

**FOURTH FIVE-YEAR REVIEW REPORT FOR
KOPPERS COMPANY, INC. SUPERFUND SITE
OROVILLE, BUTTE COUNTY, CALIFORNIA**



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Date:

8/28/13

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Executive Summary

This is the fourth Five-Year Review (FYR) of the Koppers Company, Inc. (Oroville Plant) Superfund Site (Site) located in Oroville, Butte County, California. The purpose of this FYR is to review information to determine if the remedy is and will continue to be protective of human health and the environment. The triggering action for this FYR was the signing of the previous FYR on July 28, 2008.

The Site is an area of approximately 205 acres within Butte County, in the southern portion of the City of Oroville, California, east of Highway 70. Residual waste from wood-treatment operations was historically discharged to unlined evaporative basins at the Site. Product handling and two fires (in 1963 and 1987) also contributed to Site contamination. Chemicals of concern at the Site include pentachlorophenol (PCP), isopropyl ether, polynuclear aromatic hydrocarbons (PAHs), polychlorinated dibenzo-p-dioxins/polychlorinated dibenzofurans (dioxins), arsenic, barium, boron, chromium, copper, and creosote.

The original Record of Decision (ROD) was signed in September 1989. Subsequent changes to the ROD were documented by an Explanation of Significant Differences (ESD; January 1991), and two ROD Amendments (August 1996 and September 1999).

To address soil and groundwater contamination and to protect long-term human health and the environment, the United States Environmental Protection Agency (EPA) selected and implemented the following remedy for the Site: excavation of contaminated soils, debris and sediments; disposal into on-site landfill cells and capping; pump and treat of contaminated groundwater with enhanced in situ bioremediation; product recovery; providing an alternate domestic water supply to downgradient impacted community members; and implementing institutional controls to prevent future residential use of the property.

The Site achieved construction completion with the signing of the *Preliminary Close Out Report* (PCOR) on September 4, 2003. The Off-Property groundwater treatment is complete and the treatment system has been removed. The On-Property treatment is still operating and routine Operations and Maintenance tasks are ongoing.

The remedy at the Koppers Company, Inc. Superfund Site is protective of human health and the environment because all exposure pathways that could result in unacceptable risk are being controlled. Residents within the former plume have been supplied with an alternate source of drinking water. A deed restriction on the property prevents unacceptable exposure to onsite soil contamination and restricts the property for industrial use only. Current data indicate that the groundwater remediation is progressing and that the remedy is functioning as required to achieve groundwater remediation standards.

Five-Year Review Summary Form

SITE IDENTIFICATION		
Site Name: Koppers Company, Inc. Superfund Site		
EPA ID: CAD009112087		
Region: 9	State: CA	City/County: Oroville, Butte County
SITE STATUS		
NPL Status: Final		
Multiple OUs? No	Has the site achieved construction completion? Yes	
REVIEW STATUS		
Lead agency: EPA If "Other Federal Agency" was selected above, enter Agency name:		
Author name (Federal or State Project Manager): Daewon Rojas-Mickelson		
Author affiliation: EPA Region 9		
Review period: August 2007 – August 2012		
Date of site inspection: March 2013		
Type of review: Statutory		
Review number: 4		
Triggering action date: July 28, 2008		
Due date (five years after triggering action date): July 28, 2013		
Operable Unit: OU 1	Protectiveness Determination: Protective	Addendum Due Date (if applicable):
<i>Protectiveness Statement:</i> The remedy at the Koppers Company, Inc. Superfund Site is protective of human health and the environment because all exposure pathways that could result in unacceptable risk are being controlled. Residents within the former plume have been supplied with an alternate source of drinking water. A deed restriction on the property prevents unacceptable exposure to onsite soil contamination and restricts the property for industrial use only. Current data indicate that the groundwater remediation is progressing and that the remedy is functioning as required to achieve groundwater remediation standards.		

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List of Abbreviations

ARARs	Applicable or Relevant and Appropriate Requirements
bgs	below ground surface
CAMU	Corrective Action Management Unit
CCR	California Cods of Regulations
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
COC	contaminant of concern
CWA	Clean Water Act
cy	cubic yards
DNAPL	dense non-aqueous phase liquid
DTSC	Department of Toxic Substances Control
EPA	United States Environmental Protection Agency
ESD	Explanation of Significant Differences
FS	Feasibility Study
FYR	Five-Year Review
GAC	granular activated carbon
gpm	gallons per minute
kg	kilogram
MCL	Maximum Contaminant Level
mg	milligram(s)
mg/kg-day	milligrams per kilogram per day
msl	mean sea level
ng/L	nanograms per liter
NPL	National Priorities List
O&M	operations and maintenance
OU	Operable Unit
OWID	Oroville-Wyandotte Irrigation District (current name is South Feather Water & Power Agency)
P&T	pump and treat
PAH	polynuclear aromatic hydrocarbon
PCDDs/PCDFs	polychlorinated dibenzo-p-dioxins and polychlorinated dibenzofurans
PCOR	Preliminary Close Out Report
PCP	pentachlorophenol
pg/g	picograms per gram
ppb	parts per billion
ppm	part per million
ppq	parts per quadrillion
ppt	parts per trillion
P&T	pump and treat
RA	remedial action
RAGS	Risk Assessment Guidance for Superfund
RAO	Remedial Action Objective
RCRA	Resource Conservation and Recovery Act
RI	Remedial Investigation
ROD	Record of Decision
RPM	Remedial Project Manager
RSL	Regional Screening Level
RWQCB	Regional Water Quality Control Board
SDWA	Safe Drinking Water Act
Site	Koppers Company, Inc. Superfund Site
TCDD	tetrachlorodibenzo-p-dioxin
TEF	Toxicity Equivalence Factor
TEQ	toxicity equivalence
TI	Technical Impracticability
ug/kg	micrograms per kilogram
ug/L	micrograms per liter
VOC	volatile organic compound

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Fourth Five-Year Review Report

for

Koppers Company, Inc. Superfund Site

1. Introduction

The purpose of a Five-Year Review (FYR) is to evaluate the implementation and performance of a remedy in order to determine if the remedy will continue to be protective of human health and the environment. The methods, findings, and conclusions of FYRs are documented in five-year review reports. In addition, FYR reports identify issues found during the review, if any, and document recommendations to address them.

