Phase I Environmental Site Assessment (ESA) Report, Eccles Flying Hat Ranch Off State Highway 75, Hailey, Blaine County, Idaho

Hazardous Materials Evaluation Phase 1 Report, Site Assessment Report and Photo Log of Parcel #RPO2N1826366C

PHASE I ENVIRONMENTAL SITE ASSESSMENT (ESA) REPORT
Eccles Flying Hat Ranch
Off State Highway 75
Hailey, Blaine County, Idaho

Project No.: R0618700-201446.01
July 2021

Prepared for:

SUN Friedman Memorial Airport
11378 State Highway 75
Hailey, ID 83333

Prepared by:

Mead & Hunt, Inc.
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1.0 EXECUTIVE SUMMARY

As authorized by Chris Pomeroy, Airport Manager at Friedman Memorial Airport (Airport), Mead & Hunt Inc. prepared a Phase I Environmental Site Assessment (ESA) for the purchase of adjoining property called **Eccles Flying Hat Ranch** located off State Highway 75, Hailey, Blaine County, Idaho (**Figure 1**).

Information obtained during our investigation indicated the following:

- The Airport is considering purchase of a portion of the Eccles Flying Hat Ranch (386 acres) south of the Airport and west of State Highway 75. The Ranch is 741 acres of grazing land (warranty deed dated 22 November 2019; instrument: 665113). Areas to the north are airport property; east is State Highway 75; west is Cove Canal and Big Wood River, and south are other Ranches. Access is off State Highway 75 at the Ranch house.

- An environmental site visit was conducted by Aaron Killgore of Mead & Hunt, in conjunction with a biological/wetland assessment.

- Hazardous substances, as defined by the Comprehensive Environmental Response Compensation and Liability Act (CERCLA) of 1980 and Resource Conservation and Recovery Act (RCRA), were not identified on this parcel.

- Evidence suggestive of the presence of underground storage tanks (USTs), electric transformers containing PCBs, or chemicals storage at the subject property was not observed at the site. Several aboveground storage tanks and 55-gallon drums were noted along a Ranch outbuilding. These materials used for routine ranch activities include fuel, oil, herbicides, pesticides, and fertilizers. Also, small tanks were present at a few irrigation pump stations on the Ranch. Spills or releases of materials from these items were not identified during the site visit or review of photographs.

- Potential off-site historical sources for contamination were identified during the search of federal and state regulatory databases. The EDR report identified one RCRA-VSQG, two LUST, four UST, and twelve ALLSITES facilities within a one-mile radius of the property boundaries.

- Completed questionnaires were not received from the ranch owner regarding known environmental issues.

Mead & Hunt prepared this Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E-1527 for **Eccles Flying Hat Ranch**, the property. This assessment revealed no evidence of recognized environmental conditions (RECs), historical recognized environmental concern (HREC), or controlled recognized environmental concern (CREC) in connection with this property. Any exceptions to, or deletions from, this practice are described in Section 9.0 of this report. At a minimum, the data will be maintained in our files for future references.

2.0 PHYSICAL/ENVIRONMENTAL SETTING

2.1 Location, Topography, and Current Site Usage

The property is in Hailey, Blaine County, Idaho. The ground elevation is approximately 5,258 feet above mean sea level. Site coordinates for the center of the property are 43º29'50.43" north latitude and 114º17'37.49" west longitude. The base map for **Figure 1** is the U.S. Geological Survey (USGS) Bellevue, ID 7.5-minute topographic quadrangle map.

The Airport is considering purchase of a portion of the Eccles Flying Hat Ranch (386 acres, **Figure 2**) south of the Airport and west of State Highway 75. The Ranch is 741 acres of grazing land (warranty deed dated 22 November 2019; instrument: 665113). Areas to the north are airport property; east is State Highway 75; west is Cove Canal and Big Wood River, and south are other Ranches. Access is off State Highway 75 at the Ranch house.

2.2 Soils/Geology

The Soil Survey (**Figure 3**) of Blaine County, Idaho, compiled on-line in June 2020, was reviewed for soil types. Site soils at the property are classified as 4 (Balaam gravelly sandy loam, 0 to 2 percent slopes), 6 (Balaam-Adamson complex, 0 to 2 percent slopes), 7 (Balaam-Adamson complex, cool, 0 to 2 percent slopes), 8 (Balaam-Adamson-Riverwash complex, 0 to 2 percent slopes), 42 (Gimlet very gravelly sandy loam, 0 to 2 percent slopes), and 66 (Little Wood very gravelly loam, 0 to 2 percent slopes).

The site is located in the Northern Rocky Mountains Physiographic Province in south-central Idaho. The bedrock geology is Qa -Alluvial Deposits of the Quaternary Sediments Geologic Unit System. The general geology consists of sand, gravel, and silt.

2.3 Regional Hydrogeology

Site runoff from the project area drains via sheet flow to the irrigation ditch/swale (Seamans Creek) and Cove Canal to the Big Wood River. According to the Environmental Protection Agency (EPA) website concerning water quality of Big Wood River watershed, Seamans Creek is listed on the Clean Water Act (CWA) Section 303d Impaired Waters. This waterbody has some impairments and some not assessed areas. A printout for the area's watershed is located in **Appendix A** of this report.

2.4 Water Supply

Public water utilities may be available on Ranch. Individual wells are utilized for the irrigation systems for the graze lands on the Ranch.

2.5 Flood Potential

Based on a review of the Blaine County FIRMs (**Figure 4** - panels # 16013C0856E and 16013C0857E dated 26 November 2010), the site is Zone X, which is outside the 100- and 500-year flood zones.

2.6 Proximity of Designated Wetlands

Wetlands are defined as "areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions" (33CFR Part 328.3). Under Section 404 of the Clean Water Act (33 U.S.C. 1344), an Army Corps of Engineers' permit is required for the deposition of dredged or fill material into "Waters of the United States" of which wetlands are a subset. The National Wetlands Inventory (NWI) 7.5-minute maps produced by the U.S. Department of Interior, Fish and Wildlife Service (USFWS) for the Bellevue quadrangle were reviewed as part of this assessment. Based upon this review (**Figure 5**), wetland areas associated with irrigation ditches, Cove Canal, and Big Wood River are within the acquisition area.

2.7 Radon Potential

Radon, specifically Radon-222, is a radioactive noble gas formed from the decay of Radium-226 and can be a source of radiation exposure caused by inhalation of the decay products of the radon gas. Radon and its daughter products are considered radionuclides, which are defined as any nuclide that emits radiation. Because of this, radon is classified as a hazardous substance under §9602 (a) of CERCLA. Indoor radon is normally derived from radium, which is naturally occurring in soil. Also, since radon is one member of a long chain of radioactive species, which originate from uranium, it is possible that radon can be present at sites, which overlie uranium-containing bedrock.

Although it is only possible to determine site-specific radon concentrations through the collection and analyses of samples, the following information was available on the statistical regional occurrence of elevated radon concentrations in Blaine County, Idaho. Based on the EDR VES report, Eccles Flying Hat Ranch is in Zone 1 for radon levels. Zone 1 counties have the highest potential for homes to test higher that the four picocuries of radon per liter of air (pCi/l), which is the Environmental Protection Agency guideline value for an acceptable long-term (50-year) indoor radon living exposure level. The state average radon level is 1.68 pCi/l. If radon is a concern, then the property should be tested.

3.0 HISTORICAL INVESTIGATIONS

Although we cannot make a conclusive determination about the past usage of the site, the sources utilized and discussed in the following sections indicate that the site has historically been developed and operated as ranchlands.

3.1 Chain-of-Title Review

A Report of Title was not available for this investigation. The most recent property transaction for the Ranch property was provided for this investigation, which documented the Eccles Flying Hat Ranch, a Utah limited liability company, entered into a Warranty Deed (Instrument #665113) with Friedman Memorial Airport Authority on 19 November 2019 for an approximate 64 acres parcel due south of the Airport. After ownership review associated with the original Ranch deed, environmental issues were not identified.

3.2 Aerial Photograph Review

Google Earth had historical aerial photographs (**Appendix C**) dated 1992, 1998, 2004, 2011, and 2017 available for review. EDR provided aerials from 1953, 1966, 1976, 1984, 1992, 2004, 2009, 2013, and 2017. The property was and is agricultural or pasture lands from 1953 to the present. The Ranch house with outbuildings was present on the 1953 aerial. The surface water features (Cove Canal, irrigation ditch/swale, and Big Wood River) were also visible in 1953. Other notable features were:

- 1966 – 1976: Airport was constructed by 1976.
- 1984: residential development was beginning to the east of State Highway 75.
- 1992: additional residential development was noted to the east.
- 2004: residential development to the east appears to be complete.
- 2009-2017: majority of the Ranch was not developed and appeared to be pasture lands.

The scale and quality of the aerial photographs precluded a review for small tanks and other potential environmental issues.

3.3 Historical Mapping Review

Sanborn Fire Insurance Maps, or other such mapping, were prepared for industrial, residential, and commercial areas. These maps were not available for the subject property (**Appendix D**).

The Bellevue (2013, 1986, 1957), ID USGS 7.5-minute topographic quadrangle maps (**Appendix D**) which included coverage of the subject property, were reviewed as part of this assessment. The Ranch was denoted as undeveloped, non-wooded lands. The airport was noted on the 1986 topo map.

3.4 City Directory Review

This directory (**Appendix D**) dated 28 September 2020 identified State Highway 75 between 1992 and 2017 in approximate 5-year intervals. The Ranch address (13378 State Highway 75) and Eccles Flying Hat Ranch were not found in these listings.

4.0 SITE RECONNAISSANCE

4.1 Site Grounds

Mead & Hunt conducted a site visit between 28 and 30 September 2020. The Ranch consists of pastureland for cattle and horse grazing. Several irrigation piping systems and wellheads for this system were found. The airport property is fenced and constitutes the northeastern boundary of Ranch. An irrigation ditch/swale and Cove Canal are notable water features.

The Ranch house and outbuildings are on the southern end of the Ranch. Several elevated above-ground storage tanks and 55-gallon drums containing materials for routine ranching activities. These materials include fuel, oil, herbicides, pesticides, and fertilizers. Access to the parcel is from the main Ranch to the south.

Airport activities adjoining the northern parcel are the runway area and General Aviation's FBO buildings and apron areas. Materials stored outside on the apron areas included small equipment and several small-capacity portable fuel tanks. Spills, or releases, of materials were not noted during the site visit. The FBO buildings were not accessible during the visit and may contain indoor storage areas.

The closest residential dwellings to the subject property are across State Highway 75 to the east. Signs of potential contamination, such as discolored or stained area or unusual odors, at the buildings were not observed during the site visit. Photographs depicting the subject site are included in **Appendix E**.

The Airport has a series of environmental documents, including a Master Plan Update dated August 2018, which were reviewed as part of this Phase I ESA. Phase I ESA report/Hazardous Material Evaluations dated July 2017 and May 2019 were also provided by the Airport for review. The Phase I ESA report was prepared by T-O Engineers for the Airport's purchase of a 64-acre parcel from Eccles Flying Hat Ranch. The narrative only of the Phase I ESA report is included in **Appendix F**.

4.2 Adjacent Properties

The adjacent properties are as follows:

- North – FBO operations and main Airport operations
- East – State Highway 75
- South – other ranches
- West – Big Wood River.

5.0 FEDERAL & STATE REGULATORY RECORDS

Several federal and state databases were reviewed for information regarding potential or actual environmental threats at the site or in the surrounding area. The database research was performed by EDR and was conducted in general accordance with the Phase I Environmental Site Assessment Standard Practice developed by the American Society for Testing and Materials (ASTM E-1527). Federal and state databases searched as part of this assessment are listed in **Appendix D**, along with an explanatory statement regarding each database.

A summary of the information from each database is presented in **Table 1**. The EDR report had no listings for the subject property, but one RCRA-VSQG, two LUST, four UST, and twelve ALLSITES facilities were within the ASTM radii.

The Airport (Sun Valley Aviation) was listed as two LUST, two UST, and one ALLSITES facility. The LUST sites status are closed; tow USTs are active; and the ALLSITES file indicated some general remediation under the LUST tank regulations.

- **RCRA-VSQG:** Morgan's Fine Finished – no violations were noted as of 2017.
- **UST:** McStay Construction – three tanks were closed; United Oil Hailey 1 – 6 active tanks.
- **ALLSITES:** McStay Construction; Old Katco Facility; United Oil Hailey 1; Morgan's Fine Finished; Hailey City Woodside; Sun Valley Auto Club; Queen Bess Mine; Bennyz Rod Shop; Idaho Power Transformer; Sun Valley Air Charter; Archive Decorative Finishing. The EDR report listed these facilities as completed under other programs.

There were fifteen unmappable sites within the Hailey area zip code (83333). Further location of these sites in correlation to the subject site was not possible because of the incomplete addresses.

TABLE 1 - REGULATORY DATABASE SEARCH SUMMARY

DATABASE	RADIUS (Miles)	TOTAL	SITE	< 1/4	1/4 – 1/2	1/2 - 1
All federal databases						
RCRA-VSQG	***0.25***	***1***	***0***	***1***	***NR***	***NR***
All state databases						
LUST	***0.5***	***2***	***0***	***2***	***0***	***NR***
UST	***0.25***	***4***	***0***	***4***	***NR***	***NR***
ALLSITES	***0.5***	***12***	***0***	***5***	***7***	***NR***
All misc. databases	Specific	0	0	0	0	0

6.0 INTERVIEWS

6.1 Interview with Owner

Environmental questionnaire were provided to the Ranch owner/manager, FBO operations, and Airport Operations (purchaser of the parcel) to identify issues related to management, storage, and use of hazardous materials. Completed questionnaires were not received from Airport operations or the ranch owner regarding known environmental issues.

6.2 Interviews with Local Government Officials

Mead & Hunt did not contact local government official based upon the information obtained in this report and the EDR reports.

6.3 Interviews with Others

There were no other interviews.

7.0 CONCLUSIONS

Mead & Hunt conducted a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E-1527 for **Eccles Flying Hat Ranch**, the property. This assessment revealed no evidence of recognized environmental conditions (RECs), historical recognized environmental concern (HREC), or controlled recognized environmental concern (CREC) in connection with this property. Any exceptions to, or deletions from, this practice are described in Section 9.0 of this report. At a minimum, the data will be maintained in our files for future references.

8.0 SCOPE CONDITIONS

8.1 Scope of Services

This Phase I ESA was conducted consistent with the procedures included in ASTM E-1527, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The purpose of this ESA was to assist the client in developing information to identify RECs in connection with the site as reflected by the scope of this report. This purpose was undertaken through user-provided information, a regulatory database review, historical and physical records review, interviews, including local government inquiries, as applicable, and a visual noninvasive reconnaissance of the site and adjoining properties. Limitations, ASTM deviations, and significant gaps (if identified) are evident from reviewing the applicable scope of services and the report text.

8.2 Standard of Care

This ESA was performed in accordance with generally accepted practices of this profession, undertaken in similar studies at the same time and in the same geographical area. We have endeavored to meet this standard of care, but may be limited by conditions encountered during performance, a client-driven scope of work, or inability to review information not received by the report date. When appropriate, these limitations are discussed in the text of the report, and an evaluation of their significance with respect to our findings has been conducted.

Phase I ESAs, such as the one performed at this site, are of limited scope, are noninvasive and cannot eliminate the potential that hazardous, toxic, or petroleum substances are present or have been released at the site beyond what is identified by the limited scope of this ESA. In conducting the limited scope of services described herein, certain sources of information and public records were not reviewed. It should be recognized that environmental concerns may be documented in public records that were not reviewed. No ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs. No warranties, express or implied, are intended or made.

The limitations herein must be considered when the user of this report formulates opinions as to risks associated with the site or otherwise uses the report for any other purpose.
These risks may be further evaluated - but not eliminated - through additional research or assessment. We will, upon request, advise you of additional research or assessment options that may be available and associated costs.

8.3 Additional Scope Limitations, ASTM Deviations and Significant Data Gaps

A Phase I Environmental Site Assessment is not a comprehensive environmental examination of the property and does not include sampling or analytical testing. In preparation of this report, Mead & Hunt has relied on the accuracy and completeness of information provided to Mead & Hunt by different sources. Mead & Hunt does not warrant the accuracy or completeness of such information, or the opinions expressed by any person contacted by Mead & Hunt in connection with this study. With the exception of those items herein, Mead & Hunt does not express any opinion as to whether the property actually contains any hazardous substances, hazardous wastes, petroleum contamination, asbestos, radon, or other environmentally harmful substances or whether conditions at the property are following environmental law. Furthermore, subsurface environmental impairments can only be detected through extensive sampling and analysis of soil and groundwater.

Based upon the agreed-on scope of services, this ESA did not include subsurface or other invasive assessments, business environmental risk evaluations, or other services not particularly identified and discussed herein. Reasonable attempts were made to obtain information within the scope and time constraints set forth by the client; however, in some instances, information requested is not, or was not, received by the issuance date of the report. Consideration of such information is beyond the scope of this assessment.

Information obtained for this ESA was received from several sources that we believe to be reliable; nonetheless, the authenticity or reliability of these sources cannot and is not warranted hereunder. This ESA was further limited by the following:

- *Credentials of the company (Statement of Qualifications) have not been included in this report but are available upon request.*
- *Pertinent documents are referred to in the text of this report, and a separate reference section has not been included.*

An evaluation of the significance of these limitations and missing information with respect to our findings has been conducted, and where appropriate, significant data gaps are identified and discussed in the text of the report. However, it should be recognized that an evaluation of significant data gaps is based on the information available at the time of report issuance, and an evaluation of information received after the report issuance date may result in an alteration of our conclusions, recommendations, or opinions. We have no obligation to provide information obtained or discovered by us after the issuance date of the report, or to perform any additional services, regardless of whether the information would affect any conclusions, recommendations, or opinions in the report. This disclaimer specifically applies to any information that has not been provided by the client.

This report represents our service to you as of the report date and constitutes our final document; its text may not be altered after final issuance. Findings in this report are based upon the site's current utilization, information derived from the most recent reconnaissance and from other activities described herein; such information is subject to change. Certain indicators of the presence of hazardous substances or petroleum products may have been latent, inaccessible, unobservable, or not present during the most recent reconnaissance and may subsequently become observable (such as after site renovation or development). Further, these services are not to be construed as legal interpretation or advice.

8.4 Reliance

This ESA report is prepared for the exclusive use and reliance of Friedman Memorial Airport. Use or reliance by any other party is prohibited without the written authorization of Friedman Memorial Airport and Mead & Hunt. This ESA was conducted in accordance with the authorized proposal between Friedman Memorial Airport and Mead & Hunt.

Continued viability of this report is subject to ASTM E-1527 Sections 4.6 and 4.8. If the ESA will be used by a different user (third party) than the user for whom the ESA was originally prepared, the third party must also satisfy the user's responsibilities in Section 6 of ASTM E-1527.

8.4.1 Specialized Knowledge or Experience

The client (site acquisition) was not aware of specialized knowledge or experience that is material to RECs in connection with the site.

8.4.2 Actual Knowledge of Environmental Liens or AULs

The client did not have actual knowledge of environmental liens or AULs encumbering the site or in connection with the site.

8.4.3 Reason for Significantly Lower Purchase Price

This investigation is being conducted as part of the sales agreement for subject property.

8.4.4 Commonly Known or Reasonably Ascertainable Information

The client was not aware of commonly known or reasonably ascertainable information within the local community about the site that is material to RECs in connection with the site.

8.4.5 Obvious Indicators of Contamination at the Site

The client was not aware of obvious indicators that point to the presence or likely presence of contamination at the site.

9.0 DEVIATIONS

The history of the property was pieced together from the historical sources reviewed.

10.0 ADDITIONAL SERVICES

Additional services were not requested as part of this ESA.

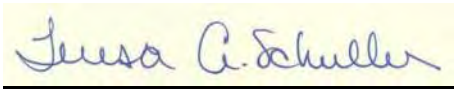
11.0 REFERENCES

Pertinent and available local, state, and federal government listing and websites for recognized environmental conditions were reviewed for evidence of activities, which may have an adverse impact on the subject property. Information received from Environmental Data Resources, Incorporated, an environmental database-clearing house on various federal and state databases, was reviewed to determine the known or suspected presence of hazardous materials at or near the site.

12.0 ENVIRONMENTAL PROFESSIONAL QUALIFICATIONS

Mead & Hunt, Inc. prepared this **Eccles Flying Hat Ranch** Environmental Site Assessment report in general accordance with ASTM E-1527, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. This ensures that the information presented in the report meets industry and regulatory standards. If you have any questions or comments concerning this report, please contact the individual listed below at (681) 313-4617.

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 CFR312. 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 appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312. My qualifications and experience are provided in **Appendix G**.



Teresa A. Schuller, LRS 174
Sr. Environmental Project Manager

Signature

Date: 7/20/2021

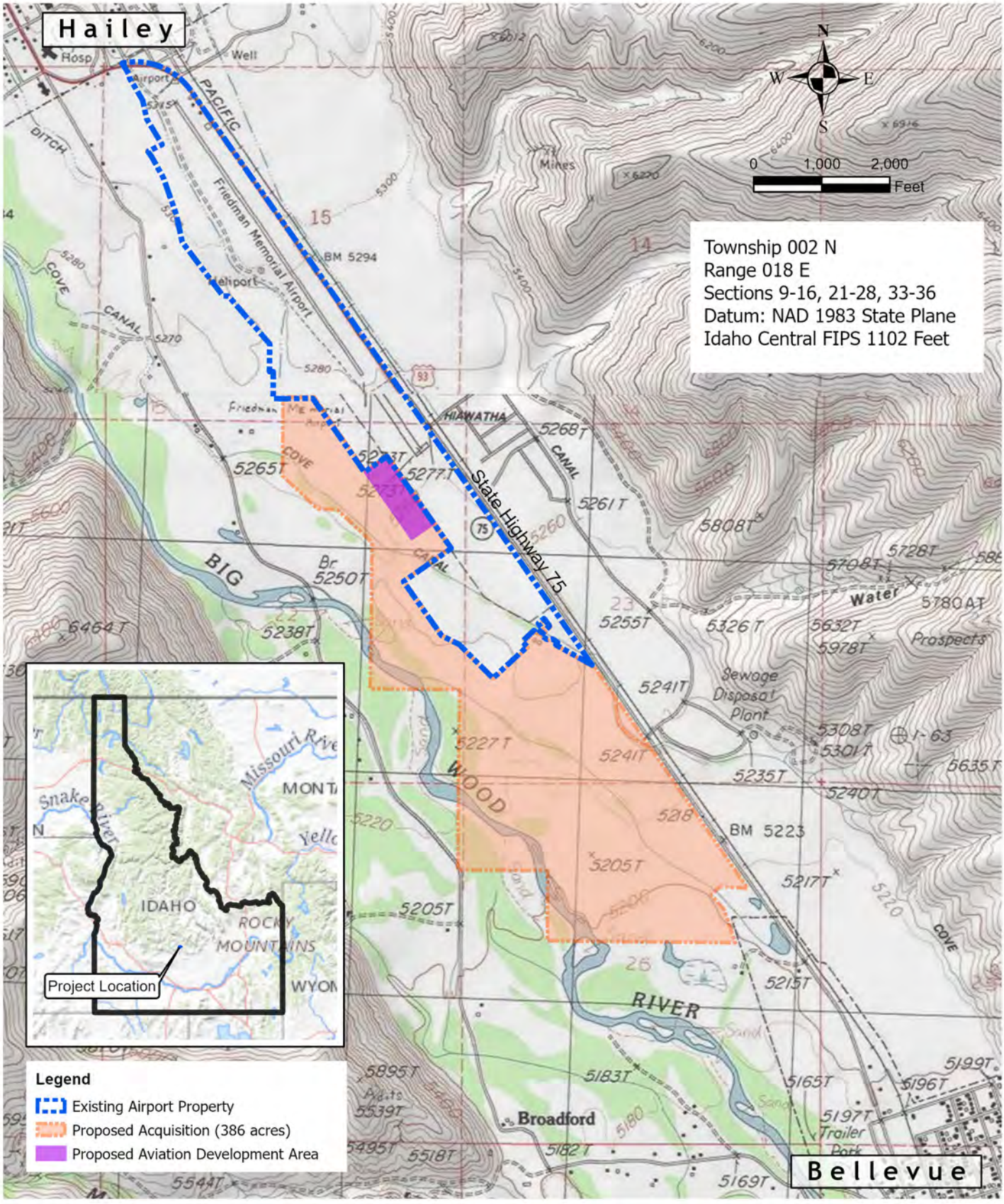


FIGURE 1 **Site Location Map**

USGS 7.5 Minute Topo Maps: Hailey, ID, Bellevue, ID, Seamans Creek, ID, Bough Creek SW, ID.

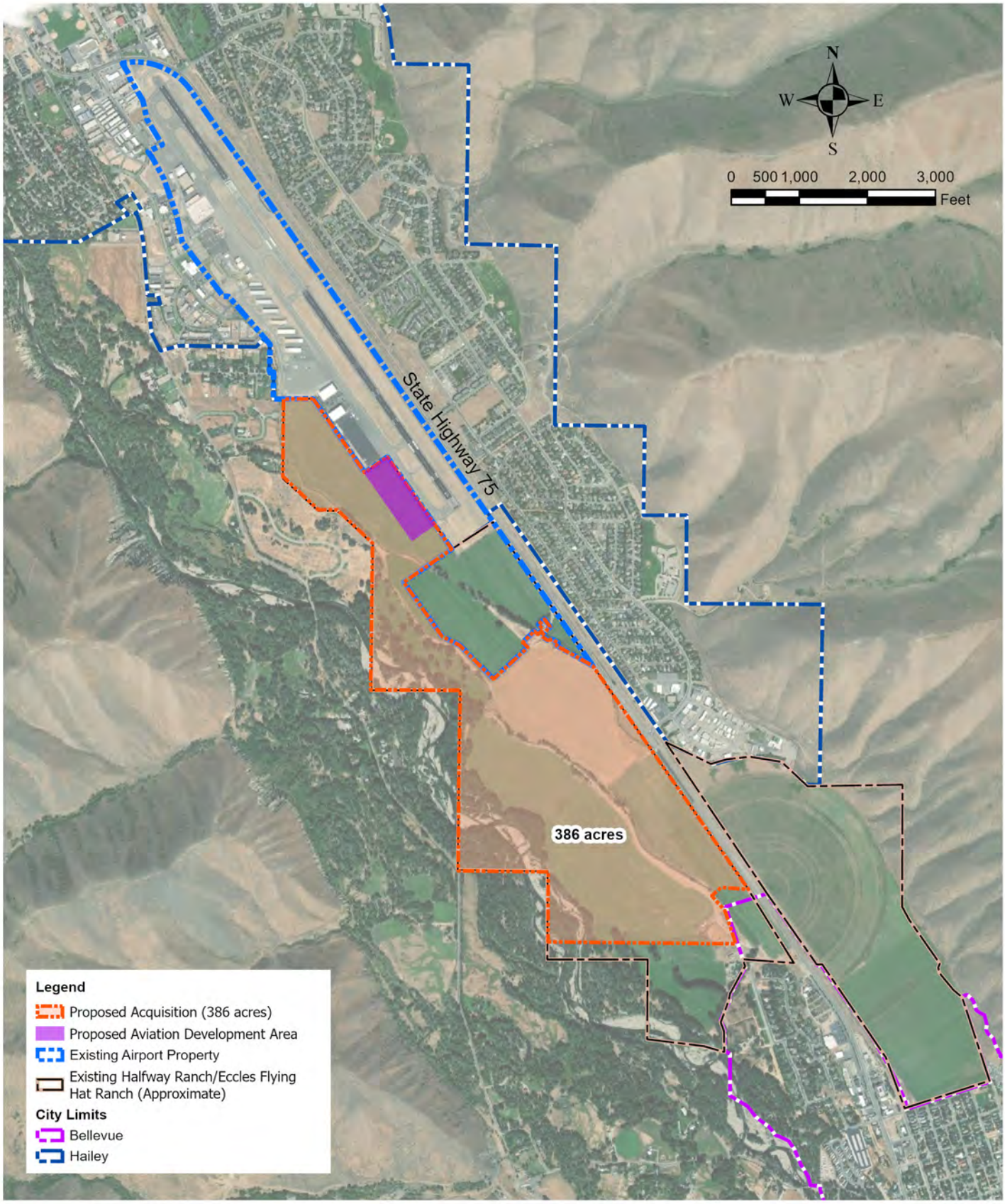


FIGURE 2 **Acquisition Parcel Map**

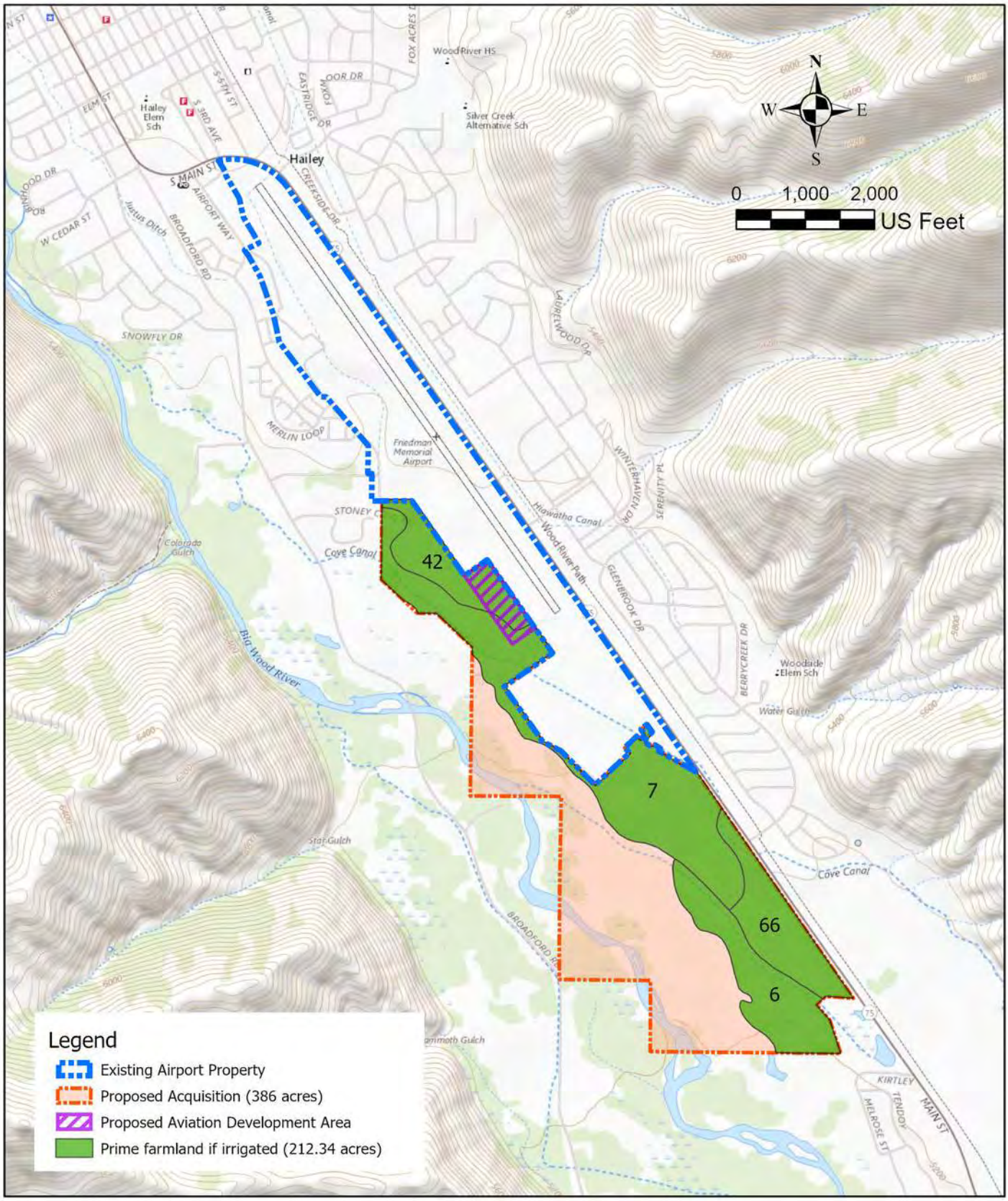


FIGURE 3 **Soil Map**

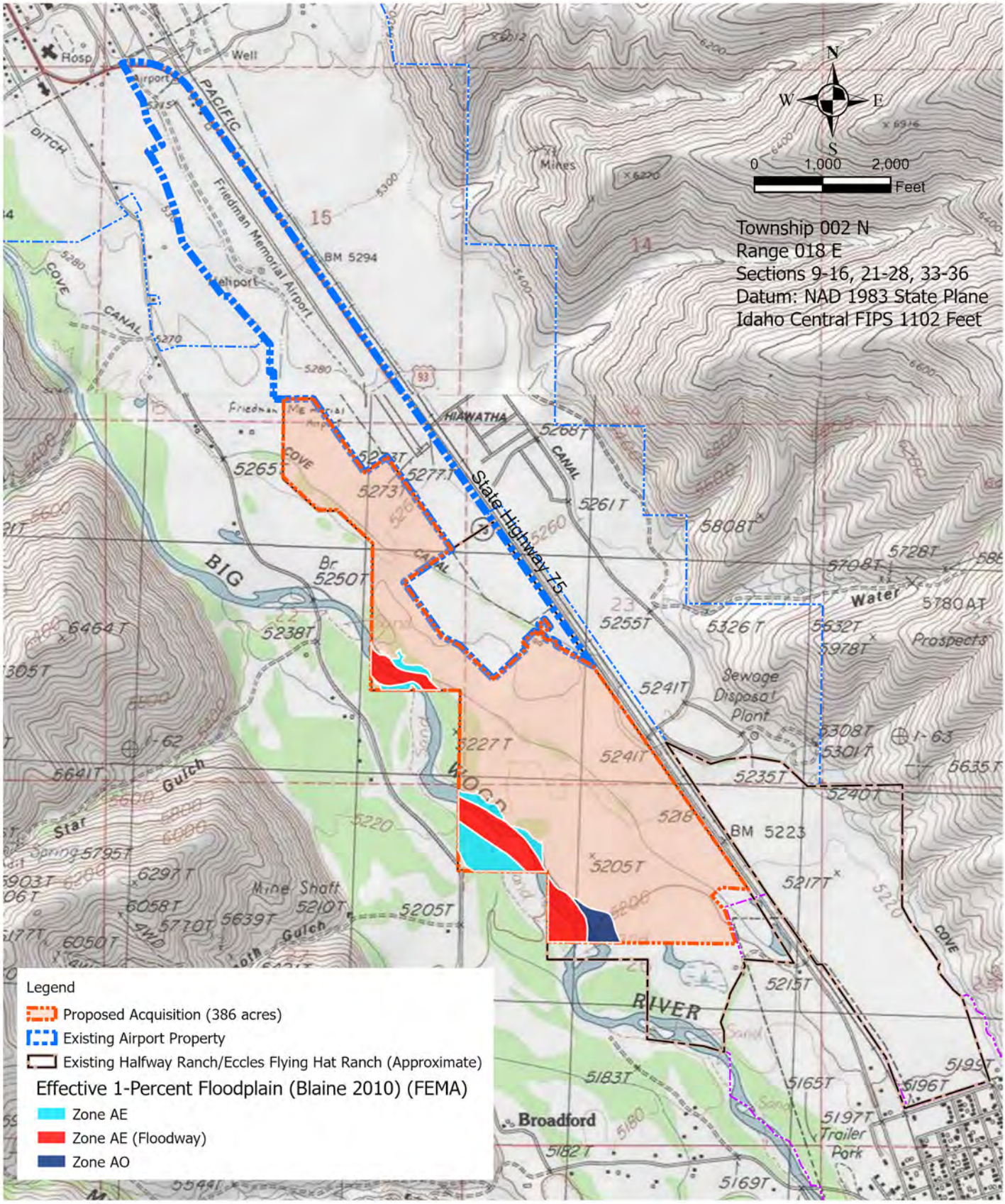


FIGURE 4 **FEMA Map**

USGS 7.5 Minute Topo Maps: Hailey, ID, Bellevue, ID, Seamans Creek, ID, Bough Creek SW, ID.

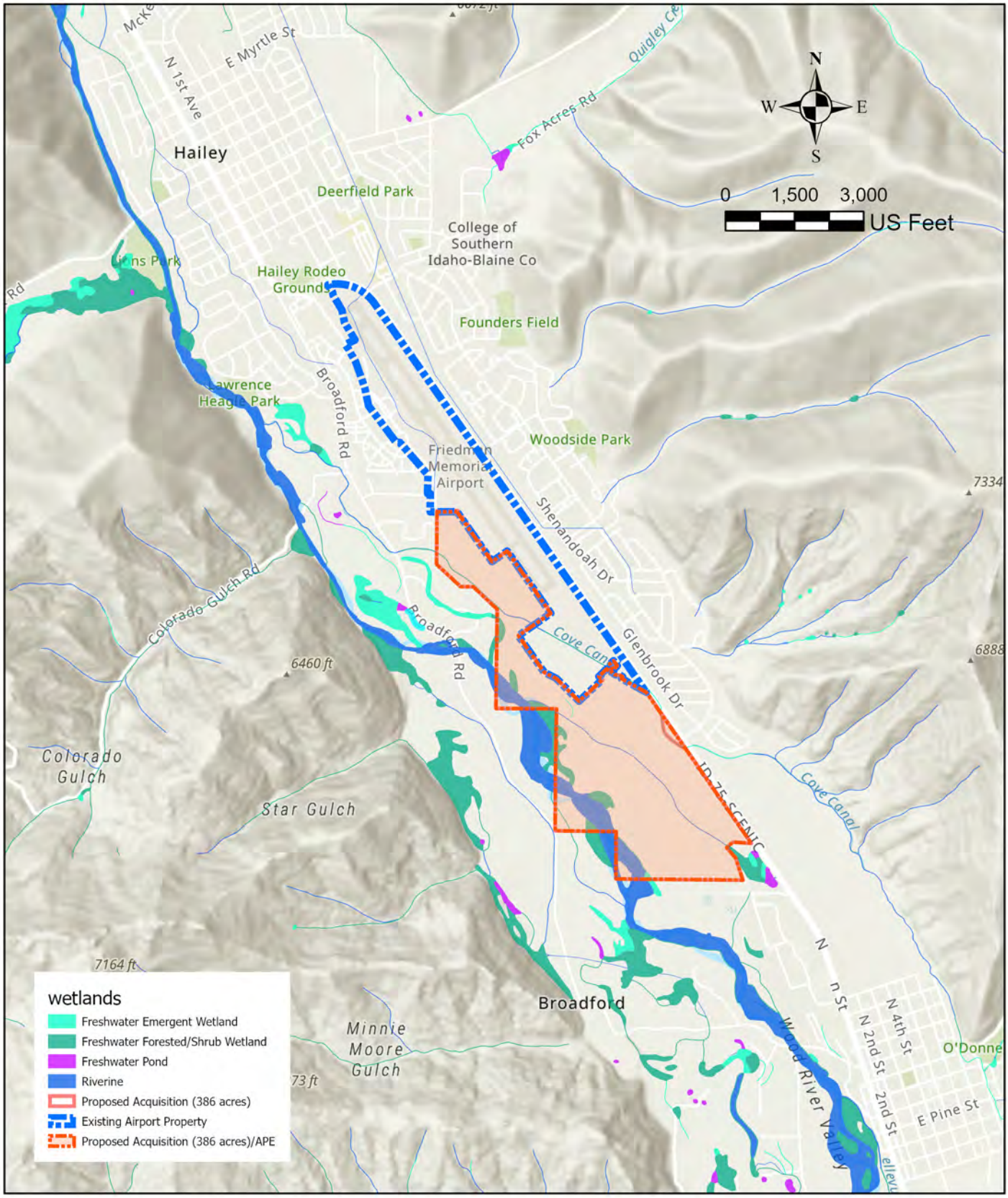


FIGURE 5 **Wetland Map**

Appendix A
Impaired Waterways List

How's My Waterway?

