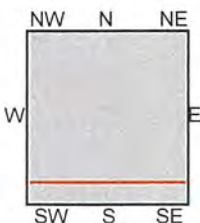
SITE NAME: 3,716-Acre Undeveloped Property
ADDRESS: No Address
Haleiwa, HI 96712
CLIENT: Ford Canty Associates, Inc.







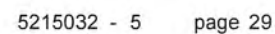
This report includes information from the following map sheet(s).

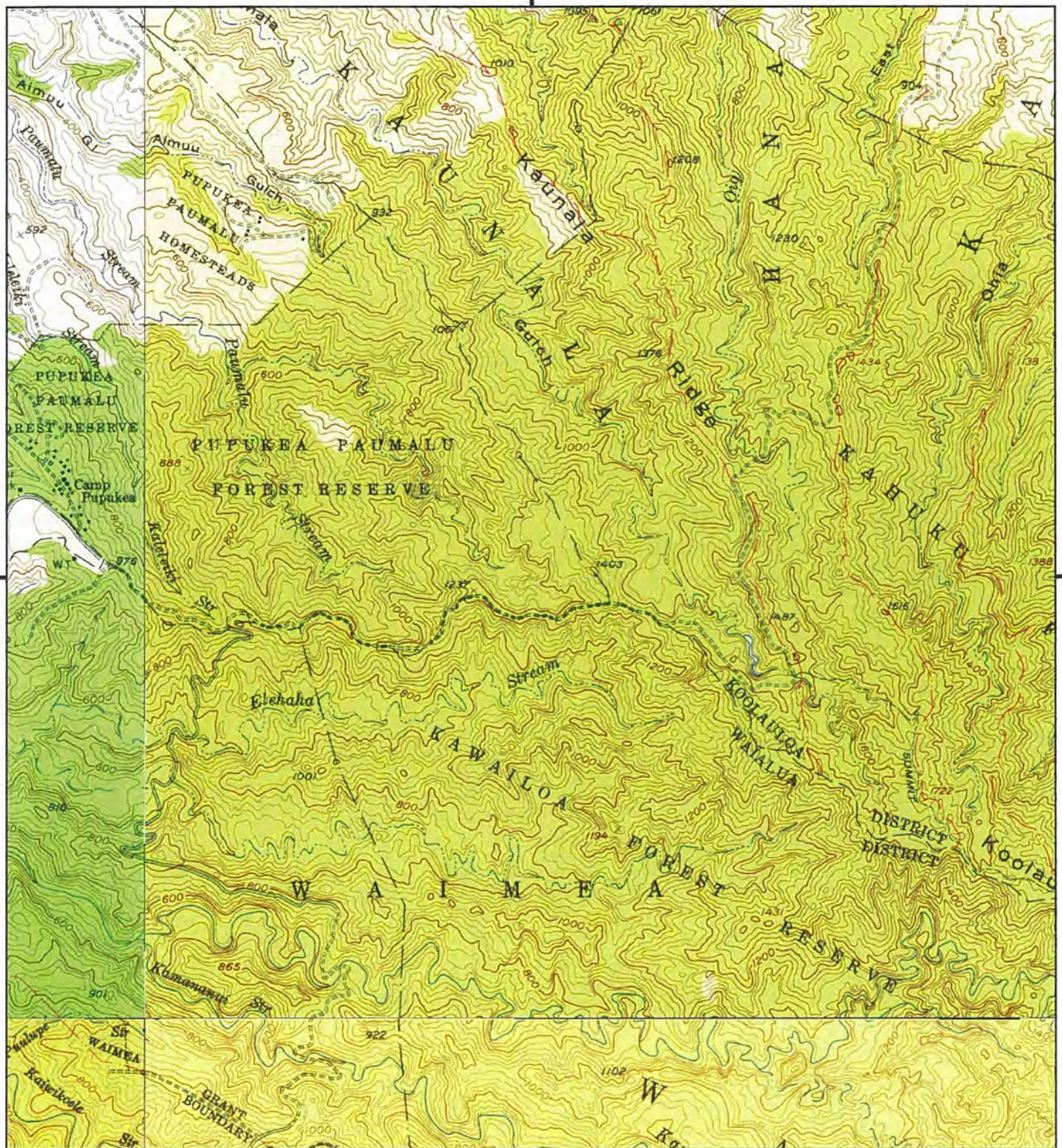


TP, Kahuku, 1954, 7.5-minute
S, Hauula, 1954, 7.5-minute

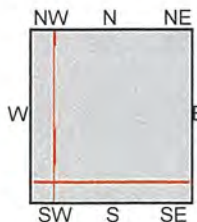
SITE NAME: 3,716-Acre Undeveloped Property
ADDRESS: No Address
Haleiwa, HI 96712
CLIENT: Ford Cnty Associates, Inc.







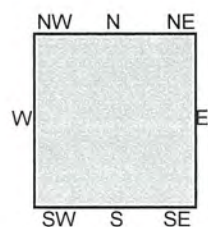
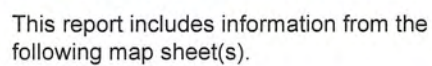
This report includes information from the following map sheet(s).



SE, Hauula, 1954, 7.5-minute
 SW, Haleiwa, 1953, 7.5-minute
 NW, Waimea, 1952, 7.5-minute
 T, Kahuku, 1954, 7.5-minute

SITE NAME: 3,716-Acre Undeveloped Property
 ADDRESS: No Address
 Haleiwa, HI 96712
 CLIENT: Ford Cnty Associates, Inc.





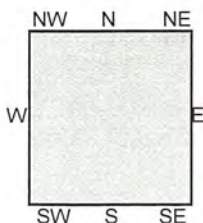
TP, KAIPAPAU, 1930, 7.5-minute

SITE NAME: 3,716-Acre Undeveloped Property
ADDRESS: No Address
Haleiwa, HI 96712
CLIENT: Ford Cnty Associates, Inc.





This report includes information from the following map sheet(s).



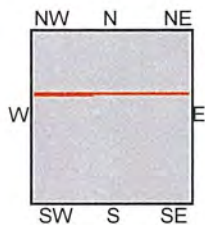
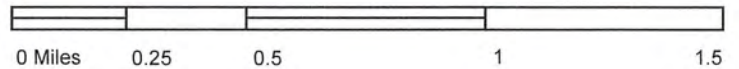
TP, KAIPAPAU, 1930, 7.5-minute

SITE NAME: 3,716-Acre Undeveloped Property
 ADDRESS: No Address
 Haleiwa, HI 96712
 CLIENT: Ford Cnty Associates, Inc.





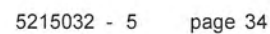
This report includes information from the following map sheet(s).



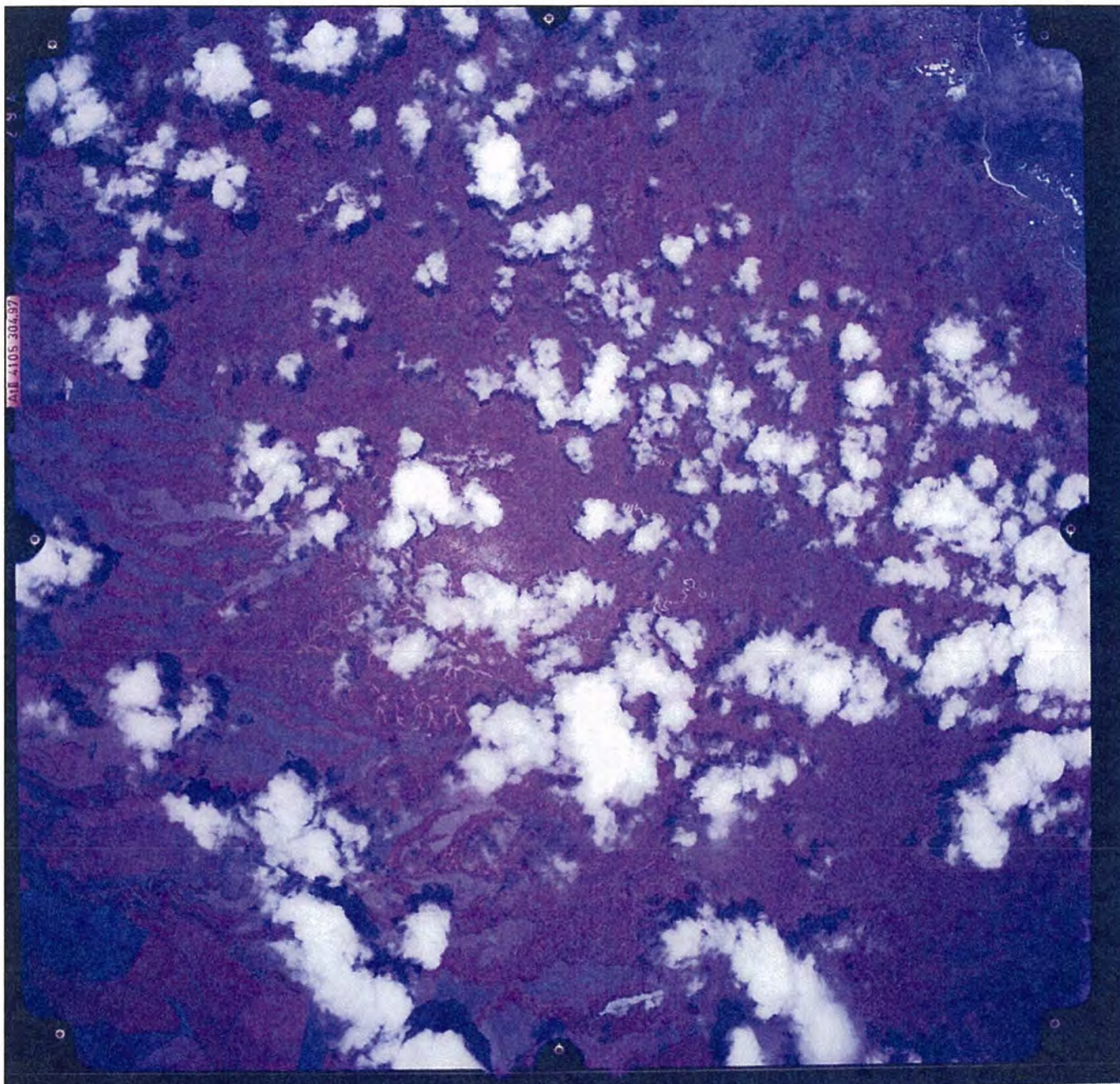
TP, KAIPAPAU, 1930, 7.5-minute
N, LAIE, 1930, 7.5-minute

SITE NAME: 3,716-Acre Undeveloped Property
ADDRESS: No Address
Haleiwa, HI 96712
CLIENT: Ford Cnty Associates, Inc.





APPENDIX C
AERIAL PHOTOGRAPHS



USGS
science for a changing world

AR575002147

Source: Environmental Data Resources, Inc.

FORD & ASSOCIATES, INC. ENVIRONMENTAL SCIENTISTS & ENGINEERS			Project: Aerial Photograph (1975) 3,716-Acre Undeveloped Property (Tax Map Key No.: [1] 6-3-001: Parcel 002) Waimea, Oahu, Hawaii	Aerial 1
Job Number:	18-1309	Created by:		
Date:	3/21/18	Reviewed By:	TS	
			Client: The Trust for Public Land	

2-9-77

6-48

GS-VEEE

6

Source: Environmental Data Resources, Inc.

FORD & ASSOCIATES, INC.
ENVIRONMENTAL SCIENTISTS & ENGINEERS

Job Number: 18-1309

Created by: JRC

Date: 3/21/18

Reviewed By: TS

Aerial Photograph (1977)

Project:

3,716-Acre Undeveloped Property
(Tax Map Key No.: [1] 6-3-001: Parcel 002)
Waimea, Oahu, Hawaii

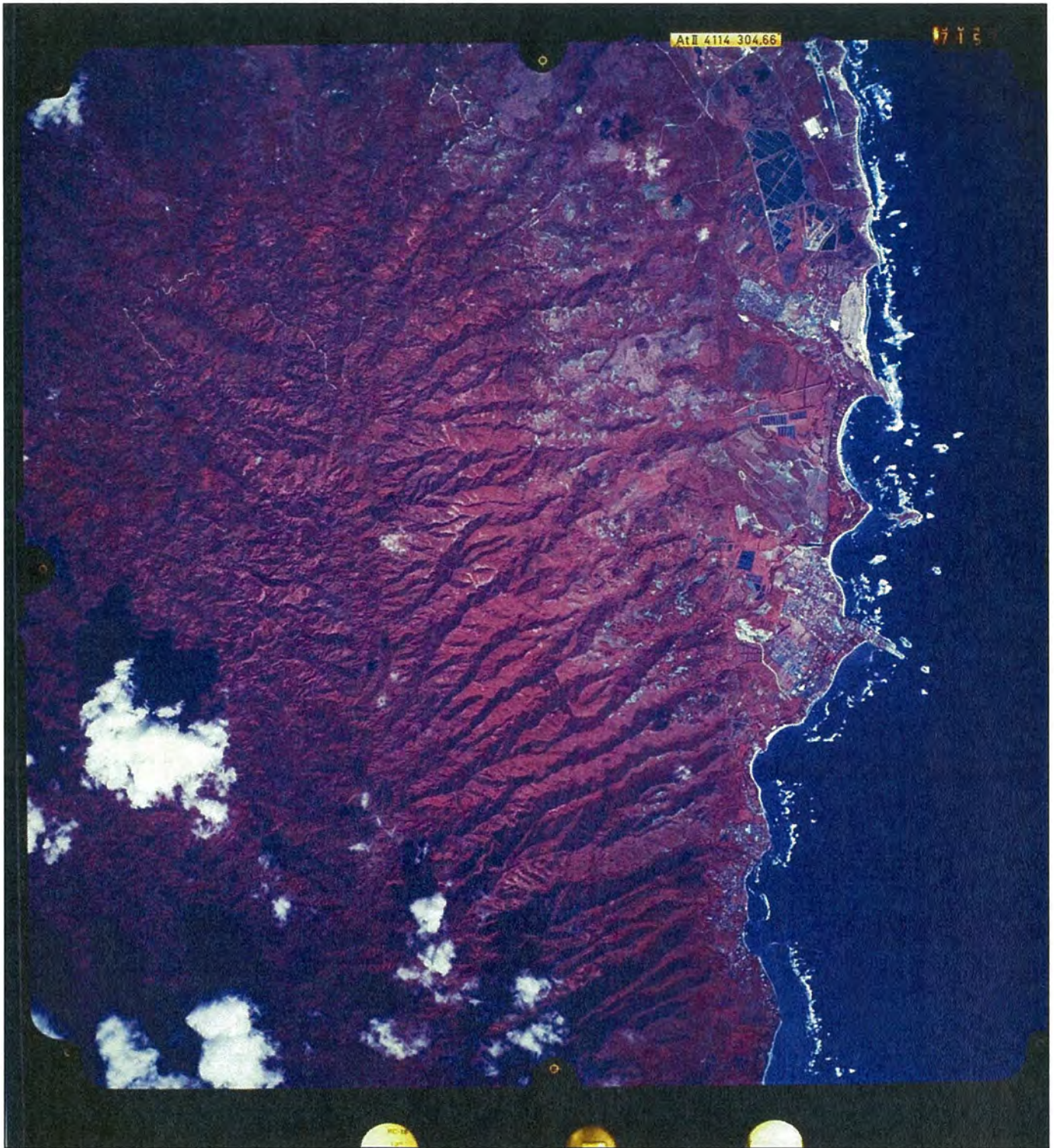
Client:

The Trust for Public Land**Aerial****2**



Source: Environmental Data Resources, Inc.