The U.S. Environmental Protection Agency (EPA) prepares FYRs pursuant to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Section 121 and the National Oil and Hazardous Substances Pollution Contingency Plan (NCP). CERCLA 121 states:

“If the President selects a remedial action that results in any hazardous substances, pollutants, or contaminants remaining at the site, the President shall review such remedial action no less often than each five years after the initiation of such remedial action to assure that human health and the environment are being protected by the remedial action being implemented. In addition, if upon such review it is the judgment of the President that action is appropriate at such site in accordance with section [104] or [106], the President shall take or require such action. The President shall report to the Congress a list of facilities for which such review is required, the results of all such reviews, and any actions taken as a result of such reviews.”

EPA interpreted this requirement further in the NCP, 40 Code of Federal Regulations (CFR) Section 300.430(f)(4)(ii), which states:

“If a remedial action is selected that results in hazardous substances, pollutants, or contaminants remaining at the site above levels that allow for unlimited use and unrestricted exposure, the lead agency shall review such actions no less often than every five years after the initiation of the selected remedial action.”

EPA conducted the FYR and prepared this report regarding the remedy implemented at the Koppers Company, Inc. Superfund Site in Oroville, Butte County, California. EPA is the lead agency for developing and conducting oversight for remedy implementation at the Site. The Department of Toxic Substances Control (DTSC), as the support agency representing the State of California, has reviewed all supporting documentation and provided input to EPA during the FYR process.

This is the Fourth FYR for the Koppers Company, Inc. Superfund Site (Site). The triggering action for this statutory review is the third FYR. The FYR is required due to the fact that hazardous substances, pollutants, or contaminants remain at the Site above levels that allow for unlimited use and unrestricted exposure. The Koppers Company, Inc. Superfund Site consists of one Operable Unit, referred to as Operable Unit (OU) 1, which includes both soil and groundwater. The Record of Decision (ROD) for the Site described remedies for four different “soil units,” which were referred to as S1 thru S4.

2. Site Chronology

The following table lists the dates of important events for the Koppers Company, Inc. Superfund Site.

Table 1. Chronology of Site Events

Event	Date
Hutchison Lumber mill operated at the Site.	1920 to 1948
National Wood Treating Company operated at the Site	1948 to 1955
Koppers Company purchased the property and expanded operations. Chemical preservatives pentachlorophenol (PCP), creosote, and chromated copper arsenate solution were used to preserve wood and prevent deterioration by insects or fungi. Wastewater was discharged directly to unlined ponds near the western Site boundary until the process was discontinued in the 1970s.	1955 to 2001
Approximately 20,000 gallons of PCP were released from tanks when an explosion and fire occurred at the Site. Debris was initially buried on the property, but was subsequently excavated and disposed at an approved off-site landfill.	1963
The contaminant PCP was discovered in both On-Property (1971) and Off-Property groundwater (1972).	1971 to 1972
The Regional Water Quality Control Board (RWQCB) issued several orders to Koppers Company to clean up groundwater, end discharge of PCP into soil, and clean up contaminated soil.	1973 to 1982
The Site was placed on the National Priorities List (NPL).	September 1984
Residences within the area of impacted groundwater were provided an alternate water source by connecting them to Oroville Wyandotte Irrigation District (OWID),	March 1986 to date
An Administrative Order on Consent was signed between Koppers Company and EPA, requiring completion of a Remedial Investigation and Feasibility Study (RI/FS).	April 25, 1986
Explosion and fire occurred at the Site. EPA issued a unilateral order for the cleanup, removal, and stabilization of soil and debris.	April 1987
After the fire, Department of Health Services sampled neighboring properties and found elevated dioxin levels in chicken eggs. An advisory was issued. (The source of area-wide trace dioxin was not determined.)	March 1988
RI/FS report completed.	June 1988

Table 1. Chronology of Site Events (Continued)

Event	Date
A ROD for cleanup of soil and groundwater was issued. The document is reissued on April 4, 1990.	September 13, 1989
Soil remedial action was implemented for the four soil units.	1989 to 1995
An Explanation of Significant Differences (ESD) was issued to limit the ROD cleanup standards for soil to a depth of 5 feet. The ESD also clarified the ROD's requirements for institutional controls (ICs).	January 29, 1991
A Consent Decree between EPA and Beazer required Beazer to conduct remedial action work as specified in the ROD.	February 6, 1992
Groundwater remediation action was implemented on property and off property.	1993 to 1994
Soil Disposal Cell No. 1 (13,000 cubic yard [cy] capacity) was completed.	August 1995
The Off-Property groundwater remedial system was taken off line because the plume has retreated. (The extraction wells were no longer effective in capturing the plume.)	December 1995
A pilot study was performed for an in situ biotreatment system to treat creosote in the Western On-Property groundwater plume. (Terminated in 2001 because additives were suspected of increasing the mobility of polynuclear aromatic hydrocarbons [PAHs]).	1995 to 2001
ROD Amendment No. 1 was issued, modifying the soil remedies in the four units by changing the cleanup standards to allow for industrial use only and requiring that contaminated soils be placed in an on-site landfill. This ROD amendment also required a deed restriction to be added to the ICs to prohibit future residential use of the property.	August 29, 1996
First five-year review completed (statutory review, triggered 5 years after initiation of remedial action [RA] implementation). Remedies were deemed protective of human health and the environment and were functioning as designed.	December 1997
In situ enhanced bioremediation program implemented to treat PCP in the Eastern On-Property plume.	March 1998
In situ bioremediation program implemented to treat PCP in Off-Property groundwater.	August 1998
ROD Amendment No. 2 issued which modified the groundwater remedy to provide for: (1) a 4-acre Technical Impracticability (TI) Zone for plume areas with dense nonaqueous-phase liquid (DNAPL), (2) adding enhanced in situ bioremediation to the remedy, (3) providing monitored natural attenuation as a contingency remedy, and (4) revising groundwater standards for PCP (to 1 part per billion [ppb]) and barium (to 1,000 ppb).	September 23, 1999