Informing the conversation about your waters.

Waterbody Report

Seamans Creek - Slaughterhouse Creek to mouth

Assessment Unit ID: ID17040219SK005_05

Waterbody Condition: Impaired

Existing Plans for Restoration: Yes

303(d) Listed: No

Year Reported: 2016

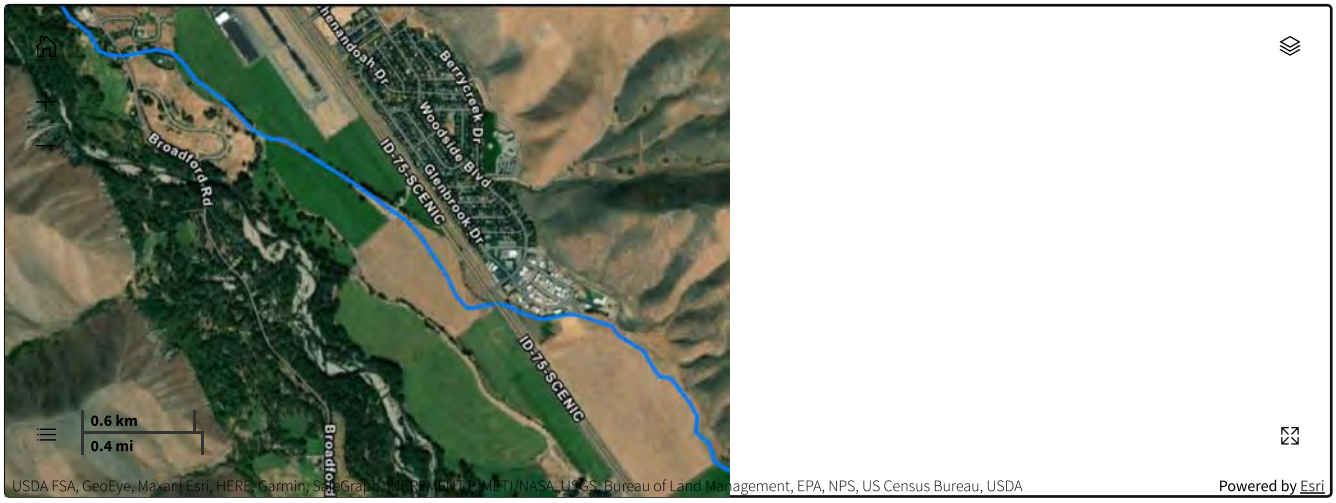
Organization Name (ID): Idaho (IDEQ)

What type of water is this?

River (5.62 Miles)

Where is this water located?

HUC: 17040219



Assessment Information from 2016

What is this water used for?

Expand All

Aesthetic	Not Assessed
Agricultural Water Supply	Not Assessed
Cold Water Aquatic Life	Impaired
Industrial Water Supply	Not Assessed
Secondary Contact Recreation	Impaired
Wildlife Habitat	Not Assessed

Probable sources contributing to impairment from 2016:

No probable sources of impairment identified for this waterbody.

Plans to Restore Water Quality

What plans are in place to protect or restore water quality?

Links below open in a new browser tab.

Plan	Impairments	Type	Date
Big Wood River Watershed	Cause Unknown, Escherichia Coli (E. coli), Phosphorus, Total, Sedimentation/siltation	TMDL	2002-05-15

Appendix B
Deed for Parent Property

Instrument # 665113
HAILEY, BLAINE, IDAHO
11-22-2019 11:30:06 AM No. of Pages: 4
Recorded for: BLAINE COUNTY TITLE
JOLYNN DRAGE Fee: $15.00
Ex-Officio Recorder Deputy: GWB
Electronically Recorded by Simplifile

BCT
BLAINE COUNTY TITLE

WARRANTY DEED

FOR VALUE RECEIVED

Eccles Flying Hat Ranch, a Utah limited liability company,

the Grantor, hereby grants, bargains, sells, conveys and warrants unto

Friedman Memorial Airport Authority, a political subdivision of the State of Idaho

the Grantee, whose current address is: 1616 Airport Cir, Hailey, ID 83333

the following described premises, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject to and those made, suffered or done by the Grantee; and subject to all existing patent reservations; restrictions in railroad deeds of record; easements and rights of way established and of record; protective covenants of record; zoning ordinances and applicable building codes, use restrictions, ordinances, laws and regulations of any governmental unit; general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable; and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated this 19th day of November, 2019.

ECCLES FLYING HAT RANCH

C. Hope Eccles
Managing Member

State of Utah
County of Salt Lake

This record was acknowledged before me on 19th day of November, 2019, by C. Hope Eccles, as Managing Member of Eccles Flying Hat Ranch.

Ellen Hammond
Notary Public
My Commission Expires: May 16, 2020

(STAMP)

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land located within Sections 22 & 23, Township 2 North, Range 18 East, Boise Meridian, Blaine County, Idaho, with reference to Record of Survey recorded August 21, 2019 as Instrument No. 662573, records of Blaine County, Idaho more particularly described as follows:

Commencing at an Aluminum cap on 1" Iron Pipe, marking the Quarter corner common to Section 15 & 22, from which the Southeast corner of Section 15 lies S89°53'06"E, 2666.57 feet distant; Thence Proceeding S63°25'13"E, 3544.06 feet, to the Southeast Corner of Tax Lot 7553, marked by a 5/8" rebar by PLS 16670, and being the TRUE POINT OF BEGINNING;

Thence S35°00'39"E, 2456.00 feet, along the Westerly Right of Way of State Highway 75, to a 5/8" rebar by PLS 16670,

Thence along the boundary common to Parcel A1 of said Survey the following courses;

Thence S47° 58' 13"W, 28.96 feet, along the boundary of Parcel A1, to a magnetic nail and washer in wooden fence post;

Thence N59° 00' 28"W, 600.58 feet, along the boundary of Parcel A1, to a 5/8" rebar by PLS 16670;

Thence N34° 25' 14"E, 36.70 feet, to a 5/8" rebar by PLS 16670;

Thence N55° 43' 11"W, 91.87 feet, to a 5/8" rebar by PLS 16670;

Thence S83° 27' 46"W, 68.79 feet, to a 5/8" rebar by PLS 16670;

Thence N59° 00' 28"W, 115.19 feet, to a 5/8" rebar by PLS 16670;

Thence N43° 51' 47"E, 187.40 feet, to a 5/8" rebar by PLS 16670;

Thence N36° 29' 48"W, 133.62 feet, to a 5/8" rebar by PLS 16670;

Thence S53° 52' 28"W, 109.34 feet, to a 5/8" rebar by PLS 16670;

Thence S35° 1S' 12"E, 102.58 feet, to a 5/8" rebar by PLS 16670;

Thence S43° 51' 47"W, 94.16 feet, to a 5/8" rebar by PLS 16670;

Thence N59° 00' 28"W, 72.39 feet, to a 5/8" rebar by PLS 16670;

Thence S45° 38' 50"W, 229.07 feet, to a 5/8" rebar by PLS 16670;

Thence S47° 53' 09"E, 96.94 feet, to a 5/8" rebar by PLS 16670;

Thence S47° 11' 38"W, 690.98 feet, to a 5/8" rebar by PLS 16670;

Thence N45° 23' 04"W, 726.31 feet, to a 5/8" rebar by PLS 16670;

Thence N62° 07' 36"W, 276.80 feet, to a 5/8" rebar by PLS 16670;

Thence N35° 01' 09"W, 976.13 feet, to a 5/8" rebar by PLS 16670;

Thence N54° 59' 02"E, 850.37 feet, to a 5/8" rebar by PLS 16670;

Thence S35°00'58"150.65 feet, along the Westerly Boundary of Tax Lot 7553, witnessed by a 5/8" rebar that lies N54°59'02"E, 5.00 feet distant;

Thence N54°59'02"E, 724.46 feet, along the Southerly Boundary of Tax Lot 7553, to the TRUE POINT OF BEGINNING, containing 2,796,988 Sq. Ft. (64.21 Ac.), more or less, as determined by computer methods

RESERVING UNTO THE GRANTOR HEREIN, ANY AND ALL WATER RIGHTS APPURTENANT TO THE ABOVE DESCRIBED PROPERTY

Instrument # 665114
HAILEY, BLAINE, IDAHO
11-22-2019 11:30:06 AM No. of Pages: 7
Recorded for: BLAINE COUNTY TITLE
JOLYNN DRAGE Fee: $28.00
Ex-Officio Recorder Deputy: GWB
Electronically Recorded by Simplifile

ACCESS EASEMENT AGREEMENT

THIS AGREEMENT is made and entered into this 19th day of November, 2019, by and between **FRIEDMAN MEMORIAL AIRPORT AUTHORITY,** a separate administrative entity created by two political subdivisions of the State of Idaho pursuant to Idaho Code §67-2328, hereinafter Grantor, and **ECCLES FLYING HAT RANCH,** a Utah Limited Liability Company, hereinafter Grantee.

RECITALS

A. Grantor is the owner of real property in Blaine County, Idaho, described as Parcel B on the Record of Survey Recorded on August 21, 2019 in the Official Records of Blaine County, Idaho as Instrument # 662573, (the "Survey") a copy of which is attached hereto as Exhibit "1" ("Grantor's Parcel").

B. Grantee is the owner of real property in Blaine County, Idaho abutting the Grantor's Parcel, which property is more particularly described as Parcel A1 on the Survey ("Grantee's Parcel").

C. The Parties desire to establish a perpetual private access easement for ingress to and egress from Grantee's Parcel, sixty (60) feet in width, on, over, under and across that portion of the Grantor's Parcel described on Exhibit "2" attached hereto ("Easement") for the benefit of Grantee , its successors, employees and invitees, and as an appurtenance to Grantee's Parcel.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, including the mutual covenants herein set forth, the parties agree subject to the following terms and conditions:

1. Grantor hereby grants unto the Grantee, and its successors and assigns, a perpetual and exclusive easement, subject to the exceptions set forth herein, over, under and across the Easement for the benefit of the Grantee's Parcel, as follows:

    a. The primary purpose of this Easement is to provide ingress and egress for the Grantee, its successors, employees and invitees, to the existing Ranch House located on Grantee's Parcel. Grantee shall be allowed to make improvements to the Easement to promote pedestrian, vehicular and equipment access.

b. The Easement shall be exclusive to Grantee, with the express exception that Grantor, its employee's and contractors have the absolute right to utilize the Easement, without cost, to access Grantor's Parcel for airport purposes.

c. This Easement shall also include the right of the Grantee to therein install, maintain, repair and replace fencing and landscaping not to exceed five (5) feet in height, a gravel or paved access road and underground utilities, including, but not necessarily limited to, water, gas, telephone and electricity. Work in the Easement shall be coordinated with Grantor so as to not interfere with Airport operations.

d. Grantee shall pay all costs associated with the foregoing improvements, activities and uses within the Easement.

2. The Easement granted herein is appurtenant to and shall run with title to the Grantee's Parcel above described, and the terms, conditions and provisions hereof shall be binding upon, and inure to the benefit of, and be enforceable by, the parties hereto and their respective successors in interest to the Grantor's Parcel and the Grantee's Parcel.

3. This Agreement shall be interpreted and governed in accordance with the statutes and case law of the State of Idaho, and shall be recorded in the official records of Blaine County, Idaho.

4. In the event either party is required to retain an attorney for the purpose of enforcing any right or duty arising out of this Agreement, or to recover damages resulting from a breach of this Agreement, the non-prevailing party in any such dispute shall pay to the prevailing party the latter's reasonable attorneys' fees and costs, whether or not litigation is actually instituted or concluded.

5. This Agreement contains the entire understanding and agreement between the parties hereto, and may be amended or altered only by means of a written document executed by each of the parties hereto, their assigns and/or successors.

[signatures on next page]

IN WITNESS WHEREOF, the parties hereto have executed this Grant of Easement on the day and year first above written.

"GRANTOR"
FRIEDMAN MEMORIAL AIRPORT AUTHORITY

By: Jacob Greenberg/Chairman

"GRANTEE"
ECCLES FLYING HAT RANCH, A Limited Liability Company

By: C. Hope Eccles/ Managing Member

STATE OF IDAHO)
ss.
County of Blaine)

On this 21st day of November, 2019, before me, a Notary Public, in and for said County and State, personally appeared Jacob Greenberg, known or identified to me to be the Chairman of the FRIEDMAN MEMORIAL AIRPORT AUTHORITY, the body politic that executed the foregoing instrument, and acknowledged to me that such body politic executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

DARYL FAUTH
COMMISSION NO. 22854
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 09/24/24

NOTARY PUBLIC FOR Idaho
Residing at: Haley ID

STATE OF Utah)
ss.
County of Salt Lake)

On this 19th day of November, 2019, before me, a Notary Public for said County and State, personally appeared C. HOPE ECCLES, known or identified to me, to be the managing member and authorized agent of ECCLES FLYING HAT RANCH, and the person who executed the foregoing instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

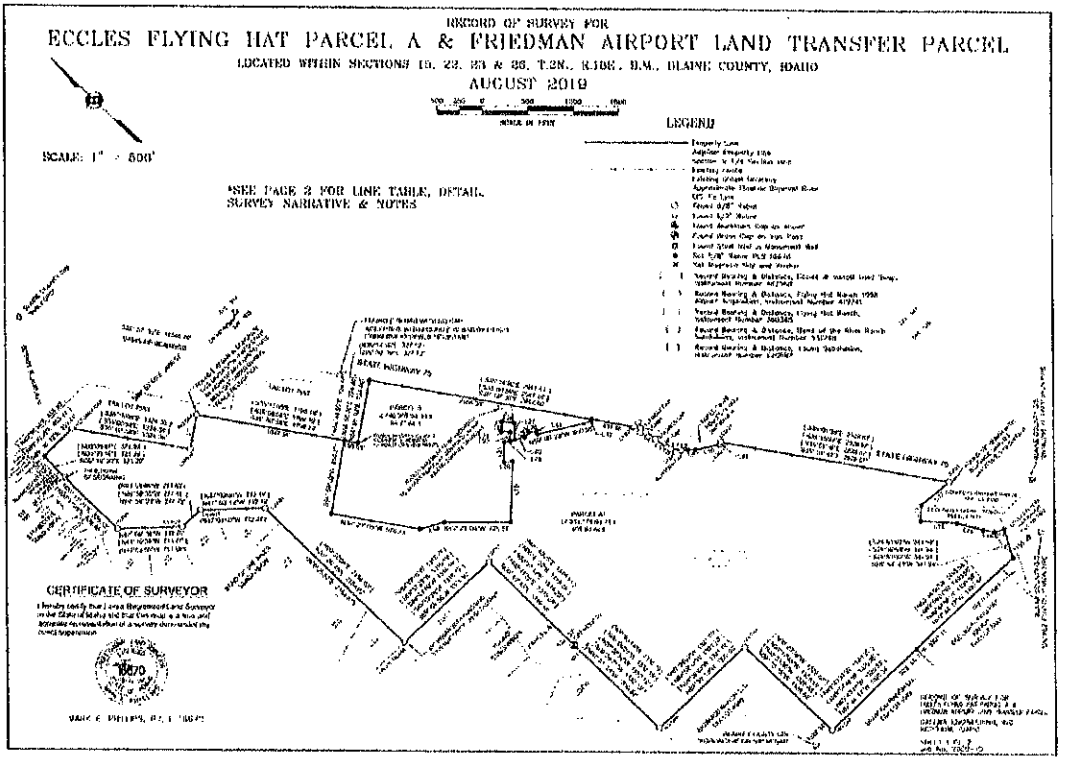
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

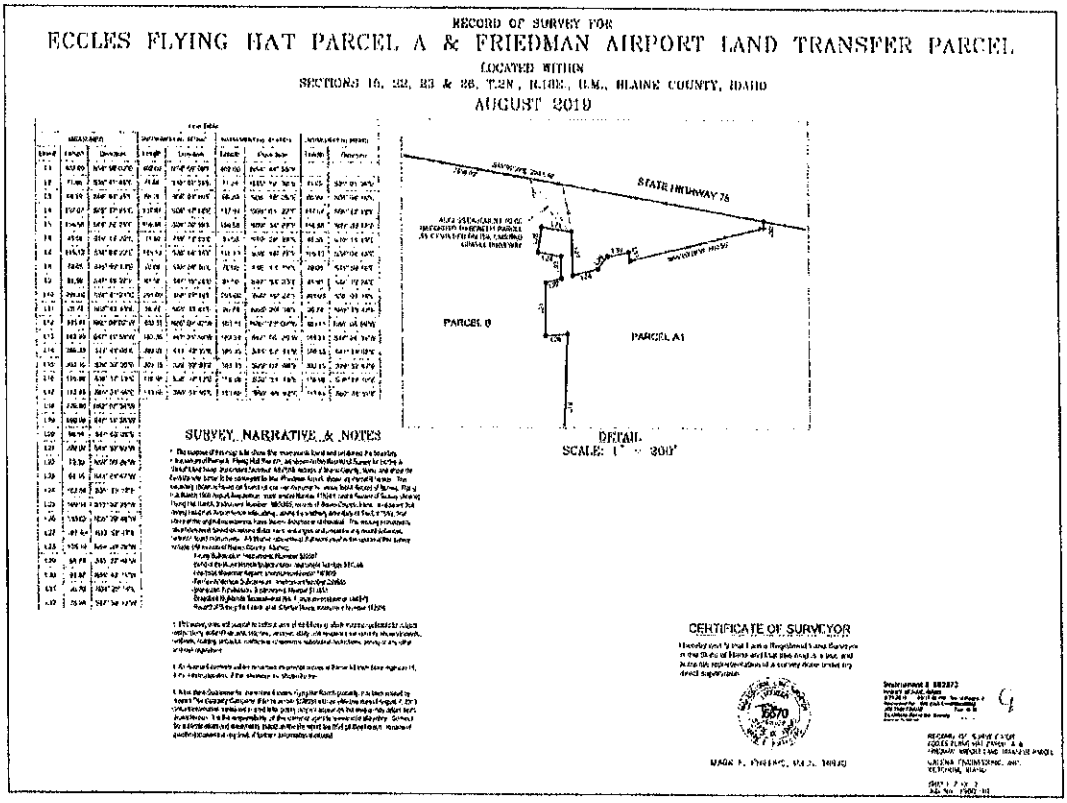
Notary Public
ELLEN HAMMOND
Commission #[illegible]
My Commission Expires
May 10, 2020
State of Utah

NOTARY PUBLIC FOR Utah
Residing at 79 S. Main St., 2nd Flr
SLC. UT 84111

EXHIBIT "1"

SURVEY




RECORD OF SURVEY FOR
ECCLES FLYING HAT PARCEL A & FRIEDMAN AIRPORT LAND TRANSFER PARCEL
LOCATED WITHIN
SECTIONS 15, 22, 23 & 26, T.2N., R.18E., B.M., BLAINE COUNTY, IDAHO
AUGUST 2019
STATE HIGHWAY 75
PARCEL B
PARCEL A1
DETAIL
SCALE: 1" = 300'
SURVEY NARRATIVE & NOTES
CERTIFICATE OF SURVEYOR

GALENA ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING

EXHIBIT 2

LEGAL DESCRIPTION OF ACCESS EASEMENT

Within Parcel B, as shown on the Record of Survey for the Eccles Flying Hat Parcel A & Friedman Airport Land Transfer Parcel, recorded under Instrument No. 662573, records of Blaine County, Idaho

A 60 foot wide strip of land located within Section 23, Township 2 North, Range 18 East, Boise Meridian, Blaine County, Idaho, being 30 feet left and 30 feet right of the Centerline more particularly described as follows:

Commencing at an Aluminum cap on 1" Iron Pipe, marking the Quarter corner common to Section 15 & 22, from which the Southeast corner of Section 15 lies S89°53'06"E, 2666.57 feet distant; Thence Proceeding S55°19'31"E, 4856.85 feet to a point lying along the Easterly Boundary of Parcel B, at the center of an existing driveway, and being the TRUE POINT OF BEGINNING;

Thence the following courses along the centerline of the existing gravel driveway:

63.41 feet along a curve to the left, with a radius of 72.00 feet, a delta of 50°27'25", a tangent length of 33.92 feet, and a chord length of 61.38 feet, that bears S29°54'05"W;

S04°40'23"W, 126.91 feet;

74.84 feet along a curve to the right, with a radius of 170.00 feet, a delta of 25°13'21", a tangent length of 38.03 feet, and a chord length of 74.23 feet, that bears S17°17'04"W, more or less, to the Easterly Boundary of Parcel A1, being the TRUE POINT OF ENDING, with sidelines shortening or lengthening to have a continuous strip of land, being 60 feet in width from the Westerly Right of Way of State Highway 75 to the Easterly Boundary of Parcel A1.

317 N. RIVER STREET • HAILEY, IDAHO • TELEPHONE (208) 788-1705 • FAX (208) 788-4612

Instrument # 665115
HAILEY, BLAINE, IDAHO
11-22-2019 11:30:06 AM No. of Pages: 6
Recorded for: BLAINE COUNTY TITLE
JOLYNN DRAGE Fee: $25.00
Ex-Officio Recorder Deputy: GWB
Electronically Recorded by Simplifile

EASEMENT AGREEMENT

THIS AGREEMENT is made and entered into this 19th day of November, 2019, by and between **FRIEDMAN MEMORIAL AIRPORT AUTHORITY,** a separate administrative entity created by two political subdivisions of the State of Idaho pursuant to Idaho Code §67-2328, a political subdivision of the State of Idaho, hereinafter Grantor, and **ECCLES FLYING HAT RANCH,** a Utah Limited Liability Company, hereinafter Grantee.

RECITALS

A. Pursuant to a Real Estate Purchase and Sale Agreement dated November 10, 2018 ("Contract"), Grantor has purchased, and is now the owner of real property in Blaine County, Idaho, shown and described as Parcel B on the Record of Survey Recorded on August 21, 2019 in the Official Records of Blaine County, Idaho as Instrument # 662573, (the "Survey") a copy of which is attached hereto as Exhibit "1" ("Grantor's Parcel").

B. Grantee is the owner of real property in Blaine County abutting the Grantor's Parcel, which property is more particularly described as Parcel A1 on the Survey ("Grantee's Parcel").

C. The Contract provides that after purchase of the Grantor's Parcel the Grantor would grant to the Grantee an easement over, under and across the Grantor's Parcel as may be reasonably necessary to permit the Grantee access, maintain, repair, operate and, as necessary, replace certain irrigation equipment, wells, and ditches and possibly a well and/or septic tank, all of which benefit the Grantee's Parcel but are located on the Grantor's Parcel ("Easement").

D. The parties intend and desire to herein grant said Easements, and detail the terms and conditions governing the same.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, including the mutual covenants herein set forth, the parties agree as follows:

1. Subject to the provisions of Paragraph 2, the Grantor, for the benefit of the Grantee and the Grantee's Parcel, hereby grants unto the Grantee a non-exclusive Easement over, under and across the Grantor's Parcel allowing access at such locations, and at such times, as may be reasonably necessary, in the discretion of the Grantee, to permit the Grantee and its successors in interest, and their respective agents, employees, and contractors, to accomplish the following activities for the benefit of the Grantee's Parcel:

a. Vehicular and equipment access for the maintenance, repair and operation of the Kohler Canal and Cove Canal;

b. Vehicular and equipment access for maintenance, repair and operation of all of Grantee's irrigation equipment, including, but not limited to, wells, pivots, transformers, and similar facilities, wheel lines, pumps, water lines, irrigation ponds, fences related to agricultural activities not exceeding four (4) feet in height, and electrical lines which presently exist on the Grantor's Parcel and are necessary for the continued ranch activities on the Grantee's Parcel (collectively "Irrigation Facilities"); provided, however, that notwithstanding the forgoing, either party may, at its sole expense, relocate any or all said Irrigation Facilities, and the easements associated therewith, so long as such relocation does not cause unreasonable harm to the property of the other party nor adversely impact operations of Freedman Memorial Airport ("Airport");

c. Access to and the continued operation, repair and maintenance of the domestic well and sceptic system serving the ranch house located on the Grantee's Parcel if and to the extent that they currently encroach on the Grantor's Parcel, and to irrigate and maintain landscaping presently existing and newly installed with the approval of Grantor located to the south of the existing fence line to the north of the existing ranch house and not more than one hundred (100) yards from the existing ranch house in any other direction, to the extent said landscaping may encroach on Grantor's Parcel.

2. As part of the consideration for this Easement, Grantee, for the benefit of Grantor, agrees to restrict and maintain the maximum height for all new or existing vegetation within one hundred (100) yards of the existing ranch house on Grantee's Parcel to eighteen (18) feet, and to obtain the written consent of Grantor prior to constructing any new buildings, structures or improvements within said one hundred (100) yard radius on Grantee's Parcel.

3. Grantee, for itself, and its employees' agents, contractors, understands and agrees that utilization of the Easement herein granted shall not be exercised at anytime or in the manner which would interfere with nor adversely impact the operations of the Airport. To the extent portions of the Easement granted herein fall within any fenced in or "secure area" of the Airport, all access to such areas by Grantee or its agents or contractors shall be coordinated through the Airport Manager and may require escorts and/or security clearance badging for any person entering said secure areas.

4. The Easement granted herein is appurtenant to, and shall run with title to, the Grantee's Parcel, and the terms and conditions and provisions hereof shall be binding upon, and inure to the benefit of, and be enforceable by, the parties hereto and their respective successors in interest to

the Grantor's Parcel and the Grantee's Parcel.

5. This Agreement shall be interpreted and governed in accordance with the statutes and case law of the State of Idaho, and shall be recorded in the official records of Blaine County, Idaho.

6. In the event either party is required to retain an attorney for the purpose of enforcing any right or duty arising out of this Agreement, or to recover damages resulting from a breach of this Agreement, the non-prevailing party in any such dispute shall pay to the prevailing party the latter's reasonable attorneys' fees and costs, whether or not litigation is actually instituted or concluded.

7. This Agreement contains the entire understanding and agreement between the parties hereto, and may be amended or altered only by means of a written document executed by each of the parties hereto, their assigns and/or successors.

IN WITNESS WHEREOF, the parties hereto have executed this Grant of Easement on the day and year first above written.

"GRANTOR"
FRIEDMAN MEMORIAL AIRPORT AUTHORITY

By: Jacob Greenberg/Chairman

"GRANTEE"
ECCLES FLYING HAT RANCH,
A Limited Liability Company

By: C. Hope Eccles/ Managing Member

STATE OF IDAHO)
ss.
County of Blaine)

On this 14th day of November, 2019, before me, a Notary Public, in and for said County and State, personally appeared Jacob Greenberg known or identified to me to be the Chairman of the FRIEDMAN MEMORIAL AIRPORT AUTHORITY, the body politic that executed the foregoing instrument, and acknowledged to me that such body politic executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

DARYL FAUTH
COMMISSION NO. 22854
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 09/24/24

NOTARY PUBLIC FOR Idaho
Residing at: Hailey, ID

STATE OF Utah)
ss.
County of Salt Lake)

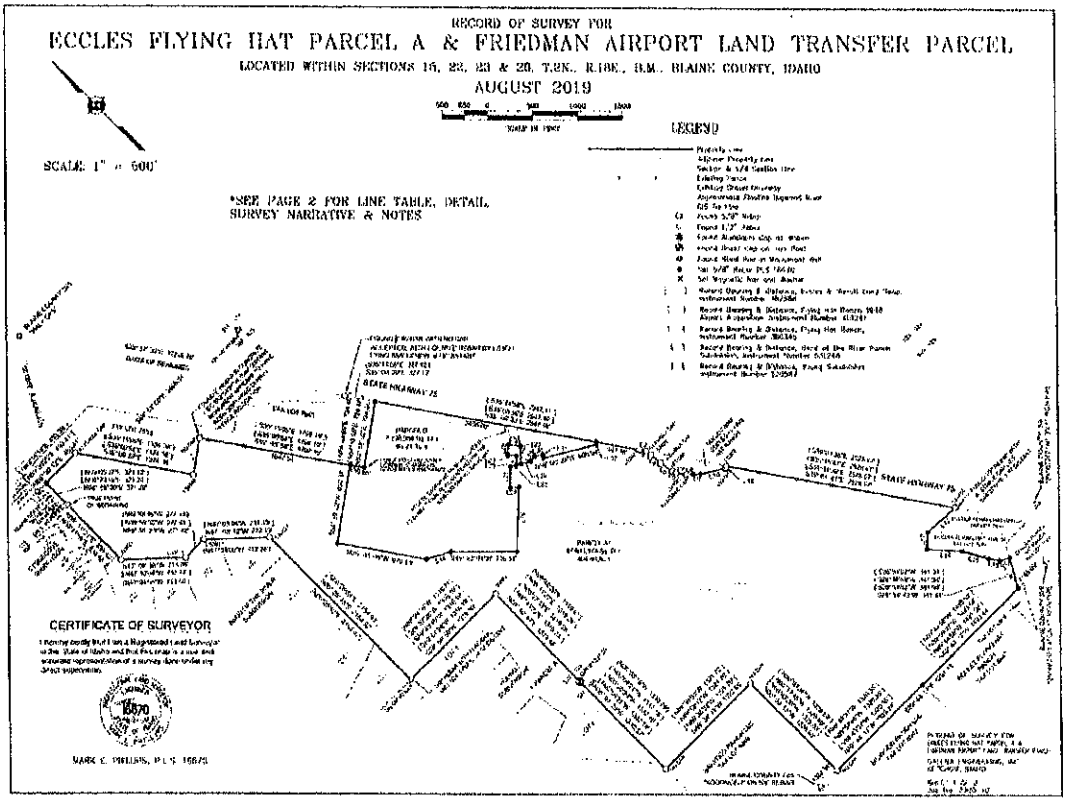
On this 19th day of November, 2019, before me, a Notary Public for said County and State, personally appeared C. HOPE ECCLES, known or identified to me, to be the managing member and authorized agent of ECCLES FLYING HAT RANCH, and the person who executed the foregoing instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

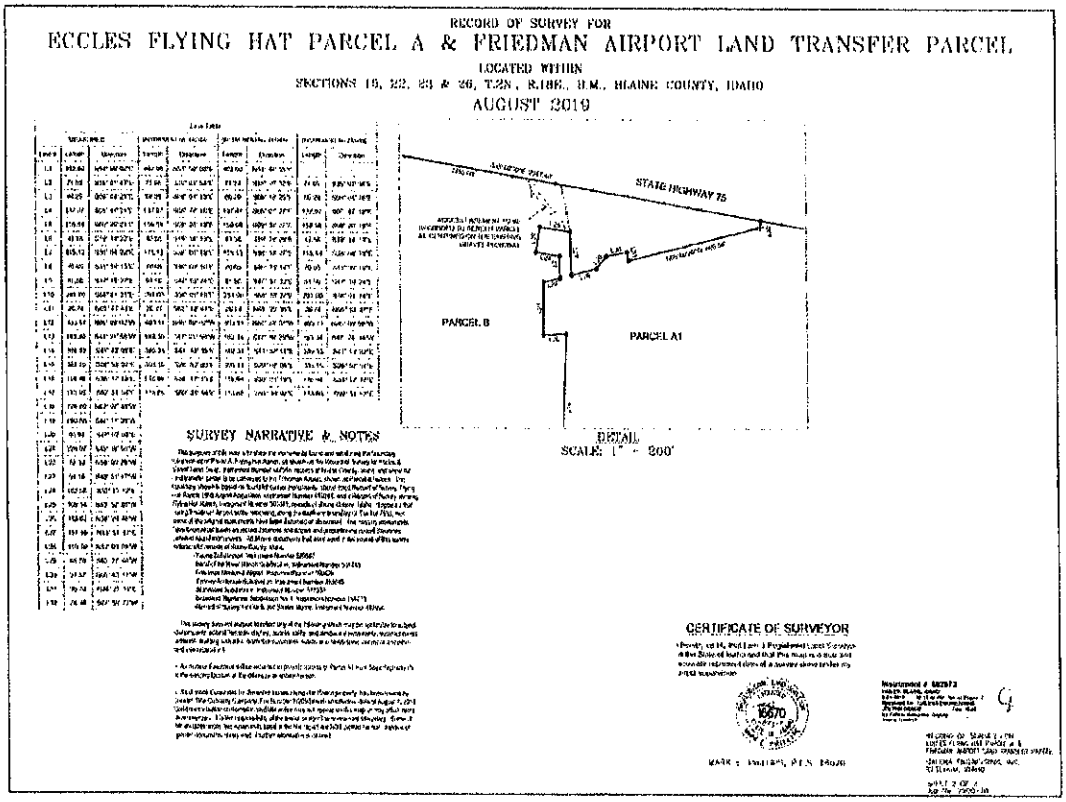
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public
ELLEN RAMMOND
Commission #[illegible]
My Commission Expires
May 16, 2020
State of Utah

NOTARY PUBLIC FOR Utah
Residing at 79 S. Main St, 2nd Flr
SLC, UT 84111

EXHIBIT 1
SURVEY





RECORD OF SURVEY FOR

ECCLES FLYING HAT PARCEL A & FRIEDMAN AIRPORT LAND TRANSFER PARCEL

LOCATED WITHIN

SECTIONS 15, 22, 23 & 26, T.2N., R.18E., B.M., BLAINE COUNTY, IDAHO

AUGUST 2019

Line Table

Line #	Length	Direction	Length	Direction	Length	Direction
L1	102.64'	N90°00'00"E	102.64'	N90°00'00"E		
L2	71.64'	S00°01'47"E	71.64'	S00°01'47"E	71.64'	S00°01'47"E
L3	66.25'	S00°01'47"E	66.25'	S00°01'47"E	66.25'	S00°01'47"E
L4	137.31'	S00°01'47"E	137.31'	S00°01'47"E	137.31'	S00°01'47"E
L5	176.58'	S00°01'47"E	176.58'	S00°01'47"E	176.58'	S00°01'47"E
L6	61.56'	S79°19'22"E	61.56'	S79°19'22"E	61.56'	S79°19'22"E
L7	615.13'	S00°01'47"E	615.13'	S00°01'47"E	615.13'	S00°01'47"E
L8	70.65'	S00°01'47"E	70.65'	S00°01'47"E	70.65'	S00°01'47"E
L9	61.56'	S00°01'47"E	61.56'	S00°01'47"E	61.56'	S00°01'47"E
L10	251.00'	S00°01'47"E	251.00'	S00°01'47"E	251.00'	S00°01'47"E
L11	26.74'	S00°01'47"E	26.74'	S00°01'47"E	26.74'	S00°01'47"E
L12	93.53'	N90°00'00"W	93.53'	N90°00'00"W	93.53'	N90°00'00"W
L13	102.64'	N90°00'00"W	102.64'	N90°00'00"W	102.64'	N90°00'00"W
L14	99.19'	S00°01'47"E	99.19'	S00°01'47"E	99.19'	S00°01'47"E
L15	99.19'	S00°01'47"E	99.19'	S00°01'47"E	99.19'	S00°01'47"E
L16	99.19'	S00°01'47"E	99.19'	S00°01'47"E	99.19'	S00°01'47"E
L17	99.19'	S00°01'47"E	99.19'	S00°01'47"E	99.19'	S00°01'47"E
L18	99.19'	S00°01'47"E	99.19'	S00°01'47"E	99.19'	S00°01'47"E
L19	99.19'	S00°01'47"E	99.19'	S00°01'47"E	99.19'	S00°01'47"E
L20	99.19'	S00°01'47"E	99.19'	S00°01'47"E	99.19'	S00°01'47"E
L21	99.19'	S00°01'47"E	99.19'	S00°01'47"E	99.19'	S00°01'47"E
L22	99.19'	S00°01'47"E	99.19'	S00°01'47"E	99.19'	S00°01'47"E
L23	99.19'	S00°01'47"E	99.19'	S00°01'47"E	99.19'	S00°01'47"E
L24	99.19'	S00°01'47"E	99.19'	S00°01'47"E	99.19'	S00°01'47"E
L25	99.19'	S00°01'47"E	99.19'	S00°01'47"E	99.19'	S00°01'47"E
L26	99.19'	S00°01'47"E	99.19'	S00°01'47"E	99.19'	S00°01'47"E
L27	99.19'	S00°01'47"E	99.19'	S00°01'47"E	99.19'	S00°01'47"E
L28	99.19'	S00°01'47"E	99.19'	S00°01'47"E	99.19'	S00°01'47"E
L29	99.19'	S00°01'47"E	99.19'	S00°01'47"E	99.19'	S00°01'47"E
L30	99.19'	S00°01'47"E	99.19'	S00°01'47"E	99.19'	S00°01'47"E

DETAIL

SCALE: 1" = 300'

SURVEY NARRATIVE & NOTES

CERTIFICATE OF SURVEYOR

MARK E. WILLIAMS, P.E.S. 15670

EASEMENT AGREEMENT

Instrument # 665116
HAILEY, BLAINE, IDAHO
11-22-2019 11:30:06 AM No. of Pages: 6
Recorded for: BLAINE COUNTY TITLE
JOLYNN DRAGE Fee: $25.00
Ex-Officio Recorder Deputy: GWB
Electronically Recorded by Simplifile

LEASE AGREEMENT

THIS AGREEMENT is made and entered into this 19th day of November, 2019, by and between **FRIEDMAN MEMORIAL AIRPORT AUTHORITY,** a sperate administrative entity created by two political subdivisions of the State of Idaho, herein referred to as ("Lessor"), and **ECCLES FLYING HAT RANCH,** a Utah Limited Liability Company, herein referred to as ("Lessee").