FORD & ASSOCIATES, INC. ENVIRONMENTAL SCIENTISTS & ENGINEERS		Project:	Aerial Photograph (1985) 3,716-Acre Undeveloped Property (Tax Map Key No.: [1] 6-3-001: Parcel 002) Waimea, Oahu, Hawaii	Aerial 3
		Job Number:		
		Created by:		
Date:	18-1309	Reviewed By:	Client:	
3/21/18	JRC	TS	The Trust for Public Land	



Source: Environmental Data Resources, Inc.

FORD & ASSOCIATES, INC. ENVIRONMENTAL SCIENTISTS & ENGINEERS		Project:	Aerial Photograph (1992)	Aerial 4
			3,716-Acre Undeveloped Property (Tax Map Key No.: [1] 6-3-001: Parcel 002) Waimea, Oahu, Hawaii	
Job Number:	18-1309	Created by:	JRC	
Date:	3/21/18	Reviewed By:	TS	
		Client:	The Trust for Public Land	

APPENDIX D

TITLE REPORT

REVISED 09/25/19
report date unchanged

PRELIMINARY REPORT
(No Liability Hereunder)

This report (and any revisions thereto) is issued solely for the convenience of the titleholder, the titleholder's agent, counsel, purchaser or mortgagee, or the person ordering it for the purpose of facilitating the issuance of a policy of title insurance by Title Guaranty of Hawaii, LLC and no liability will arise under this report.

SCHEDULE A

Title Guaranty of Hawaii, LLC (the "Company") hereby reports that, subject to those matters set forth in Schedule "B" hereof, the title to the estate or interest to the land described in Schedule "C" hereof is vested in:

DOLE FOOD COMPANY, INC.,
a North Carolina Corporation,
as Fee Owner

This report is dated as of March 13, 2019 at 8:00 a.m.

Inquiries concerning this report
should be directed to
JADE ODA.
Email joda@tghawaii.com
Fax (808) 521-0287
Telephone (808) 533-5667.
Refer to Order No. 201745610.

**SCHEDULE B
EXCEPTIONS**

1. Real Property Taxes, if any, that may be due and owing.

Tax Key: (1) 6-3-001-002 Area Assessed: 3,716.000 acres

2. Mineral and water rights of any nature.

3. Free flowage of Kamananui Stream as referenced on tax map.

4. LEASE

LESSOR : CASTLE & COOKE, INC., and WAIALUA SUGAR COMPANY,
INC., formerly known as Waialua Agricultural
Company, Limited

LESSEE : THE UNITED STATES OF AMERICA

DATED : February 10, 1969

FILED : Land Court Document No. 476557

RECORDED : Liber 6570 Page 1

TERM : commencing January 1, 1968 and ending on June 30,
1968 and thereafter from year to year

Said Lease is subject to any matters arising from or affecting
the same.

-Note:- Title Guaranty of Hawaii, Incorporated, is unable to
locate of record an extension of said Lease.

SCHEDULE B CONTINUED

5. FIRST LIEN MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES,
RENTS AND PROFITS, FINANCING STATEMENT AND FIXTURE FILING

MORTGAGOR : DOLE FOOD COMPANY INC, a North Carolina corporation

MORTGAGEE : MORGAN STANLEY SENIOR FUNDING, INC., a Delaware
corporation, as Administrative Agent

DATED : June 30, 2017

FILED : Land Court Document No. T-10047068

RECORDED : Document No. A-63950478

AMOUNT : in an aggregate amount up to \$2,100,000,000.00 -
covers the land described herein, besides other
land

6. SECOND LIEN MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES,
RENTS AND PROFITS, FINANCING STATEMENT AND FIXTURE FILING

MORTGAGOR : DOLE FOOD COMPANY INC, a North Carolina corporation

MORTGAGEE : BANK OF AMERICA, N.A., a national banking
association, as Administrative Agent

DATED : June 30, 2017

FILED : Land Court Document No. T-10047071

RECORDED : Document No. A-63950481

AMOUNT : in an aggregate amount up to \$500,000,000.00 -
covers the land described herein, besides other
land

SCHEDULE B CONTINUED

7. THIRD LIEN MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES, RENTS AND PROFITS, FINANCING STATEMENT AND FIXTURE FILING

MORTGAGOR : DOLE FOOD COMPANY INC, a North Carolina corporation

MORTGAGEE : WILMINGTON TRUST, NATIONAL ASSOCIATION, a national banking associaiton, as Collateral Agent

DATED : June 30, 2017

FILED : Land Court Document No. T-10047074

RECORDED : Document No. A-63950484

AMOUNT : \$300,000,000.00 - covers the land described herein, besides other land

8. Claims arising out of customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural, religious, access or gathering purposes, as provided for in the Hawaii Constitution or the Hawaii Revised Statutes.
9. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other matters which a correct survey or archaeological study would disclose.
10. Any unrecorded leases and matters arising from or affecting the same.
11. The land has no recorded access to a public roadway.
- Note:- The Company will not insure or otherwise be liable for any loss or damage by reason of lack of access to and from the land.

END OF SCHEDULE B

SCHEDULE C

All of that certain parcel of land situate at Waimea, District of Koolauloa, City and County of Honolulu, State of Hawaii, being portions of Royal Patent Grant Number 880 to Kaeliwai and Mahele Award Number 13 to Paalua, an undivided 422/588th interest of which has been registered in the Land Court of the State of Hawaii (as portions of Land Court Application 561), the remaining undivided 166/588th interest thereof being still unregistered, described as follows:

LOT 1-C, area 3,716.000 acres, more or less, as shown on Map 6, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 561 of Mary F. Van Valkenburg and others.

Being land(s) described in Transfer Certificate of Title No. 71,653 issued to DOLE FOOD COMPANY, INC., a Hawaiian corporation, as to an undivided 422/588th interest.

BEING THE PREMISES ACQUIRED BY DEED

GRANTOR : WAIALUA LIQUIDATING COMPANY, LIMITED, a Hawaiian corporaiton, formerly known as Waialua Agricultural Company, Limited

GRANTEE : HELEMANO COMPANY, LIMITED, a Hawaiian corporation

DATED : December 14, 1948

FILED : Land Court Document No. 106587

RECORDED : Liber 2188 Page 379

END OF SCHEDULE C

GENERAL NOTES

1. Filed with the Department of Commerce and Consumer Affairs of the State of Hawaii (Business Registration), is the merger of HELEMANO COMPANY, LIMITED, with and into CASTLE & COOKE, LIMITED, by Certificate of Merger dated May 29, 1958, recorded in Liber 3435 at Page 270.
2. The name of CASTLE & COOKE, LIMITED, was changed to CASTLE & COOKE, INC. by instrument dated May 29, 1958, filed as Land Court Document No. 216067, and recorded in Liber 3435 at Page 275.
3. Land Court Order No. 103307, filed August 6, 1991. sets forth the change of name of CASTLE & COOKE, INC., to DOLE FOOD COMPANY, INC., a Hawaii corporation.
4. Filed with the Department of Commerce and Consumer Affairs of the State of Hawaii (Business Registration), is the merger of DOLE FOOD COMPANY, INC., a Hawaii corporation, with DFCM, INC., a Delaware corporation, into DOLE FOOD COMPANY, INC., a Delaware corporation, on June 30, 2001, filed as Land Court Document No. 2906619.
5. DOLE FOOD COMPANY, INC., a Delaware corporation, was converted to DOLE FOOD COMPANY, INC., a North Carolina corporation, as set forth by Order filed as Land Court Document No. T-9831245.

GUIDELINES FOR THE ISSUANCE OF INSURANCE

- A. Taxes shown in Schedule B are as of the date such information is available from the taxing authority. Evidence of payment of all taxes and assessments subsequent to such date must be provided prior to recordation.
- B. Evidence of authority regarding the execution of all documents pertaining to the transaction is required prior to recordation. This includes corporate resolutions, copies of partnership agreements, powers of attorney and trust instruments.
- C. If an entity (corporation, partnership, limited liability company, etc.) is not registered in Hawaii, evidence of its formation and existence under the laws where such entity is formed must be presented prior to recordation.
- D. If the transaction involves a construction loan, the following is required:
 - (1) a letter confirming that there is no construction prior to recordation; or
 - (2) if there is such construction, appropriate indemnity agreements, financial statements and other relevant information from the owner, developer, general contractor and major sub-contractors must be submitted to the Company for approval at least one week prior to the anticipated date of recordation.

Forms are available upon request from the Company.

- E. Chapter 669, Hawaii Revised Statutes, sets forth acceptable tolerances for discrepancies in structures or improvements relative to private property boundaries for various classes of real property. If your survey map shows a position discrepancy that falls within the tolerances of Chapter 669, call your title officer as affirmative coverage may be available to insured lenders.
- F. The right is reserved to make additional exceptions and/or requirements upon examination of all documents submitted in connection with this transaction.
- G. If a policy of title insurance is issued, it will exclude from coverage all matters set forth in Schedule B of this report and in the printed Exclusions from Coverage contained in an ALTA policy or in the Hawaii Standard Owner's Policy, as applicable. Different forms may have different exclusions and should be reviewed. Copies of the policy forms are available upon request from the Company or on our website at www.tghawaii.com.
- H. Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

DATE PRINTED: 9/25/2019

STATEMENT OF ASSESSED VALUES AND REAL PROPERTY TAXES DUE

TAX MAP KEY

DIVISION ZONE SECTION PLAT PARCEL HPR NO.
(1) 6 3 001 002 0000

CLASS: PRESERVATION

AREA ASSESSED: 3716.000 AC

ASSESSED VALUES FOR CURRENT YEAR TAXES: 2019

The records of this division show the assessed values and taxes on the property designated by Tax Key shown above are as follows:

BUILDING	\$	0
EXEMPTION	\$	0
NET VALUE	\$	0
LAND	\$	3,236,600
EXEMPTION	\$	0
NET VALUE	\$	3,236,600
TOTAL NET VALUE	\$	3,236,600

Installment (1 - due 8/20; 2 - due 2/20) Tax Info As Of - 2/20/2019

Tax Year	Installment	Tax Amount	Penalty Amount	Interest Amount	Other Amount	Total Amount	
2019	2	9,224.31				9,224.31	PENDING
2019	1	9,224.31				9,224.31	PENDING
2018	2	9,224.31				9,224.31	PAID
2018	1	9,224.31				9,224.31	PAID
2017	2	10,643.61				10,643.61	PAID
2017	1	10,643.61				10,643.61	PAID

Total Amount Due: 18,448.62

Penalty and Interest Computed to: 2/20/2019

The real property tax information provided is based on information furnished by the respective counties, is deemed reliable but not guaranteed, and no warranties are given express or implied. Billing and tax collection details may have changed. Please refer to the appropriate county real property tax offices for any further information or updates for the subject property.