Table 1. Chronology of Site Events

Event	Date
<i>Construction Documentation and Closure Report for Cell #2 and Associated Soil Removal Activities</i> published.	October 1999
Wood treatment operations ceased; Koppers closed the plant and began work on Resource Conservation and Recovery Act (RCRA) closure, overseen by DTSC.	March 15, 2001
Soil Disposal Cell No. 2 was constructed similar to Soil Disposal Cell No. 1 and in compliance with requirements for a hazardous waste landfill under RCRA (lined and capped). Contaminated soil was excavated and placed in the soil disposal cell.	April 2002
Construction of Soil Disposal Cell No. 2 (147,000 cy capacity) was completed.	September 2002
<i>Construction Documentation and Closure Report for Cell # 2 and Associated Soil Removal Activities, (2002 Addendum)</i> issued. Document was subsequently revised (in April 2003).	January 2003
Second five-year review was completed.	February 2003
Preliminary Close-Out Report was signed by EPA.	September 4, 2003
Covenant to Restrict Use of Property to industrial use only was recorded with Butte County.	November 12, 2003
Site Certification received from DTSC.	June 30, 2004
Third five-year review was completed.	July 28, 2008

3. Background

3.1. *Physical Characteristics*

The Site is an area of approximately 205 acres located in Butte County, California, approximately 2 miles south of Oroville (the county seat of Butte County), off Highway 70 on Baggett-Marysville Road (Figure 1). The Site has been used for wood-treating operations since 1948. The population of Oroville was approximately 15,600 as of 2010. Over 10,000 people live within a three-mile radius of the Site. An alternative drinking water supply was provided to residents with the potential for contaminated domestic groundwater wells. The Site is not located in an area that is considered environmentally sensitive.

Elevation of the Site is approximately 145 feet above mean sea level (msl). The topography slopes toward the southwest. The Site lies within the Feather River flood plain. The western boundary of the Site is about 3,000 feet east of the Feather River, which is navigable near the Site and lies at an elevation of about 130 feet above msl. The Yuba River flows into the Feather River near Marysville, California, and these flow together to the Sacramento River. Geologically, Oroville is situated at the meeting place of three provinces: the Central Valley alluvial plain to the west, the crystalline Sierra Nevada to the southeast, and the volcanic Cascade Mountains to the north. The area experiences a Mediterranean climate. Remnants of dredge gold mining operations from the early 1900s, including historical tailings mounds, are present at the northern area of the property.

3.2. *Hydrology*

Surface runoff from the Site flows into the Koppers Ditch and Drainage Ditch, which flow to the L-P ditch, located at the western boundary of the Site (Figure 2). The L-P Ditch then drains to the L-P pond off site, which could potentially overflow to the Feather River during a 100-year storm (EPA, 1999). The Feather River is located approximately 3,000 feet west of the Site (Figure 1), trending west-southwest at approximately 130 feet above sea level.

Dredge mining operations during the 1900s to the 1930s resulted in alterations to the natural fluvial and overbank surface and shallow subsurface soils. Some dredge tailings mounds were graded and leveled in portions of the Site, resulting in a layer varying in thickness from 1 to 5 feet overlying the native soils (Dames and Moore, 1994).

The geology underlying the Site consists of alluvial gravels, sands, and clays that were deposited by the Feather River and its ancestral river systems. From the surface to approximately 300 feet below ground surface (bgs), four geologic units have been encountered and described in the area (HSI Geo Trans, 1999b and Dames and Moore, 1988). The Laguna Formation is the youngest and shallowest unit, and consists of Quaternary fluvial sediments, primarily sandy gravel, sand, and sandy clay.