RECITALS

A. Lessor Operates the Friedman Memorial Airport in Hailey, Idaho ("Airport").

B. Pursuant to a Real Estate Purchase and Sale Agreement dated November 10, 2018 ("Real Estate Agreement"), Lessor has contracted to purchase from the Lessee approximately 64.2 acres of Lessee's Eccles Flying Hat Ranch, located in Blaine County, Idaho ("Property").

C. Said purchase of the Property has not, as of the date hereof, been consummated and closed.

D. Consistent with the provisions of paragraph 9 of the Real Estate Agreement the Lessor, commencing upon the closing of its purchase of the Property ("Closing Date"), has agreed to lease back to the Lessee a portion of the Property, consisting of approximately 3.9 acres, described more particularly as "Long Term Lease Area" on Exhibit "A" hereto (the "Long Term Lease").

E. Additionally, Lessor and Lessee wish the remainder of the Property, less any area which may be fenced into the secure area of the Airport or otherwise excluded for Airport purposes in the sole discretion of Lessor, approximately described as "Year-to-Year Lease Area" on Exhibit "A" hereto (the "Year-to-Year Lease").

F. The parties desire to herein formalize said lease and set forth the terms and conditions which will apply thereto.

AGREEMENT

NOW, THEREFORE, in accordance with the terms and conditions hereof, Lessor hereby agrees to lease to Lessee, and Lessee agrees to lease the same from the Lessor as follows:

A. Long Term Lease:

1. **Premises.** The Premises for the Long Term Lease shall be the area defined as the Long Term Lease Area on Exhibit A.

2. **Initial Term.** The Initial Term of this Lease shall be ten (10) years, commencing on the Closing Date.

3. **Rent for the Initial Term.** In lieu of monetary rent for the Initial Term, the Lessee shall provide the Lessor with the following:

The use of Lessee's water rights appurtenant to Property for the purpose of allowing the Lessor to apply irrigation water to the Property for one irrigation season after the termination of the Year-to-Year Lease, and subject to the following:

i. That the amount of said irrigation water shall be restricted to quantities reasonably necessary for the Lessor to replant and establish appropriate drought tolerant plantings on the Property; and
ii. That the Lessor agrees that any of Lessee's Idaho State Water Rights used for this purpose must include the Premises defined under both the Long Term Lease Area and the Year-to-Year Lease Area as an approved "Place of Use", and that said water rights may be subject to priority curtailments by the Idaho Department of Water Resources, resulting in the irrigation water being temporarily unavailable for Lessor's irrigation purposes.

4. **Renewal Terms.** Provided there is no default under the terms and conditions of this Long Term Lease by the Lessee, at the conclusion of the Initial Term, and for so long thereafter as the Leased Premises are not needed for Airport related use by the Lessor, the Lessee shall have the option to thereafter renew this Lease for consecutive one-year terms ("Renewal Terms").

5. **Rent for Renewal Terms.** The rent payable by the Lessee to the Lessor for each Renewal Term shall be a mutually agreed upon amount consistent with the then prevailing rental value for comparable non-irrigated agricultural land in Blaine County. The parties shall negotiate in good faith in efforts to arrive the rents applicable for each Renewal Term.

B. Year to Year Lease:

1. **Premises.** The Premises for the Year-to-Year to Year Lease shall be the area defined as the Year to Year Lease Area on Exhibit A, less any areas incorporated into and fenced in as "secure area" of the Airport and areas that may otherwise excluded for Airport purposes in the sole discretion of Lessor.

2. **Term.** The Term of this Lease shall be year to year, commencing on the Closing Date, and renewing each subsequent year for the period of January 1 through December 31. The Year-to-Year Lease may be terminated by either Party for any reason by giving written notice to the other party on or before September 30 of any year to terminate effective December 31 of that year. Absent the delivery of such a termination notice, the Year-to Year lease shall renew for the subsequent year.

3. **Rent.** In lieu of monetary rent for the Year-to-Year Lease, the Lessee shall be required to maintain the Year-to-Year Lease Area as irrigated pasture for grazing and/or cultivation of grass or alfalfa, using Lessee's irrigation water and facilities, at Lessee's cost to maintain the condition of the Year-to-Year Lease area in a condition reasonably similar to that which exists in 2019.

C. Terms Applicable to both the Long-Term Lease and the Year-to-Year Lease:

1. **Limitation of Uses.** The Leased Premises, consisting of the Premises under the Long-Term Lease and the Premises under the Year-to-Year Lease, shall be used by the Lessee only for agricultural purposes, consisting of livestock grazing and growing of pasture grasses. No new landscaping, above ground improvements or structures shall be constructed, installed or maintained by the Lessee on the Leased Premises without the prior written consent of the Lessor. Lessee shall maintain the Leased Premises in good condition and repair. Lessee shall not use the Leased Premises or permit anything to be done in or about the Leased Premises which will in anyway conflict with airport operations nor with any law, statute, zoning restriction, ordinance or governmental rule or regulation or any requirements of duly constituted public authorities now in force or which may hereafter be enacted or promulgated.

2. **Subleasing.** With the exception of annual livestock grazing subleases, Lessee shall not assign or sublet any interest in this Lease or the Leased Premises without the consent of the Lessor, which consent shall not be unreasonably withheld.

3. **Successor.** This Lease shall inure to the benefit and be binding upon all heirs, successors, representatives, administrators, trustees or executives of the respective parties.

4. **Indemnification for Liability.** Lessor shall have no liability for any injuries or damages which may occur on the real property included in the Leased Premises during the term of this Lease, and Lessee shall indemnify, and hold Lessor harmless from, all claims and causes of action which may be asserted or brought against the Lessor arising from, or in any way connected with the use, occupation of the Leased Premises by the Lessee, any sublessee, or any person or entity occupying or using the Leased Premises under the authority of consent of the Lessee, including the base property described in Exhibit "A" hereto, and including, without limitation, any claim, loss, damage or expense arising:

   a) By reason of the injury to person or property, from whatever cause, while in or on the Leased Premises or in any way connected with the Leased Premises or with the improvements or personal property in or on the Leased Premises, including any liability for injury to the person or personal property of Lessee, its agents, officers, employees, family, or invitees;
   b) By reason of any work performed on the Leased Premises or materials furnished to the Leased Premises at the instance or request of Lessee, its agents, or employees;
   c) By reason of Lessee's failure to perform any provision of this Lease or to comply with any requirement imposed on it or on the Leased Premises by any duly authorized governmental agency or political subdivision; and
   d) Because of Lessee's failure or inability to pay as they become due, any obligations incurred by it in the agricultural or other operations to be conducted by it on the Leased Premises.

5. **Condition of Premises.** Lessee accepts the Leased Premises in an "as is" condition, and understands and agrees that Lessor shall not be obligated in any

way to maintain or make repairs to, thereto or any improvements or personal property situated thereon.

6. **Default.**

a) In the event that this Lease shall default in the performance of any condition, covenant or term herein contained, the non-defaulting party shall give the defaulting party thirty (30) days' notice in writing stating the manner in which such default is to be cured.

b) If the default is cured within the specified time, this Lease shall continue in full force and effect. If the default shall not be cured in the specified time, the parties shall have all rights provided by statute or in equity.

c)Should the Lessee file a voluntary petition under the U.S. Bankruptcy Code, or should an involuntary petition be filed against it under said code, this Lease shall, as of the date the petition is filed, terminate and be of no further force or effect, and all rights granted by Lessor to Lessee shall terminate and revert to Lessor.

7. **Counterparts.** This Lease may be signed in counterparts and facsimiles of signatures shall be considered as originals thereof.

IN WITNESS WHEREOF, the parties hereto have executed this Lease Agreement on the day and year first above written.

"LESSOR"
FRIEDMAN MEMORIAL AIRPORT AUTHORITY

By: Jacob Greenberg/Chairman

"LESSEE"
ECCLES FLYING HAT RANCH,
A Limited Liability Company

By: C. Hope Eccles/ Managing Member

STATE OF IDAHO)
ss.
County of Blaine)

On this 21st day of November, 2019, before me, a Notary Public, in and for said County and State, personally appeared Jacob Greenberg known or identified to me to be the Chairman of the FRIEDMAN MEMORIAL AIRPORT AUTHORITY, the body politic that executed the foregoing instrument, and acknowledged to me that such body politic executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

DARYL FAUTH
COMMISSION NO. 22854
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 09/24/24

NOTARY PUBLIC FOR Idaho
Residing at: Hailey, ID

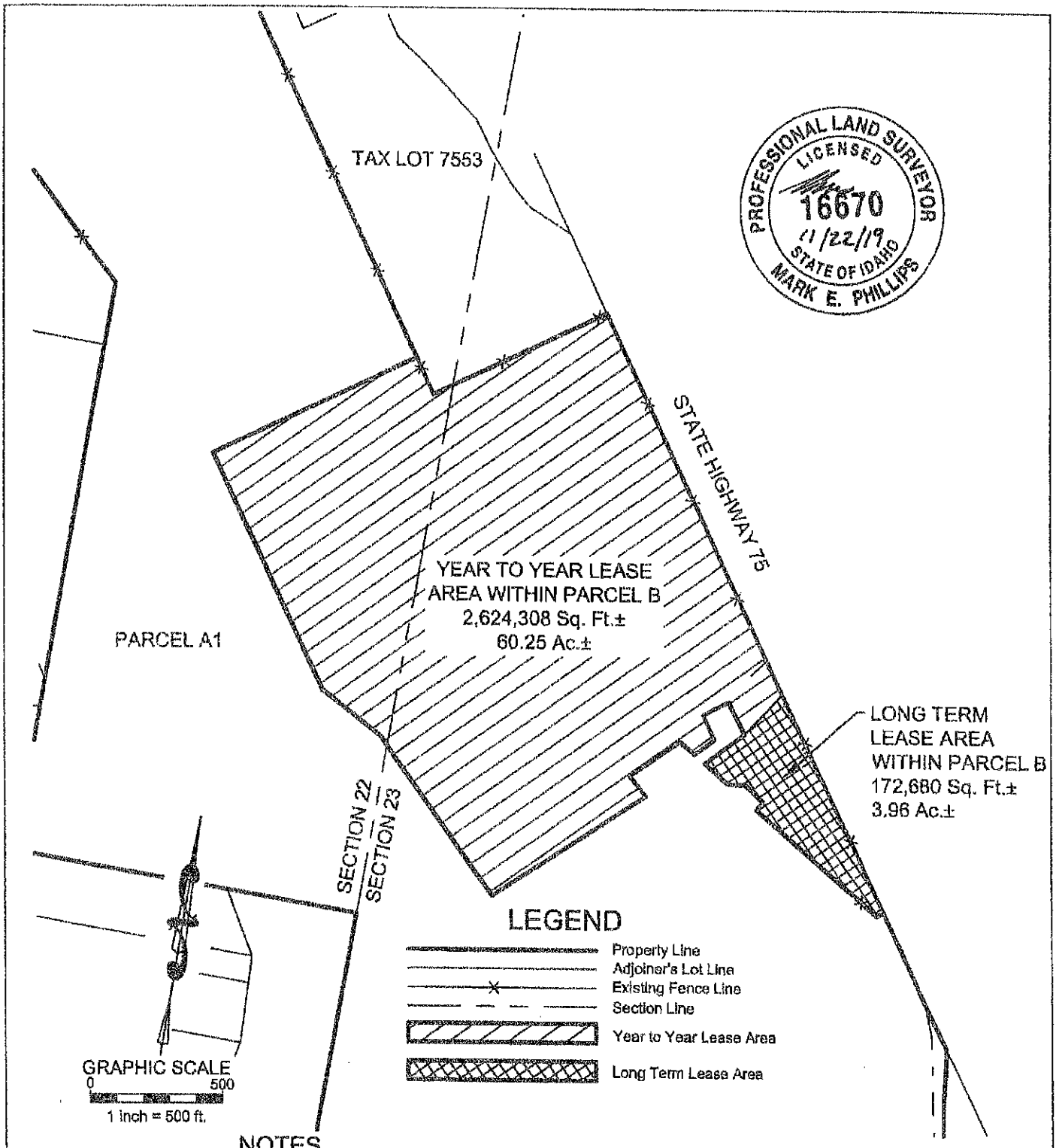
STATE OF Utah)
ss.
County of Salt Lake)

On this 19th day of November, 2019, before me, a Notary Public for said County and State, personally appeared C. HOPE ECCLES, known or identified to me, to be the managing member and authorized agent of ECCLES FLYING HAT RANCH, and the person who executed the foregoing instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public
ELLEN HAMMOND
Commission #[illegible]
My Commission Expires
May 16, 2020
State of Utah

NOTARY PUBLIC FOR Utah
Residing at 795 Main St., 2nd Flr
SLC, UT 84111



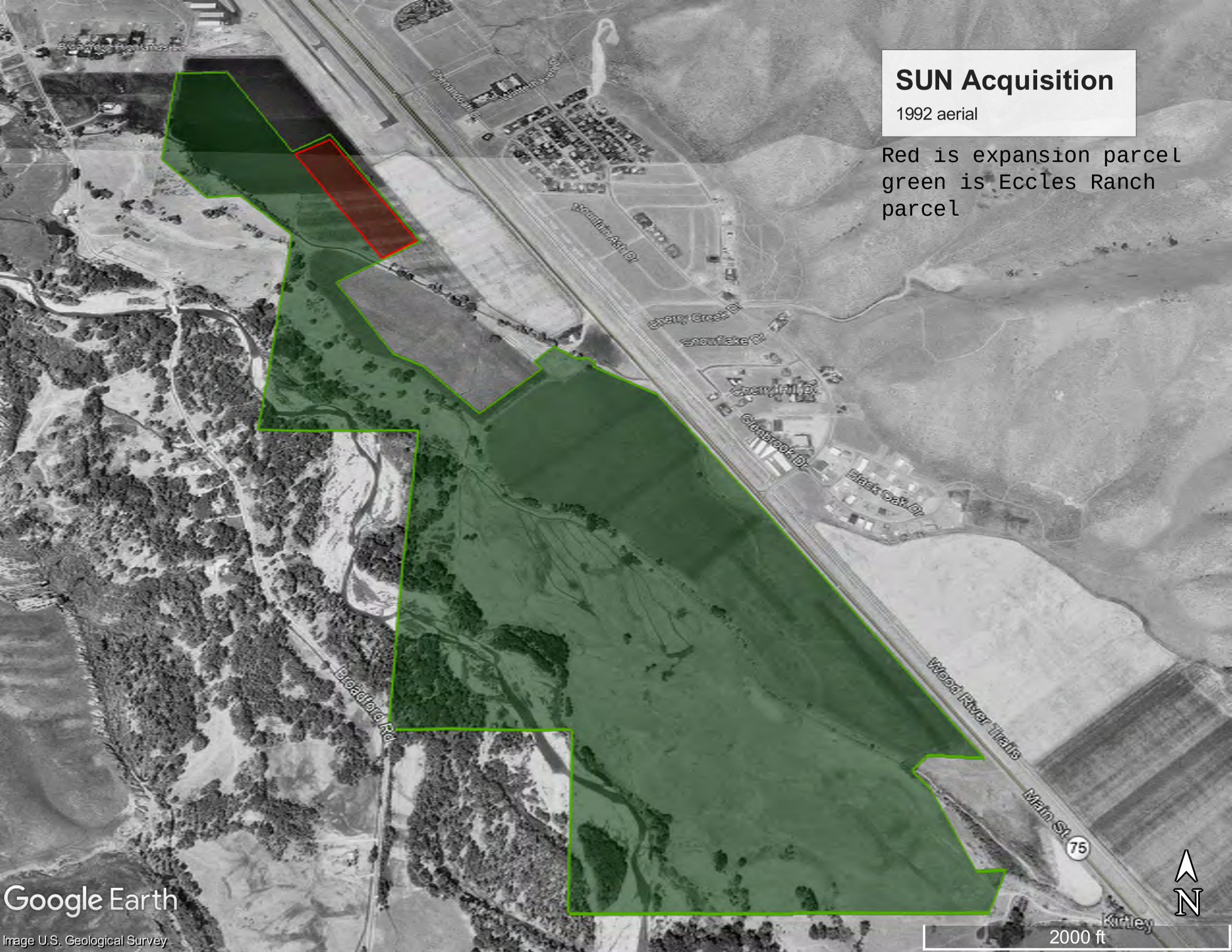
NOTES

1. The property lines shown hereon are based on the Record of Survey for Eccles Flying Hat Parcel A & Friedman Airport Land Transfer Parcel, Instrument Number 662573, records of Blaine County, Idaho.

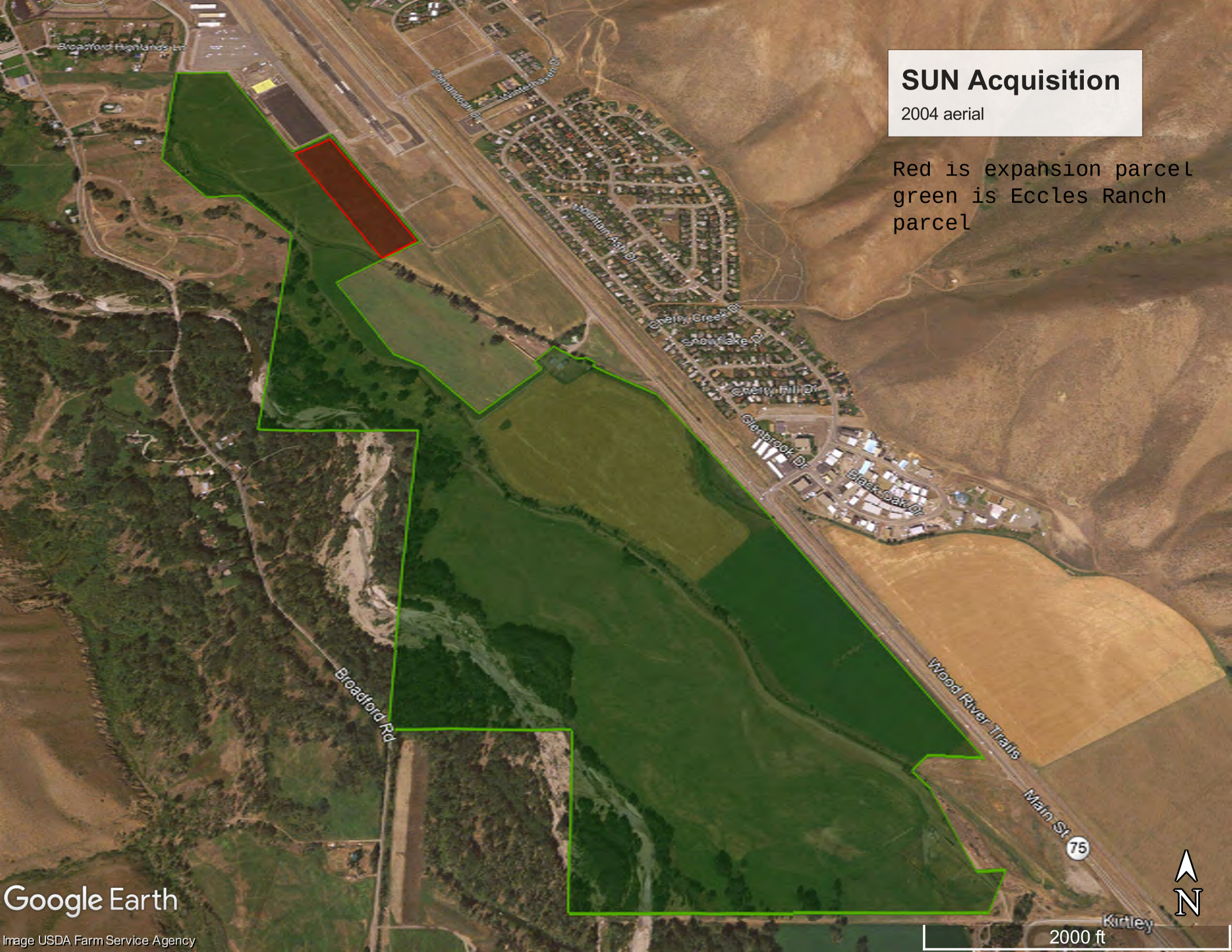
REUSE OF DRAWINGS: These drawings, or any portion thereof, shall not be used on any Project or extensions of this Project except by agreement in writing with Galena Engineering, Inc..

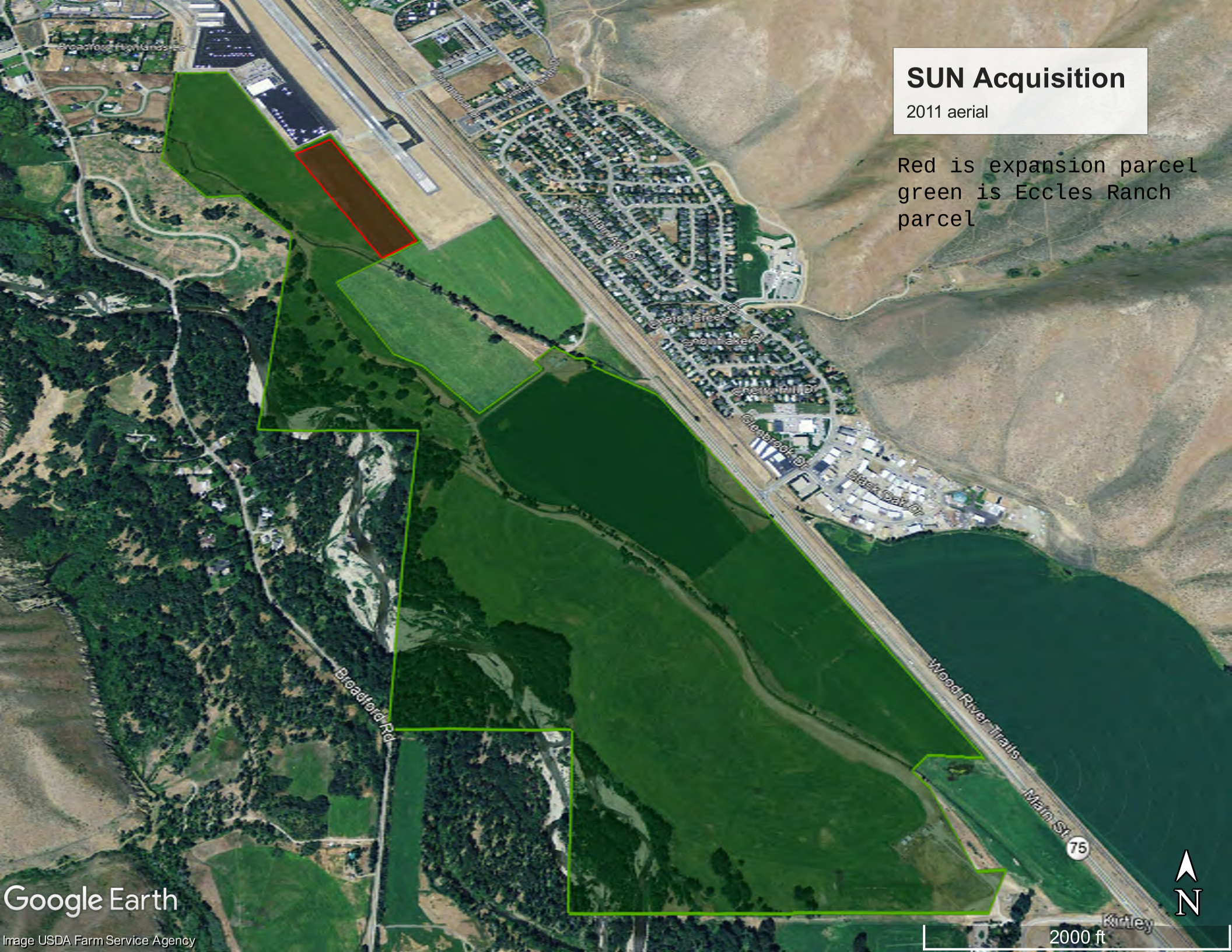
Galena Engineering Inc.	Civil Engineers & Land Surveyors 317 N. River Street Hailey, Idaho 83333 (208) 788-1705 (208) 788-4812 fax email galena@galena-engineering.com	EXHIBIT "A" TO THE LEASE AGREEMENT BETWEEN FRIEDMAN MEMORIAL AIRPORT AUTHORITY AND ECCLES FLYING HAT RANCH, LLC WITHIN SESCTIONS 22 & 23, T.2N., R.18E., B.M. , BLAINE COUNTY, IDAHO PROJECT INFORMATION P:\sdskproj\2800-10\dwg\Boundary-Plat\2800-10LEASE AREA-EXHIBIT-BOTH.dwg 11/22/19 8:58:57 AM	SHT 1 OF 1

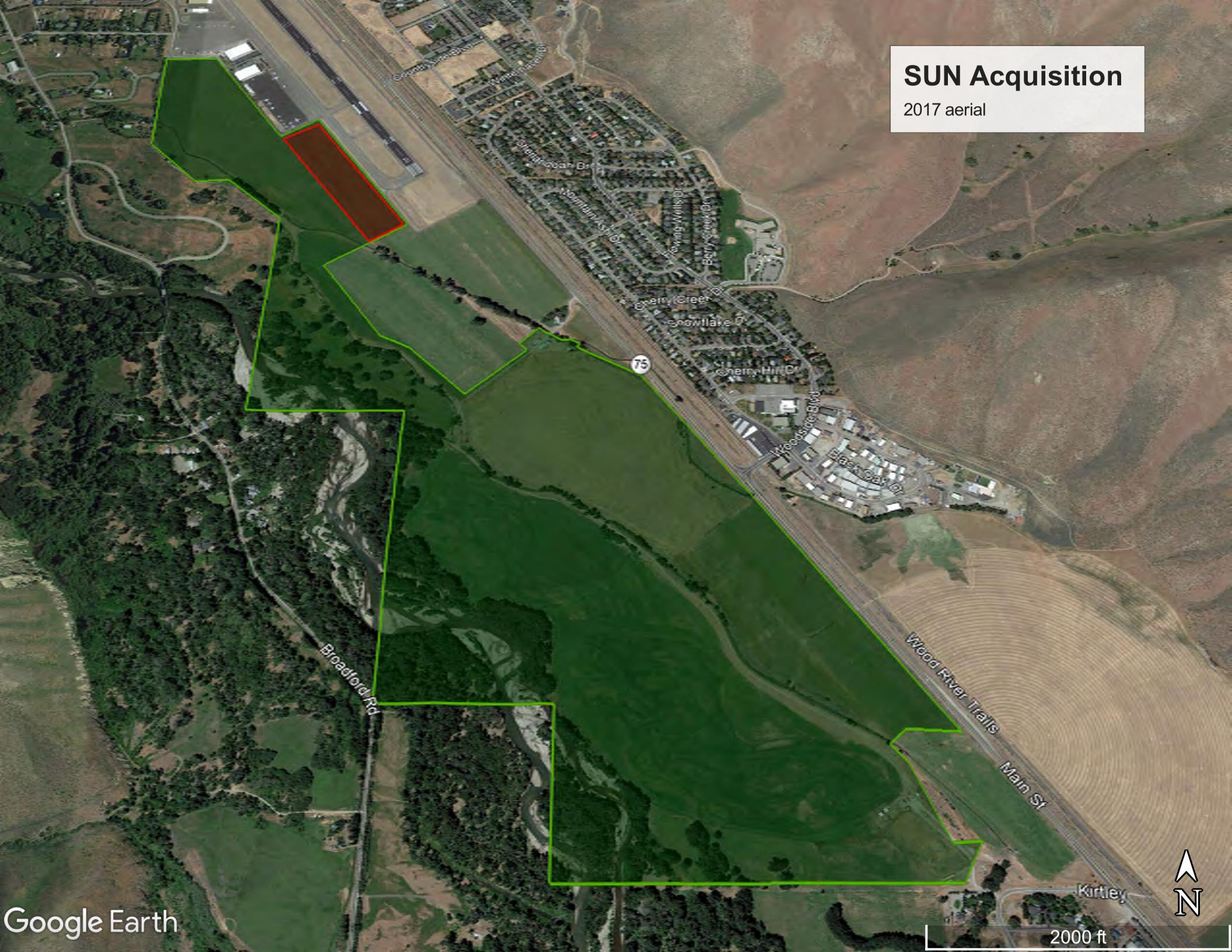
Appendix C
Aerial Photographs


SUN Acquisition
1992 aerial
Red is expansion parcel
green is Eccles Ranch
parcel
Bradford Rd
Wood River Trails
Main St
75
Kirtley
N
2000 ft
Google Earth
Image U.S. Geological Survey

SUN Acquisition
1998 aerial
Red is expansion parcel
green is Eccles Ranch
parcel
Bradford Rd
Wood River Trails
Main St
75
Kirtley
N
2000 ft
Google Earth
Image U.S. Geological Survey


SUN Acquisition
2004 aerial
Red is expansion parcel
green is Eccles Ranch
parcel
Broadford Highlands Ln
Mountain Ash Dr
Cherry Creek Dr
Cherry Hill Dr
Glenbrook Dr
Black Oak Dr
Broadford Rd
Wood River Trails
Main St
75
Kirtley
N
2000 ft
Google Earth
Image USDA Farm Service Agency


SUN Acquisition
2011 aerial
Red is expansion parcel
green is Eccles Ranch
parcel
Broadford Rd
Wood River Trails
Main St
75
Kirtley
N
2000 ft
Google Earth
Image USDA Farm Service Agency


SUN Acquisition
2017 aerial
Broadford Rd
Wood River Trails
Main St
Kirtley
75
Google Earth
2000 ft
N

Eccles Flying Hat Ranch Acquisition

13378 State Highway 75

Hailey, ID 83333

Inquiry Number: 6204079.8

September 29, 2020

The EDR Aerial Photo Decade Package

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

Date EDR Searched Historical Sources:

Aerial Photography September 30, 2020

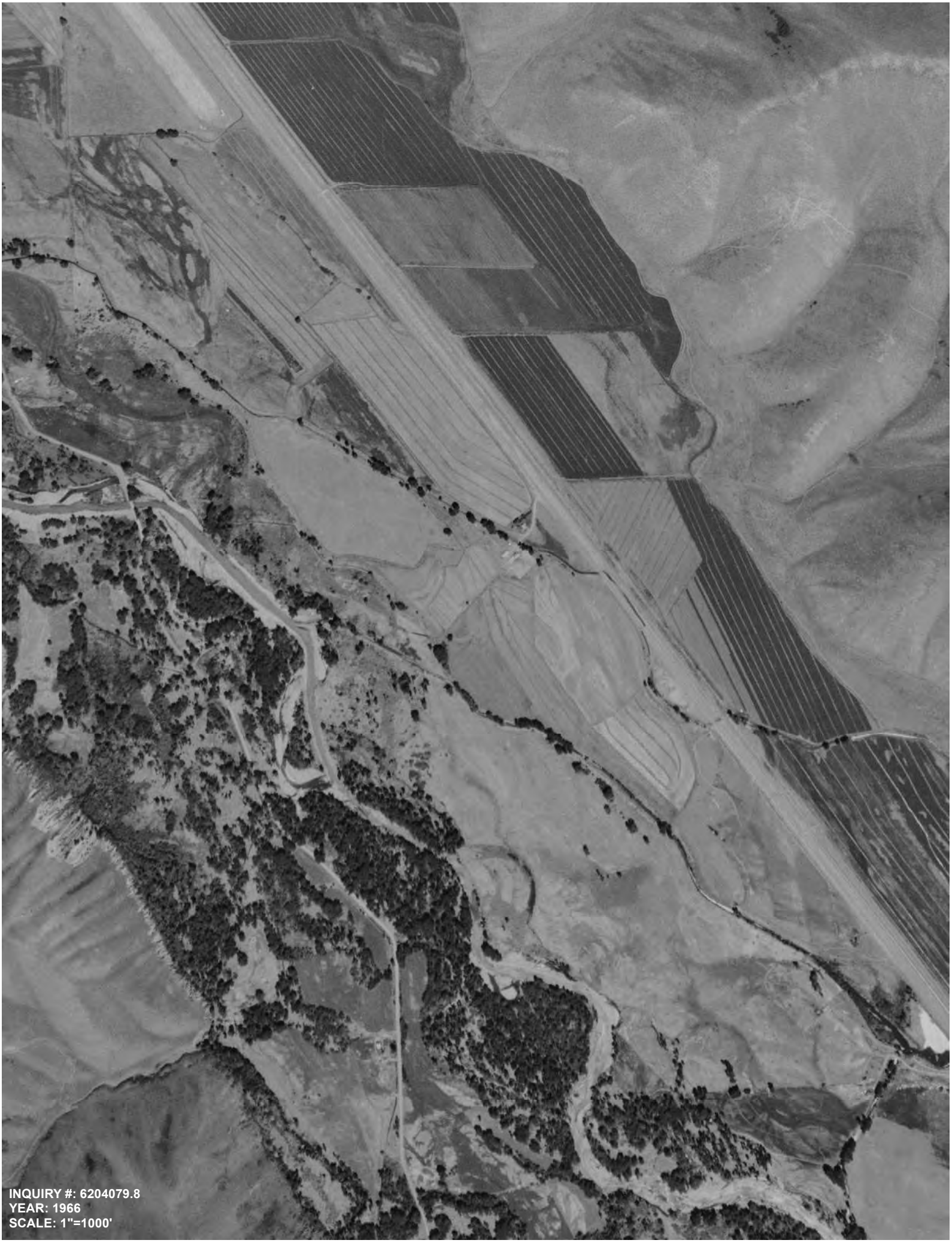
Target Property:

13378 State Highway 75

Hailey, ID 83333

Year	***Scale***	***Details***	***Source***
1953	Aerial Photograph. Scale: 1"=1000'	Flight Year: 1953	USGS
1966	Aerial Photograph. Scale: 1"=1000'	Flight Year: 1966	USGS
1976	Aerial Photograph. Scale: 1"=1000'	Flight Year: 1976	USGS
1984	Aerial Photograph. Scale: 1"=1000'	Flight Year: 1984	USDA
1992	Aerial Photograph. Scale: 1"=1000'	Flight Year: 1992	USGS/DOQQ
2004	Aerial Photograph. Scale: 1"=1000'	Flight Year: 2004	USGS/NAIP
2009	Aerial Photograph. Scale: 1"=1000'	Flight Year: 2009	USGS/NAIP
2013	Aerial Photograph. Scale: 1"=1000'	Flight Year: 2013	USGS/NAIP
2017	Aerial Photograph. Scale: 1"=1000'	Flight Year: 2017	USGS/NAIP

INQUIRY #: 6204079.8
YEAR: 1953
SCALE: 1"=1000'


INQUIRY #: 6204079.8
YEAR: 1966
SCALE: 1"=1000'

INQUIRY #: 6204079.8
YEAR: 1976
SCALE: 1"=1000'

INQUIRY #: 6204079.8
YEAR: 1984
SCALE: 1"=1000'

INQUIRY #: 6204079.8
YEAR: 1992
SCALE: 1"=1000'

INQUIRY #: 6204079.8
YEAR: 2004
SCALE: 1"=1000'

INQUIRY #: 6204079.8
YEAR: 2009
SCALE: 1"=1000'

INQUIRY #: 6204079.8
YEAR: 2013
SCALE: 1"=1000'

INQUIRY #: 6204079.8
YEAR: 2017
SCALE: 1"=1000'

Appendix D
EDR Database Information

Eccles Flying Hat Ranch Acquisition
13378 State Highway 75
Hailey, ID 83333

Inquiry Number: 6204079.6
September 25, 2020

Certified Sanborn® Map Report

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

Certified Sanborn® Map Report

09/25/20

Site Name:

Eccles Flying Hat Ranch Acqui
13378 State Highway 75
Hailey, ID 83333
EDR Inquiry # 6204079.6

Client Name:

Mead & Hunt
400 Tracy Way
Charleston, WV 25311-0000
Contact: Teresa Schuller

The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Mead & Hunt were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # 699E-4956-AED5

PO # NA

Project 0618700-201446.01

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

Sanborn® Library search results

Certification #: 699E-4956-AED5

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☑ Library of Congress
- ☑ University Publications of America
- ☑ EDR Private Collection

The Sanborn Library LLC Since 1866™

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Eccles Flying Hat Ranch Acquisition
13378 State Highway 75
Hailey, ID 83333

Inquiry Number: 6204079.5
September 28, 2020

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

09/28/20

Site Name:

Eccles Flying Hat Ranch Acqui
13378 State Highway 75
Hailey, ID 83333
EDR Inquiry # 6204079.5

Client Name:

Mead & Hunt
400 Tracy Way
Charleston, WV 25311-0000
Contact: Teresa Schuller

EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Mead & Hunt 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. EDRs 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: 0618700-201446.01

Coordinates:

Latitude:	43.4871 43° 29' 14" North
Longitude:	-114.2833 -114° 17' 0" West
UTM Zone:	Zone 11 North
UTM X Meters:	719681.01
UTM Y Meters:	4818494.31
Elevation:	5241.00' above sea level

Maps Provided:

2013
1986
1957

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Topo Sheet Key

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

2013 Source Sheets

Bellevue
2013
7.5-minute, 24000

Hailey
2013
7.5-minute, 24000

1986 Source Sheets

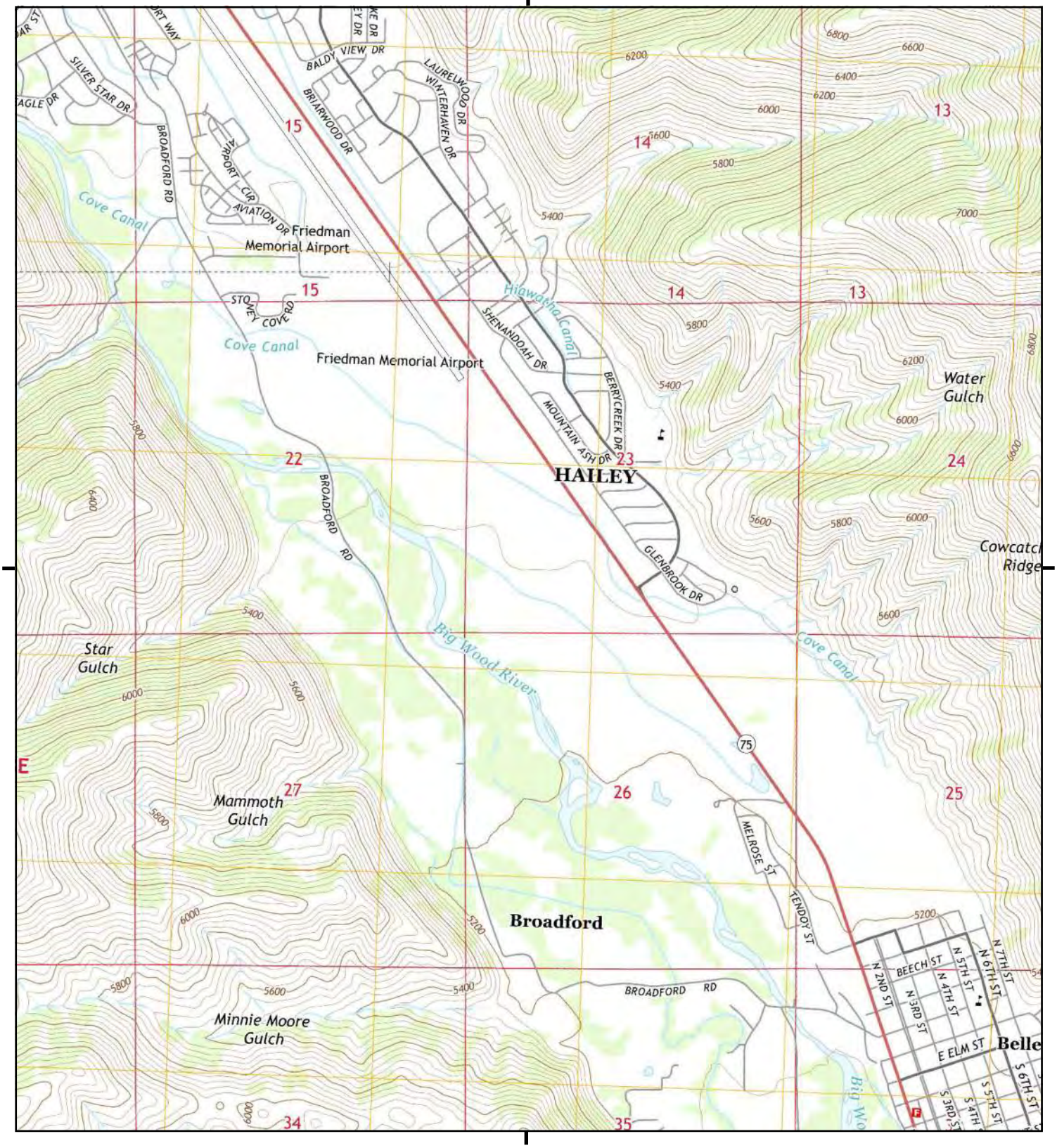
Bellevue
1986
7.5-minute, 24000
Aerial Photo Revised 1980

1957 Source Sheets

Bellevue
1957
7.5-minute, 24000
Aerial Photo Revised 1954

Historical Topo Map

2013



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

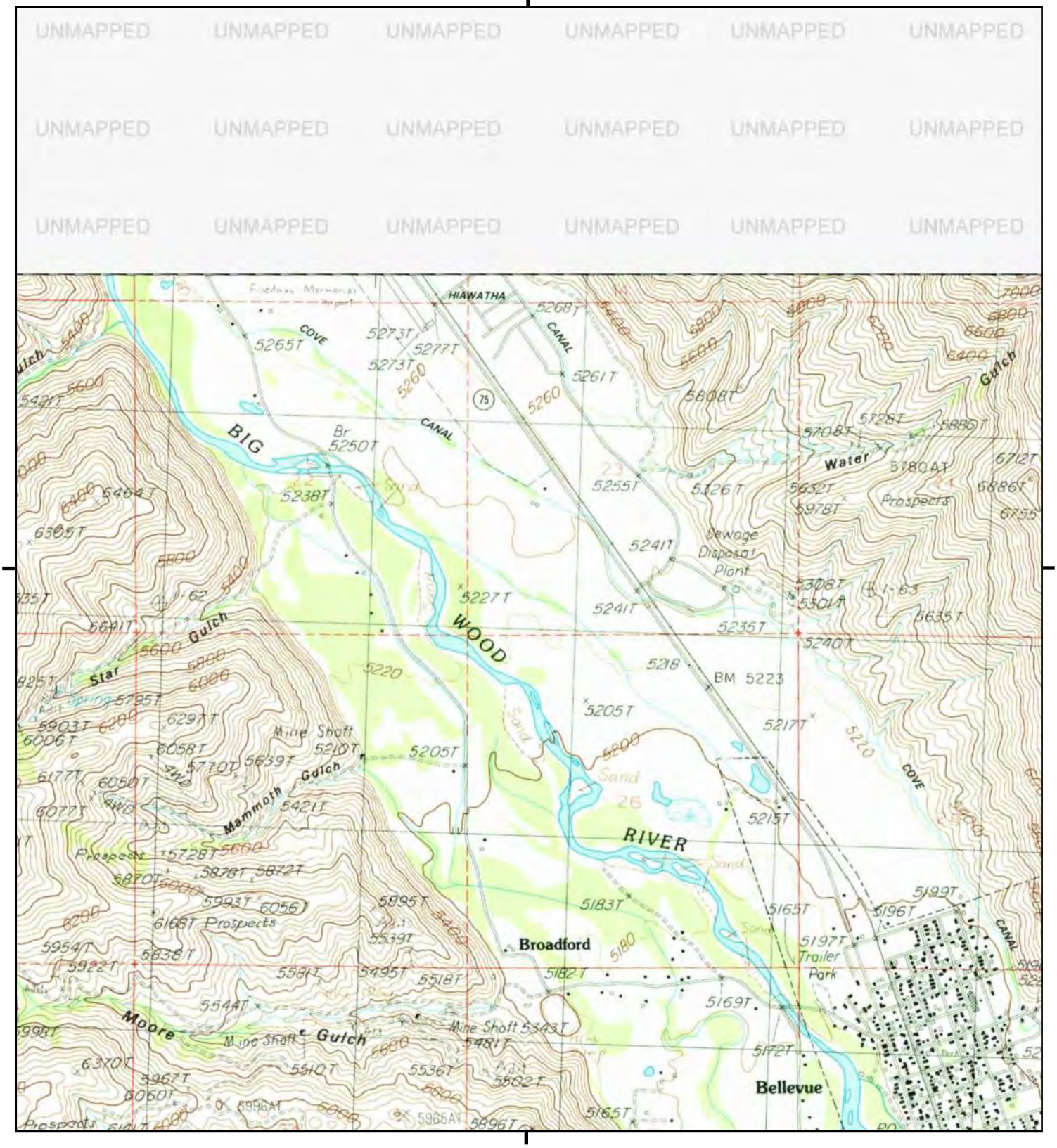
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Bellevue, 2013, 7.5-minute
N, Hailey, 2013, 7.5-minute

SITE NAME: Eccles Flying Hat Ranch Acquisition
ADDRESS: 13378 State Highway 75
Hailey, ID 83333
CLIENT: Mead & Hunt

N



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

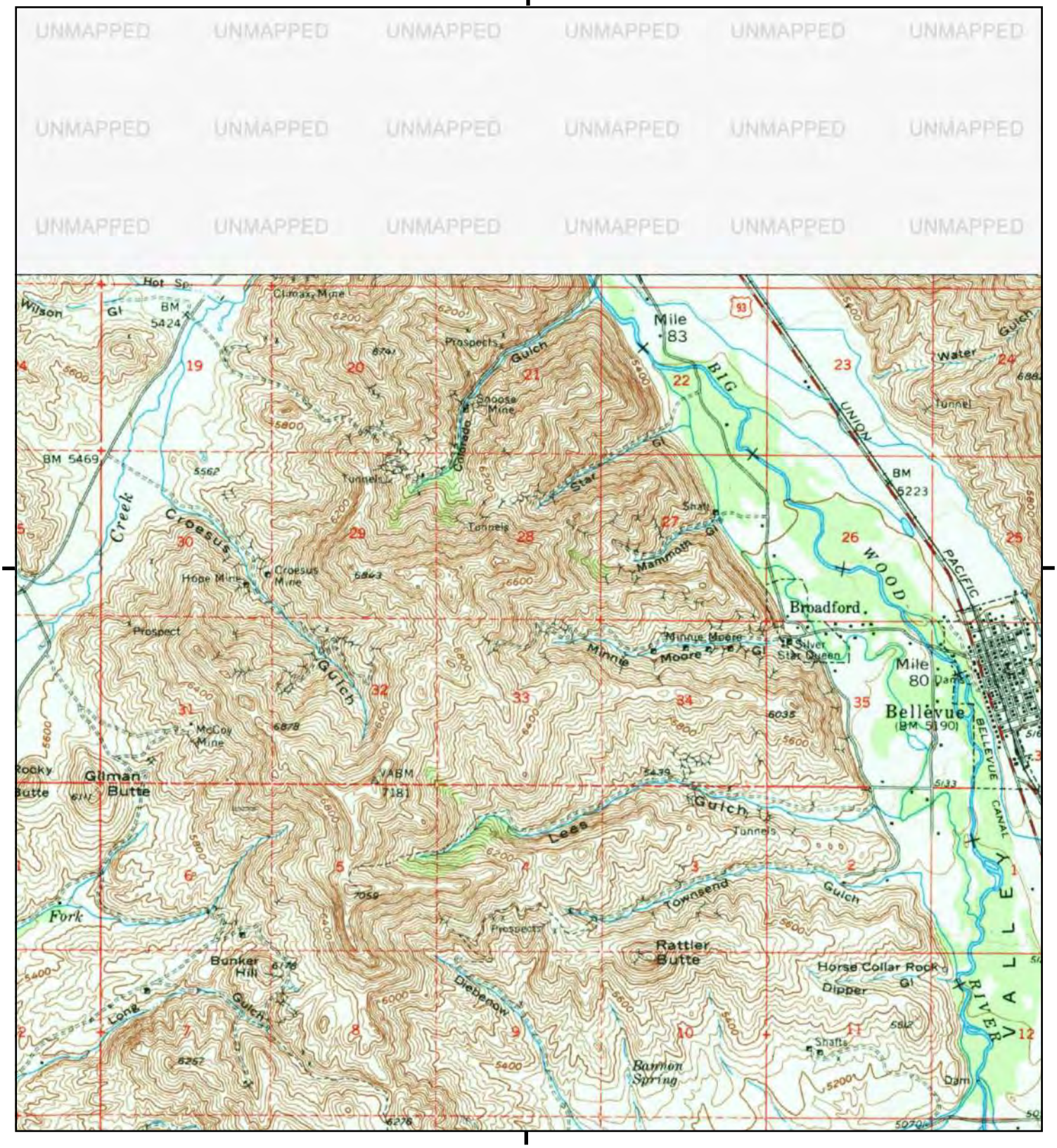
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Bellevue, 1986, 7.5-minute

SITE NAME: Eccles Flying Hat Ranch Acquisition
ADDRESS: 13378 State Highway 75
Hailey, ID 83333
CLIENT: Mead & Hunt

N



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0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Bellevue, 1957, 7.5-minute

SITE NAME: Eccles Flying Hat Ranch Acquisition
ADDRESS: 13378 State Highway 75
Hailey, ID 83333
CLIENT: Mead & Hunt

N

Eccles Flying Hat Ranch Acquisition
13378 State Highway 75
Hailey, ID 83333

Inquiry Number: 6204079.9
September 28, 2020

The EDR-City Directory Image Report

Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

TABLE OF CONTENTS

SECTION

Executive Summary

Findings

City Directory Images

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

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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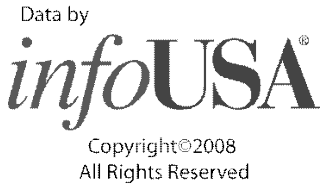

RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

Year	Target Street	Cross Street	Source
2017	☑	☐	EDR Digital Archive
2014	☑	☐	EDR Digital Archive
2010	☑	☐	EDR Digital Archive
2005	☑	☐	EDR Digital Archive
2000	☑	☐	EDR Digital Archive
1995	☑	☐	EDR Digital Archive
1992	☑	☐	EDR Digital Archive

FINDINGS

TARGET PROPERTY STREET

13378 State Highway 75
Hailey, ID 83333

Year	*CD Image*	*Source*	
HIGHWAY 75			
2017	pg A1	EDR Digital Archive	
2014	pg A3	EDR Digital Archive	
2010	pg A6	EDR Digital Archive	
2005	-	EDR Digital Archive	Street not listed in Source
2000	pg A10	EDR Digital Archive	
1995	pg A12	EDR Digital Archive	
1992	pg A16	EDR Digital Archive	
HIGHWAY 75 S			
2014	pg A4	EDR Digital Archive	
2010	pg A7	EDR Digital Archive	
2005	pg A8	EDR Digital Archive	
2000	-	EDR Digital Archive	Street not listed in Source
1995	-	EDR Digital Archive	Street not listed in Source
1992	-	EDR Digital Archive	Street not listed in Source
HWY 75			
2005	pg A9	EDR Digital Archive	
2000	pg A11	EDR Digital Archive	
1995	pg A13	EDR Digital Archive	
STATE HIGHWAY 75			
2017	pg A2	EDR Digital Archive	
2014	pg A5	EDR Digital Archive	

FINDINGS

Year	*CD Image*	*Source*
STATE HIWAY 75		
1995	pg A15	EDR Digital Archive
1992	pg A17	EDR Digital Archive

FINDINGS

CROSS STREETS

No Cross Streets Identified

City Directory Images

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

HIGHWAY 75 2017

1610 SERCO MANAGEMENT SERVICES INCORPORAT

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

STATE HIGHWAY 75 2017

11815 ARROW R STORAGE
11819 STORAGE PLUS
STORAGEPLUS SELF STORAGE
12205 BLAINE COUNTY COMMUNICATIONS GREENHO

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

HIGHWAY 75 2014

1610 SERCO MANAGEMENT SERVICES INCORPORAT
11765 FAIN, SHANON

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

HIGHWAY 75 S 2014

11809 CHAMPION, BECKY
11815 MUNOZ, SONIA
11819 DUTT, JIM R
STORAGE PLUS
11822 THRESHER, FRANK E
11825 OSBORNE, KAREN
11854 JEFFERSON, GREG R
11864 OCCUPANT UNKNOWN,
11886 REMAIS, ERIC L
WOODS, WARD J

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

STATE HIGHWAY 75 2014

11763 CEARLEY, WILLIE D
12136 TURNER, CHARLES J
12168 THOMAS, TRACEY

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

HIGHWAY 75 2010

10619 LOGAN, ROBERT C
10737 SWENKE LANDSCAPE CO INC
11045 MIRANDA, LEO

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

HIGHWAY 75 S 2010

11803 NELSON, RICHARD W
11815 MUNOZ, SONIA
11819 DUTT, JIM R
11822 THRESHER, FRANK E
11825 OSBORNE, KAREN
11851 BODNER, CHARLOTTE
11854 JEFFERSON, RAY O
11886 WOODS, WARD J

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

HIGHWAY 75 S 2005

11803 NELSON, RICHARD W
11819 DUTT, JIM R
11822 THRESHER, FRANK E
11823 HIGH COUNTRY HEATING
11851 BODNER, CHARLOTTE
11854 JEFFERSON, RAY O
11864 HURD, DONAVON
11872 TRUXAL, J
11886 WOODS, WARD W

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

HWY 75 2005

10178 VARGAS, JOSE G
10304 STUART, ELBRIDGE H
10392 WICKHAM, DELOY
10804 ODONNELL, JIM E
12170 MORRIS, DYKE P

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

HIGHWAY 75 2000

10749 OLSEN LIVESTOCK CONSULTANTS
11706 SAKURA JAPANESE STEAK HOUSE
11815 PHREDS FABRICATIONS
11823 HIGH COUNTRY HEATING
11927 KSVT TV

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

HWY 75 2000

10178 LANGUEIN, MIKE
SHUPE, CLYDE
10304 PETERSON, S C
10322 MCGONIGAL, MARY
10561 WILSON, DWIGHT
10619 LOGAN, ROBERT C
10737 BLACKBURN, FRED A
10793 LURAY, ALLEN
10804 MANNING, DON
10827 MORTON, ROGER
10839 DICK, STEPHEN W
YEAGER, BRIAN
10944 MCMURDO, D J
10965 MANN, GREGORY
10972 MYERS, KEITH
11035 WETZEL, BYRON
11037 STEPHENSON, FRANK
11045 BLAKE, GREG
11258 MACK, EDWARD A
11715 ZABALA, FELIPE
11735 FERIS, JASON
11745 KAYLOR, GARY
11760 FARNER, STEVEN C
11765 SCOTT, KAREN R
11785 DUSHANE, KIRK
11803 NELSON, RICHARD
11809 CARROLL, SARA
11815 STOFFER, GARY
11822 THRESHER, FRANK
11851 BODNER, C
DALTON, D A
11864 WARNER, MATT
11872 CHAPMAN, JOHN S
DAGGETT, CAMERON
TRUXAL, J
11886 WOODS, WARD
11904 BARNETT, BARCLAY
11916 DILWORTH, J J
12136 TURNER, CHARLES
12168 MEDITI, C
PETERSON, ROBERT
12170 BLISS, LARRY
12457 BURGAN, RANDY
VALENZUELA, IVAN
12598 BERNMAN, ASHLEY
SHAFFER, JAMES
13574 CORBIT, MARIA

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

HIGHWAY 75 1995

11710 SUN VALLEY WATERSPORTS

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

HWY 75 1995

10178	CASTLE, JAMIE
10304	PETERSON, JAMIE
	STUART, E H
10322	MCGONIGAL, MICHAEL
10392	WATKINSON, JAMES
10524	LEE, RHOADY JR
10564	LAU, REID
10716	FREEMAN, DANA
	HOWARD, JOE
	ROESSLER, BOB
	STEIN, ROD
	WELLS, FLOYD
	WHITESELL, BILL
10737	BLACKBURN, FRED A
10749	FOSNOT, ROBERT E
10783	DILWORTH, BRYAN
	ROCKWOOD, KELLY
10785	BICK, J K
10793	DRIEVER, D
10804	MOORE, G
10839	DICK, STEPHEN W
10866	KNIGHT, DAVE
	UNDERWOOD, P
10918	REGALADO, REFUGIO
10965	MANN, GREGORY A
	ZAPPONI, CYNTHIA
11033	AMEND, BUD
11035	WETZEL, BYRON
11037	STEPHENSON, FRANK
11038	JOHNSON, MICHAEL S
11045	MCMAINS, CHARLES
11053	BELFROID, MARK
11054	WALKER, JIM SR
11699	JARAMILLO, JOEY
11704	JOHNSON, AARON
11708	MOLYNEUX, GAIL
11710	CORLISS, GREGORY J
	WERNER, WENDY
11715	ZABALA, FELIPE
11731	THOMAS, S
11735	FERIS, KATIE
11745	STONE, DAVID
11760	FARNER, STEVEN C
11765	CHRISTENSEN, STEVEN E
11785	LOGAN, ROBERT C
11815	COGAN, L
11822	THRESHER, FRANK
11851	BODNER, C
11872	CHAPMAN, JOHN S
11886	HATCH, JACK

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

HWY 75 1995 (Cont'd)

11886 WOODS, WARD JR
11916 DILWORTH, J J
11949 FEERICO, GENE
12136 TURNER, CHARLES
12165 HADDEN, GARY
12168 FISHER, MARK J
12170 BLISS, LARRY
12205 RATHFON, JOHN

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

STATE HIWAY 75 1995

10901 SCHMIDT, M J
10972 MYERS, KEITH
11735 FERIS, JASON
11747 CROPPER, DAVID L
11763 BARNES, ROBERT
11803 NELSON, RICHARD
11854 JEFFERSON, RAY
11872 DAGGETT, CAMERON
12136 TURNER, ILENE

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

HIGHWAY 75 1992

10304 STUART, E H
10322 MCGONIGAL, MICHAEL
10524 LEE, RHOADY JR
10564 MCSTAY, MARK
10664 GOVE, JAY
10716 WHITESELL, BILL
10737 BLACKBURN, FRED A
10783 BEAUDET, FRANK
10793 DRIEVER, D
10804 HELDEBRAND, MARK
MANNING, DAN
10839 DICK, STEPHEN W
10866 KNIGHT, MARY A
10918 REGALADO, REFUGIO
10965 MANN, CYNTHIA
ZAPPONI, CYNTHIA
11033 AMEND, BUD
11037 STEPHENSON, FRANK
11038 MACDONALD, A
11045 MCMAINS, CHARLES
11054 WALKER, JIM SR
11258 MOORE, GREGORY A
11699 LANE, CASEY
11704 MCBRIDE, KEVIN
11715 ZABALA, FELIPE
11731 WAGNER, PAUL
11735 FERIS, KATIE
11745 HATCH, JACK
11760 FARNER, STEVEN C
11765 CHRISTENSEN, STEVEN E
11815 RICHMOND, TOM
11822 THRESHER, FRANK
11851 DILWORTH, BRYAN
11916 DILWORTH, J J
11982 VETTER, R F
12136 TURNER, CHARLES
12168 LOVEY, JOHN
17926 SMITH, JEFF
1030412 PETERSON, JAMIE

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

STATE HIWAY 75 1992

10322	MCGONIGAL, MARY
10785	PETERSON, JOHN
10901	SCHMIDT, M J
10972	MYERS, KEITH
11035	DURHAM, GARLAND L
11735	FERIS, JASON
11747	CROPPER, DAVID L
11763	BARNES, ROBERT
11785	LOGAN, ROBERT C
11803	NELSON, RICHARD
11854	JEFFERSON, RAY
11872	DAGGETT, CAMERON
12136	TURNER, ILENE

Expansion Area
1616 Airport Circle
Hailey, ID 83333

Inquiry Number: 6203911.2s
September 25, 2020

The EDR Radius Map™ Report

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Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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GEOCHECK ADDENDUM

GeoCheck - Not Requested

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

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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

1616 AIRPORT CIRCLE
HAILEY, ID 83333

COORDINATES

Latitude (North):	43.4951890 - 43° 29' 42.68''
Longitude (West):	114.2897240 - 114° 17' 23.00''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	719138.5
UTM Y (Meters):	4819160.5
Elevation:	5263 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	5977554 BELLEVUE, ID
Version Date:	2013
North Map:	5977588 HAILEY, ID
Version Date:	2013

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20150730
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
1616 AIRPORT CIRCLE
HAILEY, ID 83333

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	FRIEDMAN MEMORIAL AI	1616 AIRPORT CIRCLE	FINDS		TP
A2	FRIEDMAN MEMORIAL AI	1616 AIRPORT CIRCLE	FINDS		TP
A3	FRIEDMAN MEMORIAL AI	1616 AIRPORT CIRCLE	ECHO		TP
A4	FRIEDMAN MEMORIAL AI	1616 AIRPORT CIRCLE	ECHO		TP
A5	FRIEDMAN MEMORIAL AI	1616 AIRPORT WAY	UIC		TP
A6	FRIEDMAN MEMORIAL AI	1616 AIRPORT WAY	UST, ALLSITES, Financial Assurance		TP
7	SUN VALLEY AVIATION	FRIEDMAN MEMORIAL AI	LUST, UST, SPILLS, UIC	Higher	1421, 0.269, NNW
8	SUN VALLEY AVIATION	2230 AVIATION DR	LUST, UST, ALLSITES, SPILLS, Financial Assurance,...	Higher	1458, 0.276, NW

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 8 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
FRIEDMAN MEMORIAL AI 1616 AIRPORT CIRCLE HAILEY, ID 83333	FINDS Registry ID:: 110070212636	N/A
FRIEDMAN MEMORIAL AI 1616 AIRPORT CIRCLE HAILEY, ID 83333	FINDS Registry ID:: 110070228825	N/A
FRIEDMAN MEMORIAL AI 1616 AIRPORT CIRCLE HAILEY, ID 83333	ECHO Registry ID: 110070212636	N/A
FRIEDMAN MEMORIAL AI 1616 AIRPORT CIRCLE HAILEY, ID 83333	ECHO Registry ID: 110070228825	N/A
FRIEDMAN MEMORIAL AI 1616 AIRPORT WAY HAILEY, ID 83333	UIC UIC Number: 37X0052007 UIC Number: 37X0052006 UIC Number: 37X0062001 UIC Number: 37X0062002 UIC Number: 37X0062003 **Additional key fields are available in the Map Findings section*	N/A
FRIEDMAN MEMORIAL AI 1616 AIRPORT WAY HAILEY, ID 83333	UST Facility Id: 4-070043 Tank Status: Closed ALLSITES Facility Id: 2011BAZ2323 Financial Assurance Database: Financial Assurance 2, Date of Government Version: 01/23/2020 Facility Id: 4-070043 Facility Status: Closure	N/A

EXECUTIVE SUMMARY

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
US ENG CONTROLS ---------- Engineering Controls Sites List
US INST CONTROLS ---------- Institutional Controls Sites List

Federal ERNS list

ERNS ---------- Emergency Response Notification System

State- and tribal - equivalent CERCLIS

SHWS ---------- This state does not maintain a SHWS list. See the Federal CERCLIS list and Federal NPL list.

EXECUTIVE SUMMARY

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

SWF/LF ---------- Solid Waste Landfills

State and tribal leaking storage tank lists

LAST ---------- Leaking Aboveground Storage Tanks
INDIAN LUST ---------- Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

FEMA UST ---------- Underground Storage Tank Listing
INDIAN UST ---------- Underground Storage Tanks on Indian Land

State and tribal institutional control / engineering control registries

INST CONTROL ---------- Sites with Institutional Controls Restricting Use

State and tribal voluntary cleanup sites

VCP ---------- Voluntary Cleanup Program Sites
INDIAN VCP ---------- Voluntary Cleanup Priority Listing

State and tribal Brownfields sites

BROWNFIELDS ---------- Brownfields Inventory

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS ---------- A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

SWTIRE ---------- Waste Tire Collection Sites
HIST LF ---------- Idaho Historical Landfills
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
CDL ---------- Clandestine Drug Labs
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 ..... Spills Data
SPILLS 90 ..... SPILLS 90 data from FirstSearch

Other Ascertainable Records

RCRA NonGen / NLR ..... RCRA - Non Generators / No Longer Regulated
FUDS ..... Formerly Used Defense Sites
DOD ..... Department of Defense Sites
SCRD DRYCLEANERS ..... 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
DOCKET HWC ..... Hazardous Waste Compliance Docket Listing
UXO ..... Unexploded Ordnance Sites
FUELS PROGRAM ..... EPA Fuels Program Registered Listing
AIRS ..... Permitted Sources & Emissions Listing
DRYCLEANERS ..... Drycleaner Listing
TIER 2 ..... Tier 2 Data Listing
MINES MRDS ..... Mineral Resources Data System

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 LF ..... Recovered Government Archive Solid Waste Facilities List

EXECUTIVE SUMMARY

RGA LUST ---------- Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

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

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

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

STANDARD ENVIRONMENTAL RECORDS

State and tribal leaking storage tank lists

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the Department of Environmental Quality's Idaho Leaking UST Tracking Form database.

A review of the LUST list, as provided by EDR, and dated 06/29/2020 has revealed that there are 2 LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
SUN VALLEY AVIATION Cleanup Date: 06/30/1992 Status: Confirmed Release Facility Id: 4-070042	***FRIEDMAN MEMORIAL AI***	***NNW 1/4 - 1/2 (0.269 mi.)***	***7***	***16***
SUN VALLEY AVIATION Cleanup Date: 01/06/1999 Status: Site Cleanup Completed Facility Id: 4-070034	***2230 AVIATION DR***	***NW 1/4 - 1/2 (0.276 mi.)***	***8***	***17***

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Hazardous waste / Contaminated Sites

ALLSITES: Idaho's remediation database is a compilation of data on all the state and delegated federal remediation programs operated by the DEQ.

A review of the ALLSITES list, as provided by EDR, and dated 06/01/2020 has revealed that there is 1 ALLSITES site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
SUN VALLEY AVIATION	***2230 AVIATION DR***	***NW 1/4 - 1/2 (0.276 mi.)***	***8***	***17***

EXECUTIVE SUMMARY

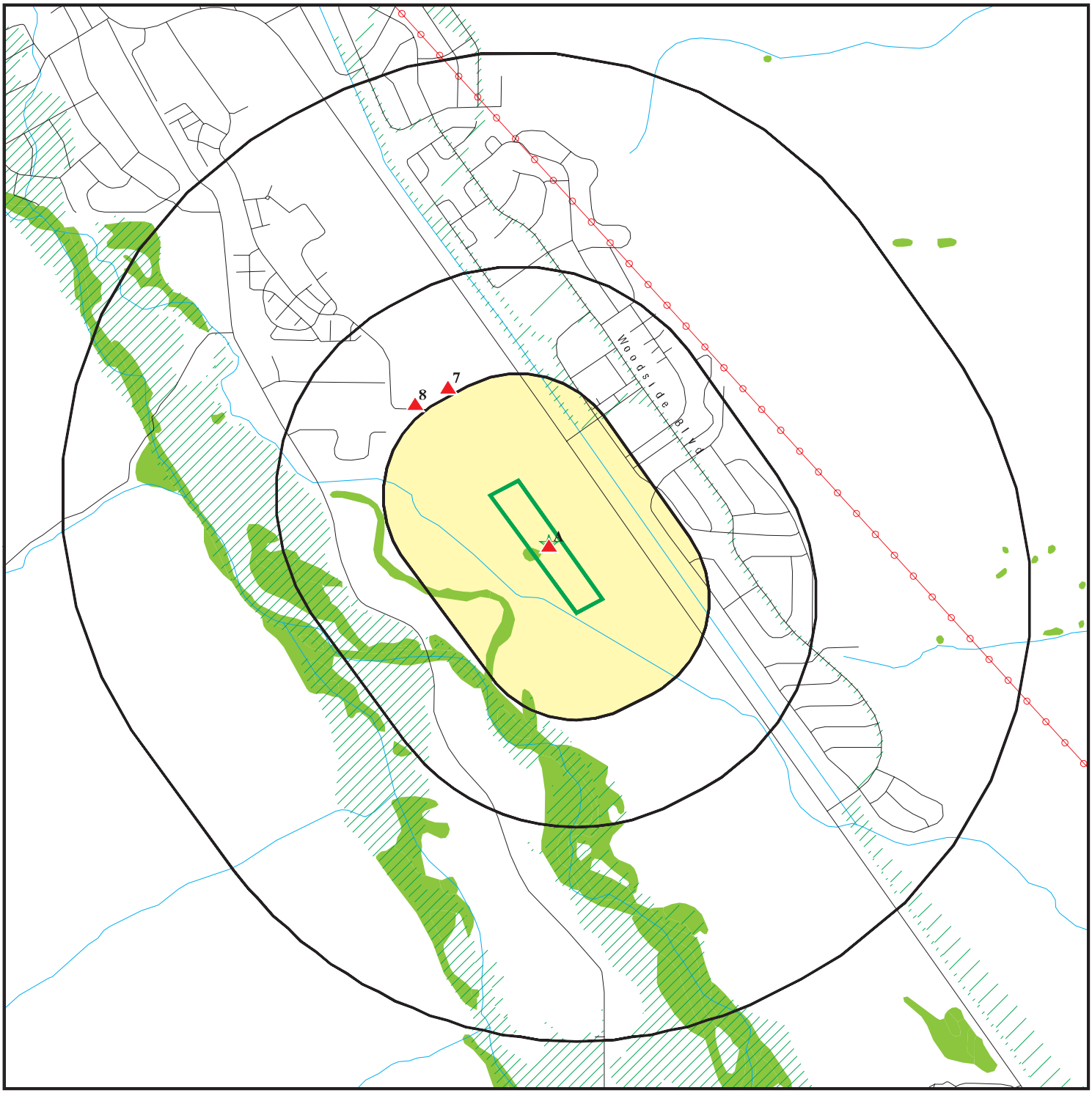
Facility Id: 2016BAZ168
Facility Id: 2016BAZ38
Facility Id: 2011BAZ6264

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 5 records.

Site Name	Database(s)
CON VIRGINIA MINE	SEMS-ARCHIVE
MICHIGAN MINE	SEMS-ARCHIVE
BADGER MINE	SEMS-ARCHIVE
ALTA MINE	SEMS-ARCHIVE
SUN VALLEY AVIATION	LUST, UST

OVERVIEW MAP - 6203911.2S



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

0 1/4 1/2 1 Miles

Indian Reservations BIA

Power transmission lines

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: Expansion Area	CLIENT: Mead & Hunt
ADDRESS: 1616 Airport Circle	CONTACT: Teresa Schuller
Hailey ID 83333	INQUIRY #: 6203911.2s
LAT/LONG: 43.495189 / 114.289724	DATE: September 25, 2020 9:33 am

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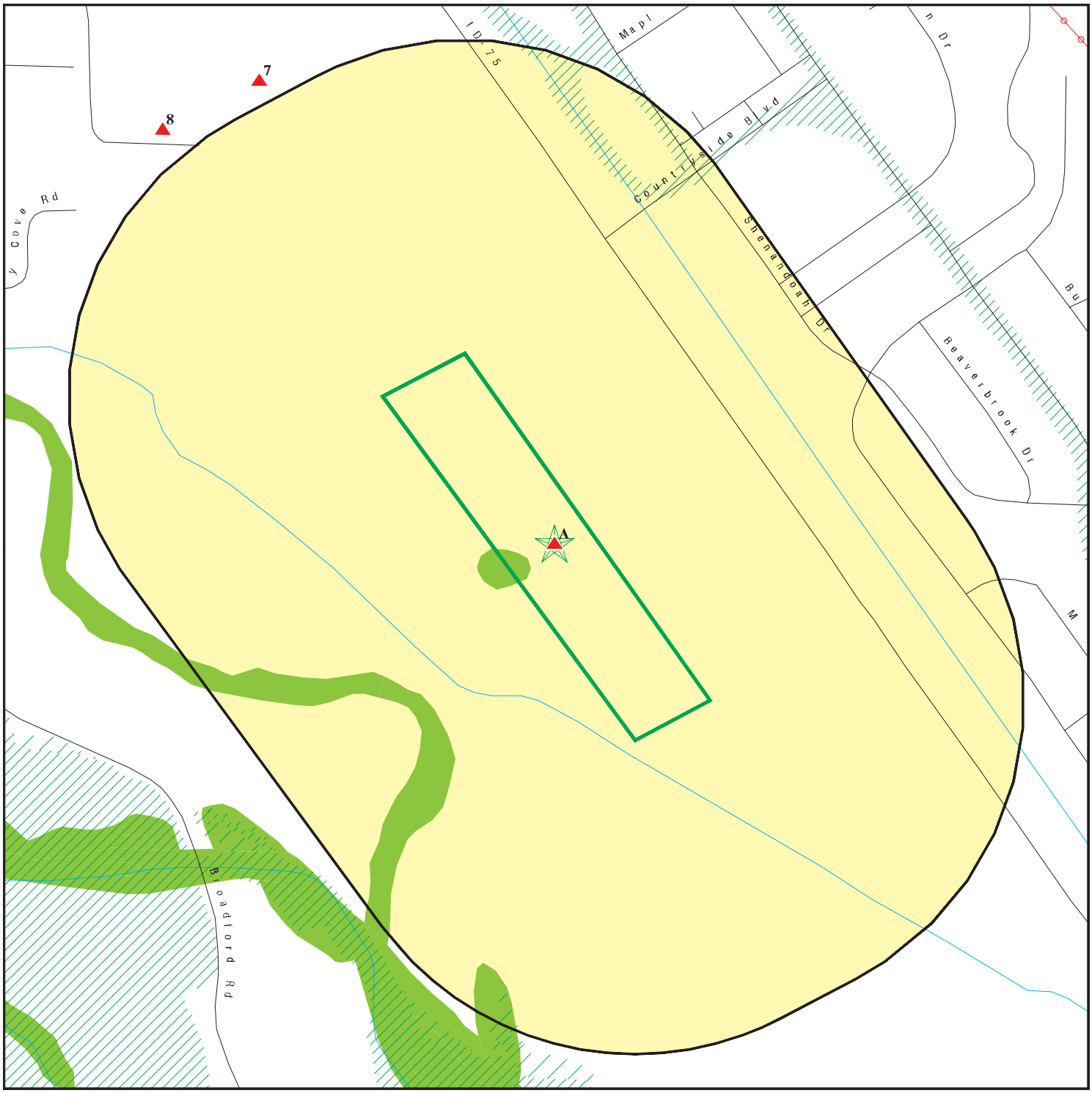
DETAIL MAP - 6203911.2S



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

0 1/16 1/8 1/4 Miles

Indian Reservations BIA
Power transmission lines
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: Expansion Area	CLIENT: Mead & Hunt
ADDRESS: 1616 Airport Circle Hailey ID 83333	CONTACT: Teresa Schuller INQUIRY #: 6203911.2s
LAT/LONG: 43.495189 / 114.289724	DATE: September 25, 2020 9:34 am

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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								
Federal NPL site list								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Federal CERCLIS NFRAP site list								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	TP		NR	NR	NR	NR	NR	0
State- and tribal - equivalent CERCLIS								
SHWS	N/A		N/A	N/A	N/A	N/A	N/A	N/A
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF	0.500		0	0	0	NR	NR	0
State and tribal leaking storage tank lists								
LUST	0.500		0	0	2	NR	NR	2
LAST	0.500		0	0	0	NR	NR	0
INDIAN LUST	0.500		0	0	0	NR	NR	0
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	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	0.250	1	0	0	NR	NR	NR	1
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
INST CONTROL	0.500		0	0	0	NR	NR	0
State and tribal voluntary cleanup sites								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
SWTIRE	0.500		0	0	0	NR	NR	0
HIST LF	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
ALLSITES	0.500	1	0	0	1	NR	NR	2
CDL	TP		NR	NR	NR	NR	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
Local Land Records								
LIENS 2	TP		NR	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
SPILLS	TP		NR	NR	NR	NR	NR	0
SPILLS 90	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	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
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	TP	2	NR	NR	NR	NR	NR	2
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
ECHO	TP	2	NR	NR	NR	NR	NR	2
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
AIRS	TP		NR	NR	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
Financial Assurance	TP	1	NR	NR	NR	NR	NR	1
TIER 2	TP		NR	NR	NR	NR	NR	0
UIC	TP	1	NR	NR	NR	NR	NR	1
MINES MRDS	TP		NR	NR	NR	NR	NR	0

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF	TP		NR	NR	NR	NR	NR	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
RGA LUST	TP		NR	NR	NR	NR	NR	0
- Totals --		8	0	0	3	0	0	11

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

N/A = This State does not maintain a SHWS list. See the Federal CERCLIS list.

A1
Target Property
FRIEDMAN MEMORIAL AIRPORT TERMINAL APRON EXPANSION
1616 AIRPORT CIRCLE
HAILEY, ID 83333

FINDS **1024217811**
N/A

Site 1 of 6 in cluster A

Actual:
5263 ft.