APPENDIX E

REGULATORY DATABASE REPORT

3,716-Acre Undeveloped Waimea Property

No Address

Haleiwa, HI 96712

Inquiry Number: 5789736.2s

September 13, 2019

The EDR Radius Map™ Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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<u>SECTION</u>	<u>PAGE</u>
Executive Summary	ES1
Overview Map	2
Detail Map	3
Map Findings Summary	4
Map Findings	8
Orphan Summary	10
Government Records Searched/Data Currency Tracking	GR-1

GEOCHECK ADDENDUM

GeoCheck - Not Requested

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

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

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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), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

NO ADDRESS
HALEIWA, HI 96712

COORDINATES

Latitude (North): 21.6149820 - 21° 36' 53.93"
Longitude (West): 157.9866710 - 157° 59' 12.01"
Universal Transverse Mercator: Zone 4
UTM X (Meters): 604882.3
UTM Y (Meters): 2390413.0
Elevation: 1387 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	5941629 HAUULA, HI
Version Date:	2013
North Map:	5941073 KAHUKU, HI
Version Date:	2013
Southwest Map:	5941345 HALEIWA, HI
Version Date:	2013
Northwest Map:	5941357 WAIMEA, HI
Version Date:	2013

MAPPED SITES SUMMARY

Target Property Address:
NO ADDRESS
HALEIWA, HI 96712

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
1	ARTILLERY IMPACT ARE		UXO	Lower	13470, 2.551, East
A2	WAIMEA FALLS PARK		FUDS	Lower	14059, 2.663, WNW
A3	AMMUNITION BUNKER AR		UXO	Lower	14059, 2.663, WNW

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

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

DATABASES WITH NO MAPPED SITES

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

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
NPL LIENS..... Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL..... National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY..... Federal Facility Site Information listing
SEMS..... Superfund Enterprise Management System

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE..... Superfund Enterprise Management System Archive

Federal RCRA CORRACTS facilities list

CORRACTS..... Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

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

Federal RCRA generators list

RCRA-LQG..... RCRA - Large Quantity Generators
RCRA-SQG..... RCRA - Small Quantity Generators
RCRA-VSQG..... RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

Federal institutional controls / engineering controls registries

LUCIS..... Land Use Control Information System

EXECUTIVE SUMMARY

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 CERCLIS

SHWS..... Sites List

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

SWF/LF..... Permitted Landfills in the State of Hawaii

State and tribal leaking storage tank lists

LUST..... Leaking Underground Storage Tank Database
INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

FEMA UST..... Underground Storage Tank Listing
UST..... Underground Storage Tank Database
INDIAN UST..... Underground Storage Tanks on Indian Land

State and tribal institutional control / engineering control registries

ENG CONTROLS..... Engineering Control Sites
INST CONTROL..... Sites with Institutional Controls

State and tribal voluntary cleanup sites

VCP..... Voluntary Response Program Sites
INDIAN VCP..... Voluntary Cleanup Priority Listing

State and tribal Brownfields sites

BROWNFIELDS..... Brownfields Sites

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

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

Local Lists of Landfill / Solid Waste Disposal Sites

INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands
DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations
ODI..... Open Dump Inventory
IHS OPEN DUMPS..... Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL..... Delisted National Clandestine Laboratory Register

EXECUTIVE SUMMARY

CDL..... Clandestine Drug Lab Listing
 US CDL..... National Clandestine Laboratory Register

Local Land Records

LIENS 2..... CERCLA Lien Information

Records of Emergency Release Reports

HMIRS..... Hazardous Materials Information Reporting System
 SPILLS..... Release Notifications
 SPILLS 90..... SPILLS 90 data from FirstSearch

Other Ascertainable Records

RCRA NonGen / NLR..... RCRA - Non Generators / No Longer Regulated
 DOD..... Department of Defense Sites
 SCRDRYCLEANERS..... State Coalition for Remediation of Drycleaners Listing
 US FIN ASSUR..... Financial Assurance Information
 EPA WATCH LIST..... EPA WATCH LIST
 2020 COR ACTION..... 2020 Corrective Action Program List
 TSCA..... Toxic Substances Control Act
 TRIS..... Toxic Chemical Release Inventory System
 SSTs..... Section 7 Tracking Systems
 ROD..... Records Of Decision
 RMP..... Risk Management Plans
 RAATS..... RCRA Administrative Action Tracking System
 PRP..... Potentially Responsible Parties
 PADS..... PCB Activity Database System
 ICIS..... Integrated Compliance Information System
 FTTS..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
 MLTS..... Material Licensing Tracking System
 COAL ASH DOE..... Steam-Electric Plant Operation Data
 COAL ASH EPA..... Coal Combustion Residues Surface Impoundments List
 PCB TRANSFORMER..... PCB Transformer Registration Database
 RADINFO..... Radiation Information Database
 HIST FTTS..... FIFRA/TSCA Tracking System Administrative Case Listing
 DOT OPS..... Incident and Accident Data
 CONSENT..... Superfund (CERCLA) Consent Decrees
 INDIAN RESERV..... Indian Reservations
 FUSRAP..... Formerly Utilized Sites Remedial Action Program
 UMTRA..... Uranium Mill Tailings Sites
 LEAD SMELTERS..... Lead Smelter Sites
 US AIRS..... Aerometric Information Retrieval System Facility Subsystem
 US MINES..... Mines Master Index File
 ABANDONED MINES..... Abandoned Mines
 FINDS..... Facility Index System/Facility Registry System
 DOCKET HWC..... Hazardous Waste Compliance Docket Listing
 ECHO..... Enforcement & Compliance History Information
 FUELS PROGRAM..... EPA Fuels Program Registered Listing
 AIRS..... List of Permitted Facilities
 DRYCLEANERS..... Permitted Drycleaner Facility Listing
 Financial Assurance..... Financial Assurance Information Listing
 LEAD..... LEAD

EXECUTIVE SUMMARY

UIC..... Underground Injection Wells Listing

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP..... EDR Proprietary Manufactured Gas Plants
EDR Hist Auto..... EDR Exclusive Historical Auto Stations
EDR Hist Cleaner..... EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

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

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

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

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

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

ADDITIONAL ENVIRONMENTAL RECORDS

Other Ascertainable Records

FUDS: The Listing includes locations of Formerly Used Defense Sites Properties where the US Army Corps Of Engineers is actively working or will take necessary cleanup actions.

A review of the FUDS list, as provided by EDR, and dated 05/15/2019 has revealed that there is 1 FUDS site within approximately 3 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WAIMEA FALLS PARK		WNW >2 (2.663 mi.)	A2	8

EXECUTIVE SUMMARY

UXO: A listing of unexploded ordnance site locations

A review of the UXO list, as provided by EDR, and dated 12/31/2017 has revealed that there are 2 UXO sites within approximately 3 miles of the target property.

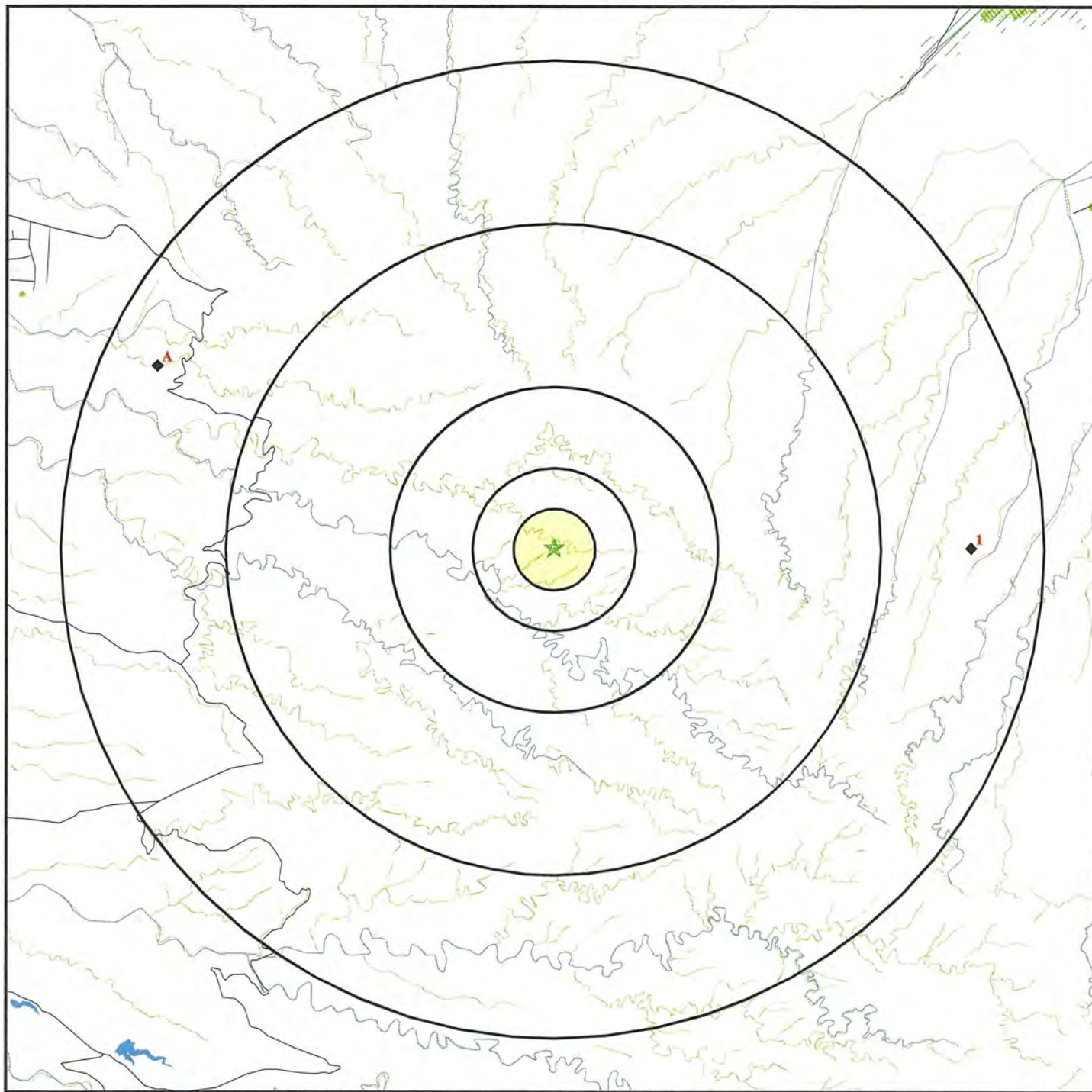
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ARTILLERY IMPACT ARE		E >2 (2.551 mi.)	1	8
AMMUNITION BUNKER AR		WNW >2 (2.663 mi.)	A3	9

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 3 records.

<u>Site Name</u>	<u>Database(s)</u>
KAWAILOA LANDFILL	SHWS
HANAKAILIO BEACH	SEMS-ARCHIVE
CITY AND COUNTY OF HONOLULU, KAWAI	SWF/LF

OVERVIEW MAP - 5789736.2S



- ★ 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

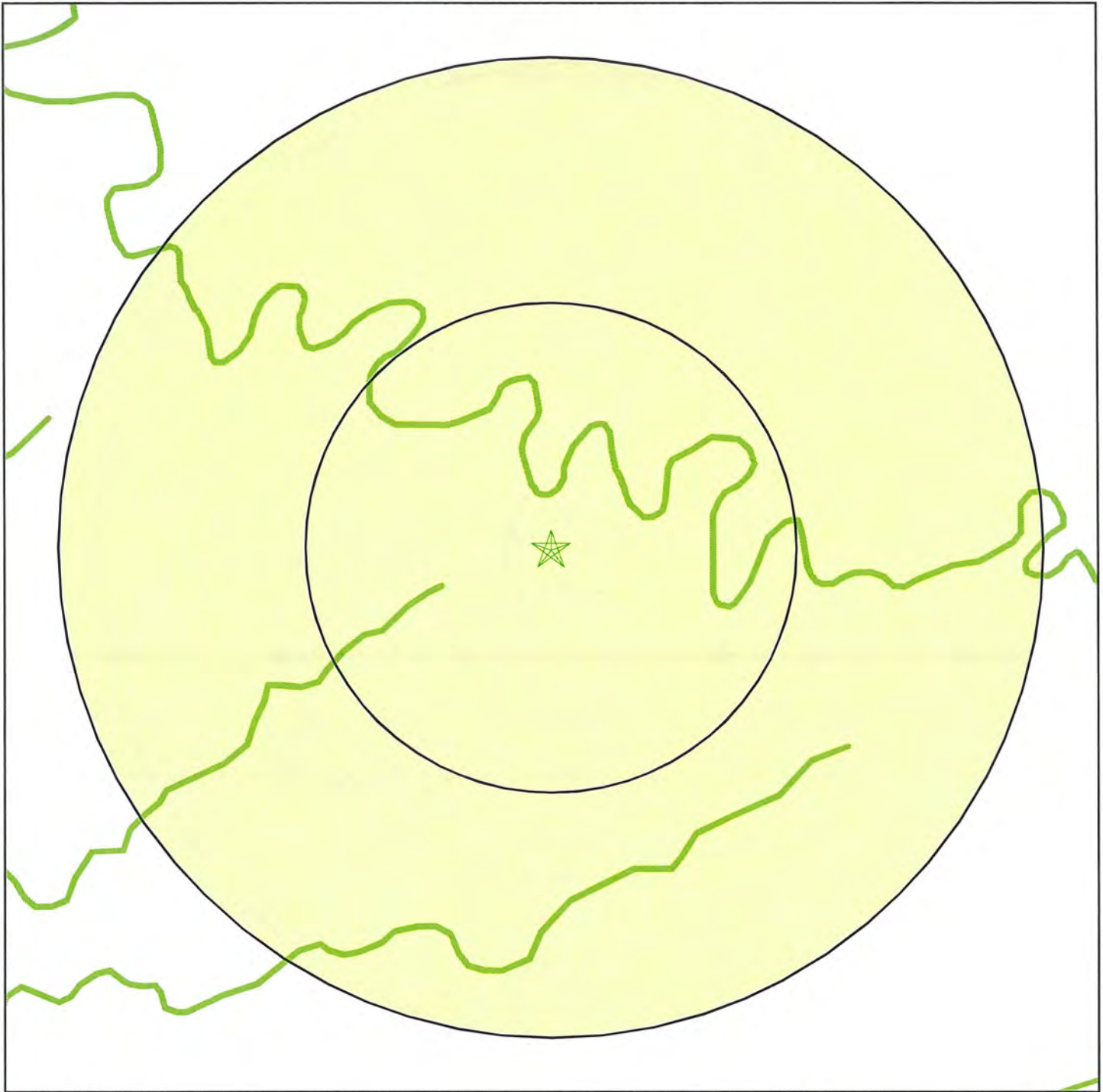
- Indian Reservations BIA
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands

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: 3,716-Acre Undeveloped Waimea Property
 ADDRESS: No Address
 Haleiwa HI 96712
 LAT/LONG: 21.614982 / 157.986671

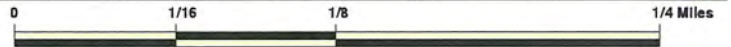
CLIENT: Ford & Associates, Inc.
 CONTACT: Tim Swartz
 INQUIRY #: 5789736.2s
 DATE: September 13, 2019 7:28 pm