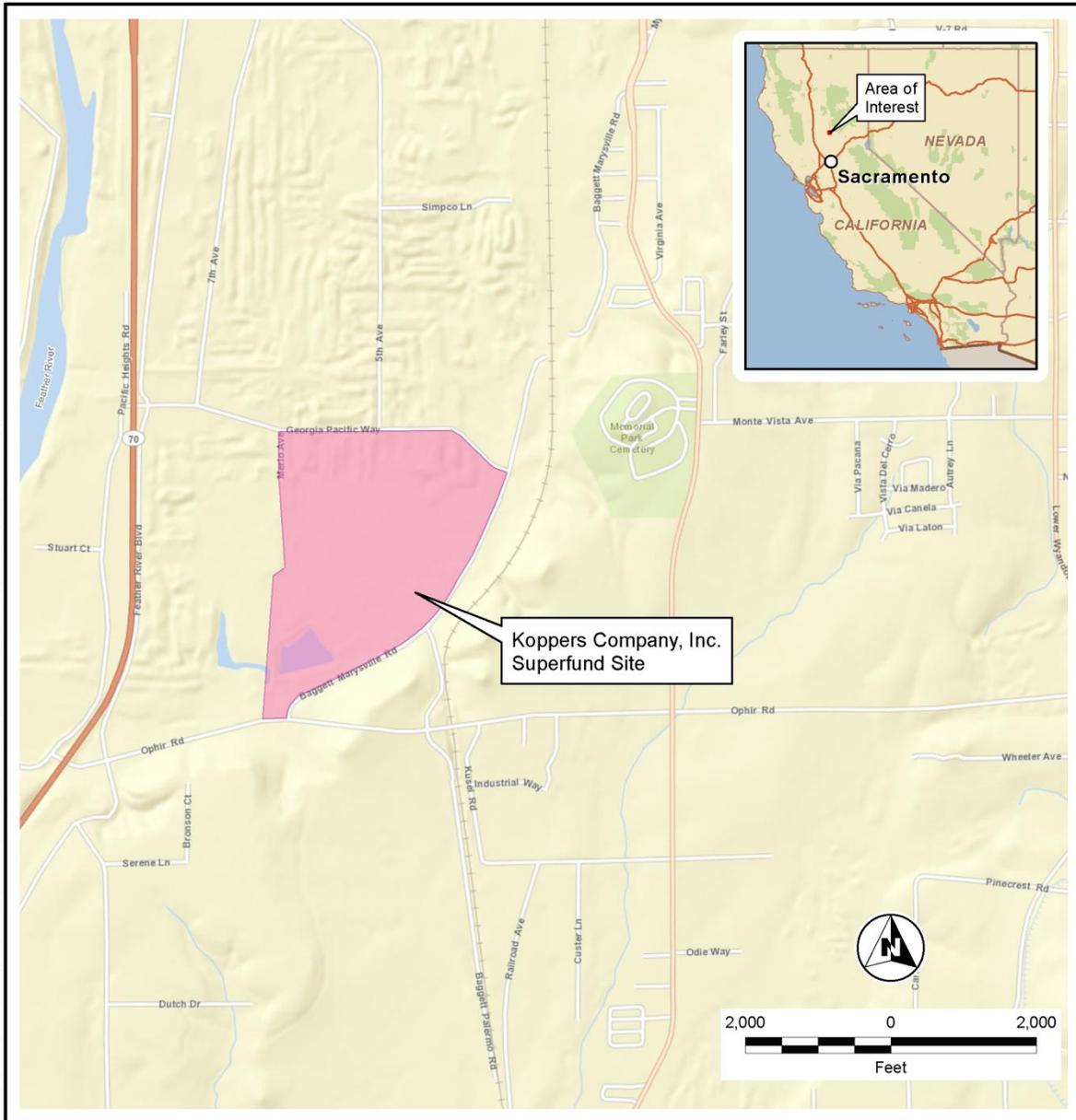


Figure 1: Location Map for the Koppers Company, Inc. Superfund Site

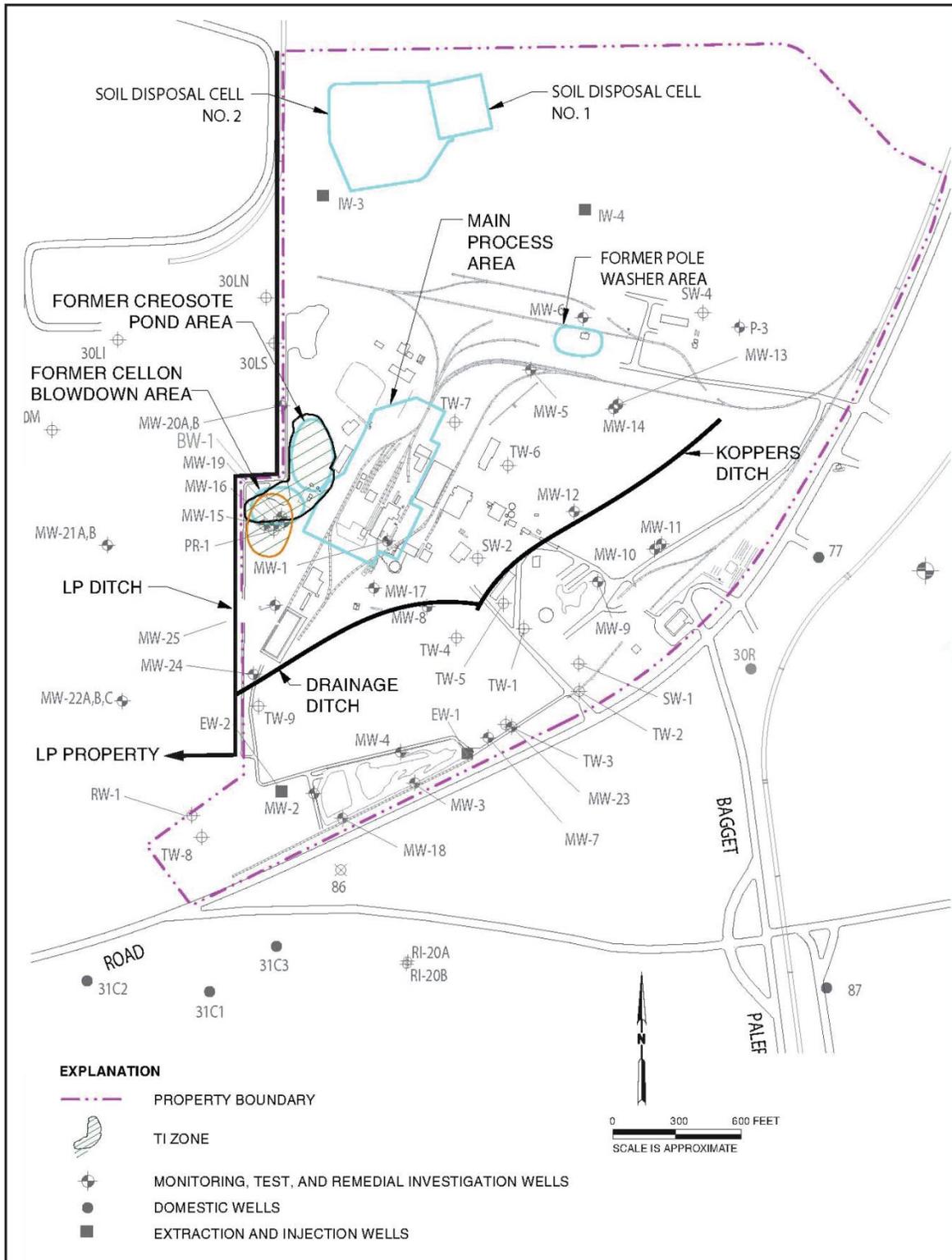


Figure 2: Detailed Site Features Map of the Koppers Company, Inc. Superfund Site
 (Figure from *Preliminary Closeout Report for Koppers Company, Inc.*, by CH2MHILL for US EPA, September 2003)