FINDS:
Registry ID: 110070212636

Click Here:

Environmental Interest/Information System:
US National Pollutant Discharge Elimination System (NPDES) module of the Compliance Information System (ICIS) tracks surface water permits issued under the Clean Water Act. Under NPDES, all facilities that discharge pollutants from any point source into waters of the United States are required to obtain a permit. The permit will likely contain limits on what can be discharged, impose monitoring and reporting requirements, and include other provisions to ensure that the discharge does not adversely affect water quality.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

A2
Target Property
FRIEDMAN MEMORIAL AIRPORT APRON EXPANSION AND PARK
1616 AIRPORT CIRCLE
HAILEY, ID 83333

FINDS **1024230884**
N/A

Site 2 of 6 in cluster A

Actual:
5263 ft.

FINDS:
Registry ID: 110070228825

Click Here:

Environmental Interest/Information System:
US National Pollutant Discharge Elimination System (NPDES) module of the Compliance Information System (ICIS) tracks surface water permits issued under the Clean Water Act. Under NPDES, all facilities that discharge pollutants from any point source into waters of the United States are required to obtain a permit. The permit will likely contain limits on what can be discharged, impose monitoring and reporting requirements, and include other provisions to ensure that the discharge does not adversely affect water quality.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

A3
Target Property
FRIEDMAN MEMORIAL AIRPORT TERMINAL APRON EXPANSION
1616 AIRPORT CIRCLE
HAILEY, ID 83333

ECHO **1024120827**
N/A

Site 3 of 6 in cluster A

Actual:
5263 ft.

ECHO:
Envid: 1024120827
Registry ID: 110070212636
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110070212636
Name: FRIEDMAN MEMORIAL AIRPORT TERMINAL APRON EXPANSION AND ACCESS ROAD ALIGNMENT
Address: 1616 AIRPORT CIRCLE

FRIEDMAN MEMORIAL AIRPORT TERMINAL APRON EXPANSION AND ACCES (Continued) **1024120827**

City,State,Zip: HAILEY, ID 83333

A4 **FRIEDMAN MEMORIAL AIRPORT APRON EXPANSION AND PARK** **ECHO** **1024133847**
Target **1616 AIRPORT CIRCLE** **N/A**
Property **HAILEY, ID 83333**

Site 4 of 6 in cluster A

Actual: **5263 ft.**

ECHO:

Envid:	1024133847
Registry ID:	110070228825
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110070228825
Name:	FRIEDMAN MEMORIAL AIRPORT APRON EXPANSION AND PARKING LOT RECONFIGURATION
Address:	1616 AIRPORT CIRCLE
City,State,Zip:	HAILEY, ID 83333

A5 **FRIEDMAN MEMORIAL AIRPORT** **UIC** **S108274451**
Target **1616 AIRPORT WAY** **N/A**
Property **HAILEY, ID 83333**

Site 5 of 6 in cluster A

Actual: **5263 ft.**

UIC:

Name:	FRIEDMAN MEMORIAL AIRPORT
Address:	1616 AIRPORT WAY
City,State,Zip:	HAILEY, ID 83333
UIC Number:	37X0062003
Latitude:	43.49405
Longitude:	-114.2876
Decode for Aut Stat:	Rule Authorized
Decode for Method1:	GPS - UNSPECIFIED
Decode for Perm Stat:	Not reported
Decode for Well Class:	Storm Runoff
Decode for Well Stat:	Active
Permit Status:	Not reported
Well Name:	Not reported
Well Class:	5D2
Well Status:	AC
AUT Status:	RA
Method:	28

Name:	FRIEDMAN MEMORIAL AIRPORT
Address:	1616 AIRPORT WAY
City,State,Zip:	HAILEY, ID 83333
UIC Number:	37X0052008
Latitude:	43.504133
Longitude:	-114.29944
Decode for Aut Stat:	Rule Authorized
Decode for Method1:	PUBLIC LAND SURVEY - QUARTER SECTION
Decode for Perm Stat:	Not reported
Decode for Well Class:	Storm Runoff
Decode for Well Stat:	Active
Permit Status:	Not reported
Well Name:	Drywell 04.08
Well Class:	5D2

FRIEDMAN MEMORIAL AIRPORT (Continued) **S108274451**

Well Status: AC
AUT Status: RA
Method: 23

Name: FRIEDMAN MEMORIAL AIRPORT
Address: 1616 AIRPORT WAY
City,State,Zip: HAILEY, ID 83333
UIC Number: 37X0052007
Latitude: 43.504133
Longitude: -114.29944
Decode for Aut Stat: Rule Authorized
Decode for Method1: PUBLIC LAND SURVEY - QUARTER SECTION
Decode for Perm Stat: Not reported
Decode for Well Class: Storm Runoff
Decode for Well Stat: Active
Permit Status: Not reported
Well Name: Drywell 04.07
Well Class: 5D2
Well Status: AC
AUT Status: RA
Method: 23

Name: FRIEDMAN MEMORIAL AIRPORT
Address: 1616 AIRPORT WAY
City,State,Zip: HAILEY, ID 83333
UIC Number: 37X0052001
Latitude: 43.507731
Longitude: -114.30447
Decode for Aut Stat: Rule Authorized
Decode for Method1: PUBLIC LAND SURVEY - QUARTER SECTION
Decode for Perm Stat: Not reported
Decode for Well Class: Storm Runoff
Decode for Well Stat: Active
Permit Status: Not reported
Well Name: Drywell 04.01
Well Class: 5D2
Well Status: AC
AUT Status: RA
Method: 23

Name: FRIEDMAN MEMORIAL AIRPORT
Address: 1616 AIRPORT WAY
City,State,Zip: HAILEY, ID 83333
UIC Number: 37X0062004
Latitude: 43.49456
Longitude: -114.2853
Decode for Aut Stat: Rule Authorized
Decode for Method1: GPS - UNSPECIFIED
Decode for Perm Stat: Not reported
Decode for Well Class: Storm Runoff
Decode for Well Stat: Active
Permit Status: Not reported
Well Name: Not reported
Well Class: 5D2
Well Status: AC
AUT Status: RA
Method: 28

FRIEDMAN MEMORIAL AIRPORT (Continued) **S108274451**

Name:	FRIEDMAN MEMORIAL AIRPORT
Address:	1616 AIRPORT WAY
City,State,Zip:	HAILEY, ID 83333
UIC Number:	37X0052002
Latitude:	43.507731
Longitude:	-114.30447
Decode for Aut Stat:	Rule Authorized
Decode for Method1:	PUBLIC LAND SURVEY - QUARTER SECTION
Decode for Perm Stat:	Not reported
Decode for Well Class:	Storm Runoff
Decode for Well Stat:	Active
Permit Status:	Not reported
Well Name:	Drywell 04.02
Well Class:	5D2
Well Status:	AC
AUT Status:	RA
Method:	23

Name:	FRIEDMAN MEMORIAL AIRPORT
Address:	1616 AIRPORT WAY
City,State,Zip:	HAILEY, ID 83333
UIC Number:	37X0052003
Latitude:	43.507731
Longitude:	-114.30447
Decode for Aut Stat:	Rule Authorized
Decode for Method1:	PUBLIC LAND SURVEY - QUARTER SECTION
Decode for Perm Stat:	Not reported
Decode for Well Class:	Storm Runoff
Decode for Well Stat:	Active
Permit Status:	Not reported
Well Name:	Drywell 04.03
Well Class:	5D2
Well Status:	AC
AUT Status:	RA
Method:	23

Name:	FRIEDMAN MEMORIAL AIRPORT
Address:	1616 AIRPORT WAY
City,State,Zip:	HAILEY, ID 83333
UIC Number:	37X0052010
Latitude:	43.508644
Longitude:	-114.30073
Decode for Aut Stat:	Rule Authorized
Decode for Method1:	PUBLIC LAND SURVEY - QUARTER SECTION
Decode for Perm Stat:	Not reported
Decode for Well Class:	Storm Runoff
Decode for Well Stat:	Active
Permit Status:	Not reported
Well Name:	Drywell 06.01
Well Class:	5D2
Well Status:	AC
AUT Status:	RA
Method:	23

Name:	FRIEDMAN MEMORIAL AIRPORT
Address:	1616 AIRPORT WAY
City,State,Zip:	HAILEY, ID 83333

FRIEDMAN MEMORIAL AIRPORT (Continued) **S108274451**

UIC Number: 37X0052006
Latitude: 43.504116
Longitude: -114.30443
Decode for Aut Stat: Rule Authorized
Decode for Method1: PUBLIC LAND SURVEY - QUARTER SECTION
Decode for Perm Stat: Not reported
Decode for Well Class: Storm Runoff
Decode for Well Stat: Active
Permit Status: Not reported
Well Name: Drywell 04.06
Well Class: 5D2
Well Status: AC
AUT Status: RA
Method: 23

Name: FRIEDMAN MEMORIAL AIRPORT
Address: 1616 AIRPORT WAY
City,State,Zip: HAILEY, ID 83333
UIC Number: 37X0052004
Latitude: 43.507743
Longitude: -114.29947
Decode for Aut Stat: Rule Authorized
Decode for Method1: PUBLIC LAND SURVEY - QUARTER SECTION
Decode for Perm Stat: Not reported
Decode for Well Class: Storm Runoff
Decode for Well Stat: Active
Permit Status: Not reported
Well Name: Drywell 04.04
Well Class: 5D2
Well Status: AC
AUT Status: RA
Method: 23

Name: FRIEDMAN MEMORIAL AIRPORT
Address: 1616 AIRPORT WAY
City,State,Zip: HAILEY, ID 83333
UIC Number: 37X0052013
Latitude: 43.494227
Longitude: -114.28821
Decode for Aut Stat: Rule Authorized
Decode for Method1: PUBLIC LAND SURVEY - QUARTER SECTION
Decode for Perm Stat: Not reported
Decode for Well Class: Storm Runoff
Decode for Well Stat: Active
Permit Status: Not reported
Well Name: Drywell 06.04
Well Class: 5D2
Well Status: AC
AUT Status: RA
Method: 23

Name: FRIEDMAN MEMORIAL AIRPORT
Address: 1616 AIRPORT WAY
City,State,Zip: HAILEY, ID 83333
UIC Number: 37X0052014
Latitude: 43.494227
Longitude: -114.28821

FRIEDMAN MEMORIAL AIRPORT (Continued) **S108274451**

Decode for Aut Stat: Rule Authorized
Decode for Method1: PUBLIC LAND SURVEY - QUARTER SECTION
Decode for Perm Stat: Not reported
Decode for Well Class: Storm Runoff
Decode for Well Stat: Active
Permit Status: Not reported
Well Name: Drywell 06.05
Well Class: 5D2
Well Status: AC
AUT Status: RA
Method: 23

Name: FRIEDMAN MEMORIAL AIRPORT
Address: 1616 AIRPORT WAY
City,State,Zip: HAILEY, ID 83333
UIC Number: 37X0052011
Latitude: 43.506845
Longitude: -114.29821
Decode for Aut Stat: Rule Authorized
Decode for Method1: PUBLIC LAND SURVEY - QUARTER SECTION
Decode for Perm Stat: Not reported
Decode for Well Class: Storm Runoff
Decode for Well Stat: Active
Permit Status: Not reported
Well Name: Drywell 06.02
Well Class: 5D2
Well Status: AC
AUT Status: RA
Method: 23

Name: FRIEDMAN MEMORIAL AIRPORT
Address: 1616 AIRPORT WAY
City,State,Zip: HAILEY, ID 83333
UIC Number: 37X0052009
Latitude: 43.504133
Longitude: -114.29944
Decode for Aut Stat: Rule Authorized
Decode for Method1: PUBLIC LAND SURVEY - QUARTER SECTION
Decode for Perm Stat: Not reported
Decode for Well Class: Storm Runoff
Decode for Well Stat: Active
Permit Status: Not reported
Well Name: Drywell 04.09
Well Class: 5D2
Well Status: AC
AUT Status: RA
Method: 23

Name: FRIEDMAN MEMORIAL AIRPORT
Address: 1616 AIRPORT WAY
City,State,Zip: HAILEY, ID 83333
UIC Number: 37X0052012
Latitude: 43.496025
Longitude: -114.29067
Decode for Aut Stat: Rule Authorized
Decode for Method1: PUBLIC LAND SURVEY - QUARTER SECTION
Decode for Perm Stat: Not reported

FRIEDMAN MEMORIAL AIRPORT (Continued) **S108274451**

Decode for Well Class: Storm Runoff
Decode for Well Stat: Active
Permit Status: Not reported
Well Name: Drywell 06.03
Well Class: 5D2
Well Status: AC
AUT Status: RA
Method: 23

Name: FRIEDMAN MEMORIAL AIRPORT
Address: 1616 AIRPORT WAY
City,State,Zip: HAILEY, ID 83333
UIC Number: 37X0062001
Latitude: 43.49588
Longitude: -114.2894
Decode for Aut Stat: Rule Authorized
Decode for Method1: GPS - UNSPECIFIED
Decode for Perm Stat: Not reported
Decode for Well Class: Storm Runoff
Decode for Well Stat: Active
Permit Status: Not reported
Well Name: Not reported
Well Class: 5D2
Well Status: AC
AUT Status: RA
Method: 28

Name: FRIEDMAN MEMORIAL AIRPORT
Address: 1616 AIRPORT WAY
City,State,Zip: HAILEY, ID 83333
UIC Number: 37X0062002
Latitude: 43.49499
Longitude: -114.2886
Decode for Aut Stat: Rule Authorized
Decode for Method1: GPS - UNSPECIFIED
Decode for Perm Stat: Not reported
Decode for Well Class: Storm Runoff
Decode for Well Stat: Active
Permit Status: Not reported
Well Name: Not reported
Well Class: 5D2
Well Status: AC
AUT Status: RA
Method: 28

Name: FRIEDMAN MEMORIAL AIRPORT
Address: 1616 AIRPORT WAY
City,State,Zip: HAILEY, ID 83333
UIC Number: 37X0052005
Latitude: 43.504133
Longitude: -114.29944
Decode for Aut Stat: Rule Authorized
Decode for Method1: PUBLIC LAND SURVEY - QUARTER SECTION
Decode for Perm Stat: Not reported
Decode for Well Class: Storm Runoff
Decode for Well Stat: Active
Permit Status: Not reported

FRIEDMAN MEMORIAL AIRPORT (Continued) **S108274451**

Well Name: Drywell 04.05
Well Class: 5D2
Well Status: AC
AUT Status: RA
Method: 23

A6 Target Property **FRIEDMAN MEMORIAL AIRPORT**
1616 AIRPORT WAY
HAILEY, ID 83333

UST **U003725738**
ALLSITES **N/A**
Financial Assurance

Site 6 of 6 in cluster A

Actual: 5263 ft.

UST:
Name: FRIEDMAN MEMORIAL AIRPORT
Address: 1616 AIRPORT WAY
City,State,Zip: HAILEY, ID 83333
Facility ID: 4-070043
Total Tanks: 2
Tank Status: Closed

ALLSITES:
Name: FRIEDMAN MEMORIAL AIRPORT
Address: 1616 AIRPORT WAY
City,State,Zip: HAILEY, ID
Facility Id: 2011BAZ2323
Site ID: Leaking Underground Storage Tanks
All Programs for site: General Remediation, Leaking Underground Storage Tanks, Underground Storage Tanks
Latitude/Longitude: 43.50632 / -114.30028

ID Financial Assurance 2:

Financial Assurance2:
Region: 2
Name: FRIEDMAN MEMORIAL AIRPORT
Address: 1616 AIRPORT WAY
City,State,Zip: HAILEY, ID 83333
Facility Id: 4-070043
Insurance Type: State Fund
Facility Latitude: 43.50528
Facility Longitude: -114.30101
Facility Phone: Not reported
Facility Type: Aircraft Owner
Facility Status: Closure
SR NO: 1710
Date Certified: 11/06/1998
Financial Responsibility Experation Date: 11/06/1998

7
NNW
1/4-1/2
0.269 mi.
1421 ft.

SUN VALLEY AVIATION
FRIEDMAN MEMORIAL AIRPORT/ NORTH END
HAILEY, ID 83333

LUST U003725737
UST N/A
SPILLS
UIC

Relative:
Higher

Actual:
5274 ft.

LUST:
Name: SUN VALLEY AVIATION
Address: FRIEDMAN MEMORIAL AIRPORT/ NORTH END
City,State,Zip: HAILEY, ID 83333
Facility Id: 4-070042
Status: Confirmed Release
Release Date: 06/30/1992
Cleanup Date: 06/30/1992
Cleanup Method: Not reported
Event ID: 408

UST:
Name: SUN VALLEY AVIATION
Address: FRIEDMAN MEMORIAL AIRPORT/ NORTH END
City,State,Zip: HAILEY, ID 83333
Facility ID: 4-070042
Total Tanks: 5
Tank Status: Closed

ID SPILL:
Program: Not reported
Contaminant: Petroleum
Facility ID: Not reported
Open Date: 6/30/1992
Close Date: 6/30/1992

UIC:
Name: SUN VALLEY AVIATION
Address: FRIEDMAN MEMORIAL AIRPORT
City,State,Zip: HAILEY, ID 83333
UIC Number: 37X0063002
Latitude: 43.500534
Longitude: -114.29440
Decode for Aut Stat: Rule Authorized
Decode for Method1: PUBLIC LAND SURVEY - QUARTER SECTION
Decode for Perm Stat: Not reported
Decode for Well Class: Storm Runoff
Decode for Well Stat: Active
Permit Status: Not reported
Well Name: Not reported
Well Class: 5D2
Well Status: AC
AUT Status: RA
Method: 23

Name: SUN VALLEY AVIATION
Address: FRIEDMAN MEMORIAL AIRPORT
City,State,Zip: HAILEY, ID 83333
UIC Number: 37X0063001
Latitude: 43.500497
Longitude: -114.30440
Decode for Aut Stat: Rule Authorized

SUN VALLEY AVIATION (Continued) **U003725737**

Decode for Method1: PUBLIC LAND SURVEY - QUARTER SECTION
Decode for Perm Stat: Not reported
Decode for Well Class: Storm Runoff
Decode for Well Stat: Active
Permit Status: Not reported
Well Name: Not reported
Well Class: 5D2
Well Status: AC
AUT Status: RA
Method: 23

Name: SUN VALLEY AVIATION
Address: FRIEDMAN MEMORIAL AIRPORT
City,State,Zip: HAILEY, ID 83333
UIC Number: 37X0063003
Latitude: 43.500534
Longitude: -114.29440
Decode for Aut Stat: Rule Authorized
Decode for Method1: PUBLIC LAND SURVEY - QUARTER SECTION
Decode for Perm Stat: Not reported
Decode for Well Class: Storm Runoff
Decode for Well Stat: Active
Permit Status: Not reported
Well Name: Not reported
Well Class: 5D2
Well Status: AC
AUT Status: RA
Method: 23

8
NW
1/4-1/2
0.276 mi.
1458 ft.

Relative:
Higher

Actual:
5266 ft.

SUN VALLEY AVIATION **LUST** **U003725730**
2230 AVIATION DR **UST** **N/A**
HAILEY, ID 83333 **ALLSITES**
SPILLS
Financial Assurance
UIC

LUST:
Name: SUN VALLEY AVIATION
Address: 2230 AVIATION DR
City,State,Zip: HAILEY, ID 83333
Facility Id: 4-070034
Status: Site Cleanup Completed
Release Date: 10/27/1998
Cleanup Date: 01/06/1999
Cleanup Method: Not reported
Event ID: 1088

UST:
Name: SUN VALLEY AVIATION
Address: 2230 AVIATION DR
City,State,Zip: HAILEY, ID 83333
Facility ID: 4-070034
Total Tanks: 2
Tank Status: Active

ALLSITES:
Name: ATLANTIC AVIATION A-3 MAINTENANCE HANGAR

SUN VALLEY AVIATION (Continued) **U003725730**

Address: 2230 AVIATION DR
City,State,Zip: HAILEY, ID
Facility Id: 2016BAZ168
Site ID: Not reported
All Programs for site: General Remediation
Latitude/Longitude: 43.50168 / -114.2964

Name: ATLANTIC AVIATION E-24 MAINTENANCE HANGAR
Address: 2230 AVIATION DR
City,State,Zip: HAILEY, ID
Facility Id: 2016BAZ38
Site ID: Not reported
All Programs for site: General Remediation
Latitude/Longitude: 43.50508 / -114.29934

Name: SUN VALLEY AVIATION
Address: 2230 AVIATION DR
City,State,Zip: HAILEY, ID
Facility Id: 2011BAZ6264
Site ID: Leaking Underground Storage Tanks
All Programs for site: Leaking Underground Storage Tanks, Underground Storage Tanks
Latitude/Longitude: 43.5016 / -114.29579

ID SPILL:
Program: Not reported
Contaminant: Petroleum
Facility ID: Not reported
Open Date: 10/27/1998
Close Date: 1/6/1999

ID Financial Assurance 2:

Financial Assurance2:
Region: 2
Name: SUN VALLEY AVIATION
Address: 2230 AVIATION DR
City,State,Zip: HAILEY, ID 83333
Facility Id: 4-070034
Insurance Type: State Fund
Facility Latitude: 43.5016
Facility Longitude: -114.29579
Facility Phone: (208) 788-9511
Facility Type: Aircraft Owner
Facility Status: Active
SR NO: 4558
Date Certified: 11/04/1991
Financial Responsibility Experation Date: 12/01/2019

UIC:
Name: ATLANTIC AVIATION
Address: 2230 AVIATION DRIVE
City,State,Zip: HAILEY, ID 83333
UIC Number: 37X0103002
Latitude: 43.501676
Longitude: -114.29633
Decode for Aut Stat: Rule Authorized

SUN VALLEY AVIATION (Continued) **U003725730**

Decode for Method1: GPS - UNSPECIFIED
Decode for Perm Stat: Not reported
Decode for Well Class: Motor Vehicle Waste Disposal Wells
Decode for Well Stat: Permanently Abandoned and Approved by State
Permit Status: Not reported
Well Name: Atlantic Aviation - Bay A3
Well Class: 5X28
Well Status: PA
AUT Status: RA
Method: 28

Name: ATLANTIC AVIATION
Address: 2230 AVIATION DRIVE
City,State,Zip: HAILEY, ID 83333
UIC Number: 37X0103003
Latitude: 43.504666
Longitude: -114.29890
Decode for Aut Stat: Rule Authorized
Decode for Method1: GPS - UNSPECIFIED
Decode for Perm Stat: Not reported
Decode for Well Class: Motor Vehicle Waste Disposal Wells
Decode for Well Stat: Permanently Abandoned and Approved by State
Permit Status: Not reported
Well Name: Atlantic Aviation - Hangar 6
Well Class: 5X28
Well Status: PA
AUT Status: RA
Method: 28

Name: ATLANTIC AVIATION
Address: 2230 AVIATION DRIVE
City,State,Zip: HAILEY, ID 83333
UIC Number: 37X0103004
Latitude: 43.505101
Longitude: -114.29934
Decode for Aut Stat: Rule Authorized
Decode for Method1: GPS - UNSPECIFIED
Decode for Perm Stat: Not reported
Decode for Well Class: Motor Vehicle Waste Disposal Wells
Decode for Well Stat: Permanently Abandoned and Approved by State
Permit Status: Not reported
Well Name: Atlantic Aviation - Maintenance Building
Well Class: 5X28
Well Status: PA
AUT Status: RA
Method: 28

Name: ATLANTIC AVIATION
Address: 2230 AVIATION DRIVE
City,State,Zip: HAILEY, ID 83333
UIC Number: 37X0103005
Latitude: 43.508256
Longitude: -114.30181
Decode for Aut Stat: Rule Authorized
Decode for Method1: GPS - UNSPECIFIED
Decode for Perm Stat: Not reported
Decode for Well Class: Motor Vehicle Waste Disposal Wells

SUN VALLEY AVIATION (Continued) **U003725730**

Decode for Well Stat:	Permanently Abandoned and not Approved by State
Permit Status:	Not reported
Well Name:	Atlantic Aviation - Building 5
Well Class:	5X28
Well Status:	AN
AUT Status:	RA
Method:	28

Name:	ATLANTIC AVIATION
Address:	2230 AVIATION DRIVE
City,State,Zip:	HAILEY, ID 83333
UIC Number:	37X0103001
Latitude:	43.499095
Longitude:	-114.29396
Decode for Aut Stat:	Rule Authorized
Decode for Method1:	GPS - UNSPECIFIED
Decode for Perm Stat:	Not reported
Decode for Well Class:	Motor Vehicle Waste Disposal Wells
Decode for Well Stat:	Permanently Abandoned and Approved by State
Permit Status:	Not reported
Well Name:	Atlantic Aviation - Main Hangar
Well Class:	5X28
Well Status:	PA
AUT Status:	RA
Method:	28

Count: 5 records. ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
BELLEVUE	1014202530	CON VIRGINIA MINE	1 MI W OF BELLEVUE, ID, VIA BR		SEMS-ARCHIVE
BELLEVUE	1014202536	MICHIGAN MINE	1 MI W OF BELLEVUE, ID VIA BRO	83313	SEMS-ARCHIVE
BELLEVUE	1014202526	BADGER MINE	1 MI W OF BELLEVUE VIA BROADFO	83313	SEMS-ARCHIVE
BELLEVUE	1014202525	ALTA MINE	1 MI W OF BELLEVUE, ID, VIA BR	83313	SEMS-ARCHIVE
HAILEY	U003989437	SUN VALLEY AVIATION	NE END OF FRIEDMAN MEMORIAL AI	83333	LUST, UST

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: 07/29/2020
Date Data Arrived at EDR: 08/03/2020
Date Made Active in Reports: 08/25/2020
Number of Days to Update: 22

Source: EPA
Telephone: N/A
Last EDR Contact: 09/03/2020
Next Scheduled EDR Contact: 10/12/2020
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 3
Telephone 215-814-5418

EPA Region 4
Telephone 404-562-8033

EPA Region 5
Telephone 312-886-6686

EPA Region 10
Telephone 206-553-8665

EPA Region 6
Telephone: 214-655-6659

EPA Region 7
Telephone: 913-551-7247

EPA Region 8
Telephone: 303-312-6774

EPA Region 9
Telephone: 415-947-4246

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: 07/29/2020
Date Data Arrived at EDR: 08/03/2020
Date Made Active in Reports: 08/25/2020
Number of Days to Update: 22

Source: EPA
Telephone: N/A
Last EDR Contact: 09/03/2020
Next Scheduled EDR Contact: 10/12/2020
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

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

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

Source: EPA
Telephone: 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: 07/29/2020
Date Data Arrived at EDR: 08/03/2020
Date Made Active in Reports: 08/25/2020
Number of Days to Update: 22

Source: EPA
Telephone: N/A
Last EDR Contact: 09/03/2020
Next Scheduled EDR Contact: 10/12/2020
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: 07/02/2020
Next Scheduled EDR Contact: 10/12/2020
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 know 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: 07/29/2020
Date Data Arrived at EDR: 08/03/2020
Date Made Active in Reports: 08/25/2020
Number of Days to Update: 22

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 09/03/2020
Next Scheduled EDR Contact: 10/26/2020
Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

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

Date of Government Version: 07/29/2020
Date Data Arrived at EDR: 08/03/2020
Date Made Active in Reports: 08/25/2020
Number of Days to Update: 22

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 09/03/2020
Next Scheduled EDR Contact: 10/26/2020
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: 06/15/2020
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 09/17/2020
Number of Days to Update: 87

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 09/22/2020
Next Scheduled EDR Contact: 01/04/2021
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: 06/15/2020
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 09/18/2020
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: (206) 553-1200
Last EDR Contact: 09/22/2020
Next Scheduled EDR Contact: 01/04/2021
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: 06/15/2020
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 09/18/2020
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: (206) 553-1200
Last EDR Contact: 09/22/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Quarterly

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: 06/15/2020
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 09/18/2020
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: (206) 553-1200
Last EDR Contact: 09/22/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Quarterly

RCRA-VSQG: 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: 06/15/2020
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 09/18/2020
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: (206) 553-1200
Last EDR Contact: 09/22/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

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

Date of Government Version: 05/15/2020
Date Data Arrived at EDR: 05/19/2020
Date Made Active in Reports: 06/18/2020
Number of Days to Update: 30

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 08/04/2020
Next Scheduled EDR Contact: 11/23/2020
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: 02/13/2020
Date Data Arrived at EDR: 02/20/2020
Date Made Active in Reports: 05/15/2020
Number of Days to Update: 85

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 08/24/2020
Next Scheduled EDR Contact: 12/07/2020
Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

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: 02/13/2020
Date Data Arrived at EDR: 02/20/2020
Date Made Active in Reports: 05/15/2020
Number of Days to Update: 85

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 08/24/2020
Next Scheduled EDR Contact: 12/07/2020
Data Release Frequency: Varies

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: 06/15/2020
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 09/17/2020
Number of Days to Update: 87

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 09/22/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

SHWS: This state does not maintain a SHWS list. See the Federal CERCLIS list and Federal NPL list.

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

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: Department of Environmental Quality
Telephone: 208-373-0502
Last EDR Contact: 08/25/2020
Next Scheduled EDR Contact: 12/14/2020
Data Release Frequency: N/A

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

SWF/LF: Solid Waste Landfills

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: 06/01/2020
Date Data Arrived at EDR: 06/02/2020
Date Made Active in Reports: 08/13/2020
Number of Days to Update: 72

Source: Department of Environmental Quality
Telephone: 208-334-5860
Last EDR Contact: 09/01/2020
Next Scheduled EDR Contact: 12/14/2020
Data Release Frequency: Annually

State and tribal leaking storage tank lists

LUST: Leaking Underground Storage Tank Sites

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: 06/29/2020
Date Data Arrived at EDR: 06/29/2020
Date Made Active in Reports: 09/15/2020
Number of Days to Update: 78

Source: Department of Environmental Quality
Telephone: 208-373-0130
Last EDR Contact: 06/29/2020
Next Scheduled EDR Contact: 10/12/2020
Data Release Frequency: Quarterly

LAST: Leaking Aboveground Storage Tanks

A listing of leaking aboveground storage tank locations.

Date of Government Version: 06/20/2011
Date Data Arrived at EDR: 06/22/2011
Date Made Active in Reports: 06/30/2011
Number of Days to Update: 8

Source: Department of Environmental Quality
Telephone: 208-373-0347
Last EDR Contact: 08/25/2020
Next Scheduled EDR Contact: 12/14/2020
Data Release Frequency: Quarterly

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 07/24/2020
Next Scheduled EDR Contact: 11/02/2020
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: 04/08/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 07/24/2020
Next Scheduled EDR Contact: 11/02/2020
Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 07/24/2020
Next Scheduled EDR Contact: 11/02/2020
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: 04/08/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 07/24/2020
Next Scheduled EDR Contact: 11/02/2020
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: 04/29/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 07/24/2020
Next Scheduled EDR Contact: 11/02/2020
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: 04/14/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 07/24/2020
Next Scheduled EDR Contact: 11/02/2020
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: 04/14/2020
Date Data Arrived at EDR: 05/26/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 78
Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 07/24/2020
Next Scheduled EDR Contact: 11/02/2020
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: 04/15/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 07/24/2020
Next Scheduled EDR Contact: 11/02/2020
Data Release Frequency: Varies

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: 02/01/2020
Date Data Arrived at EDR: 03/19/2020
Date Made Active in Reports: 06/09/2020
Number of Days to Update: 82
Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 07/06/2020
Next Scheduled EDR Contact: 10/19/2020
Data Release Frequency: Varies

UST: Registered Underground Storage Tanks in Idaho
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: 06/29/2020
Date Data Arrived at EDR: 06/29/2020
Date Made Active in Reports: 09/15/2020
Number of Days to Update: 78
Source: Department of Environmental Quality
Telephone: 208-373-0130
Last EDR Contact: 06/29/2020
Next Scheduled EDR Contact: 10/12/2020
Data Release Frequency: Quarterly

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: 04/14/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 07/24/2020
Next Scheduled EDR Contact: 11/02/2020
Data Release Frequency: Varies

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: 04/14/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/13/2020
Number of Days to Update: 85
Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 07/24/2020
Next Scheduled EDR Contact: 11/02/2020
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: 04/14/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 07/24/2020
Next Scheduled EDR Contact: 11/02/2020
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: 04/08/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 07/23/2020
Next Scheduled EDR Contact: 11/01/2020
Data Release Frequency: Varies

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: 04/14/2020
Date Data Arrived at EDR: 05/26/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 78

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 07/24/2020
Next Scheduled EDR Contact: 11/02/2020
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: 04/29/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 07/24/2020
Next Scheduled EDR Contact: 11/02/2020
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: 04/03/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 07/24/2020
Next Scheduled EDR Contact: 11/02/2020
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: 04/08/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 07/24/2020
Next Scheduled EDR Contact: 11/02/2020
Data Release Frequency: Varies

State and tribal institutional control / engineering control registries

INST CONTROL: Sites with Institutional Controls Restricting Use

Sites included in the Remediation Sites database that have institutional controls stricting use.

Date of Government Version: 06/01/2020
Date Data Arrived at EDR: 06/02/2020
Date Made Active in Reports: 08/13/2020
Number of Days to Update: 72

Source: Department of Environmental Quality
Telephone: 208-373-0347
Last EDR Contact: 09/01/2020
Next Scheduled EDR Contact: 12/14/2020
Data Release Frequency: Quarterly

State and tribal voluntary cleanup sites

VCP: Voluntary Cleanup Program Sites

The Idaho Legislature created the Idaho land Remediation Act, DEQ's Voluntary Cleanup Program, to encourage innovation and cooperation between the state, local communities and private parties working to revitalize properties with hazardous substance or petroleum contamination.

Date of Government Version: 06/01/2020
Date Data Arrived at EDR: 06/02/2020
Date Made Active in Reports: 08/14/2020
Number of Days to Update: 73

Source: Department of Environmental Quality
Telephone: 208-373-0495
Last EDR Contact: 09/01/2020
Next Scheduled EDR Contact: 12/14/2020
Data Release Frequency: Varies

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
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 09/16/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng

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

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

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

State and tribal Brownfields sites

BROWNFIELDS: Brownfields Inventory

Brownfields are abandoned or underutilized properties where the reuse is complicated by actual or perceived environmental contamination. With the help of Idaho Counties, Cities, Economic Development Districts, Urban Renewal Entities, developers and brokers, DEQ is developing a comprehensive, statewide inventory of Brownfields.

Date of Government Version: 06/01/2020
Date Data Arrived at EDR: 06/02/2020
Date Made Active in Reports: 08/13/2020
Number of Days to Update: 72

Source: Department of Environmental Quality
Telephone: 208-373-0495
Last EDR Contact: 09/01/2020
Next Scheduled EDR Contact: 12/14/2020
Data Release Frequency: Quarterly

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: 06/01/2020
Date Data Arrived at EDR: 06/02/2020
Date Made Active in Reports: 06/09/2020
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 09/15/2020
Next Scheduled EDR Contact: 12/28/2020
Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Local Lists of Landfill / Solid Waste Disposal Sites

HISTORICAL LANDFILL: Idaho Historical Landfills
A listing of older landfills. The listing has not been updated since July 1997.

Date of Government Version: 07/10/1997
Date Data Arrived at EDR: 02/21/2002
Date Made Active in Reports: 03/27/2002
Number of Days to Update: 34

Source: Department of Environmental Quality
Telephone: 208-373-0502
Last EDR Contact: 02/02/2009
Next Scheduled EDR Contact: 05/04/2009
Data Release Frequency: No Update Planned

SWTIRE: Waste Tire Collection Sites
A listing of registered waste tire collection sites.

Date of Government Version: 03/15/2002
Date Data Arrived at EDR: 09/16/2004
Date Made Active in Reports: 11/02/2004
Number of Days to Update: 47

Source: Department of Environmental Quality
Telephone: 208-373-0416
Last EDR Contact: 08/04/2020
Next Scheduled EDR Contact: 11/23/2020
Data Release Frequency: No Update Planned

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: 07/21/2020
Next Scheduled EDR Contact: 11/09/2020
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: 07/14/2020
Next Scheduled EDR Contact: 11/02/2020
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 Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 07/31/2020
Next Scheduled EDR Contact: 11/09/2020
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: 03/18/2020
Date Data Arrived at EDR: 03/19/2020
Date Made Active in Reports: 06/09/2020
Number of Days to Update: 82

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 08/19/2020
Next Scheduled EDR Contact: 12/07/2020
Data Release Frequency: No Update Planned

ALLSITES: Remediation Database

Idaho's remediation database is a compilation of data on all the state and delegated federal remediation programs operated by the DEQ. Programs included are AST, Brownfield, ER, General Remediation, LUST, Mining, Miscellaneous, RCRA, Solid Waste, UST and VCP.

Date of Government Version: 06/01/2020
Date Data Arrived at EDR: 06/02/2020
Date Made Active in Reports: 08/13/2020
Number of Days to Update: 72

Source: Department of Environmental Quality
Telephone: 208-373-0309
Last EDR Contact: 09/01/2020
Next Scheduled EDR Contact: 12/14/2020
Data Release Frequency: Quarterly

CDL: Clandestine Drug Labs

These are labs in which the Idaho State Police have investigated.

Date of Government Version: 07/22/2010
Date Data Arrived at EDR: 10/01/2010
Date Made Active in Reports: 10/29/2010
Number of Days to Update: 28

Source: Idaho State Police
Telephone: 208-884-7000
Last EDR Contact: 08/25/2020
Next Scheduled EDR Contact: 12/14/2020
Data Release Frequency: Varies

CDL 2: Clandestine Drug (Meth) Laboratory Site Property List

A listing of clandestine drug lab site locations.

Date of Government Version: 01/21/2020
Date Data Arrived at EDR: 03/03/2020
Date Made Active in Reports: 05/08/2020
Number of Days to Update: 66

Source: Dept of Health & Welfare
Telephone: 208-334-5500
Last EDR Contact: 09/04/2020
Next Scheduled EDR Contact: 12/14/2020
Data Release Frequency: Varies

US CDL: Clandestine Drug Labs

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

Date of Government Version: 03/18/2020
Date Data Arrived at EDR: 03/19/2020
Date Made Active in Reports: 06/09/2020
Number of Days to Update: 82

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 08/19/2020
Next Scheduled EDR Contact: 12/07/2020
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: 07/29/2020
Date Data Arrived at EDR: 08/03/2020
Date Made Active in Reports: 08/25/2020
Number of Days to Update: 22

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 09/03/2020
Next Scheduled EDR Contact: 10/12/2020
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: 06/22/2020
Date Data Arrived at EDR: 06/23/2020
Date Made Active in Reports: 09/17/2020
Number of Days to Update: 86

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 09/22/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Quarterly

SPILLS: Spills Data
A listing of hazardous materials spills, releases or accidents as reported to the State of Idaho's central Communications Center.