DETAIL MAP - 5789736.2S



- ★ 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
- ☐ Special Flood Hazard Area (1%)
- ☐ 0.2% Annual Chance Flood Hazard
- ☐ National Wetland Inventory
- ☐ State Wetlands



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: 3,716-Acre Undeveloped Waimea Property
 ADDRESS: No Address
 Haleiwa HI 96712
 LAT/LONG: 21.614982 / 157.986671

CLIENT: Ford & Associates, Inc.
 CONTACT: Tim Swartz
 INQUIRY #: 5789736.2s
 DATE: September 13, 2019 7:30 pm

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Federal NPL site list</i>								
NPL	3.000		0	0	0	0	0	0
Proposed NPL	3.000		0	0	0	0	0	0
NPL LIENS	3.000		0	0	0	0	0	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL	3.000		0	0	0	0	0	0
<i>Federal CERCLIS list</i>								
FEDERAL FACILITY	3.000		0	0	0	0	0	0
SEMS	3.000		0	0	0	0	0	0
<i>Federal CERCLIS NFRAP site list</i>								
SEMS-ARCHIVE	3.000		0	0	0	0	0	0
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS	3.000		0	0	0	0	0	0
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF	3.000		0	0	0	0	0	0
<i>Federal RCRA generators list</i>								
RCRA-LQG	3.000		0	0	0	0	0	0
RCRA-SQG	3.000		0	0	0	0	0	0
RCRA-VSQG	3.000		0	0	0	0	0	0
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	3.000		0	0	0	0	0	0
US ENG CONTROLS	3.000		0	0	0	0	0	0
US INST CONTROL	3.000		0	0	0	0	0	0
<i>Federal ERNS list</i>								
ERNS	3.000		0	0	0	0	0	0
<i>State- and tribal - equivalent CERCLIS</i>								
SHWS	3.000		0	0	0	0	0	0
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
SWF/LF	3.000		0	0	0	0	0	0
<i>State and tribal leaking storage tank lists</i>								
LUST	3.000		0	0	0	0	0	0
INDIAN LUST	3.000		0	0	0	0	0	0
<i>State and tribal registered storage tank lists</i>								
FEMA UST	3.000		0	0	0	0	0	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
UST	3.000		0	0	0	0	0	0
INDIAN UST	3.000		0	0	0	0	0	0
State and tribal institutional control / engineering control registries								
ENG CONTROLS	3.000		0	0	0	0	0	0
INST CONTROL	3.000		0	0	0	0	0	0
State and tribal voluntary cleanup sites								
VCP	3.000		0	0	0	0	0	0
INDIAN VCP	3.000		0	0	0	0	0	0
State and tribal Brownfields sites								
BROWNFIELDS	3.000		0	0	0	0	0	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	3.000		0	0	0	0	0	0
Local Lists of Landfill / Solid Waste Disposal Sites								
INDIAN ODI	3.000		0	0	0	0	0	0
DEBRIS REGION 9	3.000		0	0	0	0	0	0
ODI	3.000		0	0	0	0	0	0
IHS OPEN DUMPS	3.000		0	0	0	0	0	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	3.000		0	0	0	0	0	0
CDL	3.000		0	0	0	0	0	0
US CDL	3.000		0	0	0	0	0	0
Local Land Records								
LIENS 2	3.000		0	0	0	0	0	0
Records of Emergency Release Reports								
HMIRS	3.000		0	0	0	0	0	0
SPILLS	3.000		0	0	0	0	0	0
SPILLS 90	3.000		0	0	0	0	0	0
Other Ascertainable Records								
RCRA NonGen / NLR	3.000		0	0	0	0	0	0
FUDS	3.000		0	0	0	0	1	1
DOD	3.000		0	0	0	0	0	0
SCRD DRYCLEANERS	3.000		0	0	0	0	0	0
US FIN ASSUR	3.000		0	0	0	0	0	0
EPA WATCH LIST	3.000		0	0	0	0	0	0
2020 COR ACTION	3.000		0	0	0	0	0	0
TSCA	3.000		0	0	0	0	0	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
TRIS	3.000		0	0	0	0	0	0
SSTS	3.000		0	0	0	0	0	0
ROD	3.000		0	0	0	0	0	0
RMP	3.000		0	0	0	0	0	0
RAATS	3.000		0	0	0	0	0	0
PRP	3.000		0	0	0	0	0	0
PADS	3.000		0	0	0	0	0	0
ICIS	3.000		0	0	0	0	0	0
FTTS	3.000		0	0	0	0	0	0
MLTS	3.000		0	0	0	0	0	0
COAL ASH DOE	3.000		0	0	0	0	0	0
COAL ASH EPA	3.000		0	0	0	0	0	0
PCB TRANSFORMER	3.000		0	0	0	0	0	0
RADINFO	3.000		0	0	0	0	0	0
HIST FTTS	3.000		0	0	0	0	0	0
DOT OPS	3.000		0	0	0	0	0	0
CONSENT	3.000		0	0	0	0	0	0
INDIAN RESERV	3.000		0	0	0	0	0	0
FUSRAP	3.000		0	0	0	0	0	0
UMTRA	3.000		0	0	0	0	0	0
LEAD SMELTERS	3.000		0	0	0	0	0	0
US AIRS	3.000		0	0	0	0	0	0
US MINES	3.000		0	0	0	0	0	0
ABANDONED MINES	3.000		0	0	0	0	0	0
FINDS	3.000		0	0	0	0	0	0
DOCKET HWC	3.000		0	0	0	0	0	0
UXO	3.000		0	0	0	0	2	2
ECHO	3.000		0	0	0	0	0	0
FUELS PROGRAM	3.000		0	0	0	0	0	0
AIRS	3.000		0	0	0	0	0	0
DRYCLEANERS	3.000		0	0	0	0	0	0
Financial Assurance	3.000		0	0	0	0	0	0
LEAD	3.000		0	0	0	0	0	0
UIC	3.000		0	0	0	0	0	0

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	3.000		0	0	0	0	0	0
EDR Hist Auto	3.000		0	0	0	0	0	0
EDR Hist Cleaner	3.000		0	0	0	0	0	0

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS	3.000		0	0	0	0	0	0
RGA LF	3.000		0	0	0	0	0	0
RGA LUST	3.000		0	0	0	0	0	0

- Totals --		0	0	0	0	0	3	3
-------------	--	---	---	---	---	---	---	---

MAP FINDINGS SUMMARY

<u>Database</u>	<u>Search Distance (Miles)</u>	<u>Target Property</u>	<u>< 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>> 1</u>	<u>Total Plotted</u>
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NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

1 ARTILLERY IMPACT AREA

UXO 1024713613
N/A

East

> 1

2.551 mi.

13470 ft.

Relative:

Lower

Actual:

1052 ft.

UXO:

DoD Component:

FUDS

Installation Name:

KAHUKU TRAINING CAMP

Facility Address 2:

Not reported

Site ID:

01OEW

Site Type:

Medium/Large Caliber

Latitude:

21.615100999999999

Longitude:

-157.94700599999999

A2

WNW

> 1

2.663 mi.

14059 ft.

WAIMEA FALLS PARK

FUDS 1024902164
N/A

NO CITY, HI

Site 1 of 2 in cluster A

Relative:

Lower

Actual:

488 ft.

FUDS:

EPA Region:

9

Installation ID:

HI99799F989400

Congressional District Number:

2

Facility Name:

WAIMEA FALLS PARK

FUDS Number:

H09HI0469

City:

NO CITY

State:

HI

County:

Not reported

Telephone:

808-835-4004

USACE Division:

Pacific Ocean Division (POD)

USACE District:

Honolulu District (POH)

Status:

Properties with projects

Current Owner:

Private Sector

X Coord:

-158.0241670000006

Y Coord:

21.6313889997034

Latitude:

21.631388999999999

Longitude:

-158.02416700000001

FUDS Detail as of Jan 2015:

Fiscal Year:

2013

Federal Facility ID:

HI9799F9894

RAB:

Not reported

NPL Status:

Not Listed

Description:

The property is located at 59-864 Kamehameha Highway in Waimea, Oahu, is identified by TMK:6-1-02:00, and was a battery position. The 345-acre property consisted of a motor pool, ammunition bunkers, concrete foundations, and former gun emplacements. Since the military left the property, the site has been a park and tourism center. The land is under private ownership.

History:

The Waimea Battery Battle Position was established in 1943 to support field forces in the event of an enemy landing on the north shore. The lease was terminated in 1982. Subsequently, the property was developed as a park. The property is known or suspected to contain military munitions or unexploded ordnance and therefore may present an explosive hazard.

CTC:

5624.6999999999998

Current Program:

Not reported

Future Program:

Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WAIMEA FALLS PARK (Continued)

1024902164

Institutional ID: 54132

MRA:

Inst ID: 54132
FUDS Number: H09HI0469
Facility Name: WAIMEA FALLS PARK
PHASE: 4
ARC: Y
DIST: POH
MMRP: Y
MRA ID: H09HI046901M01

MRS:

Inst ID: 54132
FUDS Number: H09HI0469
Facility Name: WAIMEA FALLS PARK
PHASE: 4
Site ID: 01
DIST: POH
MMRP: Y
MRA ID: H09HI046901M01
PROJ NO: H09HI046901

A3
WNW
> 1
2.663 mi.
14059 ft.

AMMUNITION BUNKER AREA

NO CITY, HI

Site 2 of 2 in cluster A

Relative:
Lower

Actual:
488 ft.

UXO:

DoD Component: FUDS
Installation Name: WAIMEA FALLS PARK
Facility Address 2: Not reported
Site ID: 01OEW
Site Type: Unexploded Munitions and Ordnance Area
Latitude: 21.631388999999999
Longitude: -158.02416700000001

UXO 1024713604
N/A

Count: 3 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
HALEIWA	S124516647	CITY AND COUNTY OF HONOLULU, KAWAI	62-180 KAWAIILOA ROAD		SWF/LF
HALEIWA	1006819286	KAWAIILOA LANDFILL	KAWAIILOA RD	96712	SHWS
OAHU	1003879448	HANAKAILIO BEACH	POSTAL ADDRESS IS UNAVAILABLE	96717	SEMS-ARCHIVE

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 07/19/2019	Source: EPA
Date Data Arrived at EDR: 07/30/2019	Telephone: N/A
Date Made Active in Reports: 09/03/2019	Last EDR Contact: 09/05/2019
Number of Days to Update: 35	Next Scheduled EDR Contact: 10/14/2019
	Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

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

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

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

Date of Government Version: 07/19/2019	Source: EPA
Date Data Arrived at EDR: 07/30/2019	Telephone: N/A
Date Made Active in Reports: 09/03/2019	Last EDR Contact: 09/05/2019
Number of Days to Update: 35	Next Scheduled EDR Contact: 10/14/2019
	Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions

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

Date of Government Version: 07/19/2019
Date Data Arrived at EDR: 07/30/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 35

Source: EPA
Telephone: N/A
Last EDR Contact: 09/05/2019
Next Scheduled EDR Contact: 10/14/2019
Data Release Frequency: Quarterly

Federal CERCLIS list

FEDERAL FACILITY: Federal Facility Site Information listing

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

Date of Government Version: 04/03/2019
Date Data Arrived at EDR: 04/05/2019
Date Made Active in Reports: 05/14/2019
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 07/03/2019
Next Scheduled EDR Contact: 10/14/2019
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly known as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 07/19/2019
Date Data Arrived at EDR: 07/30/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 35

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 09/05/2019
Next Scheduled EDR Contact: 10/28/2019
Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 07/19/2019	Source: EPA
Date Data Arrived at EDR: 07/30/2019	Telephone: 800-424-9346
Date Made Active in Reports: 09/03/2019	Last EDR Contact: 09/05/2019
Number of Days to Update: 35	Next Scheduled EDR Contact: 10/28/2019
	Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 03/25/2019	Source: EPA
Date Data Arrived at EDR: 03/27/2019	Telephone: 800-424-9346
Date Made Active in Reports: 04/17/2019	Last EDR Contact: 06/26/2019
Number of Days to Update: 21	Next Scheduled EDR Contact: 10/07/2019
	Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

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

Date of Government Version: 03/25/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/27/2019	Telephone: (415) 495-8895
Date Made Active in Reports: 04/17/2019	Last EDR Contact: 06/26/2019
Number of Days to Update: 21	Next Scheduled EDR Contact: 10/07/2019
	Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

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

Date of Government Version: 03/25/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/27/2019	Telephone: (415) 495-8895
Date Made Active in Reports: 04/17/2019	Last EDR Contact: 06/26/2019
Number of Days to Update: 21	Next Scheduled EDR Contact: 10/07/2019
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RCRA-SQG: RCRA - Small Quantity Generators

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

Date of Government Version: 03/25/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/27/2019	Telephone: (415) 495-8895
Date Made Active in Reports: 04/17/2019	Last EDR Contact: 06/26/2019
Number of Days to Update: 21	Next Scheduled EDR Contact: 10/07/2019
	Data Release Frequency: Quarterly

RCRA-VSQQ: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

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

Date of Government Version: 03/25/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/27/2019	Telephone: (415) 495-8895
Date Made Active in Reports: 04/17/2019	Last EDR Contact: 06/26/2019
Number of Days to Update: 21	Next Scheduled EDR Contact: 10/07/2019
	Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

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

Date of Government Version: 08/13/2019	Source: Department of the Navy
Date Data Arrived at EDR: 08/20/2019	Telephone: 843-820-7326
Date Made Active in Reports: 08/26/2019	Last EDR Contact: 08/07/2019
Number of Days to Update: 6	Next Scheduled EDR Contact: 11/25/2019
	Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

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

Date of Government Version: 08/19/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/20/2019	Telephone: 703-603-0695
Date Made Active in Reports: 08/26/2019	Last EDR Contact: 08/20/2019
Number of Days to Update: 6	Next Scheduled EDR Contact: 12/09/2019
	Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

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

Date of Government Version: 08/19/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/20/2019	Telephone: 703-603-0695
Date Made Active in Reports: 08/26/2019	Last EDR Contact: 08/20/2019
Number of Days to Update: 6	Next Scheduled EDR Contact: 12/09/2019
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 03/25/2019
Date Data Arrived at EDR: 03/26/2019
Date Made Active in Reports: 05/01/2019
Number of Days to Update: 36

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 09/09/2019
Next Scheduled EDR Contact: 10/07/2019
Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

SHWS: Sites List

Facilities, sites or areas in which the Office of Hazard Evaluation and Emergency Response has an interest, has investigated or may investigate under HRS 128D (includes CERCLIS sites).