The two units underlying the Laguna Formation are common regionally, but largely absent beneath the Site due to ancestral erosion. The Nomlaki Tuff, where present, is beneath the Laguna Formation and has been described as a white, pumice-rich, water-deposited, vitric tuff. The Mehrten Formation, where present, is beneath the Nomlaki Tuff and includes volcanic detritus with crystalline basement-derived clasts and infrequent tuff beds. The oldest geologic formation encountered at Koppers, the Ione formation, is commonly encountered beneath the Laguna Formation (unless one or both of the two intermediate units are present). The Ione formation, which generally begins at depths of 240 feet to greater than 300 feet bgs, consists of channel, floodplain, and deltaic system deposits. Predominant soil types comprising this formation include fine to coarse sand, silt, lignite, and variegated clays (HSI Geo Trans, 1999b). In the northern and far western areas of the Site, native soils are overlain by dredge tailings, classified as clayey gravels, and road base fill material, consisting primarily of gravels and cobbles. The southern portion of the Site is characterized by Quaternary fluvial sediments of the Laguna Formation (Dames and Moore, 1992). The remainder of the Site is dominated by deposits of dissected and discontinuous interbedded sands, gravels, and clay units. The hydraulic conductivity of the dredge tailings and fill is approximately 10^{-2} centimeters per second, much greater than the hydraulic conductivity of typical native soils (10^{-5} centimeters per second; EPA, 1996).

Several interconnected aquifer zones have been defined on and off the Site. Regionally, three water-bearing zones, referred to as the A-zone, B-zone, and C-zone, have been described. The regional groundwater flow is generally to the south, with upper aquifers demonstrating some southwesterly components.

Fresh groundwater occurs in the gravels of the Laguna Formation throughout the Site and in the Mehrten Formation in some locations. The groundwater aquifer of the Ione Formation is brackish and saline, and is separated from overlying freshwater aquifers by low-permeability clays. Perched groundwater exists in various locations scattered throughout the Site.

The regional A-zone is above the water table on the Site and, thus, is not present as an aquifer unit. The A-zone aquifer is a saturated zone south of the Site within the gravel layer of the Laguna Formation. The B-zone aquifer is subdivided into the upper B and lower B, due to the presence of discontinuous shallow clay layers ranging from 50 to 80 feet bgs. The C-zone aquifer is divided from the lower B by a discontinuous middle clay zone at approximately 125 feet bgs, and the C aquifer extends to the irregular discontinuous Ione Formation silty clay layer at approximately 165 feet bgs. Interbedded clays within the Laguna and Mehrten Formations form discontinuous aquitards and create confining conditions. On a sitewide scale, the upper B, lower B, and C-zone aquifers are interconnected; however, in some portions of the Site they are locally vertically separated by competent clay layers (HSI Geo Trans, 1999b).

Groundwater flow direction is to the south at an average velocity of 500 feet/year. The hydraulic gradient ranges from 0.001 to 0.004 feet per foot, and is somewhat higher on the Site than the off-site gradient at the tail end of the plume (HSI Geo Trans, 1999b). There is an extensive monitoring well network on and off the Site (see Figure 2). Vertical gradients are variable on and off the Site. On site they are influenced by pumping of extraction wells EW-1 and EW-2 to the treatment system. Off site there are upward vertical gradients in the vicinity of RI-4/RI-14 and downward vertical gradients in the locations of RI-7/RI-13, and R1-11/RI-12 (Dames and Moore, 1988).

3.3. Land and Resource Use

Former and current land use in the vicinity of the Site includes a mixture of residential, industrial, commercial, and agricultural uses. Nearby rural homeowners on 1 to 5 acres of land commonly raise livestock and grow produce for home use. Residential areas are present to the south, southeast, west, and northeast of the Site. There are three schools within a 2-mile radius of the Site (EPA, 1989). Public open

space occupies the area west of the Feather River. This area is known as the Oroville Wildlife Area and is managed by the California Department of Fish and Wildlife.

In September 2003, Beazer, the owner and responsible party at the Site, and the DTSC completed negotiations on a land use covenant intended to protect current and future users of the Site, because the soil cleanup actions do not allow for unrestricted use of the property (per ROD Amendment No. 1). The land use covenant incorporates: (1) restrictions that prohibit certain uses of the property and prohibit certain activities, and (2) requirements for soil management whenever any excavation occurs. The future use of the property has been restricted to industrial/commercial use.

Historically, the majority of domestic water in the vicinity of the Site had been supplied by groundwater from residential wells; however, since 1986, when contaminants were discovered in the wells, an alternative water supply has been piped into the area by the Site. Currently, extraction of groundwater is prohibited except for Site remedial activities. Existing drainage patterns may only be altered provided that the alteration does not impact the on-site remedial actions on the property. Irrigation or other activities that introduce water to subsurface soils are prohibited.

The majority of the remediated property at the Site has been sold for redevelopment. It was purchased in November 2006 by North Ophir Land, LLC, and then subsequently sold to Strategic Development Holding Co, LLC, in December 2007.

The land is zoned as industrial.

3.4. History of Contamination

Beginning in 1920, Hutchison Lumber mill operated at the location which later became known as the Koppers Company, Inc. Superfund Site. In 1948, National Wood Treating Company purchased the property and initiated wood treatment operations the Site. In 1955, Koppers Company purchased the property and expanded operations. Chemical preservatives PCP, creosote, chromated copper arsenate solution, and boron were used to preserve wood and prevent deterioration by insects or fungi. In addition, the cellon wood treatment process used PCP in isopropyl ether and liquefied butane. The non-com exterior (NCX[®]) process, which was discontinued in 1986, used chemicals containing formaldehyde and dicyandiamide. According to the RI report (Dames and Moore, 1988), other chemicals historically used at the Site include naphthalene, phosphorous, diesel oil, and gasoline. Until the 1970s, wastewater was discharged directly to unlined ponds near the western Site boundary.

In 1963, approximately 20,000 gallons of PCP were released from tanks when an explosion and fire occurred at the Site. Debris was initially buried on the property, but was later excavated and properly disposed.

In 1971 and 1972 respectively, the contaminant PCP was discovered in both On-Property groundwater and Off-Property residential wells.

In September 1984, the Site's listing on the NPL was finalized.