Date of Government Version: 06/20/2011
Date Data Arrived at EDR: 06/22/2011
Date Made Active in Reports: 06/30/2011
Number of Days to Update: 8

Source: Department of Environmental Quality
Telephone: 208-373-0502
Last EDR Contact: 08/25/2020
Next Scheduled EDR Contact: 12/14/2020
Data Release Frequency: Varies

SPILLS 2: SPILLS 2
Hazardous material spills

Date of Government Version: 06/01/2020
Date Data Arrived at EDR: 06/03/2020
Date Made Active in Reports: 08/13/2020
Number of Days to Update: 71

Source: Department of Health & Welfare
Telephone: 208-334-5564
Last EDR Contact: 08/25/2020
Next Scheduled EDR Contact: 12/14/2020
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: 06/01/2006
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 03/06/2013
Number of Days to Update: 62

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

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: 06/15/2020
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 09/18/2020
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: (206) 553-1200
Last EDR Contact: 09/22/2020
Next Scheduled EDR Contact: 01/04/2021
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: 05/13/2020
Date Data Arrived at EDR: 05/18/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 86

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 08/13/2020
Next Scheduled EDR Contact: 11/30/2020
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
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 07/09/2020
Next Scheduled EDR Contact: 10/19/2020
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: 04/02/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 574

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 07/06/2020
Next Scheduled EDR Contact: 10/19/2020
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
Date Data Arrived at EDR: 02/03/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 08/05/2020
Next Scheduled EDR Contact: 11/23/2020
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.

Date of Government Version: 06/15/2020
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 09/10/2020
Number of Days to Update: 80

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 09/22/2020
Next Scheduled EDR Contact: 01/04/2021
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: 07/31/2020
Next Scheduled EDR Contact: 11/16/2020
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: 08/06/2020
Next Scheduled EDR Contact: 11/16/2020
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: 06/17/2020
Date Made Active in Reports: 09/10/2020
Number of Days to Update: 85

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 09/18/2020
Next Scheduled EDR Contact: 12/28/2020
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: 12/31/2018
Date Data Arrived at EDR: 02/05/2020
Date Made Active in Reports: 04/24/2020
Number of Days to Update: 79

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 08/14/2020
Next Scheduled EDR Contact: 11/30/2020
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.

Date of Government Version: 03/01/2020
Date Data Arrived at EDR: 04/21/2020
Date Made Active in Reports: 07/15/2020
Number of Days to Update: 85

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 07/21/2020
Next Scheduled EDR Contact: 11/02/2020
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: 07/29/2020
Date Data Arrived at EDR: 08/03/2020
Date Made Active in Reports: 08/25/2020
Number of Days to Update: 22

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 09/03/2020
Next Scheduled EDR Contact: 12/14/2020
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: 01/31/2020
Date Data Arrived at EDR: 05/13/2020
Date Made Active in Reports: 08/03/2020
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 07/15/2020
Next Scheduled EDR Contact: 11/02/2020
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: 04/27/2020
Date Data Arrived at EDR: 05/06/2020
Date Made Active in Reports: 06/09/2020
Number of Days to Update: 34

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 09/03/2020
Next Scheduled EDR Contact: 11/16/2020
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.

Date of Government Version: 10/09/2019
Date Data Arrived at EDR: 10/11/2019
Date Made Active in Reports: 12/20/2019
Number of Days to Update: 70

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 07/13/2020
Next Scheduled EDR Contact: 10/19/2020
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: 06/30/2020
Next Scheduled EDR Contact: 10/19/2020
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 10/25/2019
Date Data Arrived at EDR: 10/25/2019
Date Made Active in Reports: 01/15/2020
Number of Days to Update: 82
Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 07/20/2020
Next Scheduled EDR Contact: 11/02/2020
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: 12/31/2018
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 01/15/2020
Number of Days to Update: 42
Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 09/04/2020
Next Scheduled EDR Contact: 12/14/2020
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.

Date of Government Version: 01/12/2017
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 251
Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 08/31/2020
Next Scheduled EDR Contact: 12/14/2020
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: 09/13/2019
Date Data Arrived at EDR: 11/06/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 96
Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 08/06/2020
Next Scheduled EDR Contact: 11/16/2020
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: 07/01/2019
Date Data Arrived at EDR: 07/01/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 84

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 09/24/2020
Next Scheduled EDR Contact: 01/11/2021
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 Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/02/2020
Date Data Arrived at EDR: 01/28/2020
Date Made Active in Reports: 04/17/2020
Number of Days to Update: 80

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 07/27/2020
Next Scheduled EDR Contact: 11/09/2020
Data Release Frequency: Quarterly

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: 06/30/2020
Date Data Arrived at EDR: 07/15/2020
Date Made Active in Reports: 07/21/2020
Number of Days to Update: 6

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 07/06/2020
Next Scheduled EDR Contact: 10/19/2020
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: 09/22/2020
Next Scheduled EDR Contact: 01/04/2021
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: 07/07/2020
Next Scheduled EDR Contact: 10/19/2020
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: 07/28/2020
Next Scheduled EDR Contact: 11/16/2020
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: 08/30/2019
Date Data Arrived at EDR: 11/15/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 74

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 08/21/2020
Next Scheduled EDR Contact: 11/30/2020
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 07/29/2020
Date Data Arrived at EDR: 08/03/2020
Date Made Active in Reports: 08/25/2020
Number of Days to Update: 22

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 09/03/2020
Next Scheduled EDR Contact: 10/12/2020
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 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
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
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
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
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
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

MINES VIOLATIONS: MSHA Violation Assessment Data
Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 05/28/2020
Date Data Arrived at EDR: 05/28/2020
Date Made Active in Reports: 08/13/2020
Number of Days to Update: 77

Source: DOL, Mine Safety & Health Admi
Telephone: 202-693-9424
Last EDR Contact: 09/10/2020
Next Scheduled EDR Contact: 12/14/2020
Data Release Frequency: Quarterly

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: 05/01/2020
Date Data Arrived at EDR: 05/21/2020
Date Made Active in Reports: 08/13/2020
Number of Days to Update: 84

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 08/25/2020
Next Scheduled EDR Contact: 12/07/2020
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: 05/06/2020
Date Data Arrived at EDR: 05/27/2020
Date Made Active in Reports: 08/13/2020
Number of Days to Update: 78

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 08/28/2020
Next Scheduled EDR Contact: 12/07/2020
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
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 08/28/2020
Next Scheduled EDR Contact: 12/07/2020
Data Release Frequency: Varies

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: 06/22/2020
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 09/10/2020
Number of Days to Update: 80

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 09/16/2020
Next Scheduled EDR Contact: 12/21/2020
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: 02/03/2020
Date Data Arrived at EDR: 03/03/2020
Date Made Active in Reports: 05/28/2020
Number of Days to Update: 86

Source: EPA
Telephone: (206) 553-1200
Last EDR Contact: 09/15/2020
Next Scheduled EDR Contact: 12/14/2020
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 07/02/2020
Date Made Active in Reports: 09/17/2020
Number of Days to Update: 77

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 07/09/2020
Next Scheduled EDR Contact: 10/26/2020
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: 04/04/2020
Date Data Arrived at EDR: 04/07/2020
Date Made Active in Reports: 06/26/2020
Number of Days to Update: 80

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 07/02/2020
Next Scheduled EDR Contact: 10/19/2020
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
Date Data Arrived at EDR: 07/26/2018
Date Made Active in Reports: 10/05/2018
Number of Days to Update: 71

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 08/19/2020
Next Scheduled EDR Contact: 12/07/2020
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.

Date of Government Version: 05/18/2020
Date Data Arrived at EDR: 05/19/2020
Date Made Active in Reports: 08/03/2020
Number of Days to Update: 76

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 08/17/2020
Next Scheduled EDR Contact: 11/30/2020
Data Release Frequency: Quarterly

AIRS: Permitted Sources & Emissions Listing

Permit and emissions inventory data.

Date of Government Version: 06/17/2020
Date Data Arrived at EDR: 06/19/2020
Date Made Active in Reports: 09/04/2020
Number of Days to Update: 77

Source: Department of Environmental Quality
Telephone: 208-373-0253
Last EDR Contact: 09/16/2020
Next Scheduled EDR Contact: 01/04/2021
Data Release Frequency: Varies

DRYCLEANERS: Drycleaner Listing
A listing of drycleaner locations.

Date of Government Version: 07/06/2009
Date Data Arrived at EDR: 07/13/2009
Date Made Active in Reports: 07/28/2009
Number of Days to Update: 15

Source: Department of Environmental Quality
Telephone: 208-373-0211
Last EDR Contact: 07/26/2020
Next Scheduled EDR Contact: 11/08/2020
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing
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: 07/25/2019
Date Data Arrived at EDR: 07/31/2019
Date Made Active in Reports: 10/09/2019
Number of Days to Update: 70

Source: Department of Environmental Quality
Telephone: 208-373-0502
Last EDR Contact: 07/21/2020
Next Scheduled EDR Contact: 11/09/2020
Data Release Frequency: Varies

Financial Assurance 2: 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: 01/23/2020
Date Data Arrived at EDR: 01/24/2020
Date Made Active in Reports: 03/31/2020
Number of Days to Update: 67

Source: Department of Environmental Quality
Telephone: 208-373-0502
Last EDR Contact: 09/23/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Varies

TIER 2: Tier 2 Data Listing
A listing of facilities which store or manufacture hazardous materials and submit a chemical inventory report.

Date of Government Version: 12/31/2011
Date Data Arrived at EDR: 05/25/2012
Date Made Active in Reports: 06/19/2012
Number of Days to Update: 25

Source: Bureau of Homeland Security
Telephone: 208-422-3040
Last EDR Contact: 08/11/2020
Next Scheduled EDR Contact: 11/30/2020
Data Release Frequency: Varies

UIC: Underground Injection Wells Database Listing
Deep and shallow underground injection wells locations.

Date of Government Version: 04/27/2020
Date Data Arrived at EDR: 04/28/2020
Date Made Active in Reports: 07/14/2020
Number of Days to Update: 77

Source: Department of Water Resources
Telephone: 208-287-4932
Last EDR Contact: 07/28/2020
Next Scheduled EDR Contact: 11/16/2020
Data Release Frequency: Varies

PCS ENF: Enforcement data
No description is available for this data

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 02/05/2015
Date Made Active in Reports: 03/06/2015
Number of Days to Update: 29

Source: EPA
Telephone: 202-564-2497
Last EDR Contact: 07/01/2020
Next Scheduled EDR Contact: 10/19/2020
Data Release Frequency: Varies

PCS: Permit Compliance System

PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

Date of Government Version: 07/14/2011
Date Data Arrived at EDR: 08/05/2011
Date Made Active in Reports: 09/29/2011
Number of Days to Update: 55

Source: EPA, Office of Water
Telephone: 202-564-2496
Last EDR Contact: 09/11/2020
Next Scheduled EDR Contact: 12/21/2020
Data Release Frequency: Semi-Annually

PCS INACTIVE: Listing of Inactive PCS Permits

An inactive permit is a facility that has shut down or is no longer discharging.

Date of Government Version: 11/05/2014
Date Data Arrived at EDR: 01/06/2015
Date Made Active in Reports: 05/06/2015
Number of Days to Update: 120

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 07/09/2020
Next Scheduled EDR Contact: 10/19/2020
Data Release Frequency: Semi-Annually

MINES MRDS: Mineral Resources Data System

Mineral Resources Data System

Date of Government Version: 04/06/2018
Date Data Arrived at EDR: 10/21/2019
Date Made Active in Reports: 10/24/2019
Number of Days to Update: 3

Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 08/28/2020
Next Scheduled EDR Contact: 12/07/2020
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.

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 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 Environmental Quality in Idaho.

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 Environmental Quality
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Quality in Idaho.

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 Environmental Quality
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.

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 01/01/2019
Date Data Arrived at EDR: 04/29/2020
Date Made Active in Reports: 07/10/2020
Number of Days to Update: 72

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 07/31/2020
Next Scheduled EDR Contact: 11/09/2020
Data Release Frequency: Quarterly

Oil/Gas Pipelines

Source: Endeavor Business Media

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 Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Electric Power Transmission Line Data
Source: Endeavor Business Media
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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.

Daycare Centers: Day Care List
Source: Department of Health and Welfare
Telephone: 208-332-7205

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: Department of Water Resources
Telephone: 208-287-4800

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

STREET AND ADDRESS INFORMATION

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Appendix E
Site Photographs

Photograph 1: Eccles Flying Hat Ranch. Ranch property looking north to airport. Highway 75 is to the right.

Photograph 2: Eccles Flying Hat Ranch. Ranch property looking south from airport.

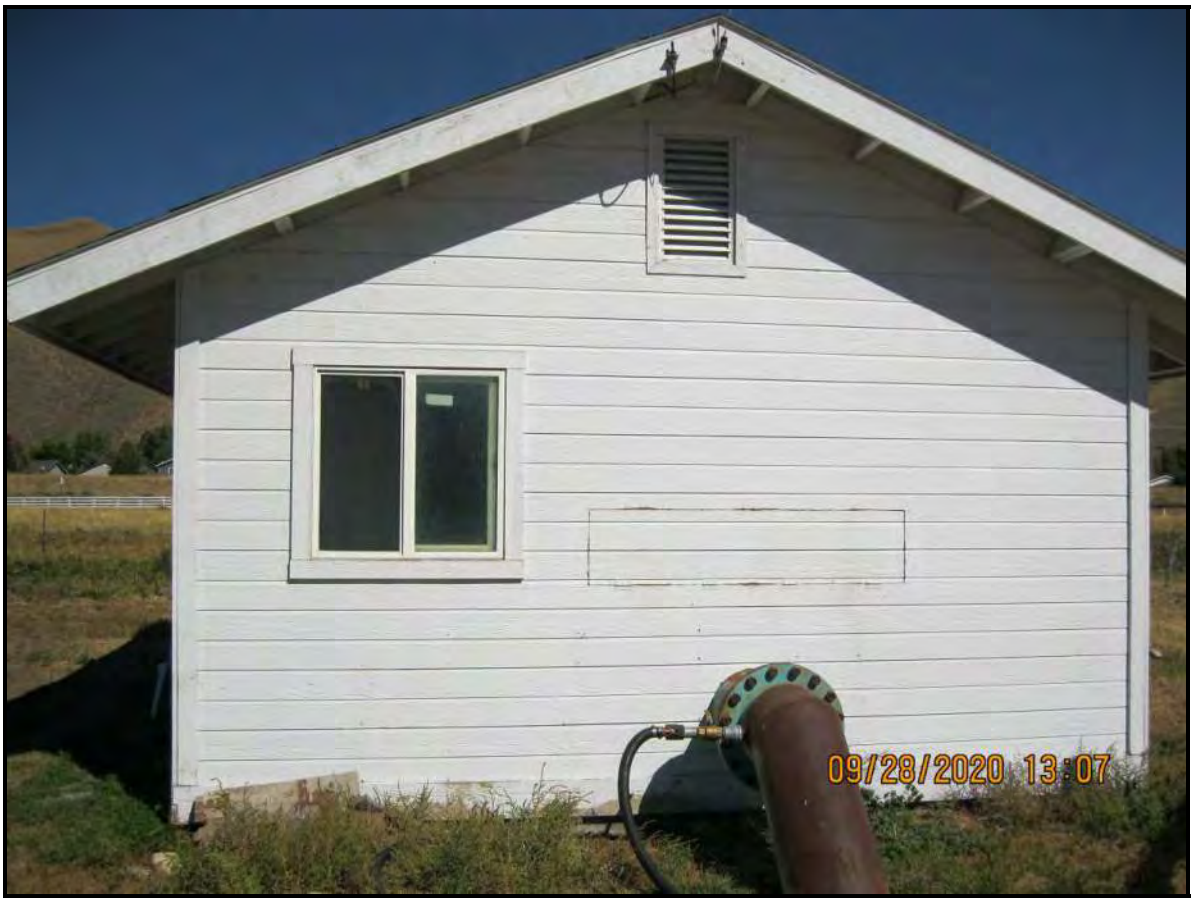
Photograph 3: Eccles Flying Hat Ranch. View of Canal.

Photograph 4: Eccles Flying Hat Ranch. Front of Ranch house.

Photograph 5: Eccles Flying Hat Ranch. Rear of Ranch house.

Photograph 6: Eccles Flying Hat Ranch. Barn.

Photograph 7: Eccles Flying Hat Ranch. Storage tanks and misc. drums outside outbuilding.



Photograph 8: Eccles Flying Hat Ranch. Pump house for irrigation system.

Photograph 9: Eccles Flying Hat Ranch. Example of electrical transformer.

Photograph 10. Eccles Flying Hat Ranch. Example of irrigation well and pump with storage tank.

Photograph 11. Eccles Flying Hat Ranch. Example of irrigation piping.

Photograph 12. Eccles Flying Hat Ranch. Example of irrigation pipes on Ranch.

Photograph 13. Eccles Flying Hat Ranch. Horse and cattle barn.

Photograph 14. Eccles Flying Hat Ranch. Beehives at the Ranch.

Photograph 15. Eccles Flying Hat Ranch. View of River along western Ranch boundary.

Appendix F

Previous ESA report (adjacent parcel)

HAZARDOUS MATERIALS EVALUATION - PHASE 1 REPORT

LAND ACQUISITION & OBSTRUCTION REMOVAL

FRIEDMAN MEMORIAL AIRPORT EA SUPPLEMENT

SITE ASSESSMENT REPORT AND PHOTO LOG OF PARCEL #RP02N18026366C

Prepared for the Friedman Memorial Airport (SUN) and the Federal Aviation Administration

T·O ENGINEERS

T-O Engineers has performed a Phase I Environmental Site Assessment of the subject property, 11378 State Highway 75 on the south west side of State Highway 75 in Hailey, Idaho 83333. This assessment was conducted in general conformance with the scope and limitations of the protocol and the limitations stated in this report. Exceptions to or deletions from this protocol are discussed in this report.

T-O Engineers declares that, to the best of our professional knowledge and belief, the undersigned meet the definition of *Environmental Professionals* as defined in §312.10 of this part [40 CFR Part 312], and have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. T-O Engineers has developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared By:

_____

Joseph Guenther
M.S. Environmental Resource Analysis
Environmental Project Manager

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Acronyms and Abbreviations

ACM	asbestos-containing material
AST	aboveground storage tank
ASTM	American Society for Testing and Materials
AUL	Activity and Use Limitations
bgs	below ground surface
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act of 1980 (as amended, 42 USC § 9601 et seq)
CERCLIS	Comprehensive Environmental Response, Compensation and Liability Information System (maintained by EPA)
CFR	Code of Federal Regulations
CORRACTS	Facilities subject to Corrective Action under RCRA
EA	Environmental Assessment
ECRA	Environmental Cleanup Responsibility Act
EDR	Environmental Data Resources, Inc.
EPA	United States Environmental Protection Agency
EPCRA	Emergency Planning and Community Right to Know Act ((also known as SARA Title III), 42 USC § 11001 et seq)
ERNS	Emergency Response Notification System
ESA	Environmental Site Assessment (different than an *environmental compliance audit*, 3.2.27)
FOIA	U.S. Freedom of Information Act (5 U.S.C. §552 as amended by Public Law No. 104-231, 110 Stat.)
FR	Federal Register
HREC	Historical recognized environmental condition
ICs	Institutional Controls
ISRA	Industrial Site Recovery Act
LBP	Lead-based paint
LLP	Landowner Liability Protections under the *Brownfields Amendments*
LRST	Leaking registered storage tank
LUST	Leaking underground storage tank
MSDS	Material safety data sheet
NCP	National Contingency Plan

NFRAP	former CERCLIS sites where no further remedial action is planned under CERCLA
NPDES	National Pollutant Discharge Elimination System
NPL	National Priorities List
NVLAP	National Voluntary Laboratory Accreditation Program
OSHA	Occupational Safety and Health Administration
PACM	Presumed asbestos-containing material
PCBs	Polychlorinated biphenyls
PLM	Polarized light microscopy
PRP	Potentially responsible party (pursuant to CERCLA 42 USC § 9607(a))
RCRA	Resource Conservation and Recovery Act (as amended, 42 USC § 6901 et seq.)
RCRIS	Resource Conservation and Recovery Act Information System
REC	Recognized environmental condition
ROC	Record of communication
RST	Registered storage tank
SACM	Suspect asbestos-containing material
SARA	Superfund Amendments and Reauthorization Act of 1986 (amendment to CERCLA)
SIC	Standard Industrial Classification
TEM	Transmission electron microscopy
TSDF	Hazardous waste treatment, storage or disposal facility
USC	United States Code
USEPA	United States Environmental Protection Agency
USGS	United States Geological Survey
UST	Underground storage tank

Executive Summary

T-O Engineers has conducted a Phase I Environmental Site Assessment in accordance with the American Society for Testing and Materials (ASTM) Standard Practice E1527-13 and Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) of the property located at 11378 State Highway 75, Hailey Idaho 83333 in Blaine County.

Summary of Property Description

The subject property is located at 11378 State Highway 75 on the south west side of Highway 75 Hailey Idaho 83333, Blaine County. According to the Blaine County Tax Assessor, the subject property is listed as Assessor Identification Number/Parcel ID #RP02N18026366C. The subject property lot is approximately 615.288 acres and is formerly agricultural property. The legal description is FR NW 25 & NE 26 TL 7134 & PORTION TL 7785, SEC 23.

Photographic documentation depicting the subject property and associated vicinity is included as **Appendix 1** of this report.

On July 26, 2017, T-O Engineers inspected the subject property. Based on the site reconnaissance, the subject property consisted of formerly agricultural and residential uses. Power is located along the east of the property lines, on the other side of the highway, and then connects at the north end of the Airport.

Summary of Property History

Available records indicate the subject property has both the farmland and the farmhouse. The home was built in 1920 and the land itself has been used as farmland since about 1965. Former uses from personal interviews indicate the site was in agricultural uses for the past 35-40 years since the interviewee had memory of the property as a child. No structures have been erected and no commercial uses were on the site. It can be expected that common agricultural products were used in the normal operation of irrigated row crop agriculture, including fuels, lubricants, fertilizers, pesticides, and herbicides.

Summary of Regulatory Database Concerns

The subject property is not listed in the regulatory database as a Leaking Underground Storage Tank (LUST), Aerometric Information Retrieval System (AIRS), Recovered Government Archive (RGA) LUST and Facility Index Systems (FINDS) site, based on the Environmental Data Resources (EDR) report attached in **Appendix 2**. The property to the north, the Freidman Memorial Airport uses multiple Underground Storage Tanks (UST) for airport services.

Findings

In defining a standard of good commercial and customary practice for conducting an environmental site assessment of a parcel of property, the goal of the processes established by this practice is to identify recognized environmental conditions (RECs).

Recognized Environmental Conditions means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the subject property or into the ground, ground water, or surface water of the subject property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not RECs. This assessment has revealed no evidence of RECs in connection with the subject property.

A historical recognized environmental concern (HREC) is a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by regulatory authority, without subjecting the property to any required controls (e.g. property use restrictions, AULs, institutional controls, or engineering controls).

This assessment has revealed no evidence of HRECs in connection with the subject property. All uses of agricultural materials would be considered de minimis and incidental. No concentrations or spill sites were identified with the investigation.

A controlled recognized environmental concern (CREC) is a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (as evidenced by the issuance of a NFA letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (property use restrictions, AULs, institutional controls, or engineering controls).

This assessment has revealed no evidence of CRECs in connection with the subject property.

Conclusions and Recommendations

T-O Engineers has conducted a Phase I Environmental Site Assessment in accordance with the American Society for Testing and Materials (ASTM) Standard Practice E1527-13 and Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) of the property located at 11378 State Highway 75, Hailey Idaho.

No further action is recommended at this time.

1.0 Introduction

T-O Engineers has conducted a Phase I Environmental Site Assessment in accordance with the American Society for Testing and Materials (ASTM) Standard Practice E1527-13 and Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) of the property located at 11378 State Highway 75, Hailey Idaho.

1.1 Purpose

The purpose of a Phase I Environmental Site Assessment is to identify potential issues that may impact the subject property. The purpose of this practice is to define good commercial and customary practice in the United States of America for conducting an environmental site assessment of a parcel of commercial real estate with respect to the range of contaminants within the scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. 9601) and petroleum products. The investigation was conducted in accordance with the *Client's* Environmental Site Assessment scope of work for the use and benefit of the *Client*, its successors, and assignees and the U.S. Small Business Administration (U.S. SBA) if financing is to be authorized by U.S. SBA. 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 inquiry into the previous ownership and uses of the subject property consistent with good commercial or customary practice" as defined at 42 U.S.C. 9601(35)(B).

Controlled substances are not included within the scope of this standard. Persons conducting an environmental site assessment as part of an EPA Brownfields Assessment and Characterization Grant awarded under CERCLA 42 U.S.C. 9604(k)(2)(B) must include controlled substances as defined in the Controlled Substances Act (21 U.S.C. 802) within the scope of the assessment investigations to the extent directed in the terms and conditions of the specific grant or cooperative agreement. Additionally, an evaluation of business environmental risk associated with a parcel of commercial real estate may necessitate investigation beyond that identified in this practice.

The purpose of this report is not intended to include de minimis conditions that generally do not present a material risk of harm to public 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. This report is also not intended to serve as a compliance assessment of the subject property.

The ASTM E 1527-13 practice DOES NOT address requirements of any state or local laws or of any federal laws other than the all appropriate inquiry provision of the LLPs. Per the ASTM Standard, Users are cautioned that federal, state, and local laws may impose environmental assessment obligations that are beyond the scope of this practice. Users should also be aware that there are likely to be other legal obligations with regard to hazardous substances or petroleum products discovered on the subject property that are not addressed in the ASTM practice and that may pose risks of civil and/or criminal sanctions for non-compliance.

1.2 Scope of Work

This report has been prepared per the conditions presented in the agreed contract signed by the client. In accordance with ASTM guidelines, the scope of work included:

1. Requested user or one deemed most historically familiar with subject property to complete environmental questionnaire.

2. Conducted visual reconnaissance of the subject property and adjoining properties, including site interviews with past or present owners, occupants, tenants, and/or operators if applicable.

3. Requested and researched historical documentation including but not limited to aerial photographs, city directories, topographic maps, interviews, public agency records, and fire insurance maps. Chain-of-title and environmental liens were reviewed if requested or provided by the client/user.

4. Reviewed federal, state, and local regulatory agency database information for the subject property and neighboring properties to identify potential concerns that could adversely affect the environmental condition of the subject property.

5. Prepared a technical Phase I Environmental Assessment report to document the findings regarding the current environmental condition of the subject property. If warranted, the report contains recommendations for further action.

The ASTM Standard E1527-13 does not encompass analytical testing to evaluate Asbestos Containing Materials (ACM), radon, lead-based paint (LBP), drinking water quality, lead in drinking water, wetlands, regulatory compliance, cultural and historical resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, biological agents, mold, stored chemicals, debris, fill materials, surface water, or subsurface samples (soil and groundwater) as part of a Phase I ESA. Such additional information regarding non-ASTM E1527-13 issues may be provided merely for the *User's* convenience and cannot be used to bind this report as a whole to the compliance and conformance with ASTM guidelines. No disassembly of systems or building components or physical or invasive testing is to be performed unless Contract Engagement specifically calls for such testing as an additional scope of work. T-O Engineers has performed this *Phase I Environmental Site Assessment* in conformance with the scope and limitations of ASTM Practice E1527-13. This *Report* may not include all environmental conditions which can materially impact the Subject Property other than those defined as RECs in ASTM E1527-13.

1.3 Significant Assumptions

The following assumptions are made by T-O Engineers in this report. T-O Engineers relied on information derived from secondary sources. T-O Engineers has made no independent investigation as to the accuracy and completeness of the information derived from secondary sources including government agencies, the client, designated representatives of the client, property contact, property owner, property owner representatives, computer databases, or personal interviews and has assumed that such information is accurate and complete. T-O Engineers assumes information provided by or obtained from EDR report researching governmental agencies and including information obtained from government websites is accurate and complete.

Groundwater flow and depth to groundwater, unless otherwise specified by on-site well data, or well data from adjacent sites are assumed based on contours depicted on the United States Geological Survey topographic maps. T-O Engineers assumes the subject property has been correctly and accurately identified by the client, designated

representative of the client, property contact, property owner, and property owner's representatives.

T-O Engineers assumes that the Client, Client representatives, Client Legal Counsel, designated representatives of the Client, property contact, property owner, property owner representatives, and property brokers, used good faith in answering questions and in obtaining information for the subject property as defined in 10.8 of the ASTM E 1527-13 practice. This would also include obtaining those helpful documents from previous owners, operators, tenants, brokers, financial institutions etc. T-O Engineers also assumes the Client will designate appropriate and knowledgeable people for performance of the Phase I Environmental Assessment.

1.4 Limitations

It is important to note that property conditions, as well as federal, state, and local/tribal regulations can change over time. Therefore, the conclusions and information presented in this report apply strictly to regulations and property conditions existing at the time the report was completed. T-O Engineers assumes that information provided by local agencies is true. T-O Engineers cannot guarantee or warranty that information provided second-hand is accurate to its fullest extent. T-O Engineers is not responsible for conditions found at or beneath the subject property or adjacent properties. Accordingly, portions of this report may be invalidated wholly or partially by the changes beyond our control.

The findings, conclusions, and recommendations presented herein are based solely on the scope of work previously described and information gathered. Incomplete or outstanding information identified throughout the body of this report including data gaps is considered a limitation to the assessment. Limitations to the assessment also include: weather conditions, vegetation cover, parked cars, trucks, dumpsters, and anything limiting visual observation of or physical access to the subject property and neighboring properties. Vapor intrusion is not included in this scope of services and is considered an ASTM Non-scope consideration. T-O Engineers was not contracted to disassemble or perform testing of pumps, irrigation equipment, nor machinery onsite. This report and scope is not an environmental compliance audit.

Certain policies can differ from lenders or users. For CERCLA landowner liability protection, Phase I ESA reports are valid for 180 days, per ASTM E1527-13.

1.5 Qualification Statement of Professional

Our investigation was performed using the degree of care and skill ordinarily exercised, under similar circumstances, by or under direct oversight of an environmental professional as defined by the ASTM. T-O Engineers environmental professional who prepared this assessment possesses the specific qualifications based upon education, training and experience to assess a property of the nature, history, and setting of the subject property. Neither T-O Engineers, nor any staff member assigned to this investigation has any interest or contemplated interest, financial or otherwise, in the subject or surrounding properties, or in any entity which owns, leases, or occupies the subject or surrounding properties or which may be responsible for environmental issues identified during the course of this investigation, and has no personal bias with respect to the parties involved. T-O Engineers has developed and performed the "*All Appropriate Inquiries*" in accordance with the standards and practices as defined in 40 CFR Part 312.

2.0 Site Description

2.1 Location and Legal Description

The subject property is located at 13378 State Highway 75 on the south west side of State Highway 75 at the beginning of the town of Hailey, Blaine County, Idaho 83333. According to the Blaine County Tax Assessor, the subject property is listed as Assessor Identification Number/Parcel ID #RP02N18026366C. The subject property lot is approximately 615.288 acres and is agricultural property. The legal description is FR NW 25 & NE 26 TL 7134 & PORTION TL 7785, SEC 23. Photographic documentation depicting the subject property and the associated vicinity is included as **Appendix 1** of this report.

2.2 Current Property Use

On July 26, 2017, T-O Engineers inspected the subject property. Based on the site reconnaissance, the subject property consisted of agricultural and residential uses.

Power is located along the east of the property lines, on the other side of the highway, and then connects at the north end of the Airport.

2.3 Current Adjoining Properties Description

The subject property is located in the residential/agricultural district in a developing area between Hailey and Bellevue, Idaho. The following tables summarize the land use in the immediate vicinity of the subject parcels. Businesses are found mainly towards the north and west of the Airport.

Table 2-1: Adjoining Properties

Direction	Business' Description/Zoning/Use of the Area
North	The start of the City of Hailey commercial zone includes car lots, car washes, FedEx, auto part stores, hotels, hardware stores and restaurants. There is also a cemetery, elementary school, skate park and ice skating rink. The farther north, the closer to city center.
East	Residential homes and apartments buildings, the Wood River Trails and Highway 75
South	Undeveloped land held as the Eccles Flying Hat Ranch agricultural pasture land with one residence and the Cove Canal.
West	Airport buildings including hangars, parking lots and rental car facilities. Farther west, there is the US Forestry Department office, a few coffee shops, auto shops, pet supply stores as well as the county jail, department of labor and the city hall.

2.4 Physical Settings

2.4.1 Topography/Geology/Hydrogeology

The United States Geological Survey (USGS), [Hailey, Idaho 2013] 7.5 Minute Topographic Quadrangle map of the subject property and surrounding vicinity is reviewed. The elevation of the property is located at approximately 5,258 feet above mean sea level (MSL). The general vicinity is flat, with graded slopes to the east, northeast.

2.5 Municipal Services and Utilities

The following companies and municipality currently provide utility services to the subject property:

Table 2-2: Utilities at Eccles Ranch	
Utility	Provider
Electricity	Idaho Power
Natural Gas	Propane Tank
Potable Water	Private Well
Sanitary Sewerage	None – ISTS, if available

3.0 Property Reconnaissance

3.1 Property Condition Observations

Joe Guenther of T-O Engineers conducted the property reconnaissance on July 26, 2017. The weather conditions were clear. The subject property consisted of the Cove Canal with flowing water. Irrigation was active and multiple fields had cows grazing. Weeds and non-agricultural plants were present along the Cove Canal and ornamental plants were present in association with the residence. Three barns, one equipment shed, a historic animal barn and an irrigation control shed are present. The property is in used, but good condition.

3.2 ASTM Reconnaissance Findings

Recognized Environmental Conditions (RECs) - In defining a standard of good commercial and customary practice for conducting an environmental site assessment of a parcel of property, the goal of the processes established by this practice is to identify recognized environmental conditions. The term recognized environmental conditions means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the subject property or into the ground, ground water, or surface water of the subject property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not recognized environmental conditions.

T-O Engineers conducted a visual review and observation of the subject property and adjoining properties per ASTM Scope Considerations listed below.

Table 3-1: Site Findings	
Item	Identified
Generating or handling of petroleum products or hazardous substances	Onsite AST's and agricultural chemicals present Adjacent South- None Adjacent West – None Adjacent North – Friedman Memorial Airport
Aboveground & Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs / USTs)	Onsite AST's and agricultural chemicals Adjacent North – Friedman Memorial Airport
Fueling systems	Onsite AST's and agricultural chemicals Adjacent North – Friedman Memorial Airport
Unidentified hazardous substances or petroleum products not in connection with property use	None identified
Unidentified substance containers	None identified
Machinery or equipment likely containing PCBs	None identified. Equipment was modern and appeared to be in good working condition post-PCB era
Significant surface staining on interior or exterior portion of property	None identified. Some Agricultural residues identified, de minimis and not significant
Pungent or noxious odors	None identified
Stockpiled soil with visual contamination	None identified
Questionable fill material (Unknown origin)	None identified
Lagoons, septic systems, Sumps, Pits, clarifiers, and Floor Drains/Well	None identified
Stressed vegetation	None identified
Regulated or unregulated waste water discharge	None identified
Pools of liquid	None identified
Herbicide or pesticide use	Active use of pesticides, herbicides, fertilizers, and other chemicals onsite in normal agricultural operations
Surficial disturbances	None identified
Drycleaning operation	None identified
Other hazardous substances used on the property	None identified

4.0 Historical Use Summary

Per ASTM E 1527-13, “8.3.2 Uses of the Property—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. This task requires reviewing only as many of the standard historical sources in 8.3.4.1 through 8.3.4.8 as are necessary and both reasonably ascertainable and likely to be useful (as described under Data Failure in 8.3.2.3). Such confirmation may come from one or more of the standard historical sources specified in 8.3.4.1 through 8.3.4.8, or it may come from other historical sources (such as someone with personal knowledge of the property; see 8.3.4.9). However, checking other historical sources (see 8.3.4.9) is not required. For purposes of 8.3.2, the term “developed use” includes agricultural uses and placement of fill dirt. The report shall describe all identified uses, justify the earliest date identified (for example, records showed no development of the property prior to the specific date), and explain the reason for any gaps in the history of use (for example, data failure).

Per ASTM E 1527- 001527-13, 8.3.2.3 Data Failure—the historical research is complete when either: (1) the objectives in 8.3.1 through 8.3.2.2 are achieved; or (2) data failure is encountered. Data Failure occurs when all of the standard historical sources that are reasonably ascertainable and likely to be useful have been reviewed and yet the objectives have not been met. Data failure is not uncommon in trying to identify the use of the property at five-year intervals back to first use or 1940 (whichever is earlier). Notwithstanding a data failure, standard historical sources may be excluded if: (1) the source is not reasonably ascertainable, or (2) if past experience indicates that the source is not likely to be sufficiently useful, accurate, or complete in terms of satisfying the objectives. Other historical sources specified in 8.3.4.9 may be used to satisfy the objectives but are not required to comply with this practice. If data failure is encountered, the report shall document the failure and, if any of the standard historical sources were excluded, give the reasons for their exclusion. If the data failure represents a significant data gap, the report shall comment on the impact of the data gap on the ability of the environmental professional to identify recognized environmental conditions.

T-O Engineers researched all available sources of historical information to satisfy historical sources as outlined in ASTM Standard E1527-13. A list of historical resources searched is as follows:

Table 4-1: Historical Summary Table		
Historical Source	Reference	Earliest Dates Obtained
Aerial Photographs	EDR	1957
Sanborn Map Company Fire Insurance Maps	EDR	Unmapped Property
USGS 7.5 Minute Topographic Maps	EDR	1954
Local Street Directories (city directories)	EDR	2013
Zoning/Land Use Records	Blaine County	2017
Previous Reports	None provided or available at the time of this assessment	NA

4.1 Historical Aerial Photographs Review

Table 4-2: Historical Aerial Photographs Review		
Year	Subject Property	Adjoining Properties
1954	The subject property is mostly undeveloped, house and storage buildings built.	North: undeveloped. South: undeveloped. East: undeveloped. West: undeveloped.
1966	The subject property is mostly undeveloped, beginning farmland parceling, house and storage buildings present.	North: farmland/parcel development beginning. South: undeveloped. East: farmland/parcel development beginning. West: undeveloped.
1971	The subject property is beginning farmland development, house and storage buildings present.	North: farmland/parcel development beginning, airport runway present. South: undeveloped. East: farmland/parcel development beginning. West: undeveloped.
1974	The subject property is farmland developed; house and storage buildings present.	North: farmland/parcel development continuing, airport runway present. South: farmland/parcel development beginning, mostly undeveloped. East: farmland/parcel development beginning. West: undeveloped.
1980	The subject property is vacant agricultural farmland; house and storage buildings present.	North: parcel development outline completed, airport runway present. South: farmland/parcel development continuing, mostly undeveloped. East: farmland/parcel development beginning. West: farmland/parcel development beginning.
1984/1992	The subject property is vacant agricultural farmland; house and storage buildings present.	North: significant increase in home development, airport runway present. South: farmland/parcel development continuing. East: farmland/parcel development complete, mostly undeveloped. West: farmland/parcel development completed, mostly undeveloped.