Date of Government Version: 04/17/2019
Date Data Arrived at EDR: 05/21/2019
Date Made Active in Reports: 05/30/2019
Number of Days to Update: 9

Source: Department of Health
Telephone: 808-586-4249
Last EDR Contact: 08/19/2019
Next Scheduled EDR Contact: 12/02/2019
Data Release Frequency: Semi-Annually

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

SWF/LF: Permitted Landfills in the State of Hawaii

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 06/27/2019
Date Data Arrived at EDR: 07/30/2019
Date Made Active in Reports: 08/29/2019
Number of Days to Update: 30

Source: Department of Health
Telephone: 808-586-4245
Last EDR Contact: 06/28/2019
Next Scheduled EDR Contact: 10/07/2019
Data Release Frequency: Varies

State and tribal leaking storage tank lists

LUST: Leaking Underground Storage Tank Database

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

Date of Government Version: 05/29/2019
Date Data Arrived at EDR: 06/19/2019
Date Made Active in Reports: 08/29/2019
Number of Days to Update: 71

Source: Department of Health
Telephone: 808-586-4228
Last EDR Contact: 08/30/2019
Next Scheduled EDR Contact: 12/09/2019
Data Release Frequency: Semi-Annually

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land

Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 10/12/2018
Date Data Arrived at EDR: 03/07/2019
Date Made Active in Reports: 05/01/2019
Number of Days to Update: 55

Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 07/29/2019
Next Scheduled EDR Contact: 11/04/2019
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 10/16/2018	Source: EPA Region 8
Date Data Arrived at EDR: 03/07/2019	Telephone: 303-312-6271
Date Made Active in Reports: 05/01/2019	Last EDR Contact: 07/29/2019
Number of Days to Update: 55	Next Scheduled EDR Contact: 11/04/2019
	Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 10/17/2018	Source: EPA Region 10
Date Data Arrived at EDR: 03/07/2019	Telephone: 206-553-2857
Date Made Active in Reports: 05/01/2019	Last EDR Contact: 07/29/2019
Number of Days to Update: 55	Next Scheduled EDR Contact: 11/04/2019
	Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 10/10/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/08/2019	Telephone: 415-972-3372
Date Made Active in Reports: 05/01/2019	Last EDR Contact: 07/29/2019
Number of Days to Update: 54	Next Scheduled EDR Contact: 11/04/2019
	Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 02/19/2019	Source: EPA Region 7
Date Data Arrived at EDR: 03/07/2019	Telephone: 913-551-7003
Date Made Active in Reports: 05/01/2019	Last EDR Contact: 07/29/2019
Number of Days to Update: 55	Next Scheduled EDR Contact: 11/04/2019
	Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 11/01/2018	Source: EPA Region 6
Date Data Arrived at EDR: 03/07/2019	Telephone: 214-665-6597
Date Made Active in Reports: 05/01/2019	Last EDR Contact: 07/29/2019
Number of Days to Update: 55	Next Scheduled EDR Contact: 11/04/2019
	Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 09/24/2018	Source: EPA Region 4
Date Data Arrived at EDR: 03/12/2019	Telephone: 404-562-8677
Date Made Active in Reports: 05/01/2019	Last EDR Contact: 07/23/2019
Number of Days to Update: 50	Next Scheduled EDR Contact: 11/04/2019
	Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land

A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 10/13/2018	Source: EPA Region 1
Date Data Arrived at EDR: 03/07/2019	Telephone: 617-918-1313
Date Made Active in Reports: 05/01/2019	Last EDR Contact: 07/29/2019
Number of Days to Update: 55	Next Scheduled EDR Contact: 11/04/2019
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

State and tribal registered storage tank lists

FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 05/15/2017	Source: FEMA
Date Data Arrived at EDR: 05/30/2017	Telephone: 202-646-5797
Date Made Active in Reports: 10/13/2017	Last EDR Contact: 08/26/2019
Number of Days to Update: 136	Next Scheduled EDR Contact: 10/21/2019
	Data Release Frequency: Varies

UST: Underground Storage Tank Database

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

Date of Government Version: 05/29/2019	Source: Department of Health
Date Data Arrived at EDR: 06/19/2019	Telephone: 808-586-4228
Date Made Active in Reports: 08/29/2019	Last EDR Contact: 08/30/2019
Number of Days to Update: 71	Next Scheduled EDR Contact: 12/09/2019
	Data Release Frequency: Semi-Annually

INDIAN UST R8: Underground Storage Tanks on Indian Land

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

Date of Government Version: 10/16/2018	Source: EPA Region 8
Date Data Arrived at EDR: 03/07/2019	Telephone: 303-312-6137
Date Made Active in Reports: 05/01/2019	Last EDR Contact: 08/05/2019
Number of Days to Update: 55	Next Scheduled EDR Contact: 11/04/2019
	Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

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

Date of Government Version: 10/10/2018	Source: EPA Region 9
Date Data Arrived at EDR: 03/08/2019	Telephone: 415-972-3368
Date Made Active in Reports: 05/01/2019	Last EDR Contact: 07/29/2019
Number of Days to Update: 54	Next Scheduled EDR Contact: 11/04/2019
	Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

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

Date of Government Version: 11/01/2018	Source: EPA Region 6
Date Data Arrived at EDR: 03/07/2019	Telephone: 214-665-7591
Date Made Active in Reports: 05/01/2019	Last EDR Contact: 07/29/2019
Number of Days to Update: 55	Next Scheduled EDR Contact: 11/04/2019
	Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

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

Date of Government Version: 10/12/2018	Source: EPA Region 5
Date Data Arrived at EDR: 03/07/2019	Telephone: 312-886-6136
Date Made Active in Reports: 05/01/2019	Last EDR Contact: 07/29/2019
Number of Days to Update: 55	Next Scheduled EDR Contact: 11/05/2019
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN UST R4: Underground Storage Tanks on Indian Land

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

Date of Government Version: 09/24/2018	Source: EPA Region 4
Date Data Arrived at EDR: 03/12/2019	Telephone: 404-562-9424
Date Made Active in Reports: 05/01/2019	Last EDR Contact: 07/23/2019
Number of Days to Update: 50	Next Scheduled EDR Contact: 11/04/2019
	Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

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

Date of Government Version: 10/03/2018	Source: EPA, Region 1
Date Data Arrived at EDR: 03/07/2019	Telephone: 617-918-1313
Date Made Active in Reports: 05/01/2019	Last EDR Contact: 07/29/2019
Number of Days to Update: 55	Next Scheduled EDR Contact: 11/04/2019
	Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

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

Date of Government Version: 11/07/2018	Source: EPA Region 7
Date Data Arrived at EDR: 03/07/2019	Telephone: 913-551-7003
Date Made Active in Reports: 05/01/2019	Last EDR Contact: 07/29/2019
Number of Days to Update: 55	Next Scheduled EDR Contact: 11/04/2019
	Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 10/17/2018	Source: EPA Region 10
Date Data Arrived at EDR: 03/07/2019	Telephone: 206-553-2857
Date Made Active in Reports: 05/01/2019	Last EDR Contact: 07/29/2019
Number of Days to Update: 55	Next Scheduled EDR Contact: 11/04/2019
	Data Release Frequency: Varies

State and tribal institutional control / engineering control registries

ENG CONTROLS: Engineering Control Sites

A listing of sites with engineering controls in place.

Date of Government Version: 04/17/2019	Source: Department of Health
Date Data Arrived at EDR: 05/21/2019	Telephone: 404-586-4249
Date Made Active in Reports: 05/30/2019	Last EDR Contact: 08/19/2019
Number of Days to Update: 9	Next Scheduled EDR Contact: 12/02/2019
	Data Release Frequency: Varies

INST CONTROL: Sites with Institutional Controls

Voluntary Remediation Program and Brownfields sites with institutional controls in place.

Date of Government Version: 04/17/2019	Source: Department of Health
Date Data Arrived at EDR: 05/21/2019	Telephone: 808-586-4249
Date Made Active in Reports: 05/30/2019	Last EDR Contact: 08/19/2019
Number of Days to Update: 9	Next Scheduled EDR Contact: 12/02/2019
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

State and tribal voluntary cleanup sites

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015	Source: EPA, Region 1
Date Data Arrived at EDR: 09/29/2015	Telephone: 617-918-1102
Date Made Active in Reports: 02/18/2016	Last EDR Contact: 06/20/2019
Number of Days to Update: 142	Next Scheduled EDR Contact: 10/07/2019
	Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008	Source: EPA, Region 7
Date Data Arrived at EDR: 04/22/2008	Telephone: 913-551-7365
Date Made Active in Reports: 05/19/2008	Last EDR Contact: 04/20/2009
Number of Days to Update: 27	Next Scheduled EDR Contact: 07/20/2009
	Data Release Frequency: Varies

VCP: Voluntary Response Program Sites

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

Date of Government Version: 04/17/2019	Source: Department of Health
Date Data Arrived at EDR: 05/21/2019	Telephone: 808-586-4249
Date Made Active in Reports: 05/30/2019	Last EDR Contact: 08/19/2019
Number of Days to Update: 9	Next Scheduled EDR Contact: 12/02/2019
	Data Release Frequency: Varies

State and tribal Brownfields sites

BROWNFIELDS: Brownfields Sites

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

Date of Government Version: 04/17/2019	Source: Department of Health
Date Data Arrived at EDR: 05/21/2019	Telephone: 808-586-4249
Date Made Active in Reports: 05/30/2019	Last EDR Contact: 08/19/2019
Number of Days to Update: 9	Next Scheduled EDR Contact: 12/02/2019
	Data Release Frequency: Varies

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 06/03/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/04/2019	Telephone: 202-566-2777
Date Made Active in Reports: 08/26/2019	Last EDR Contact: 06/04/2019
Number of Days to Update: 83	Next Scheduled EDR Contact: 09/30/2019
	Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Local Lists of Landfill / Solid Waste Disposal Sites

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 07/25/2019
Next Scheduled EDR Contact: 11/11/2019
Data Release Frequency: Varies

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 07/19/2019
Next Scheduled EDR Contact: 11/04/2019
Data Release Frequency: No Update Planned

ODI: Open Dump Inventory

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

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176

Source: Department of Health & Human Services, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 08/02/2019
Next Scheduled EDR Contact: 11/11/2019
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 06/11/2019
Date Data Arrived at EDR: 06/13/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 82

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 08/21/2019
Next Scheduled EDR Contact: 12/09/2019
Data Release Frequency: No Update Planned

CDL: Clandestine Drug Lab Listing

A listing of clandestine drug lab site locations.

Date of Government Version: 08/04/2010
Date Data Arrived at EDR: 09/10/2010
Date Made Active in Reports: 10/22/2010
Number of Days to Update: 42

Source: Department of Health
Telephone: 808-586-4249
Last EDR Contact: 08/21/2019
Next Scheduled EDR Contact: 12/09/2019
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

US CDL: Clandestine Drug Labs

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

Date of Government Version: 06/11/2019
Date Data Arrived at EDR: 06/13/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 82

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 08/21/2019
Next Scheduled EDR Contact: 12/09/2019
Data Release Frequency: Quarterly

Local Land Records

LIENS 2: CERCLA Lien Information

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

Date of Government Version: 07/30/2019
Date Data Arrived at EDR: 07/30/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 35

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 09/05/2019
Next Scheduled EDR Contact: 10/14/2019
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

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

Date of Government Version: 03/25/2019
Date Data Arrived at EDR: 03/26/2019
Date Made Active in Reports: 05/14/2019
Number of Days to Update: 49

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 06/26/2019
Next Scheduled EDR Contact: 10/07/2019
Data Release Frequency: Quarterly

SPILLS: Release Notifications

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

Date of Government Version: 06/10/2019
Date Data Arrived at EDR: 06/13/2019
Date Made Active in Reports: 08/29/2019
Number of Days to Update: 77

Source: Department of Health
Telephone: 808-586-4249
Last EDR Contact: 08/14/2019
Next Scheduled EDR Contact: 12/02/2019
Data Release Frequency: Varies

SPILLS 90: SPILLS90 data from FirstSearch

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

Date of Government Version: 03/10/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/11/2013
Number of Days to Update: 39

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

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

Date of Government Version: 03/25/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/27/2019	Telephone: (415) 495-8895
Date Made Active in Reports: 04/17/2019	Last EDR Contact: 06/26/2019
Number of Days to Update: 21	Next Scheduled EDR Contact: 10/07/2019
	Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 05/15/2019	Source: U.S. Army Corps of Engineers
Date Data Arrived at EDR: 05/21/2019	Telephone: 202-528-4285
Date Made Active in Reports: 08/08/2019	Last EDR Contact: 08/23/2019
Number of Days to Update: 79	Next Scheduled EDR Contact: 12/02/2019
	Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005	Source: USGS
Date Data Arrived at EDR: 11/10/2006	Telephone: 888-275-8747
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 07/09/2019
Number of Days to Update: 62	Next Scheduled EDR Contact: 10/21/2019
	Data Release Frequency: Semi-Annually

FEDLAND: Federal and Indian Lands

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

Date of Government Version: 12/31/2005	Source: U.S. Geological Survey
Date Data Arrived at EDR: 02/06/2006	Telephone: 888-275-8747
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 07/10/2019
Number of Days to Update: 339	Next Scheduled EDR Contact: 10/21/2019
	Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 01/01/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/03/2017	Telephone: 615-532-8599
Date Made Active in Reports: 04/07/2017	Last EDR Contact: 08/16/2019
Number of Days to Update: 63	Next Scheduled EDR Contact: 11/25/2019
	Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/25/2019
Date Data Arrived at EDR: 03/26/2019
Date Made Active in Reports: 05/07/2019
Number of Days to Update: 42