In April 1987, a second explosion and fire occurred at the Site releasing additional contaminants to the environment. At that time, EPA issued a unilateral order for the cleanup, removal, and stabilization of soil and debris.

Dioxins have been detected in Site soil; on-site operations or incineration of chemicals during the documented fires in 1963 and 1987 are possible sources of the detected dioxins. However, the source of area-wide trace dioxins is uncertain, as there are several possible local sources (EPA, 1989).

3.5. Initial Response

In 1973, based on the discovery of PCP in both On-Property and Off-Property groundwater, a wastewater treatment process was instituted and discharge to unlined ponds was discontinued. The debris from the 1963 fire was removed and properly disposed at an approved off-site landfill. Two recovery wells were installed.

In 1984, when groundwater contamination was found off site more than 1 mile downgradient, Koppers Company began supplying bottled water to 45 residences until an alternative water supply could be piped into the area. Koppers Company completed a hydrogeologic groundwater investigation. Results indicated a groundwater contaminant plume moving toward the southwest.

In mid-1985, the Department of Health Services requested that EPA take the regulatory lead for Site cleanup. In April, 1986, EPA and Koppers Company agreed to an Administrative Order on Consent for Koppers Company to conduct an RI/FS.

Between 1987 and 1988, the EPA directed the construction of a temporary chip seal cap over the contaminated soil in the process area in order to stabilize the Site and to prevent contact with contaminants after the 1987 fire spread hazardous substances on the surface.

3.6. Basis for Taking Action

The primary contaminants of concern for the Site are PCP along with PAHs, metals, dioxins, and creosote (a creosote pond area was present near the western boundary of the Site; see Figure 2). The presence of these contaminants in soil and groundwater provided the basis for taking action under CERCLA. PCP was detected in soil at several areas on the property and in groundwater at concentrations exceeding drinking water standards both on site and off site. PCP is considered a probable human carcinogen. The primary threat to human health was posed by potential ingestion of contaminated groundwater.

4. Remedial Actions

4.1. Remedy Selection

The ROD was signed September 13, 1989, and re-issued on April 4, 1990. The ROD identified one operable unit (OU 1) covering both soil and groundwater. OU 1 included four soil units on the property (designated S1 through S4) and two groundwater units (On-Property and Off-Property), as illustrated on Figure 3. The ROD identified remedial actions for each of these units. The remedial action objectives (RAOs) for cleanup of soil and groundwater at OU 1 are stated in the ROD as follows:

“Existing or potential risks from exposure to soils and groundwater will be addressed by treating contamination, stabilizing contamination, and by containing contaminants. Remedial objectives are to reduce excess cancer risks to 10^{-6} when possible (if background levels of chemicals do not exceed this risk level), and will reduce risks to within the 10^{-4} to 10^{-7} risk range. Risks from non-carcinogens will be reduced to hazard indices less than one.”

A summary of the Site remediation goals (cleanup standards) selected in the ROD and associated amendments for the major Site contaminants is provided in Table 2.

Table 2. Remediation Standards

Media	Chemical	Cleanup Standard from Decision Document	Source of Clean-up Standard
Soil	Arsenic	7.15 mg/kg	Background; 1996 ROD Amendment 1
	Chromium	181 mg/kg	Background; 1996 ROD Amendment 1
	Carcinogenic PAHs ^a	2.6 mg/kg	10^{-5} cancer risk for industrial worker; 1996 ROD Amendment 1
	Dioxins	1 ug/kg	1996 ROD Amendment 1
	Pentachlorophenol	79 mg/kg	10^{-5} cancer risk for industrial worker; 1996 ROD Amendment 1
Groundwater	Benzene	1 ug/L	California MCL; 1989 ROD
	Ethylbenzene	680 ug/L	California MCL; 1989 ROD
	Total Xylenes	1,750 ug/L	California MCL; 1989 ROD
	Isopropyl Ether	2,800 ppb	1999 ROD Amendment 2
	Carcinogenic PAHs ^a	7 ppt	1999 ROD Amendment 2
	Dioxins	0.53 ppq ^b	10^{-6} excess cancer risk; 1989 ROD
	Pentachlorophenol	1 ppb	Federal MCL; 1999 ROD Amendment 2
	Arsenic	27 ug/L	Background; 1999 ROD Amendment 2
	Barium	1,000 ppb	California MCL; 1999 ROD Amendment 2
	Boron	1,200 ppb	1999 ROD Amendment 2

Media	Chemical	Cleanup Standard from Decision Document	Source of Clean-up Standard
	Chromium	50 ppb	California MCL; 1999 ROD Amendment 2
	Copper	1,000 ug/L	California Secondary MCL; 1999 ROD Amendment 2

Units:

ppb = parts per billion; ppt = parts per trillion; ppq = parts per quadrillion; mg/kg = milligrams per kilogram; ug/kg = micrograms per kilogram; ug/L = micrograms per Liter

Note:

^a Carcinogenic PAHs Include: benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, and indeno(1,2,3-c,d)pyrene

^b The 1989 ROD stated that if the remedial objective for dioxin cannot be achieved due to analytical limitations, then the remedial objective would be the lowest available analytical limit. At the time of the remedy implementation, the lowest level was 25 ppq.

As described in the ROD (EPA, 1989), the remedy included the following components:

- Installation of extraction and injection wells;
- Construction of two groundwater treatment systems (for the On-Property and Off-Property groundwater plumes);
- Pretreatment (dilution) of water containing contaminants not treatable with carbon;
- Removal (pumping from the aquifer) and treatment of contaminated groundwater with a carbon adsorption/filtration process (the on-site system was a 400-gallon-per-minute [gpm] design and the off-site system was a 600 gpm design, each system utilized two wells);
- Disposal of the treated groundwater to the surface and/or recharge to the aquifer using injection wells;
- Provision of an alternate water supply to those residents with contaminated drinking water wells until such a time as remedial standards could be met;
- Treating the contaminated soil in place (remedies described in the ROD consisted of in situ biodegradation for Unit S1, primarily to treat PCP; soil washing for Unit S2, primarily to treat PAHs; soil fixation at Unit S4, primarily to immobilize arsenic and chromium);
- Capping the wood treating area, Unit S3.