2006/2009	The subject property is agricultural farmland; house and storage buildings present.	North: significant increase in home development, airport runway extended. South: farmland development completed. East: significant increase in home development. West: farmland/parcel development completed, mostly undeveloped.
2011	The subject property is developed as present-day	Same as above.

4.2 Historical Sanborn Map Coverage Review

Sanborn Map Company maps were created for insurance underwriters from 1867 to 1970, and often contain information regarding the uses of individual structures, and the locations of fuel and/or chemical storage tanks that may have been on a particular property. T-O Engineers subcontracted with EDR to provide copies of Sanborn Map Company maps. According to EDR, there is no Sanborn Map coverage for the subject property area. A copy of the Sanborn-no coverage letter is attached.

4.3 Property Tax File

T-O Engineers was provided with a copy of the property tax file from the Blaine County Assessor's Office. This information was previously discussed.

4.4 Recorded Land Title Records

Title records were not reviewed and not included in the scope of service herein.

4.5 USGS 7.5 Minute Topographic Maps

T-O Engineers reviewed historical USGS 7.5 Minute Topographic Maps as provided by EDR. No markings such as oil wells, aboveground storage tank farms or other environmental significant features were noted as part of the historical topographic map review.

4.6 Historical City Directory Listings

T-O Engineers reviewed historical city directory listings as provided by EDR. As the property has only recently been addressed, the site did not show up in records research. Below is a summary of the city directory listings.

Table 4-3: Historical Directory Listings Subject property and surrounding at 11378 State Highway 75 / Airport Way and/or Aviation Drive	
Year	Listing
1995	*Airport Way*: Pozzi of Idaho, Blaine County Work Release Center, Crate & Freight
1999	*Airport Way*: Barton ATC International, Rocky Mountain Sash and door, Scenic Idaho, Skatefish, Sunsnacksport, United States Government Department of Agriculture, Idaho Lumber & True Value Hardware, Byrons Welding, Hailey Auto Clinic, Specialty Electric L N, Town Refrigeration Sales & Service, Wood River Land Trust Building Materials, Hertz Rent A Car, Practical Rentacar, Sun Valley Auto Leasing, Wood River Glass, Hart Enterprises, Renner Corporation Inc., Sun Valley Auto Leasings, Sun Valley Masonry, Friedman Hangar Associates, Pacific Marine Management, W R D Furniture Manufacturing & Design
2003	*Airport Way*: American Acceptance Corp., Curtis Construction, Hailey Auto Body, Budget Truck Rental, Fine Finish Carpentry, Mitchell Gutches Plumbing, Practical Rent A Car, Silver Creek Electric, Taylor Made Woodworks, U Save Auto Rental, Valley Masonry Center
2008	*Airport Way*: Sawtooth Auto Sales, Rocky Mountain Hardware, Charles Curtis Construction Inc. Sun Valley Transfer & Storage Inc., Hailey Airport Parking, The Car Park *Aviation Drive*: Hailey Nursery Inc.
2013	*Airport Way*: LincolnMercury Leasing Association, Sun Valley Transfer & Storage Inc., South Valley Storage, Valley Self Storage, BedBug Thermal Solutions, Liston Studios, Sacred Bear Specialties, FritoLay, Overhead Door, Sun Valley Rug & Tile Co. Inc., Concert Technologies, Runway Gift Café, Skywest Airlines, Budget *Aviation Drive*: Hailey Medical Clinic, St. Luke's Center for Community Health, The Sage School Inc., Blaine County Sheriff Dept., Sun Valley Aviation

4.7 Zoning/Land Use Records

T-O Engineers researched zoning/land use records for the subject property parcels. According to the Blaine County Assessor's website, the subject property parcels appear to be zoned as Agricultural with Airport Overlay District.

4.8 Previous Reports

Previous reports were not provided as part of this investigation.

4.9 Other Historical Records

No other historical records were reasonably available as part of this assessment.

4.10 Historical Summary

Available records indicate the subject property has remained agriculture with one residence. From 1980 to 1992, the subject properties west and north began developing. In 2005-2006, the property to the east of Hwy 75 was a part of a mixed use residential/commercial subdivision when Hailey, Idaho was developing. Since then, the use of the property appeared to consist as agriculture.

5.0 Interviews/User Information

5.1 Interviews

Interviews were conducted and attempted with the following personnel listed below.

Table 5-1: Interviews	
Personnel Interviewed	Brief Summary
Jim Baldwin – Farm Ranch Caretaker/operator	Mr. Baldwin has been associated with the subject property for 35-40 years. He has lived and is familiar with the subject property area and farms the ranch. Mr. Baldwin indicated the subject property has not had any environmental concerns arise in the time he has observed the land.

5.2 User Information

5.2.1 Environmental liens and/or Activity and Use Limitations (AULs)

AULs include both legal (institutional) and physical (engineering) controls. Agencies, organizations, and jurisdictions may define or utilize these terms differently.

No AULs were identified during this investigation.
No environmental liens were identified during this investigation.

5.2.2 Specialized Knowledge

The user does not have any specialized knowledge in connection with the subject property.

5.2.3 Valuation Reduction for Environmental Issues

The user is not aware of any valuation reductions for environmental issues at the subject property.

5.2.4 Commonly Known or Reasonably Ascertainable Information

The user did not indicate any commonly known or reasonably ascertainable information.

5.2.5 Other User Provided Information

No other information was provided by the User.

6.0 Government Database Section

6.1 Environmental Database Summary

As part of the Phase I Environmental Assessment, T-O Engineers utilized EDR of Milford, Connecticut, as an information source for regulatory agency environmental database records. The environmental database report was delivered in multiple parts and is attached to this document**.**

A copy of the radius report is included in the appendices. The subject property is not listed in the regulatory database. Discussed below are the listings at equal or higher elevation to the subject property, and within the radius specified by ASTM 2013.

Table 6-1: Environmental Summary		
Database	Site Name/Address	Comments
UIC, UST, ALLSITES	Subject property: Friedman Memorial Airport	Facility ID: 4-070043
UIC	Woodside Elementary	North of the Airport
EDR Historic Cleaner	Jay Smith Inc.	East of the Airport
This site operates one underground diesel tank. This site has had no confirmed releases; EDR reports pertaining to this site are in **Appendix 2.**		

Based on distance, status, and/or location, other listed sites would not be expected to present a high environmental risk to the subject property.

The following state and local agencies were contacted in reference to the subject property:

- IDEQ – Detailed LUST reports.
  http://www2.deq.idaho.gov/waste/ustlust/Pages/Search.aspx

7.0 Conclusion and Recommendations

T-O Engineers has conducted a Phase I Environmental Site Assessment in accordance with the American Society for Testing and Materials (ASTM) Standard Practice E1527-13 and Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) of the property located in the south west side of Highway 75 at 11378 State Highway 75, Hailey Idaho.

7.1 Summary of Property Description

The subject property is located 11378 State Highway 75 in the south west side of State Highway 75 in Hailey, Idaho 83333, a developing area between Hailey and Bellevue, Idaho. According to the Blaine County Tax Assessor, the subject property is listed as Assessor Identification Number/Parcel ID #RP02N18026366C. The subject property lot is approximately 615.288 acres and is formerly agricultural property. The legal description is FR NW 25 & NE 26 TL 7134 & PORTION TL 7785, SEC 23.

Photographic documentation depicting the subject property and associated vicinity is included as **Appendix 1** of this report.

On July 26, 2017, T-O Engineers inspected the subject property. Based on the site reconnaissance, the subject property consisted of vacant agricultural land with one residential house on the farm site.

7.2 Summary of Property History

Available records indicate the subject property has remained agriculture with one residence. From 1980 to 1992, the subject properties west and north began developing. In 2005-2006, the property to the east of Hwy 75 was a part of a mixed use residential/commercial subdivision when Hailey, Idaho was developing. Since then, the use of the property appeared to consist as agriculture.

7.3 Summary of Regulatory Database Concerns

The subject property is not listed in the regulatory database as an Underground Storage Tank (UST), Leaking Underground Storage Tank (LUST), Aerometric Information Retrieval System (AIRS), Recovered Government Archive (RGA) LUST and Facility Index Systems (FINDS) site, based on the Environmental Data Resources (EDR) report attached in **Appendix 2**.

Reports pertaining to this site are attached in the EDR report **Appendix 2**.

No significant data gaps were identified.

7.4 Findings

In defining a standard of good commercial and customary practice for conducting an environmental site assessment of a parcel of property, the goal of the processes established by this practice is to identify recognized environmental conditions (RECs).

The term recognized environmental conditions means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the subject property or into the ground, ground water, or surface water of the subject property. RECs

include: hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not recognized environmental conditions.

A historical recognized environmental concern (HREC) is a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by regulatory authority, without subjecting the property to any required controls (e.g. property use restrictions, AULs, institutional controls, or engineering controls).

A controlled recognized environmental concern (CREC) is a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (as evidenced by the issuance of a NFA letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (property use restrictions, AULs, institutional controls, or engineering controls).

This assessment has revealed de minimis conditions with no evidence of RECs, HREC's, or CREC's in connection with the subject property.

7.5 Conclusions and Recommendations

T-O Engineers has conducted a Phase I Environmental Site Assessment in accordance with the American Society for Testing and Materials (ASTM) Standard Practice E1527-13 and Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) of the property located at 11378 State Highway 75 on the south west side of Highway 75 Hailey Idaho, 83333.

No further action is recommended at this time.

8.0 References

Aerial photographs provided by Environmental Data Resources, Inc.

City Directory Images provided by Environmental Data Resources, Inc.

Historical Topo Map Report with QuadMatch, produced by Environmental Data Resources, Inc.

Idaho Department of Environmental Quality (IDEQ), UST-LUST database http://www2.deq.idaho.gov/waste/ustlust/Pages/Search.aspx

Radius Map Report with GeoCheck, produced by Environmental Data Resources, Inc.

Sanborn Map Report, produced by Environmental Data Resources, Inc.

United States Geological Survey (USGS), 7.5-minute topographic quadrangle map of Hailey, Idaho.

Appendix 1 Photo Log

Equipment Shed.	
Main Animal Barn.	
Pump found on site.	

Farm Equipment found on site.	
Electrical Junction.	
Vault found on site.	

Residence with propane heat.	
Obsolete Vehicle found on site.	
Irrigation Control Building.	

Electrical Vault.	
Agricultural Chemical Above Ground Storage on-site at the Farmstead.	

Appendix 2 EDR Documentation Reports

Friedman Memorial Airport
1616 Airport Cir
Hailey, ID 83333

Inquiry Number: 4991328.2s
July 12, 2017

The EDR Radius Map™ Report with GeoCheck®

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

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

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

TARGET PROPERTY INFORMATION

ADDRESS

1616 AIRPORT CIR
HAILEY, ID 83333

COORDINATES

Latitude (North):	43.4925820 - 43° 29' 33.29''
Longitude (West):	114.2851280 - 114° 17' 6.46''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	719519.6
UTM Y (Meters):	4818883.0
Elevation:	5258 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	5977554 BELLEVUE, ID
Version Date:	2013
North Map:	5977588 HAILEY, ID
Version Date:	2013

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20150730
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
1616 AIRPORT CIR
HAILEY, ID 83333

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	FRIEDMAN MEMORIAL AI	1616 AIRPORT WAY	UIC		TP
A2	FRIEDMAN MEMORIAL AI	1616 AIRPORT WAY	UST, ALLSITES, Financial Assurance		TP
3	WOODSIDE ELEMENTARY	WOODSIDE BLVD.	UIC	Higher	1 ft.
4	JAY SMITH INC	3450 GLENBROOK DR	EDR Hist Cleaner	Lower	498, 0.094, ESE
5	OLD KATCO FACILTY	WOODSIDE SUBDIVISION	ALLSITES	Lower	1658, 0.314, SE
6	MCSTAY CONSTRUCTION	4150 GLENBROOK DR	ALLSITES	Lower	2120, 0.402, SE
B7	MORGANS FINE FINISHE	4304 GLENBROOK DR	ALLSITES	Lower	2231, 0.423, ESE
B8	UNITED OIL HAILEY 1	4170 GLENBROOK	UST, ALLSITES, Financial Assurance	Lower	2333, 0.442, SE
B9	TRISTATE EXCAVATION	S WOODSIDE INDUSTRIA	ALLSITES	Lower	2414, 0.457, ESE

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 8 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
FRIEDMAN MEMORIAL AI 1616 AIRPORT WAY HAILEY, ID 83333	UIC UIC Number: 37X0052001 UIC Number: 37X0052002 UIC Number: 37X0052003 UIC Number: 37X0052004 UIC Number: 37X0052005 **Additional key fields are available in the Map Findings section*	N/A
FRIEDMAN MEMORIAL AI 1616 AIRPORT WAY HAILEY, ID 83333	UST Facility Id: 4-070043 Tank Status: Closed ALLSITES Facility Id: 2011BAZ2323 Financial Assurance Database: Financial Assurance 2, Date of Government Version: 11/11/2016 Facility Id: 4-070043 Facility Status: Closure	N/A

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-CESQG ---------- RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

LUCIS ---------- Land Use Control Information System
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 ---------- This state does not maintain a SHWS list. See the Federal CERCLIS list and Federal NPL list.

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

SWF/LF ---------- Solid Waste Landfills

State and tribal leaking storage tank lists

LUST ---------- Leaking Underground Storage Tank Sites
LAST ---------- Leaking Aboveground Storage Tanks
INDIAN LUST ---------- Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

FEMA UST ---------- Underground Storage Tank Listing
INDIAN UST ---------- Underground Storage Tanks on Indian Land

State and tribal institutional control / engineering control registries

INST CONTROL ---------- Sites with Institutional Controls Restricting Use

State and tribal voluntary cleanup sites

VCP ---------- Voluntary Cleanup Program Sites

INDIAN VCP ---- Voluntary Cleanup Priority Listing

State and tribal Brownfields sites

BROWNFIELDS ---- Brownfields Inventory

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS ---- A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

SWTIRE ---- Waste Tire Collection Sites
HIST LF ---- Idaho Historical Landfills
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
CDL ---- Clandestine Drug Labs
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 ---- Spills Data
SPILLS 90 ---- SPILLS 90 data from FirstSearch

Other Ascertainable Records

RCRA NonGen / NLR ---- RCRA - Non Generators / No Longer Regulated
FUDS ---- Formerly Used Defense Sites
DOD ---- Department of Defense Sites
SCRD DRYCLEANERS ---- 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

EXECUTIVE SUMMARY

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
UXO	Unexploded Ordnance Sites
FUELS PROGRAM	EPA Fuels Program Registered Listing
AIRS	Permitted Sources & Emissions Listing
DRYCLEANERS	Drycleaner Listing
TIER 2	Tier 2 Data Listing

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	EDR Proprietary Manufactured Gas Plants
EDR Hist Auto	EDR Exclusive Historic Gas Stations

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

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.

EXECUTIVE SUMMARY

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Hazardous waste / Contaminated Sites

ALLSITES: Idaho's remediation database is a compilation of data on all the state and delegated federal remediation programs operated by the DEQ.

A review of the ALLSITES list, as provided by EDR, and dated 03/06/2017 has revealed that there are 5 ALLSITES sites within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
OLD KATCO FACILTY Facility Id: 2014BAZ131	WOODSIDE SUBDIVISION	SE 1/4 - 1/2 (0.314 mi.)	5	14
MCSTAY CONSTRUCTION Facility Id: 2016BAZ130	4150 GLENBROOK DR	SE 1/4 - 1/2 (0.402 mi.)	6	14
MORGANS FINE FINISHE Facility Id: 2011BAZ4534	4304 GLENBROOK DR	ESE 1/4 - 1/2 (0.423 mi.)	B7	14
UNITED OIL HAILEY 1 Facility Id: 2011BAZ6689	***4170 GLENBROOK***	***SE 1/4 - 1/2 (0.442 mi.)***	***B8***	***15***
TRISTATE EXCAVATION Facility Id: 2011BAZ6551	S WOODSIDE INDUSTRIA	ESE 1/4 - 1/2 (0.457 mi.)	B9	15

Other Ascertainable Records

UIC: Deep and shallow underground injection wells locations.

A review of the UIC list, as provided by EDR, and dated 02/07/2017 has revealed that there is 1 UIC site within approximately 0.001 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
WOODSIDE ELEMENTARY UIC Number: 37X0057001 UIC Number: 37X0057002	WOODSIDE BLVD.	0 - 1/8 (0.000 mi.)	3	13

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR Hist Cleaner: 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.

A review of the EDR Hist Cleaner list, as provided by EDR, has revealed that there is 1 EDR Hist Cleaner site within approximately 0.125 miles of the target property.

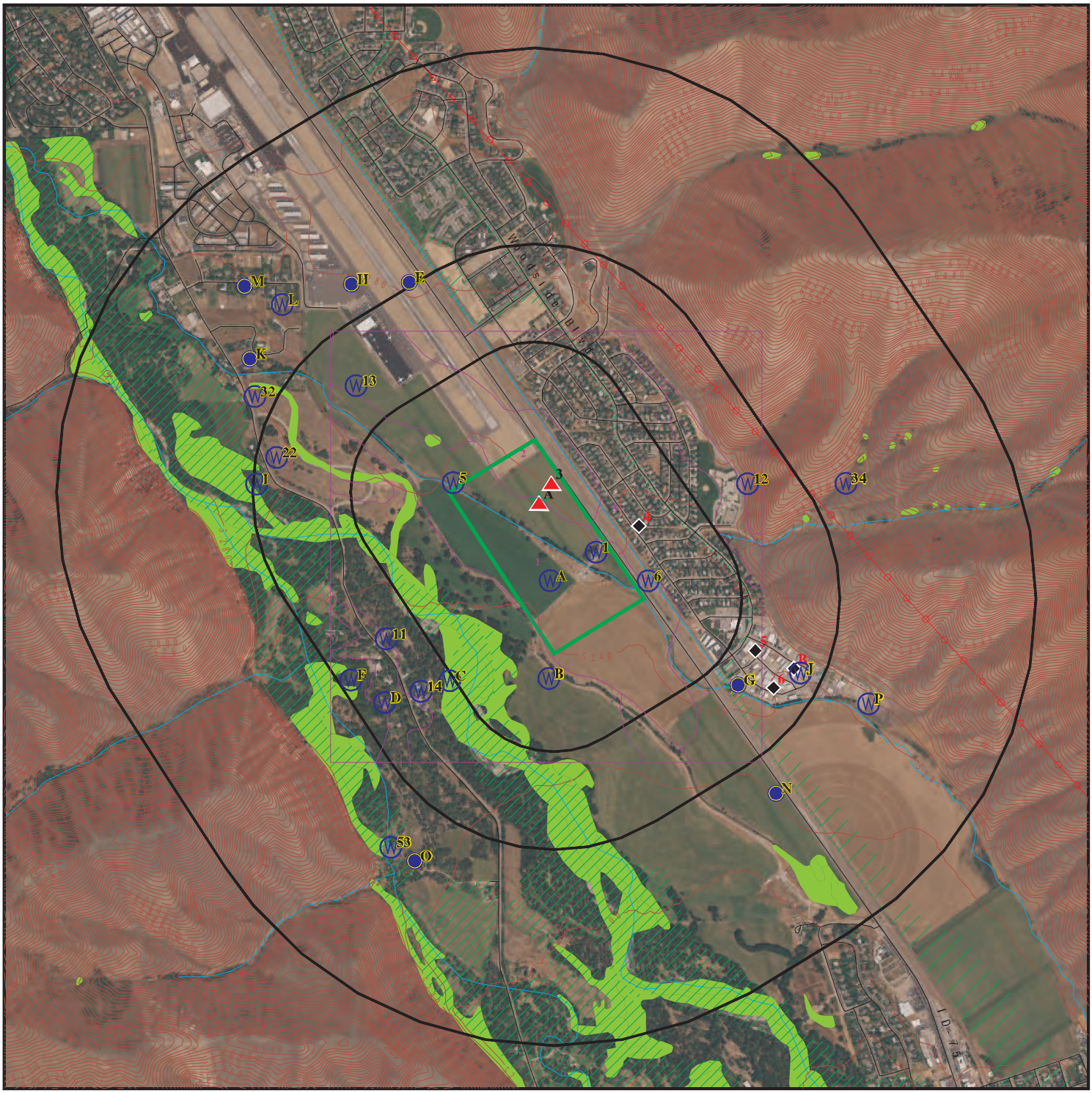
Lower Elevation	Address	Direction / Distance	Map ID	Page
JAY SMITH INC	3450 GLENBROOK DR	ESE 0 - 1/8 (0.094 mi.)	4	14

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 6 records.

Site Name	Database(s)
SUN VALLEY AVIATION	LUST, UST, SPILLS, UIC
CON VIRGINIA MINE	SEMS-ARCHIVE
MICHIGAN MINE	SEMS-ARCHIVE
BADGER MINE	SEMS-ARCHIVE
ALTA MINE	SEMS-ARCHIVE
SUN VALLEY AVIATION	LUST, UST

OVERVIEW MAP - 4991328.2S



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

0 1/4 1/2 1 Miles

Indian Reservations BIA

Power transmission lines

100-year flood zone

500-year flood zone

National Wetland Inventory

State Wetlands

Upgradient Area

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:	Friedman Memorial Airport	CLIENT:	T-O Engineers
ADDRESS:	1616 Airport Cir Hailey ID 83333	CONTACT:	Joe Guenther
LAT/LONG:	43.492582 / 114.285128	INQUIRY #:	4991328.2s
		DATE:	July 12, 2017 11:06 pm

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DETAIL MAP - 4991328.2S

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

Power transmission lines

100-year flood zone

500-year flood zone

National Wetland Inventory

State Wetlands

0 1/8 1/4 1/2 Miles

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

SITE NAME: Friedman Memorial Airport	CLIENT: T-O Engineers
ADDRESS: 1616 Airport Cir	CONTACT: Joe Guenther
Hailey ID 83333	INQUIRY #: 4991328.2s
LAT/LONG: 43.492582 / 114.285128	DATE: July 12, 2017 11:10 pm

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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								
Federal NPL site list								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	0.001		0	NR	NR	NR	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Federal CERCLIS NFRAP site list								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	0.001		0	NR	NR	NR	NR	0
State- and tribal - equivalent CERCLIS								
SHWS	N/A		N/A	N/A	N/A	N/A	N/A	N/A
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF	0.500		0	0	0	NR	NR	0
State and tribal leaking storage tank lists								
LUST	0.500		0	0	0	NR	NR	0
LAST	0.500		0	0	0	NR	NR	0
INDIAN LUST	0.500		0	0	0	NR	NR	0
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	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	0.250	1	0	0	NR	NR	NR	1
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
INST CONTROL	0.500		0	0	0	NR	NR	0
State and tribal voluntary cleanup sites								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
SWTIRE	0.500		0	0	0	NR	NR	0
HIST LF	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
ALLSITES	0.500	1	0	0	5	NR	NR	6
CDL	0.001		0	NR	NR	NR	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
Local Land Records								
LIENS 2	0.001		0	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0
SPILLS	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	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
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	0.001		0	NR	NR	NR	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.001		0	NR	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
AIRS	0.001		0	NR	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
Financial Assurance	0.001	1	0	NR	NR	NR	NR	1
TIER 2	0.001		0	NR	NR	NR	NR	0
UIC	0.001	1	1	NR	NR	NR	NR	2
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		1	NR	NR	NR	NR	1
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA LF	0.001		0	NR	NR	NR	NR	0
RGA LUST	0.001		0	NR	NR	NR	NR	0
- Totals --		4	2	0	5	0	0	11

Friedman Memorial Airport
1616 Airport Cir
Hailey, ID 83333

Inquiry Number: 4991328.3
July 12, 2017

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07/12/17

Site Name:	Client Name:
Friedman Memorial Airport	T-O Engineers
1616 Airport Cir	2471 S. Titanium Pl.
Hailey, ID 83333	Meridian, ID 83642
EDR Inquiry # 4991328.3	Contact: Joe Guenther

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The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # 3194-4D57-A7B8

PO # NA

Project SUN RPZ Land Acquisition

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

Sanborn® Library search results

Certification #: 3194-4D57-A7B8

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- ☑ Library of Congress
- ☑ University Publications of America
- ☑ EDR Private Collection

The Sanborn Library LLC Since 1866™

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Friedman Memorial Airport

1616 Airport Cir

Hailey, ID 83333

Inquiry Number: 4991328.4

July 12, 2017

EDR Historical Topo Map Report

with QuadMatch™

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Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topo Map Report

07/12/17

Site Name:

Friedman Memorial Airport
1616 Airport Cir
Hailey, ID 83333
EDR Inquiry # 4991328.4

Client Name:

T-O Engineers
2471 S. Titanium Pl.
Meridian, ID 83642
Contact: Joe Guenther

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Search Results:

P.O.# NA
Project: SUN RPZ Land Acquisition

Coordinates:

Latitude:	43.492582 43° 29' 33" North
Longitude:	-114.285128 -114° 17' 6" West
UTM Zone:	Zone 11 North
UTM X Meters:	719513.32
UTM Y Meters:	4819098.34
Elevation:	5258.00' above sea level

Maps Provided:

2013
1986
1957

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Topo Sheet Key

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

2013 Source Sheets

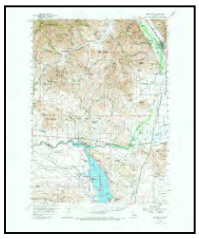
Bellevue
2013
7.5-minute, 24000

Hailey
2013
7.5-minute, 24000

1986 Source Sheets

Bellevue
1986
7.5-minute, 24000
Aerial Photo Revised 1980

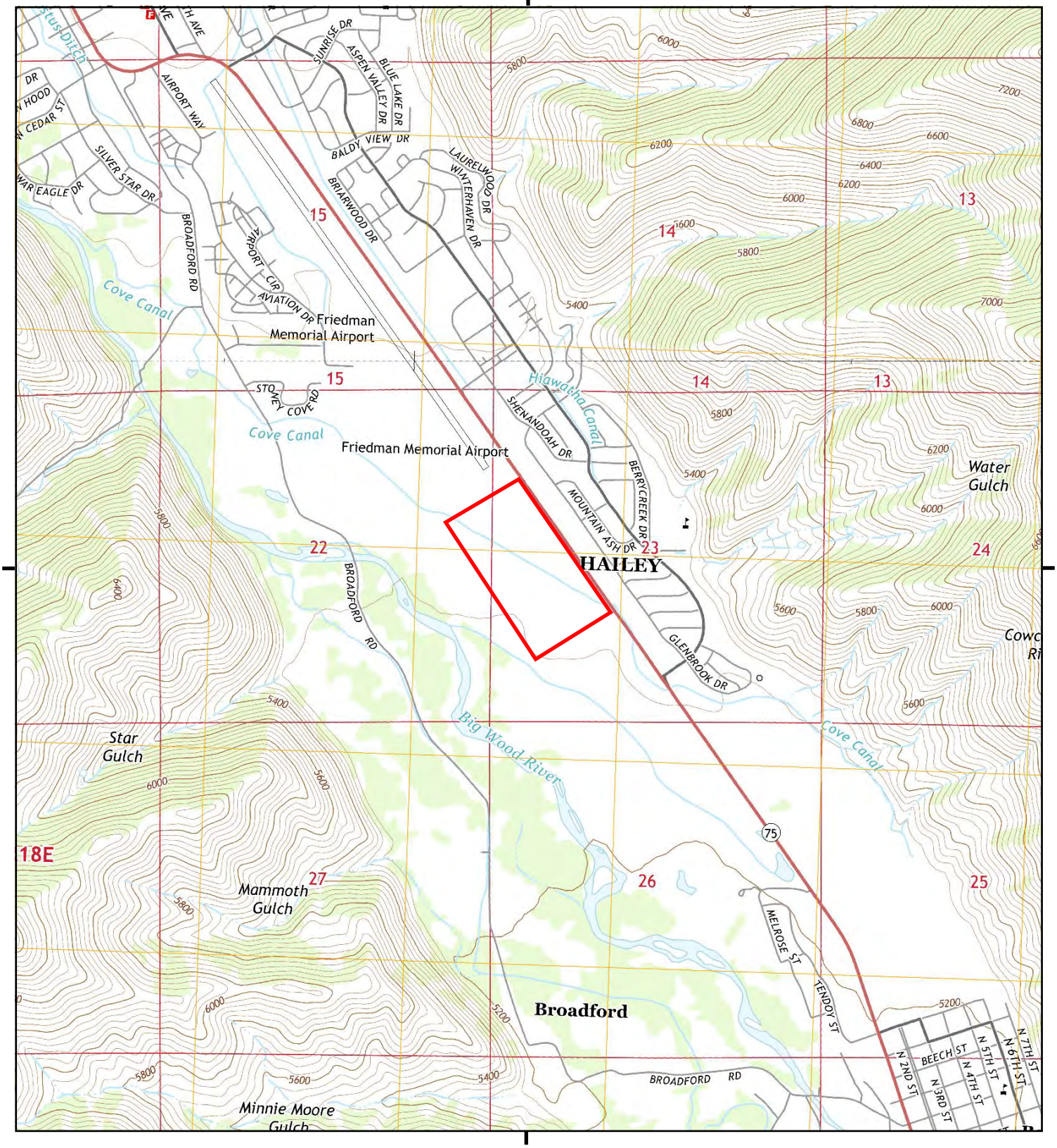
1957 Source Sheets



Bellevue
1957
7.5-minute, 24000
Aerial Photo Revised 1954

Historical Topo Map

2013



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

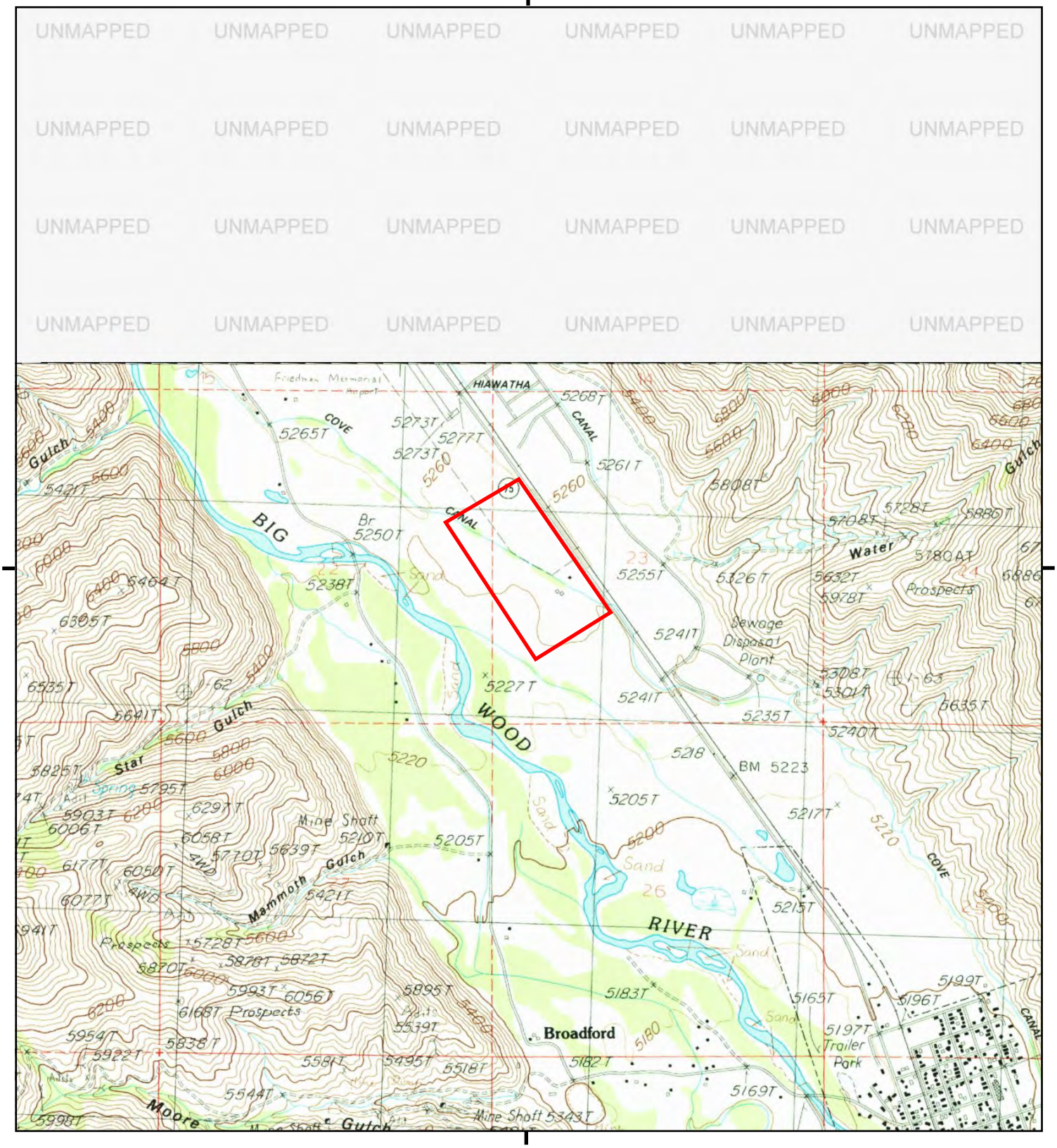
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Bellevue, 2013, 7.5-minute
N, Hailey, 2013, 7.5-minute

SITE NAME: Friedman Memorial Airport
ADDRESS: 1616 Airport Cir
Hailey, ID 83333
CLIENT: T-O Engineers

N



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

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W E
SW S SE

TP, Bellevue, 1986, 7.5-minute

SITE NAME: Friedman Memorial Airport
ADDRESS: 1616 Airport Cir
Hailey, ID 83333
CLIENT: T-O Engineers

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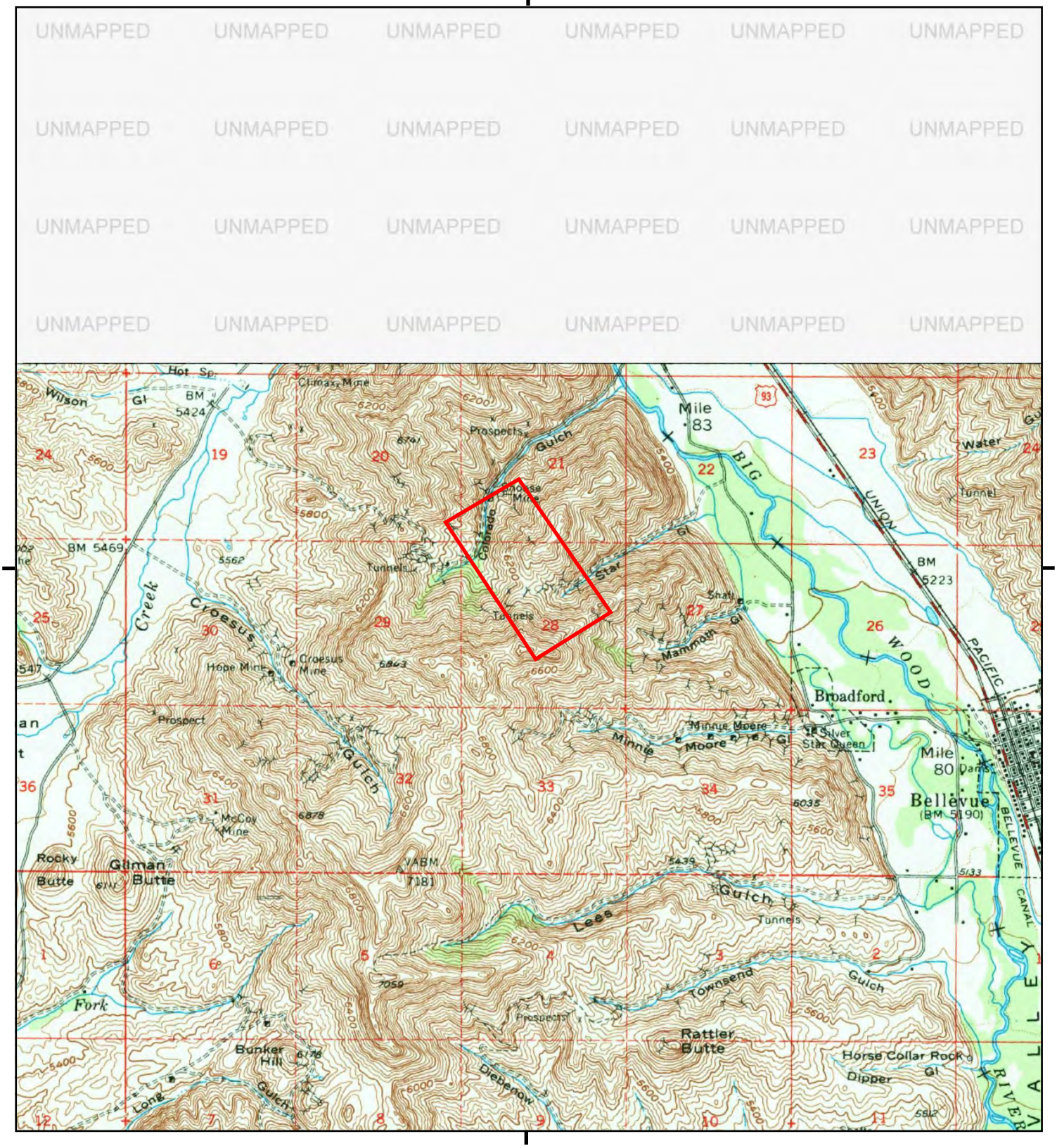

This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Bellevue, 1957, 7.5-minute

SITE NAME: Friedman Memorial Airport
ADDRESS: 1616 Airport Cir
Hailey, ID 83333
CLIENT: T-O Engineers

N

Friedman Memorial Airport

1616 Airport Cir

Hailey, ID 83333

Inquiry Number: 4991328.9

July 13, 2017

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www.edrnet.com

EDR Aerial Photo Decade Package

07/13/17

Site Name:

Friedman Memorial Airport
1616 Airport Cir
Hailey, ID 83333
EDR Inquiry # 4991328.9

Client Name:

T-O Engineers
2471 S. Titanium Pl.
Meridian, ID 83642
Contact: Joe Guenther

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Search Results:

Year	Scale	Details	Source
2011	1"=500'	Flight Year: 2011	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2006	1"=500'	Flight Year: 2006	USDA/NAIP
1992	1"=500'	Acquisition Date: August 09, 1992	USGS/DOQQ
1984	1"=500'	Flight Date: August 29, 1984	USDA
1980	1"=750'	Flight Date: July 09, 1980	USGS
1974	1"=1000'	Flight Date: July 24, 1974	USGS
1971	1"=500'	Flight Date: August 12, 1971	USGS
1966	1"=750'	Flight Date: July 07, 1966	USGS
1954	1"=750'	Flight Date: October 14, 1954	USGS

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INQUIRY #: 4991328.9
YEAR: 2011
= 500'
N
EDR

INQUIRY #: 4991328.9

YEAR: 2009

= 500'

N

EDR

INQUIRY #: 4991328.9
YEAR: 2006
= 500'
N
EDR

INQUIRY #: 4991328.9
YEAR: 1992
= 500'
N
EDR

INQUIRY #: 4991328.9

YEAR: 1992

= 750'

N

EDR

INQUIRY #: 4991328.9
YEAR: 1984
= 500'
N
EDR

INQUIRY #: 4991328.9
YEAR: 1980
= 750'
N
EDR

INQUIRY #: 4991328.9

YEAR: 1974

= 1000'

N

EDR

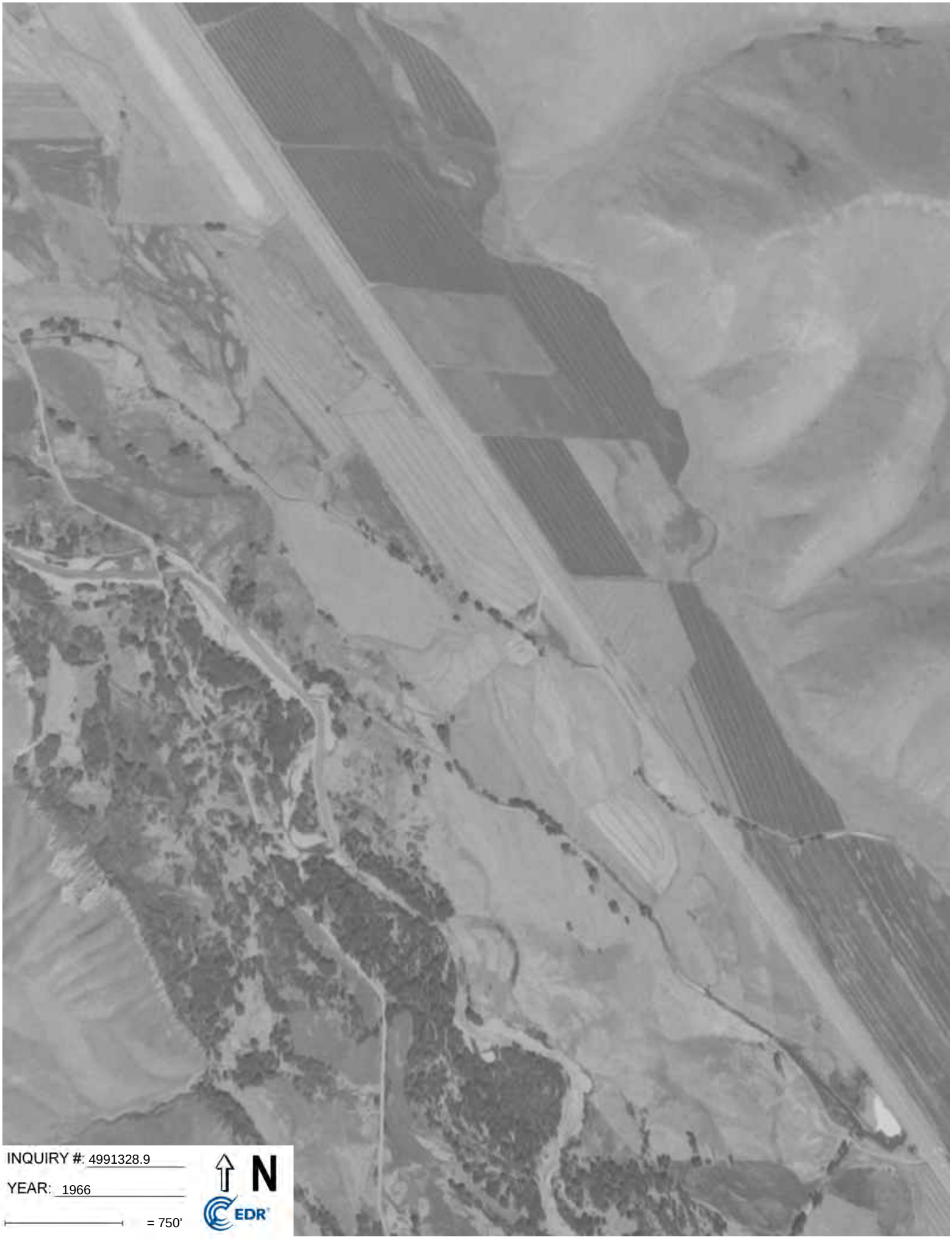
INQUIRY #: 4991328.9

YEAR: 1971

= 500'

N

EDR



INQUIRY #: 4991328.9

YEAR: 1966

= 750'

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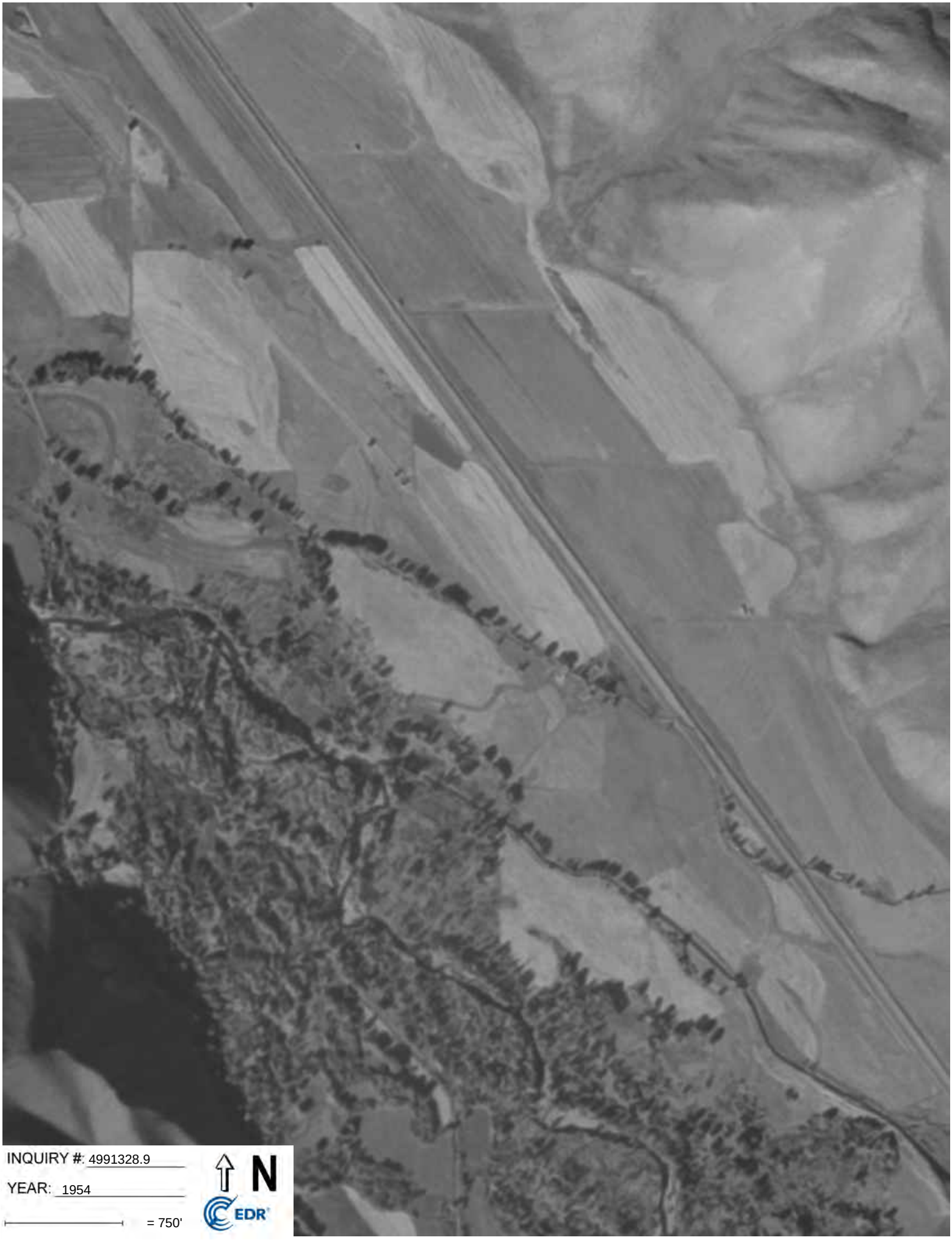
EDR



INQUIRY #: 4991328.9

YEAR: 1954

= 750'

N

EDR

Appendix 3 Executive Summary

Background

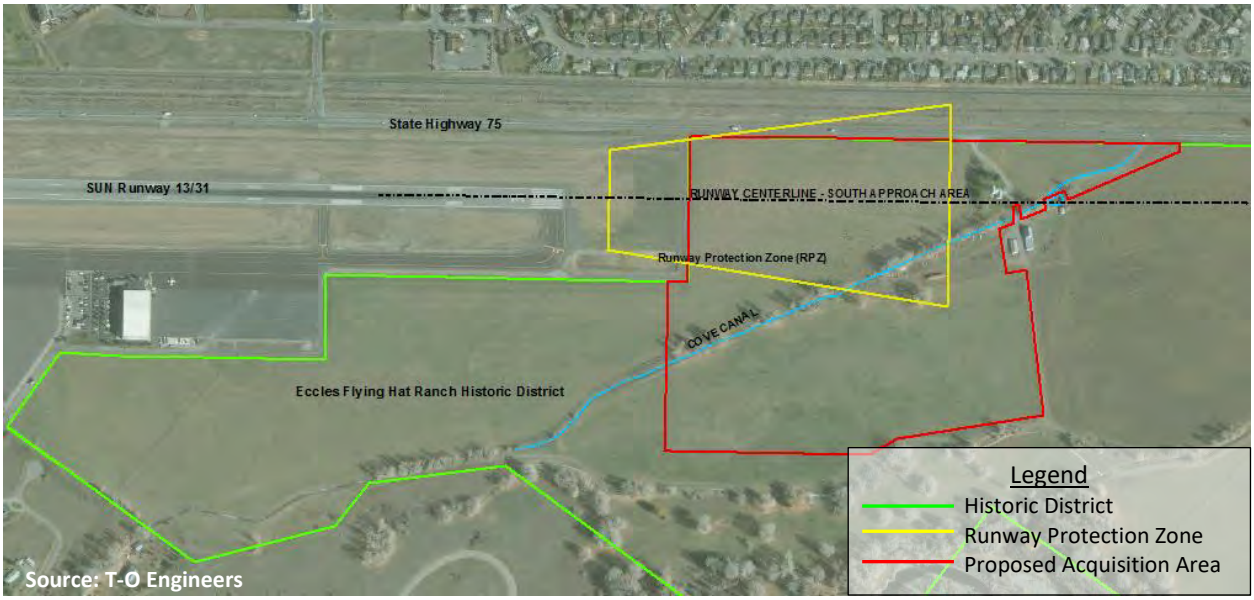
Friedman Memorial Airport (SUN) is located in Blaine County and the City of Hailey, Idaho, in an area generally known as the Wood River Valley. The Airport is sponsored by the City and County through the Friedman Memorial Airport Authority (FMAA), formed by a Joint Powers Agreement between the two entities. The Airport is a "commercial service" airport, serving several airlines and a wide variety of general aviation traffic.

The Airport property includes approximately 209 acres of land and is located in a very confined location; south of the city of Hailey urban core, west of State Highway 75, and east of the Wood River. The airport has one north/south oriented runway, Runway 13/31. The geographic constraints of the airport lead to a variety of conditions that result in the airport being unable to meet full design standards of the Federal Aviation Administration (FAA). Based on physical constraints of the airport's airspace due to mountainous terrain and airport noise impacts on the City of Hailey, predominant take-off and landing operations at the airport are take-offs to the south on Runway 13, and landings from the south on Runway 31. This predominant "one way in/one way" out operation is utilized by all commercial (airline) aircraft and a majority of the large general aviation aircraft fleet, including corporate jets. As a result, the land on the south end of the airport is the most impacted by airport operations and represents one of the most critical areas to protect from a safety and land use compatibility standpoint.

One of the non-standard conditions related to the runway is the fact that the Runway Protection Zone (RPZ)[1] on the south end of the airport is not located on property owned or permanently controlled by the airport, creating potential safety and future land use compatibility issues (see Figure 1). The majority of the southern RPZ at SUN is owned by the adjacent landowner, with the existing RPZ protected by an easement which is set to expire in June of 2018. The landowner has stated that he has no interest in renewing the easement. As a result, both the landowner and FMAA believe acquisition of the property is in both party's best interest to permanently resolve the issue. . When the easement expires, the Airport will lose the ability to control airspace and land uses in the critical RPZ. This is in conflict with FAA guidance and increases the safety risks to air traffic and to people on the ground.

[1] An RPZ is defined by the FAA as "An area at ground level prior to the threshold or beyond the runway end to enhance the safety and protection of people and property on the ground." This area is critical to the safety of the public near the airport and, for this reason, the FAA emphasizes that airports have complete control of RPZs, preferably through fee simple ownership.

FIGURE 1 - SUN AIRPORT VICINITY, PROPOSED ACQUISITION (EA), AND HISTORIC DISTRICT



Another non-standard condition at the airport is the presence of "obstructions" within the airspace used by aircraft taking off on Runway 13 (to the south) and aircraft landing on Runway 31 (from the south). 14 Code of Federal Regulation Part 77 (14 CFR Part 77[2]) defines airspace surfaces around airports to protect the safety of aircraft operating in the airport environment. Any objects (trees, buildings, towers, terrain, etc.) that penetrate these airspace surfaces are known as obstructions. Of critical importance at SUN related to this project is the 14 CFR Part 77 Approach Surface, which is designed to protect aircraft as they land at the airport. Obstructions in the Approach Surface must be removed, lighted (beacon lights are placed on top of the trees), or airport layouts modified (e.g., relocate the runway end) in order to achieve an acceptable level of safety for aircraft operations.

In addition to 14 CFR Part 77, the FAA provides additional airport planning guidance in Advisory Circular (AC) 150/5300-13A, *Airport Design*. This design guidance is mandatory for airports that receive federal grants (including SUN). This document includes the definition of the Departure Surface, which is designed to allow aircraft to follow standard departure procedures when departing an airport. This surface is even larger than the 14 CFR Part 77 Approach Surface and obstructions to this surface can affect the safety of departure operations.

At SUN, there are between 110 and 140 individual trees (primarily cottonwoods) directly south of the airport, many of which are obstructions to the 14 CFR Part 77 Approach Surface and/or the Departure Surface off the south end of the airfield on property owned by the Eccles Flying

[2] This portion of federal law defines these surfaces to protect air traffic in the national aviation system.

Hat Ranch shown in Figure 1. The trees and farmhouse can be seen in Photo #1. The trees that are obstructions are currently lighted, and the lights and their maintenance are provided through an easement with the landowner. However, as previously stated, the easement is set to expire in June of 2018, and the landowner has stated that he has no interest in renewing the easement. Again, acquisition of the property has been determined to be the best course of action by both FMAA and the landowner to permanently resolve the issue. The obstructions need to be removed in order to provide safe aircraft operations at SUN airport. See Figures 2 and 3 for graphical depictions of these surfaces and the obstructions.

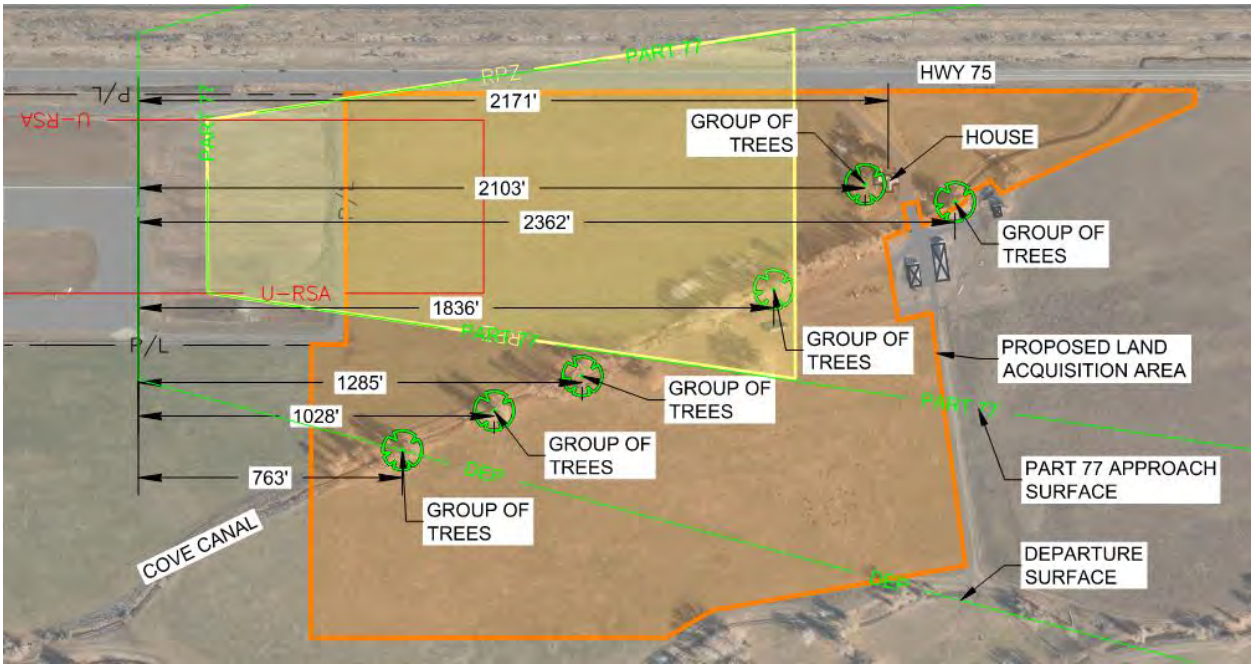
The final non-standard condition at the airport applicable to this proposed action is that the full Runway Safety Area for aircraft departing to the south extends off of airport property (see Figure 2). The Runway Safety Area (RSA) is a defined area intended to protect the safety of aircraft that overshoot, overrun or otherwise depart a runway surface. The extension of the RSA off of the property on the south end is currently mitigated through the implementation of "Declared Distances". Declared Distances effectively shorten the runway available for use on takeoffs to the south on Runway 13 in order to meet FAA safety standards. The shortened available runway is particularly impactful on commercial airline operations. To safely operate off of a shortened runway, especially when the air temperature is high, the airlines must reduce their takeoff weight. This limits the amount of passengers, baggage and fuel they can carry, meaning passengers "bumped" from flights and/or limited range for the airline in those conditions. This is a regular occurrence for airline flights at the Airport during summer months. If the Airport owned additional property to the south, these Declared Distances would not be necessary, and therefore, would increase safety and enhance aircraft performance allowances at SUN.

Project Description

The proposed project consists of the acquisition of up to approximately 64.75 acres of land at the south end of Runway 31 and removal of all trees that are or have the potential to become obstructions to landing and takeoff operations at the Airport. The project will allow the airport to control land use in this critical area, which will provide an increased level of safety and land use compatibility at SUN. The project is illustrated in the included Figure2-4. Figure 2 shows the Ultimate Runway Safety Area (U-RSA) for Runway 13 departures. After acquisition, the airport boundary fence will be extended to provide a clear U-RSA for Runway 13. This will allow use of the full runway length for departures on Runway 13 and the removal of existing declared distances, which will enhance safety and aircraft performance capabilities, and prevent wildlife from entering the airport.

The property acquisition includes the entire portion of the Runway Protection Zone on private property[3] and Runway Safety Area, along with the area[4] of the Approach and Departure Surfaces to a distance of approximately 2,150 feet from the runway end. The property acquisition includes additional land outside of these surfaces to prevent uneconomical remnants of property resulting from the acquisition and provide control to the airport of the areas where trees have been allowed to grow in the past to prevent growth of new future obstructions. Initial conversations with the landowner indicate that simply buying the limits of the surfaces will leave areas that are not useable for the ranch; therefore this additional land is included in the proposed acquisition. This additional land to prevent uneconomical remnants includes the existing ranch house and adjacent property adjacent to State Highway 75 and west of the Cove Canal.

FIGURE 2 - APPROACH AND DEPARTURE SURFACES AT SUN, WITH PROPOSED ACQUISITION



The other element of the proposed project is the removal of the trees which have grown up to 100 feet tall and are identified as obstructions on the airport's Airport Layout Plan. Any trees that penetrate one of the 14 CFR Part 77 Approach or AC 150/5300-13A Departure surfaces, or that have the potential to penetrate these surfaces will be removed. Tree removal includes all

[3] A small portion of the Runway Protection Zone is within the Highway 75 Right of Way and is not part of this acquisition.

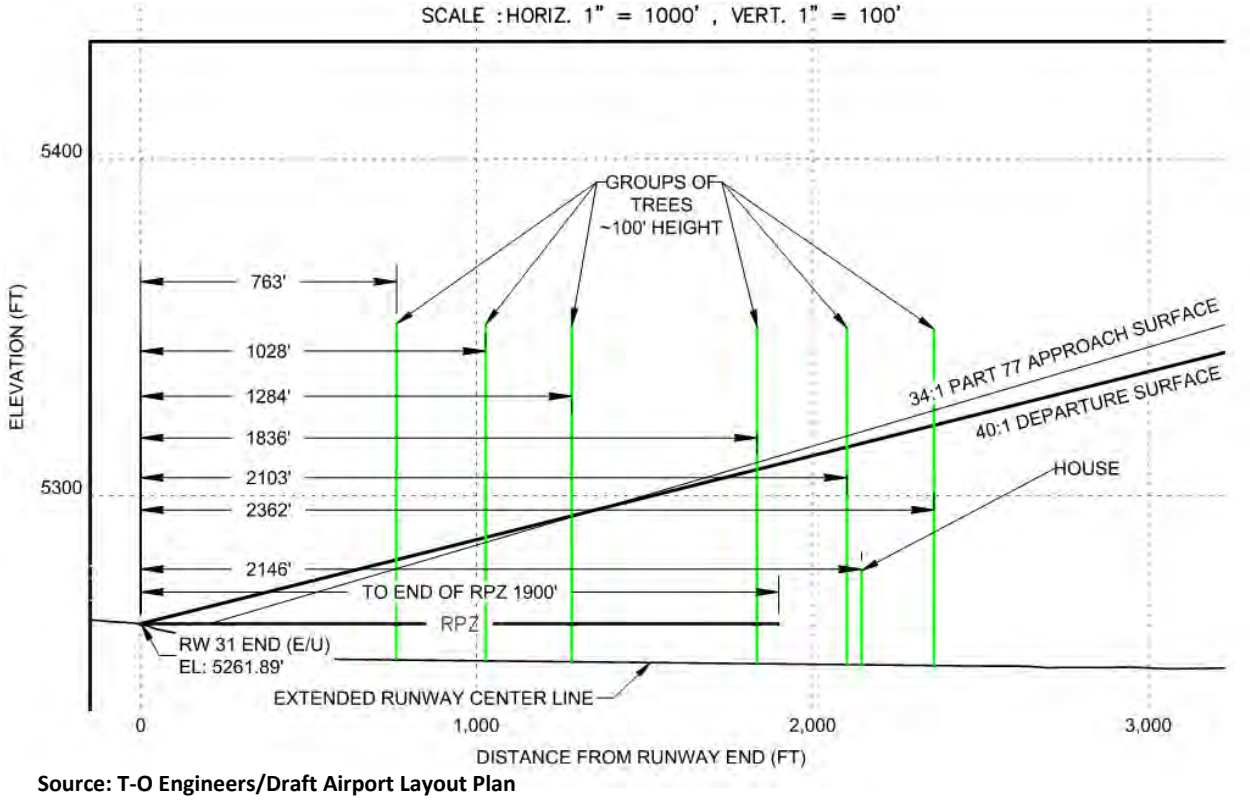
[4] Note: This includes only the areas of land under the Approach and Departure Surfaces owned by the adjacent landowner. The portions of these surfaces that encompass the State Highway 75 right of way and property to the east of the highway are not included in this proposed project.

existing mature trees as well as younger trees not yet penetrating the protected surfaces. As shown in Photo #1, if the younger trees are not removed they will quickly grow and penetrate the protected surfaces. Complete removal is needed to prevent re-growth of the trees and for mowing and ease of maintenance. Trimming or topping of the trees would remove the obstructions only temporarily, and then would require continuous maintenance to remain obstruction free. Additionally, the trees represent wildlife habitat. Commercial service airports like SUN are required by the FAA under 14 CFR Part 139 to alleviate wildlife hazards. This includes removal of wildlife attractants in the vicinity of the airport, especially in the Runway Protection Zones. Following acquisition and removal of the obstructions, the property will remain open space and portions of it will likely continue to be irrigated for pasture land and agricultural use, which are airport compatible uses as shown in Photo #2. No developments are planned on the property.

PHOTO 1 –OBSTRUCTIONS TO BE REMOVED– (TREE BELOW AIRCRAFT HAS A LIGHTING BEACON)

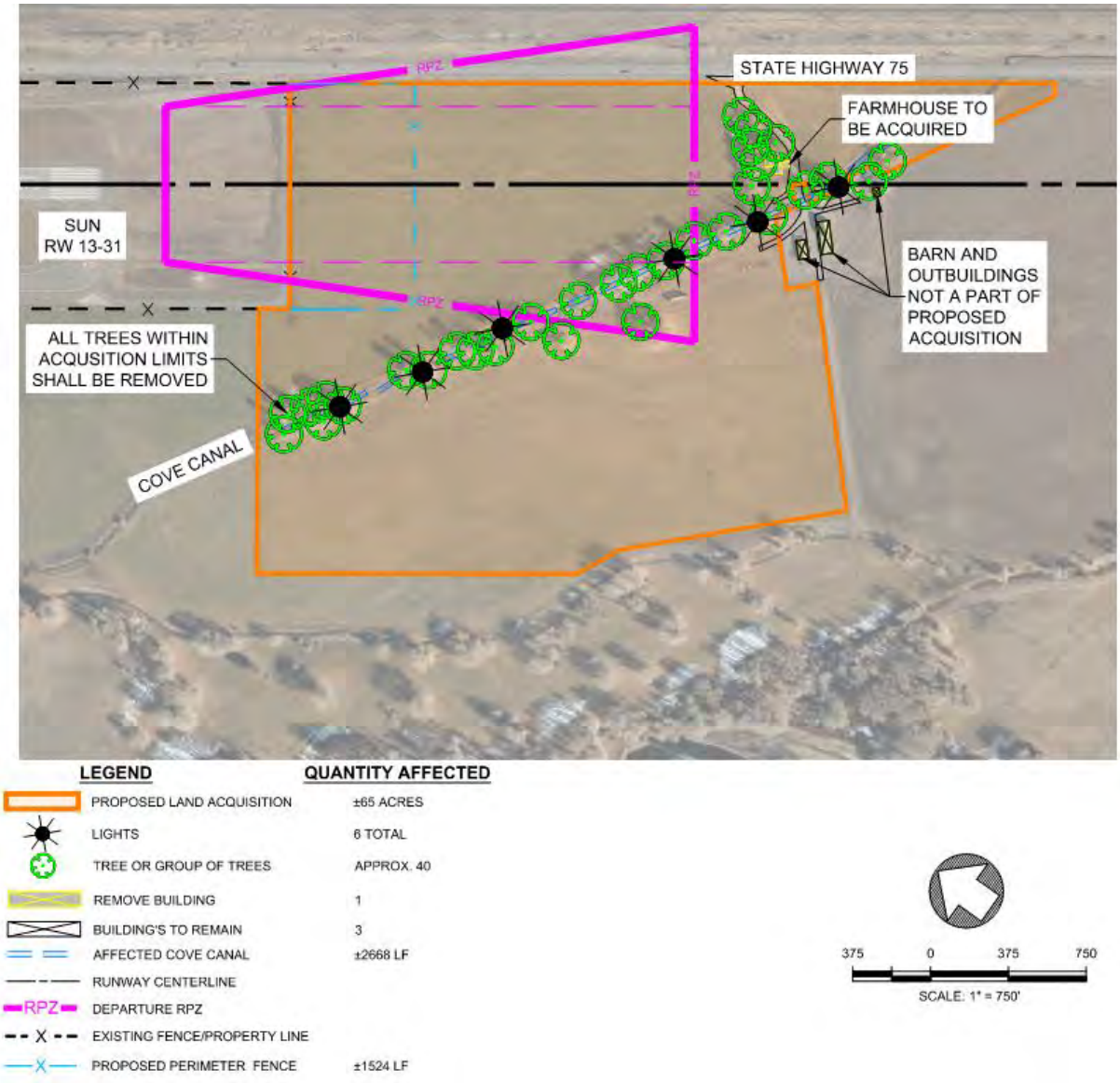
PHOTO 2 – COVE CANAL IN PASTURE – (SHOWS OBJECT FREE CONDITION MAINTAINED CANAL)

FIGURE 3 – OBSTRUCTIONS WITHIN APPROACH SURFACES AT SUN (PROFILE VIEW)



Source: T-O Engineers/Draft Airport Layout Plan

FIGURE 4– PROPOSED PROJECT ACTION



Project Justification

The purpose of this project is to continue to ensure safe airport operations by bringing the airport into compliance with FAA standards and recommendations. The project is necessary to provide safe, navigable airspace in the vicinity of the airport and to remove and prevent incompatible land uses. The project will accomplish this by:

- Providing permanent control of the Runway Protection Zone through fee simple acquisition. This will ensure that the land uses of the RPZ will be compatible with safe air navigation and therefore protect the public on the ground adjacent to the airport.

- Controlling land to provide full Runway Safety Area off the south end of the runway, so that Declared Distances can be eliminated.
- Permanently removing obstructions in and near the Approach and Departure Surfaces and the associated wildlife hazards of these trees in close proximity to the airport.

These actions are justified, as 14 CFR Part 77, AC 150/5300-13A, and other FAA guidance require that airport sponsors take all reasonable actions to protect airspace by removing and mitigating hazards and prevent incompatible land uses in the vicinity of the airport in order to protect aircraft operators as well as people and property on the ground. Acquisition of this property will ensure that FMAA can comply with these requirements. Further, removal of existing obstructions and preventing trees from becoming future obstructions will improve the approach and departure safety for aircraft.

Appendix G
Environmental Professional Qualifications

TERESA SCHULLER, LRS
SR. ENVIRONMENTAL PROJECT MANAGER

Teresa Schuller brings 37 years of experience in environmental research as well as state and consulting experience. As an analytical chemist, her research included organic and inorganic compounds' fate and degradation in soil, surface water, sediment and ground water. Teresa served as project management of multi-faceted domestic and international mergers and acquisition projects. She managed manuals preparation (pollution, prevention and control (PPC); spill, prevention, control and countermeasure (SPCC); spill response, ground water protection plan, etc.). Teresa conducted environmental and Occupational Safety and Health Administration training. She also managed more than 2,400 telecommunications tower siting projects in West Virginia, Kentucky, Ohio, Pennsylvania, Maryland and Virginia. Siting included Phase I Environmental Assessments (EA) and National Environmental Protection Agency (NEPA) compliance Teresa prepared Regulation 13 air applications for various industries and Title V applications for landfill as well as tier II and III air submission for industries. She managed and prepared U.S. Army Corps of Engineers (USACE) permits for a variety of projects and assisted concrete and timber industries with storm water permitting and discharge monitoring report compliance. She was project manager for various general civil engineering projects and construction management projects. In addition, Teresa was responsible for permitting and construction management of housing authority redevelopment projects and an energy sector-compressor station. She possesses 14 years of experience in applicable risk assessment work conducting and managing over 100 various types of risk assessments for industry and Potentially Responsible Parties (PRP) committees. Teresa managed, prepared and defended Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) and Resource and Conservation Recovery Act (RCRA) risk assessments.

RELATED PROJECTS

State of West Virginia Executive Office BTOP Broadband
Grant #2672
NEPA, EA, FONSI
West Virginia

Teresa managed the environmental work for the State of West Virginia Broadband grant from the NTIA. The grant amount is $126 million to provide 12 new telecommunication towers to the Homeland Security Network (microwave) and 1,000 miles of fiber to add broadband service to 1,064 anchor tenants (schools, hospitals, libraries, etc.). The work involved the preparation of an EA for the project with specialized negotiations with USFWS, WVDNR, National Forest Agency, SHPO, THPOs (Native American tribes), COE, and WVDEP to obtain clearance letters. The work began in March 2010 with the FONSI issued in February 2011. Teresa will also be responsible for approving fiber construction; tower construction; inspections of towers for E&SC measures; inspections of USFWS and WVDNR RTE species on fiber builds; modifications of the EA for project changes; and coordination with the State of West Virginia's project manager from 2011-2013. Maintenance of files and documents for federal audits are required.

Telecommunications Tower Siting
Various National and Regional Carriers
West Virginia, Virginia, Ohio, Kentucky, Maryland, Pennsylvania

Areas of Expertise

- Telecommunication towers
- NEPA and Phase I ESAs
- COE and state permitting
- Phase I and II ESAs
- Storm water permitting
- Air permitting
- Risk assessment
- Environmental research
- Analytical chemistry
- Project management

Education

- MS, Chemistry, West Chester University, 1983
- BS, Chemistry, Eastern Illinois University, 1979

Registration

- Licensed Remediation Specialist, West Virginia (LRS 174)

Memberships

- Western PA/WV AWMA
- VA Wireless Association
- PA Wireless Association

Credentials

- Continued education in specialized training and management courses
- ISO 9000 Quality Training
- OSHA 40 hour certification (HAZWOPER).
- OSHA HAZWOPER Instructor
- ODOT Waterways Permits Training Course 2016
- Project management training courses, including PSMJ
- ODOTs Managing the Environmental and Project Development Process Course 2010

Presentations

- AIA meeting – Environmental and Developer Issues Training Course

TERESA SCHULLER, LRS (CONTINUED)

Teresa managed more than 2,500 telecommunications tower siting projects. Tasks included Phase I Environmental Assessments (EAs), National Environmental Policy Act (NEPA) Checklists, NEPA, State Historic Preservation Offices, Tribal Historic Preservation Officers, United States Fish and Wildlife Services and State Department of Natural Resources Clearance Environmental Assessments, and Federal Communications Commission's clearances. The EAs followed a modified US ACOE report structure.

EA/FONSI for Mt Storm Tower
WVDHHR
Grant County, West Virginia
Teresa managed and prepared an EA for a proposed 480-foot guyed tower to address migratory bird issues. Coordination with the State Ornithologist was necessary to evaluate potential bird kills. Following federal and local 30-day notices, FCC granted a FONSI to allow construction of the tower provided a modified lighting system was utilized.

FEMA EA/FONSI for Four Towers
WV Division of Homeland Security
Various Counties, West Virginia
Teresa managed and prepared a FEMA EAs for four proposed towers to meet FEMA grant funding requirements. Following federal and local 30-day notices, FEMA granted FONSIs to allow construction of the towers.

Parking tract
Steptoe & Johnson, PLLC
Fayette County, West Virginia
Teresa managed the parking tracts project for the Boy Scout project. The work involved survey crews, archaeology surveys, and wetland delineations. Identified critical areas or habitats were avoided during the upgrade of the existing roadways and construction of parking lots. Future work may require submission of the cultural resource report and wetland delineation to obtain permitting for other land uses.

Environmental site assessment (ESA)
Charter Associates, Inc.
West Virginia
Teresa conducted Phase I ESAs for the purchase of 250- and 280-acre tracts of land in southern West Virginia.

Environmental Site Assessment (ESA)
Cranberry Hardwoods, Inc.
Fayette County, West Virginia
Teresa conducted Phases I and II ESAs for an 11,000-acre parcel and an 11-acre sawmill property as part of the purchase for the Boy Scouts of America project. She provided management of the field team, laboratory, driller and asbestos subcontractors. Teresa also provided oversight for soil remediation activities at this property.

Environmental Site Assessment (ESA)
Charleston – Kanawha County Public Housing and Cabell County Housing Authority
Charleston and Huntington, West Virginia

Past Employment

- TERRADON Corp. 1999-2009
- ERM, Inc. 1986-1998
- E.I. DuPont 1983-1986
- Illinois State Natural History Survey 1979-1981

No. of Years With Mead & Hunt

- Hired 01/01/2011
- RPM 02/23/2009

No. of Years With Other Firms

- 31

Teresa conducted a multi-site Department of Housing and Urban Development (HUD) Phase I ESA for Charleston Public Housing. The Phase I ESAs were completed in conformance with the scope and limitations of the Veteran Affairs - Environmental Compliance Method and American Society for Testing and Materials Standard E1527-05.

She conducted an environmental evaluation and Phase I site assessment of a former school for the proposed Douglass Center retirement housing renovation project. The project was funded in part by HUD and involved analytical sampling for lead paint and asbestos throughout the three-story building. The analytical data and remediation recommendations were presented to the client in a report.

Site Assessments
Fortune 50 companies, banks, developers
International, National and State Levels
Teresa served as manager and senior auditor for more than 1,500 property transfer/due diligence site assessments. Clients included major telecommunications companies, banks, public companies and industry.

Mergers and Acquisitions
Fortune 50 Companies
International and National Locations
Teresa managed and conducted more than 300 multi-faceted domestic and international mergers and acquisition projects with Environmental Health and Safety compliance audits on tight schedules and budgets.

Wetland Permitting
Various
West Virginia
Teresa managed wetland permitting (COE, WVDEP and WVDNR) and mitigation aspects of various size projects for commercial and residential developers. She also provides oversight for wetland specialists performing the field work.

Air Permitting
Industrial clients
West Virginia, Virginia
Teresa performed Tier II and manufacturing Form R preparations; Regulation 13 air permitting for mobile units and facilities and minor modifications to Title V permit for several industrial clients.

NPDES Storm Water Permitting
Confidential clients
West Virginia
Teresa prepared storm water sampling, analysis and discharge monitoring reports (DMR) preparation for several concrete and timber companies.

Title V Air Permit
Copper Ridge Landfill
West Virginia
Teresa prepared and negotiated Title V air permit and compliance assistance for a new 106-acre solid waste landfill in southern West Virginia. ■