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 06/26/2019
Next Scheduled EDR Contact: 10/07/2019
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

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

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 08/05/2019
Next Scheduled EDR Contact: 11/18/2019
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

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

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 08/09/2019
Next Scheduled EDR Contact: 11/18/2019
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

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

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 06/21/2017
Date Made Active in Reports: 01/05/2018
Number of Days to Update: 198

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 06/18/2019
Next Scheduled EDR Contact: 09/30/2019
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 01/10/2018
Date Made Active in Reports: 01/12/2018
Number of Days to Update: 2

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 08/23/2019
Next Scheduled EDR Contact: 12/02/2019
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/30/2018
Date Data Arrived at EDR: 04/24/2019
Date Made Active in Reports: 08/08/2019
Number of Days to Update: 106

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 07/26/2019
Next Scheduled EDR Contact: 11/04/2019
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 07/19/2019
Date Data Arrived at EDR: 07/30/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 35

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 09/05/2019
Next Scheduled EDR Contact: 12/16/2019
Data Release Frequency: Annually

RMP: Risk Management Plans

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

Date of Government Version: 04/25/2019
Date Data Arrived at EDR: 05/02/2019
Date Made Active in Reports: 05/23/2019
Number of Days to Update: 21

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 07/22/2019
Next Scheduled EDR Contact: 11/04/2019
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 04/11/2019
Date Data Arrived at EDR: 04/18/2019
Date Made Active in Reports: 05/23/2019
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 09/05/2019
Next Scheduled EDR Contact: 11/18/2019
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/20/2019
Date Data Arrived at EDR: 04/10/2019
Date Made Active in Reports: 05/14/2019
Number of Days to Update: 34

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 07/12/2019
Next Scheduled EDR Contact: 10/21/2019
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

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

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 07/03/2019
Next Scheduled EDR Contact: 10/21/2019
Data Release Frequency: Quarterly

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

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

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

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System

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

Date of Government Version: 06/20/2019
Date Data Arrived at EDR: 06/20/2019
Date Made Active in Reports: 08/08/2019
Number of Days to Update: 49

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 09/04/2019
Next Scheduled EDR Contact: 11/04/2019
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data

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

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 08/07/2009
Date Made Active in Reports: 10/22/2009
Number of Days to Update: 76

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 09/06/2019
Next Scheduled EDR Contact: 12/16/2019
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/01/2014
Date Data Arrived at EDR: 09/10/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 09/03/2019
Next Scheduled EDR Contact: 12/16/2019
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 05/24/2017
Date Data Arrived at EDR: 11/30/2017
Date Made Active in Reports: 12/15/2017
Number of Days to Update: 15

Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 08/09/2019
Next Scheduled EDR Contact: 11/04/2019
Data Release Frequency: Varies

RADINFO: Radiation Information Database

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

Date of Government Version: 04/02/2019
Date Data Arrived at EDR: 04/02/2019
Date Made Active in Reports: 05/14/2019
Number of Days to Update: 42

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 07/01/2019
Next Scheduled EDR Contact: 10/14/2019
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

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

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

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

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 04/01/2019
Date Data Arrived at EDR: 04/30/2019
Date Made Active in Reports: 08/08/2019
Number of Days to Update: 100

Source: Department of Transportation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 07/31/2019
Next Scheduled EDR Contact: 11/11/2019
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CONSENT: Superfund (CERCLA) Consent Decrees

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

Date of Government Version: 03/31/2019
Date Data Arrived at EDR: 04/23/2019
Date Made Active in Reports: 05/23/2019
Number of Days to Update: 30

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 07/08/2019
Next Scheduled EDR Contact: 10/21/2019
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2015
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 09/28/2017
Number of Days to Update: 218

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 06/26/2019
Next Scheduled EDR Contact: 10/07/2019
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 07/10/2019
Next Scheduled EDR Contact: 10/21/2019
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 08/08/2017
Date Data Arrived at EDR: 09/11/2018
Date Made Active in Reports: 09/14/2018
Number of Days to Update: 3

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 07/30/2019
Next Scheduled EDR Contact: 11/18/2019
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 06/23/2017
Date Data Arrived at EDR: 10/11/2017
Date Made Active in Reports: 11/03/2017
Number of Days to Update: 23

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 08/21/2019
Next Scheduled EDR Contact: 12/02/2019
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 07/19/2019
Date Data Arrived at EDR: 07/30/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 35

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 09/05/2019
Next Scheduled EDR Contact: 10/14/2019
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LEAD SMELTER 2: Lead Smelter Sites

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

Date of Government Version: 04/05/2001	Source: American Journal of Public Health
Date Data Arrived at EDR: 10/27/2010	Telephone: 703-305-6451
Date Made Active in Reports: 12/02/2010	Last EDR Contact: 12/02/2009
Number of Days to Update: 36	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

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

Date of Government Version: 10/12/2016	Source: EPA
Date Data Arrived at EDR: 10/26/2016	Telephone: 202-564-2496
Date Made Active in Reports: 02/03/2017	Last EDR Contact: 09/26/2017
Number of Days to Update: 100	Next Scheduled EDR Contact: 01/08/2018
	Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016	Source: EPA
Date Data Arrived at EDR: 10/26/2016	Telephone: 202-564-2496
Date Made Active in Reports: 02/03/2017	Last EDR Contact: 09/26/2017
Number of Days to Update: 100	Next Scheduled EDR Contact: 01/08/2018
	Data Release Frequency: Annually

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 05/03/2019	Source: Department of Labor, Mine Safety and Health Administration
Date Data Arrived at EDR: 05/29/2019	Telephone: 303-231-5959
Date Made Active in Reports: 08/08/2019	Last EDR Contact: 08/27/2019
Number of Days to Update: 71	Next Scheduled EDR Contact: 12/09/2019
	Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 12/05/2005	Source: USGS
Date Data Arrived at EDR: 02/29/2008	Telephone: 703-648-7709
Date Made Active in Reports: 04/18/2008	Last EDR Contact: 08/30/2019
Number of Days to Update: 49	Next Scheduled EDR Contact: 12/09/2019
	Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011	Source: USGS
Date Data Arrived at EDR: 06/08/2011	Telephone: 703-648-7709
Date Made Active in Reports: 09/13/2011	Last EDR Contact: 08/30/2019
Number of Days to Update: 97	Next Scheduled EDR Contact: 12/09/2019
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 03/27/2019	Source: Department of Interior
Date Data Arrived at EDR: 03/28/2019	Telephone: 202-208-2609
Date Made Active in Reports: 05/01/2019	Last EDR Contact: 09/10/2019
Number of Days to Update: 34	Next Scheduled EDR Contact: 12/23/2019
	Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 05/03/2019	Source: EPA
Date Data Arrived at EDR: 06/05/2019	Telephone: (415) 947-8000
Date Made Active in Reports: 09/03/2019	Last EDR Contact: 09/04/2019
Number of Days to Update: 90	Next Scheduled EDR Contact: 12/16/2019
	Data Release Frequency: Quarterly

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/31/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/26/2018	Telephone: 202-564-0527
Date Made Active in Reports: 10/05/2018	Last EDR Contact: 08/21/2019
Number of Days to Update: 71	Next Scheduled EDR Contact: 12/09/2019
	Data Release Frequency: Varies

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 04/07/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 04/09/2019	Telephone: 202-564-2280
Date Made Active in Reports: 05/23/2019	Last EDR Contact: 07/09/2019
Number of Days to Update: 44	Next Scheduled EDR Contact: 10/21/2019
	Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 12/31/2017	Source: Department of Defense
Date Data Arrived at EDR: 01/17/2019	Telephone: 703-704-1564
Date Made Active in Reports: 04/01/2019	Last EDR Contact: 07/15/2019
Number of Days to Update: 74	Next Scheduled EDR Contact: 10/28/2019
	Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 05/20/2019
Date Data Arrived at EDR: 05/21/2019
Date Made Active in Reports: 08/08/2019
Number of Days to Update: 79

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 08/20/2019
Next Scheduled EDR Contact: 12/02/2019
Data Release Frequency: Quarterly

AIRS: List of Permitted Facilities

A listing of permitted facilities in the state.

Date of Government Version: 07/09/2019
Date Data Arrived at EDR: 07/10/2019
Date Made Active in Reports: 08/29/2019
Number of Days to Update: 50

Source: Department of Health
Telephone: 808-586-4200
Last EDR Contact: 06/26/2019
Next Scheduled EDR Contact: 10/14/2019
Data Release Frequency: Varies

DRYCLEANERS: Permitted Drycleaner Facility Listing

A listing of permitted drycleaner facilities in the state.

Date of Government Version: 07/09/2019
Date Data Arrived at EDR: 07/10/2019
Date Made Active in Reports: 08/29/2019
Number of Days to Update: 50

Source: Department of Health
Telephone: 808-586-4200
Last EDR Contact: 06/26/2019
Next Scheduled EDR Contact: 10/14/2019
Data Release Frequency: Varies

Financial Assurance: Financial Assurance Information Listing

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

Date of Government Version: 07/19/2019
Date Data Arrived at EDR: 07/30/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 35

Source: Department of Health
Telephone: 808-586-4226
Last EDR Contact: 09/05/2019
Next Scheduled EDR Contact: 12/23/2019
Data Release Frequency: Varies

LEAD: Lead Inspection Listing

Lead inspections

Date of Government Version: 06/21/2019
Date Data Arrived at EDR: 06/25/2019
Date Made Active in Reports: 08/29/2019
Number of Days to Update: 65

Source: Department of Health
Telephone: 808-586-5800
Last EDR Contact: 09/05/2019
Next Scheduled EDR Contact: 12/23/2019
Data Release Frequency: Varies

UIC: Underground Injection Wells Listing

A listing of underground injection well locations.

Date of Government Version: 02/07/2013
Date Data Arrived at EDR: 02/12/2013
Date Made Active in Reports: 04/09/2013
Number of Days to Update: 56

Source: Department of Health
Telephone: 808-586-4258
Last EDR Contact: 08/21/2019
Next Scheduled EDR Contact: 12/09/2019
Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations

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

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

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

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS: Recovered Government Archive State Hazardous Waste Facilities List

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

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/08/2014
Number of Days to Update: 191

Source: Department of Health
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LF: Recovered Government Archive Solid Waste Facilities List

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

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/17/2014
Number of Days to Update: 200

Source: Department of Health
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RGALUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists.

Compiled from Records formerly available from the Department of Health in Hawaii.

Date of Government Version: N/A

Date Data Arrived at EDR: 07/01/2013

Date Made Active in Reports: 01/03/2014

Number of Days to Update: 186

Source: Department of Health

Telephone: N/A

Last EDR Contact: 06/01/2012

Next Scheduled EDR Contact: N/A

Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

Oil/Gas Pipelines

Source: PennWell Corporation

Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Electric Power Transmission Line Data

Source: PennWell Corporation

This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

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

State Wetlands Data: Wetlands Inventory

Source: Office of Planning

Telephone: 808-587-2895

Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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REFERENCES

SOURCES AND REFERENCES

ASTM International, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process," ASTM Designation E1527-13

ASTM International, "Standard Practice for Assessment of Vapor Intrusion into Structures on Property Involved in Real Estate Transactions," ASTM Designation E2600-08

Aquifer Identification and Classification for Oahu: Groundwater Protection Strategy for Hawaii. Technical Report No. 179, dated 1990, prepared by Mink, J.F. and L.S. Lau

City and County of Honolulu Department of Planning and Permitting (DPP) database

The EDR Radius Map Report, dated September 13, 2019, prepared by Environmental Data Resources, Inc.

The EDR Aerial Photo Decade Package, dated March 21, 2018, prepared by Environmental Data Resources, Inc.

The EDR Historical Topo Map Report, dated March 12, 2018, prepared by Environmental Data Resources, Inc.

Federal Emergency Management Agency (FEMA), *Flood Insurance Rate Map (FIRM) Map Nos. 15003C0040F, 15003C0130F, and 15003C0135F*, dated November 5, 2014, prepared by FEMA

Underground Storage Tank (UST) Database and Leaking Underground Storage Tank (LUST) Database, dated 2018, prepared by State of Hawaii, Department of Health, Solid and Hazardous Waste Branch

Hazard Evaluation & Emergency Response (HEER) Office Database, dated 2017, prepared by State of Hawaii, Department of Health, HEER Office

Ownership records and Tax Map Key maps, prepared by the City and County of Honolulu Real Property Tax Assessment Office

Kahuku and Hauula Quadrangles, 7.5-Minute Topographic Map (2013), by US Geological Survey

Web Soil Survey (2013), by US Department of Agriculture, Natural Resources Conservation Service

Persons Contacted

Mr. Steve Rafferty, Project Manager with The Trust for Public Land, September 4, 2019, phone: (808) 524-8564

Mr. Dan Nellis, General Manager with Dole, former owner/user of the subject property, September 25, 2019, phone: (808) 621-3201

Previous Environmental Reports

U.S. Army Garrison Hawaii, Oahu Training Areas, Natural Resource Management, Final Report, prepared by The Pacific Cooperative Studies Unit, Army Natural Resources Center, Building 1595, Schofield Barracks, Hawaii, dated August 2003

FINAL Operational Range Assessment Program, Phase I Qualitative Assessment Report, Kawaiiloa Training Area, Hawaii, prepared by EA Engineering, Science, and Technology, Inc., dated December 2006

Final Implementation Plan for Oahu Training Areas: Schofield Barracks Military Reservation, Schofield Barracks East Range, Kawaiiloa Training Area, Kahuku Training Area, and Dillingham Military Reservation, prepared by U.S. Army Garrison, Hawaii, Directorate of Public Works, Environmental Division, Schofield Barracks, Hawaii, dated October 2008

[illegible]

Total Number of Pages:	
LOD No.	Tax Map Key No. (1) 6-3-001-002

KNOW ALL MEN BY THESE PRESENTS:

Waimea BLNR Exhibit C Warranty Deed 10 11 2019.docx

particularly described in Exhibit "A" and delineated on Exhibit "B," both attached hereto and made parts hereof, said exhibits being, respectively, a survey description and survey map prepared by the Survey Division, Department of Accounting and General Services, State of Hawai'i, designated as C.S.F. No. _____ and dated _____ (hereafter, the "Property").