(At the time of the ROD, this area was still in use. The remedy allowed continued manufacturing operations, but stated that: *“when soil beneath the process area is accessible, the contamination will be remediated in a manner consistent with soils in other soil units”*).

Subsequent to the 1989 ROD, an ESD and two ROD amendments were generated.

The ESD (EPA, 1991) was signed on January 29, 1991, and provided the following changes:

- Limited the ROD cleanup standards for soil, which were based on direct human exposure, to a depth of 5 feet;
- Stated that EPA would establish cleanup standards for deeper soils based on protection of groundwater; and

- Clarified the ROD's requirements for institutional controls, stating that:

"Deed restrictions shall be imposed on future residential use of the plant property as an interim measure until such time as EPA determines that the Site is clean enough to remove those restrictions."

EPA originally selected three different in situ treatment technologies to clean up approximately 335,000 cy. of contaminated soil, as described in the ROD. Treatability tests conducted during the design phase, however, demonstrated that the selected technologies could not achieve cleanup goals for all contaminants. It was concluded that the widespread distribution of dioxin contamination in soil would prevent successful implementation of the planned soil treatment remedies. Subsequent investigations, including a 1995 focused FS, evaluated other cleanup alternatives for soils.

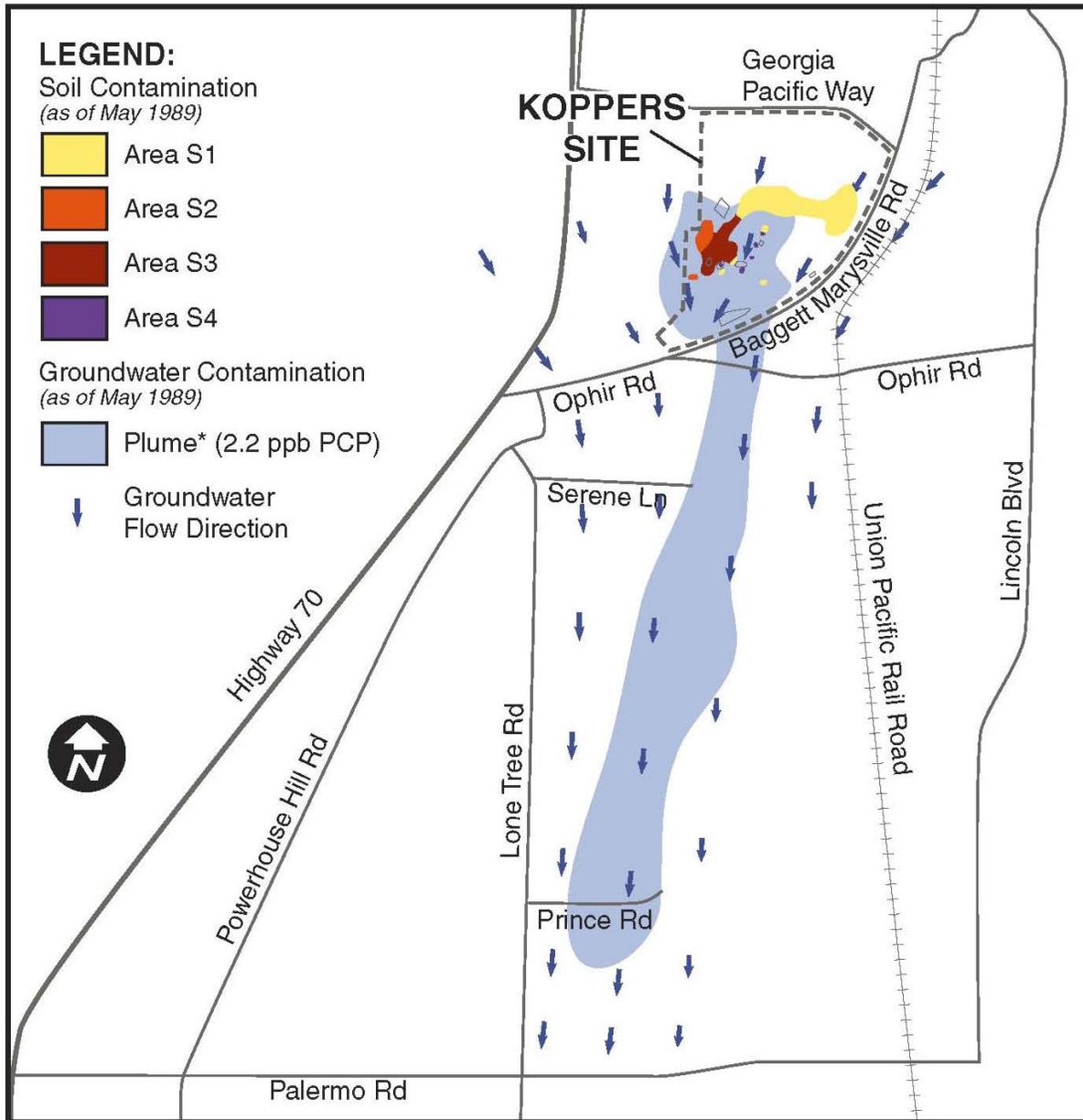
ROD Amendment No. 1 (EPA, 1996) was signed on August 29, 1996 modifying the soil remedies as follows:

- Requiring that contaminated soils from all four soil units (as well as soil from other contaminated areas not addressed in the ROD) be placed in an engineered on-site landfill;
- Changing the soil cleanup standards to industrial use standards; and
- Requiring that a deed restriction be added to the institutional controls to prohibit future residential use of the property.

ROD Amendment No. 1 also stated that development of cleanup standards for subsurface soils deeper than 5 feet, which had been required by the ESD to ensure protection of groundwater, were not needed.