AND the reversions, remainders, rents, income and profits thereof, and all of the estate, right, title, and interest of the Grantor, both at law and in equity, therein and thereto.

TO HAVE AND TO HOLD the same, together with all improvements, rights, easements, privileges and appurtenances thereunto belonging or in anywise appertaining or held and enjoyed therewith in fee simple unto said Grantee, the Grantee's successors and assigns, forever, free and clear of all liens and encumbrances, except as noted herein. (INSERT APPROVED ENCUMBRANCES.)

The Grantor, for itself, its successors and assigns, does hereby covenant with the Grantee, its successors and assigns, that the Grantor is lawfully seised in fee simple and possessed of the above-described Property, that it has a good and lawful right and title to sell and convey the same as aforesaid, that the same is free and clear of all liens and encumbrances, except as noted herein, and that it will and its successors and assigns, shall WARRANT AND DEFEND the same unto the Grantee, its successors and assigns, forever, against the claims and demands of all persons whomsoever.

~~AND, the Grantor warrants that if any lender or governmental agency shall ever require testing to ascertain whether or not there has been any release of hazardous materials by Grantor on or adjacent to the Property, as determined by Grantee in its sole discretion, then the Grantor shall be responsible for the reasonable costs thereof. In addition, Grantor shall execute affidavits, representations and the like from time to time at Grantee's request concerning Grantor's best knowledge and belief regarding the presence of hazardous materials on the Property placed or released by Grantor.~~

~~The Grantor agrees to release, indemnify, defend, and hold Grantee harmless, from any damages and claims resulting from the release of hazardous materials on or about the Property occurring while Grantor was in possession of the Property, or elsewhere if caused by Grantor or persons acting through or under Grantor.~~

~~For the purpose of this warranty deed "hazardous material" shall mean any pollutant, contaminant, toxic substance, hazardous waste, hazardous material, hazardous substance, or oil, as all of the above are defined in or pursuant to the Resource Conservation and Recovery Act, as amended, the Comprehensive Environmental Response, Compensation, and Liability Act, as amended, the Federal Clean Water Act, as amended, Chapter 128D, Hawaii Revised Statutes, as amended, or any other federal, state, or local law, regulation, ordinance, rule, or bylaw, whether existing as of the date hereof, previously enforced, or subsequently enacted.~~

The Grantor shall be responsible for payment of all property taxes up to the date of execution of this Warranty Deed

NOTICE OF STATE PARTICIPATION

The Property shall be managed consistently with the purposes for which it was awarded a Legacy Land Conservation Program grant and Chapter 173A, Hawaii Revised Statutes. Whenever the Property is sold, that portion of the net proceeds (sale price less actual expenses of sale) of such sale, equal to the proportion that the Legacy Land Conservation Program grant bears to the original cost of the Property, shall be paid to the State of Hawai'i and redeposited in or credited to the Land Conservation Fund or its successor. In the event the Property is leased, rented, or otherwise disposed of, other than by sale, that portion of the gross proceeds of such disposition, equal to the proportion that the Legacy Land Conservation Program grant bears to the original cost of the Property, shall be paid to the State of Hawai'i.

NOTICE OF FEDERAL PARTICIPATION

The Grantee acknowledges that the Waimea Native Forest Acquisition, located in Honolulu County, State of Hawai'i (the "Property"), was acquired, in part, with funds awarded by the U.S. Department of the Interior, Fish and Wildlife Service (the "USFWS") including grant funds received from the Cooperative Endangered Species Conservation Fund Recovery Land Acquisition Grant Program (CFDA #15.615) established under Section 6 of the Endangered Species Act, 16 U.S.C. § 1535 (the "Program"). The Program is administered by the USFWS, Division of Wildlife and Sport Fish Restoration, and its successors and assigns. The Property is subject to all the terms and conditions of Grant Awards F15AP00004 and F18AP00077 (Awards), the purpose of which is to enhance recovery efforts for federally listed endangered species, including Hawaiian hoary bat (*Lasiurus semotus*) (Hawaiian name - 'ope'ape'a), O'ahu 'elepaio (*Chasiempis ibidis*),

tree snails (genus *Achatinella*), and 30 endangered plant species included in three USFWS Recovery Plans (Recovery Plan for Four Species of Hawaii's Ferns, O'ahu Plants Recovery Plan and the Multi-Island Plants Recovery Plan.). A copy of the Awards is kept on file at the offices of the USFWS, 911 NE 11th Avenue, Portland, Oregon 97232 and Department of Land and Natural Resources, Division of Forestry and Wildlife, 1151 Punchbowl Street, Room 325, Honolulu, Hawai'i 96813.

The Grantee acknowledges that the Property was acquired in part for the USFWS-approved purpose of protecting the Property in perpetuity to enhance recovery efforts for endangered wildlife and plants as described in five recovery plans. The acquisition is anticipated to protect and restore suitable habitat, increasing survival and reproductive success of those listed species. Acquisition and management of the Property is expected to result in an increase in the populations of each species, contributing to their overall recovery.

The Grantee will develop a resource management plan for the Property which includes management strategies and recovery efforts to benefit federal listed species on the Property. The USFWS will be consulted during the development of the management plan to consider management impacts to listed species. The Property possesses significant natural and open space values associated with habitat for fish and wildlife. The Grantee's responsibilities and the federal interest shall last in perpetuity and pass to any successors unless provided for otherwise through disposal pursuant to 2 C.F.R. §200.311.

The Grantee, as a recipient of Award funds, hereby confirms its obligations and responsibilities with regards to the Property pursuant to the terms and conditions associated with the Award, including the obligation to obtain the consent of the USFWS prior to the conveyance of any interest in the Property or the use of the Property for any purpose inconsistent with the USFWS-approved purpose. In the event the Property is no longer necessary for the purpose of the Award, the Grantee will request disposition instructions from the USFWS, which will be provided in accordance with 2 C.F.R. §200.311(c).

NOTICE OF NATIONAL FISH AND WILDLIFE FOUNDATION PARTICIPATION

One of the main purposes of this acquisition is to

perpetually protect an important wildlife area. Therefore, as its purchase is partially funded by a National Fish and Wildlife Foundation (the "NFWF") grant, the funds awarded under this grant shall be returned to NFWF should a sale of the Property occur without NFWF's approval. Likewise, should the Property be condemned in whole or in part, NFWF shall share in the proceeds of such condemnation, in direct proportion, percentage-wise, to its share in this purchase. NFWF will use such recovered funds to purchase, restore, or enhance similar wildlife habitats. If the Property is sold by the Grantee with NFWF's approval, but the sale price exceeds the sum of the purchase price paid by the grantee to acquire the Property and the costs associated with the ownership and management of the Property (the "Excess Proceeds"), then NFWF shall share in such Excess Proceeds, In direct proportion, percentage-wise, to its share in this purchase. NFWF shall have the foregoing right to recover a portion of the Excess Proceeds solely with respect to a sale by the Grantee, not sales by the successors in interest to the Grantee. NFWF will use its share of any Excess Proceeds to purchase, restore, or enhance the Property or similar wildlife habitats.

Funding contributions toward the total purchase of the Property are as follows:

Contributing Partner	Amount (\$)	% of total
U.S. Fish and Wildlife Service- F15AP00004	\$1,070,875	28.82%
U.S. Fish and Wildlife Service- F18AP00077	\$1,000,000	26.91%
State of Hawai'i LLCP	\$416,125	11.20%
Private Funds (The Trust For Public Land)	629,000	16.93%
Private Funds (NFWF)	\$600,000	16.15%
Total	\$3,716,000	100%

The Grantee shall not authorize or tolerate any activities on the Property that are incompatible with its originally authorized purpose, and will endeavor while working with partners, to stop these activities immediately should they occur without the Grantee's permission.

The Grantee acknowledges that there must be no discrimination during the useful life of the project (43 C.F.R. 17.204(c)(2)).

IT IS MUTUALLY AGREED that the terms "Grantor" and "Grantee," as and when used hereinabove or hereinbelow shall mean and include the masculine or feminine, the singular or plural number, individuals, associations, trustees, corporations, partnerships, or other entities and their and each of their respective successors in interest, heirs, executors, personal representatives, administrators and permitted assigns, according to the context thereof, and that if these presents shall be signed by two or more grantors, or by two or more grantees, all covenants of such parties shall be and for all purposes deemed to be their joint and several covenants.

The parties agree that this instrument may be executed in counterparts, each of which shall be deemed an original, and the counterparts shall together constitute one and the same instrument, binding all parties notwithstanding that all of the parties are not signatory to the same counterparts. For all purposes, including, without limitation, recordation, filing and delivery of this instrument, duplicate unexecuted and unacknowledged pages of the counterparts may be discarded and the remaining pages assembled as one document.

IN WITNESS WHEREOF, _____,
the Grantor herein, has caused these presents to be executed this
_____ day of _____, 20____, and the STATE OF
HAWAI'I, by its Board of Land and Natural Resources, the Grantee
herein, has caused the seal of the Department of Land and Natural
Resources to be hereunto affixed and these presents to be
executed this _____ day of _____, 20____, both effective
as of the day, month, and year first above written.

THE TRUST FOR PUBLIC LAND

Approved by the Board of
Land and Natural Resources
at its meeting(s) held on
_____.

By _____

Its _____

And By _____

Its _____

GRANTOR

APPROVED AS TO LEGALITY,
FORM, EXCEPTIONS, AND
RESERVATIONS:

STATE OF HAWAI'I

Julie H. China
Deputy Attorney General

Dated: _____

By _____
SUZANNE D. CASE
Chairperson
Board of Land and
Natural Resources

GRANTEE

STATE OF HAWAII

)

) SS.

COUNTY OF

)

On this _____ day of _____, 20____, before me appeared _____ and _____, to me personally known, who, being by me duly sworn, did say that they are the _____ and _____, respectively, of _____, a _____ corporation, and that said instrument was signed in behalf of said corporation by authority of its Board of Directors, and the said _____ and _____ acknowledged said instrument to be the free act and deed of said corporation.

Notary Public, State of Hawai'i

My commission expires: _____

STATE OF HAWAII

)

) SS.

COUNTY OF

)

On this _____ day of _____, 20____, before me personally appeared _____ and _____, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that _____ executed the same as _____ free act and deed.

Notary Public, State of Hawai'i

My commission expires: _____

STATE OF HAWAI'I)
) SS.
COUNTY OF)

On this _____ day of _____, 20_____,
before me personally appeared _____
and _____, to me personally known,
who, being by me duly sworn or affirmed, did say that such
person(s) executed the foregoing instrument as the free act and
deed of such person(s), and if applicable in the capacity shown,
having been duly authorized to execute such instrument in such
capacity.

Notary Public, State of Hawai'i

My commission expires: _____

EXHIBIT D

AGREEMENT OF SALE (Waimea Native Forest Property Honolulu County, Hawai'i)

This is an Agreement of Sale ("**Agreement**") dated _____, 2019, between **The Trust for Public Land**, a California nonprofit public benefit corporation ("**Seller**"), and the **State of Hawai'i by its Board of Land and Natural Resources** ("**Buyer**" or "**BLNR**").

RECITALS

A. The addresses and telephone numbers of the parties to this Agreement are as follows. Telephone numbers are included for information only.

SELLER:

The Trust for Public Land
101 Montgomery - 9th Floor
San Francisco, CA 94104
Attn: Gilman Miller
Tel: (415) 800-5295
Email: gilman.miller@tpl.org

Copies of any notice to Seller should also be sent to:

The Trust for Public Land
1003 Bishop Street Suite 740
Honolulu, HI 96813
Attn: Lea Hong
Tel: (808) 524-8560
Email: lea.hong@tpl.org

BUYER:

State of Hawai'i
Dept. of Land and Natural Resources
Land Division
1151 Punchbowl Street, Room 220
Honolulu, Hawai'i 96809-0621
Attn: Ian Hirokawa
Tel: (808) 587-0420
Email: ian.c.hirokawa@hawaii.gov

Copies of any notice to Buyer should also be sent to:

State of Hawai'i
Dept. of Land and Natural Resources
Division of Forestry and Wildlife
1151 Punchbowl Street, Room 220
Honolulu, Hawai'i 96809-0621
Attn: Tanya Rubenstein
Tel: (808) 587-70027
Email: tanya.rubenstein@hawaii.gov

B. Seller has entered into a purchase agreement with a landowner ("**Land Owner**") regarding Seller's desired acquisition of certain real property owned by said landowner located in the County of Honolulu, State of Hawai'i (the "**TPL Purchase Agreement**"). Under the TPL Purchase Agreement, Seller has the right, subject to certain conditions, to acquire certain real property located in the County of Honolulu, State of Hawai'i described in Exhibit A attached hereto and incorporated herein by this reference. Said real property, together with Seller's interest in all improvements, fixtures, timber, water, oil, gas and minerals located in and on it, and all rights appurtenant to it, including but not limited to timber rights, water rights, grazing rights, access rights and oil, gas and mineral rights, shall be referred to in this Agreement as the "**Property**".

C. Buyer wishes to purchase the Property from Seller and Seller wishes to sell the Property to Buyer on the terms and conditions set forth in this Agreement.

THE PARTIES AGREE AS FOLLOWS:

1. **Purchase and Sale.** Seller agrees to sell to Buyer and Buyer agrees to buy from Seller the Property on the terms and conditions set forth herein.

2. **Purchase Terms.**

(a) **Price.** The purchase price for the Property shall be Three Million Seven Hundred Thousand Sixteen Dollars (\$3,716,000.00) (the "**Purchase Price**").

(b) **Method of Payment.** The Purchase Price shall be payable in cash on Close of Escrow, as defined in Section 6.

(c) **Effective Date.** This Agreement shall be effective on the date that it is signed by both parties hereto (the "**Effective Date**").

3. **Conditions to Closing.** The Parties' respective obligations to close the purchase and sale of the Property shall be conditioned upon all of the following:

(a) Seller receives approval of the transaction which is the subject of this Agreement by the Seller's Board of Directors which approval by said Board of this Agreement is subject to said Board's sole discretion;

(b) Buyer's approval of the title, physical, structural and environmental condition of the Property not later than October 30, 2019 ("**Review Deadline**");

(c) Seller's prior acquisition of the Property, which is subject to the terms and conditions of the TPL Purchase Agreement;

(d) Buyer's confirmation of approval and receipt of a grant from the State Legacy Land Conservation Fund in the amount of Four Hundred Sixteen Thousand One Hundred Twenty Five (\$416,125.00), by October 30, 2019, which funds are to be used for acquisition of the Property;

(e) Buyer's confirmation of approval and receipt of grants from the U.S. Fish and Wildlife Service in the amount of Two Million Seventy Thousand Eight Hundred Seventy Five Dollars (\$2,070,875.00), by November 29, 2019, which funds are to be used for acquisition of the Property;

(f) Seller's securing of private funds in the amount of Six Hundred Twenty Nine Thousand Dollars (\$629,000.00), by October 30, 2019, which funds are to be used for acquisition of the Property;

(g) Seller's confirmation of approval and receipt of a grant from the National Fish and Wildlife Foundation in the amount of Six Hundred Thousand Dollars (\$600,000.00), by October 30, 2019, which funds are to be used for acquisition of the Property;

(i) Satisfaction of all the obligations stated herein by both Buyer and Seller, within the time periods provided in this Agreement (if any).

If any condition precedent is not satisfied or waived by the party for whose primary benefit it exists, said benefited party may terminate this Agreement by written notice to the other party, in which event the Parties shall have no further obligation to each other under this Agreement.

4. **Condition of the Property.**

(a) Buyer and Seller agree that, prior to the Review Deadline described in Section 3(b):

(i) Buyer shall have had the opportunity to study all aspects or circumstances of the Property, which Buyer deems material or relevant;

(ii) Buyer shall have received from Seller the following: (a) copies of property related information provided to Seller by Land Owner, and (b) any information, including environmental assessments obtained by Seller in its investigation and inspection of the Property (collectively, "**Property Information**"). Seller makes no representation or warranties as to the accuracy, completeness or conclusions of such Property Information;

(iii) Subject to the approval of the Land Owner, Buyer shall have had access to the Property; and

(iv) Buyer shall have had the opportunity to make all inspections and verifications which Buyer deems necessary for the completion of Buyer's due diligence review for the transaction covered by this Agreement.

(b) Buyer acknowledges and agrees that Seller makes no representations or warranties as to the physical condition of the Property or in connection with any matter relating to its condition, value, fitness, use or zoning on which Buyer has relied directly or indirectly. Buyer further acknowledges and agrees that, except as expressly set forth in this Agreement, Seller's cooperation with Buyer in connection with Buyer's due diligence review of the Property, whether by providing the Property Information, or permitting inspection of the Property, shall not be construed as any warranty or representation, express, implied or statutory, of any kind with respect to the condition of the Property.

(c) Buyer agrees that Seller shall not be responsible for any statements, representations or warranties of any kind furnished to Buyer by any real estate broker or any other person, unless the same are specifically set forth in this Agreement.

(d) Buyer acknowledges and agrees that no materials, brochures, or documents, including the Property Information, delivered by Seller to Buyer or any other person shall be, or be deemed, a representation, warranty, or agreement of Seller under, or with respect to the Property or this Agreement, and Buyer has, and shall have, the exclusive responsibility for verifying any facts, conditions or conclusions set forth or described in any such materials, brochures, or documents.

(e) Except as otherwise expressly provided herein, Buyer hereby acknowledges and agrees that neither Seller, nor any attorney, representative, agent or employee of Seller has

made, or will make, and except for Seller's express warranties set forth in this Agreement and in the Warranty Deed, Seller specifically negates and disclaims, any representations, warranties or guaranties of any kind or character whatsoever, whether express or implied, oral or written, past, present, future or otherwise, of, as to, concerning or with respect to the Property. Buyer acknowledges that it has or will complete all physical, financial and other studies, analyses and examinations relating to the acquisition of the Property hereunder which it deems necessary or appropriate and will acquire the same solely on the basis of such studies, analyses and examinations and the title insurance protection afforded by the title policy and not on any information provided or to be proved by Seller.

(f) The waivers and releases by Buyer herein contained shall not apply to any breach of Seller's representations or warranties under Section 11 of this Agreement or a default by Seller and shall survive the Close of Escrow and the recordation of the Warranty Deed and shall not be deemed merged into the Warranty Deed upon its recordation.

5. **Due Diligence.** Buyer shall have the opportunity to investigate and review the Title Report, (as described in Section 7 below), the Property Information, and the physical condition of the Property, which investigation and review must be completed on or before the Review Deadline of October 30, 2019. If Buyer determines that it is dissatisfied with the condition of the Property, then Buyer may terminate this Agreement by delivering written notice to Seller on or before the Review Deadline. If Buyer fails to deliver any such written termination notice to Seller on or before the Review Deadline, then Buyer shall be deemed to have elected to proceed to close escrow and acquire the Property.

6. **Escrow.** Seller has opened an escrow with Title Guaranty of Hawaii, Inc., 235 Queen Street, Honolulu, Hawai'i, 96813 Attn: Jeremy Trueblood (the "**Escrow Holder**") for the purpose of closing the purchase and sale of the Property. Escrow shall close on or before December 31, 2019 (the "**Close of Escrow**").

7. **Title.** Seller shall convey to Buyer by warranty deed (the "**Warranty Deed**") a fee simple interest in the Property, free and clear of all monetary liens and encumbrances, except (a) exception nos. 2-3, 8, 9 and 11 as shown in Preliminary Title Report No. 201745610, dated as of March 13, 2019 and updated as of September 25, 2019, issued by Title Guaranty of Hawaii, Inc., a copy of which is attached hereto as **Exhibit B** and incorporated herein by reference (the "**Title Report**"); and (b) the standard printed exceptions on the form of title insurance policy issued pursuant to Section 8.

8. **Title Insurance.** Seller will provide an ALTA, standard coverage, owner's policy of title insurance in the full amount of the Purchase Price to be paid by Buyer, insuring that title to the Property is vested in Buyer upon Close of Escrow subject only to the exceptions noted in Section 7. The cost of such title insurance shall be paid by Seller.

9. **Seller's Promise not to Further Encumber.** Except as allowed by this Agreement or approved in advance in writing by Buyer, during the term of this Agreement, Seller promises not to make or allow to be made any leases, contracts, options or agreements whatsoever affecting the Property which would in any manner impede Seller's ability to perform hereunder and deliver title as agreed herein.

10. **Seller's Representations.** Seller makes the following representations:

(a) Subject to Seller's acquisition of the Property, at the Close of Escrow, Seller will own and will have the power to sell, transfer and convey all right, title and interest in and to the Property.

(b) To Seller's actual knowledge, there is no action, suit, litigation, arbitration or other proceeding pending or threatened, which in any manner affects the Property.

(c) Seller has full power and authority to execute and deliver this Agreement, and to consummate the transactions provided herein. The persons signing this Agreement for Seller have full power and authority to sign for Seller and to bind it to this Agreement.

(d) Seller has no actual knowledge of any violations of any law, order, ordinance, or regulation or policy of insurance affecting the Property.

(e) Seller has not received notice and has no knowledge of, any pending or threatened condemnation of all or part of the Property.

(f) This Agreement and the other documents to be executed by Seller hereunder, upon execution and delivery thereof by Seller, will have been duly entered into by Seller, and will constitute legal, valid and binding obligations of Seller, subject to the conditions precedent set forth in Section 3. Neither this Agreement nor anything provided to be done under this Agreement violates or shall violate any contract, document, understanding, agreement or instrument to which Seller is a party or by which it is bound.

(g) Except for the items listed in Section 9 of this Agreement, Seller has no actual knowledge of any unrecorded agreements affecting the Property.

(h) Seller represents and warrants that it is not a "foreign person" as defined in Section 1445 of the Internal Revenue Code. Seller's United States Taxpayer Identification Number is 23-7222333.

Seller agrees to disclose to Buyer all material findings in respect to the condition of the Property that Seller may discover which findings are not contained in the Title Report delivered to Buyer. "Seller's knowledge" or "known to Seller" or "Seller may discover" as used in this Agreement means or pertains to Seller's actual knowledge and shall not include knowledge imputed to Seller from a third party source or constructive knowledge imparted to Seller by any fact, circumstance or document.

11. **Buyer's Representation.** Buyer represents and warrants the following:

(a) Buyer has the power and authority to enter into this Agreement and the person signing this Agreement for Buyer has full power and authority to sign for Buyer and to bind it to this Agreement and subject to the conditions precedent set forth in Section 3, Buyer has the power and authority to consummate the transaction contemplated herein, and subject to actual closing, has complied with all laws and regulations governing Buyer's real property transactions.

(b) Buyer shall exercise good faith efforts in conducting Buyer's due diligence in connection with the transaction contemplated by this Agreement. Buyer will purchase the Property on the basis of Buyer's own independent review of such information and documents Buyer deems relevant or material, Buyer's own investigation of the physical condition of the Property, and of the operative or proposed governmental laws and regulations affecting or applicable to the Property.

(c) Buyer agrees to inform Seller of all material findings in respect to the condition of the Property that Buyer may discover in the conduct of Buyer's due diligence.

12. **Risk of Loss.** All risk of loss shall remain with Seller until Close of Escrow. In the event the Property is destroyed or damaged after the Effective Date of this Agreement and prior to Close of Escrow, Buyer or Seller may, at their option, elect to terminate this Agreement.

13. **Closing Expenses and Fees.** Seller shall pay the escrow fee. Any documentary tax or real property transfer tax arising out of the conveyance of the Property shall be borne by Seller, if applicable.

14. **Notices.** All notices pertaining to this Agreement shall be in writing delivered to the parties hereto by email transmission, personally by hand, courier service or Express Mail, or by first class mail, postage prepaid, at the addresses set forth in Recital A. All notices shall be deemed given: (a) if sent by mail, when deposited in the mail, first class postage prepaid, addressed to the party to be notified; (b) if delivered by hand, courier service or Express Mail, when delivered; or (c) if transmitted by email, when transmitted. The parties may, by notice as provided above, designate a different address to which notice shall be given.

15. Intentionally omitted.

16. **Remedies Upon Default.** In the event Buyer defaults in the performance of any of Buyer's obligations under this Agreement, Seller shall, in addition to any and all other remedies provided in this Agreement or by law or equity have the right of specific performance against Buyer. In the event that Seller defaults in the performance of any of Seller's obligations under this Agreement, Buyer shall, in addition to any and all other remedies provided in this Agreement or by law or equity have the right of specific performance against Seller.

17. **No Broker's Commission.** Each party represents to the other that it has not used a real estate broker in connection with this Agreement or the transaction contemplated by this Agreement. In the event any person asserts a claim for a broker's commission or finder's fee against one of the parties to this Agreement, the party on account of whose conduct the claim is asserted will hold the other party harmless from said claim.

18. **Time of the Essence; Dates.** Time is of the essence of this Agreement. In the event that any date specified in this Agreement falls on Saturday, Sunday or a public holiday, such date shall be deemed to be the succeeding day on which the public agencies and major banks are open for business.

19. **Binding on Successors.** This Agreement shall be binding not only upon the parties but also upon their heirs, personal representatives, assigns, and other successors in interest.

20. **Additional Documents.** Seller and Buyer agree to execute such additional documents, including escrow instructions, as may be reasonable and necessary to carry out the provisions of this Agreement.

21. **Assignment.** Buyer may not assign its interests under this Agreement without the written consent of Seller.

22. **Entire Agreement; Modification; Waiver.** This Agreement constitutes the entire agreement between Buyer and Seller pertaining to the subject matter contained in it and supersedes all prior and contemporaneous agreements, representations, and understandings. No supplement, modification or amendment of this Agreement shall be binding unless executed in writing by all the parties. No waiver of any of the provisions of this Agreement shall be deemed or shall constitute a waiver of any other provision, whether or not similar, nor shall any waiver constitute a continuing waiver. No waiver shall be binding unless executed in writing by the party making the waiver.
23. **Counterparts.** This Agreement may be executed in counterparts, each of which shall be deemed an original and which together shall constitute one and the same agreement.
24. **Severability.** Each provision of this Agreement is severable from any and all other provisions of this Agreement. Should any provision(s) of this Agreement be for any reason unenforceable, the balance shall nonetheless be of full force and effect.
25. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Hawai'i.
26. **Survival of Close of Escrow.** All representations, warranties, covenants, conditions, agreements and other obligations set forth in this Agreement shall survive the close of escrow and the recordation of the Warranty Deed and shall not merge therein unless specifically stated otherwise in this Agreement.

IN WITNESS of the foregoing provisions the parties have signed this Agreement of Sale as of the dates set forth below:

SELLER:

THE TRUST FOR PUBLIC LAND, a
California nonprofit public benefit corporation

By: _____
Gilman Miller, Senior Counsel

Date: _____, 2019

Approved by the Board of
Land and Natural Resources
at its meeting held on
_____.

APPROVED AS TO LEGALITY,
FORM, EXCEPTIONS, AND
RESERVATIONS:

Julie H. China
Deputy Attorney General

Date: _____, 2019

BUYER:

THE STATE OF HAWAII

By: _____
Name: Suzanne D. Case
Title: Chairperson
Board of Land and Natural Resources

Date: _____, 2019

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

EXHIBIT B

PRELIMINARY TITLE REPORT