ROD Amendment No. 2 (EPA, 1999) was issued on September 23, 1999, modifying the groundwater remedy to:

- Provide for a TI Waiver for the Western On-Property plume at the former creosote pond and cellon blowdown areas due to the presence of DNAPL (includes 4 acres of the 200-acre Site; the areas are shown on Figure 2);
- Augment the pump-and-treat remediation by adding enhanced in situ bioremediation with downgradient monitoring to the remedy for the Eastern On-Property groundwater plume by injecting nutrients (oxygen, nitrogen, phosphorus) into on-site wells;
- Provide for monitored natural attenuation as a contingency remedy;
- Revise groundwater standards for PCP from 2.2 ppb to 1.0 ppb and for barium from 680 ppb to 1,000 ppb;
- Modify alternate water supply termination criteria to provide conditions under which use of the alternate water supply can cease.



*Based on October, 1988 Sampling Results

Figure 3: Soil and Groundwater Units for the Koppers Company, Inc. Superfund Site
(Figure from *Third Five-Year Review Report for Koppers Company, Inc. Superfund Site*, by US EPA, June 2008)

4.2. Remedy Implementation

Soil Remedial Actions

Soil treatability studies were conducted in 1993 (pilot testing for soil washing), 1994 (soil fixation treatability study), and 1995 (pilot testing for bioremediation) to evaluate the effectiveness and implementability of the ROD-specified treatment remedies. These studies found that the proposed

remedies were not effective in removing contaminants of concern (COCs) and/or were not implementable.

In 1995, 15,000 cy of soil from the bioremediation test plot with high dioxin levels were disposed in Soil Disposal Cell No.1 in a removal action ordered by EPA. In August 1995, Soil Disposal Cell No.1 was completed and closed. In 1996, ROD Amendment No. 1 changed the soil remedies for all four soil units to on-site soil disposal. In August 1996, Soil Disposal Cell No.2 was constructed as a RCRA-designated Class I landfill in accordance with ROD Amendment No. 1. The landfill cell is located adjacent to Soil Disposal Cell No. 1, near the northern boundary of the Site (see Figure 2); both cells are also referred to as on-site CAMUs.

In 1996, the former creosote pond was excavated to a depth of 14 feet bgs and the soil (11,216 cy) was placed in Soil Disposal Cell No. 2. In September 1997, the pole washer area was excavated to depths up to 20 feet bgs and the soil (4,830 cy) was also placed in Soil Disposal Cell No. 2. Also in 1997, approximately 11,130 cy of soil were excavated from the former cellon blowdown area (excavation depth was 10 feet) and placed in Soil Disposal Cell No. 2.

In March 2001, following closure of the wood treatment plant, approximately 40,000 cy of soil from the operations area, which had been capped as an interim remedy during plant operations, were excavated. The excavated soil was then placed in the on-site Soil Disposal Cell No. 2. Nearly 147,000 cy of material were disposed in the cell prior to its completion.

Soil remediation was completed and the CAMU (Soil Disposal Cell No. 2) was closed in September 2002.

The Site achieved construction completion with the signing of the *Preliminary Close Out Report* (PCOR) on September 4, 2003. This report documented that all remedial construction activities for Koppers had been completed in accordance with closeout procedures for NPL sites.

Groundwater Remedial Actions

To implement the selected groundwater remedy, On-Property and Off-Property P&T groundwater remediation systems were constructed in 1993 through 1994, as described below. The On-Property plume and the Off-Property plume have become hydraulically separated as a result of the operation of the On-Property P&T system (Tetra Tech GEO, 2013). The On-Property groundwater plume occurs north and west of Baggett-Marysville Road (see Figure 1), while the Off-Property groundwater plume includes formerly-impacted groundwater south of the road.

On-Property Plume Remedial Actions

The Site conceptual model for the impacted On-Property groundwater includes two distinct (eastern and western) PCP plumes. On-Property groundwater occurs in the B-Zone and C-Zone aquifers. The A-Zone is not present in some On-Property areas due to erosion or it lies above the water table in other areas. At least one thin, discontinuous, low-permeability interval divides portions of the On-Property B-Zone aquifer.

The Eastern On-Property plume is attributed to activities at the former pole washer area and process area. The Western On-Property plume is attributed to PCP cosolved in the DNAPL under the former creosote pond area and former cellon blowdown area (referred to as the TI Zone). Groundwater impacts within the TI Zone are interpreted to be due to the presence of creosote emulsion within the aquifer.

Eastern On-Property Plume

The groundwater pump-and-treat system for the Eastern On-Property plume included two extraction wells (EW-1 and EW-2), and two injection wells (IW-3 and IW-4) for re-injecting the treated water. Groundwater is treated by air stripping, along with multimedia filters and granular activated carbon (GAC) to remove ROD constituents. The system began operating in February 1994 and has continued operating into 2013. Although the system was designed to treat PCP, PAHs, and isopropyl ether (IPE), only PCP has been detected at concentrations exceeding ROD standards in the system influent.

In March 1998, EPA approved Expanded-Phase activities for the On-Property groundwater remediation system. In situ bioremediation was added to the treatment process for remediating PCP. Oxygen-releasing compounds (ORCs), which included magnesium peroxide and di-ammonium phosphate (DAP), were added periodically to six On-Property wells to supply nitrogen and phosphorous and enhance bioremediation. In 1999, ROD Amendment No. 2 (EPA, 1999) was issued, modifying the cleanup technologies for impacted groundwater selected in the 1989 ROD. The Amendment added enhanced in situ bioremediation to the remedy to augment aerobic degradation of PCP, and added monitored natural attenuation as a contingency remedy.

In August 2002, monitoring well MW-8, which is near the center of the eastern PCP plume, was added to the On-Property extraction and treatment system. This portion of the remedy was designed to contain and extract groundwater with increased boron concentrations at the Dri-Con/CCA Tank Area. Since boron is not treated directly by carbon filtration, groundwater is extracted at 35 gpm from well MW-8 and blended with the influent to the On-Property groundwater remediation.

Western On-Property Plume

In September 1994, Beazer installed a passive recovery well (PR-1) in the former cellon blowdown area and former creosote pond area (the western plume) to evaluate whether the subsurface pools of creosote at the Site could be effectively remediated by draining the fluid into a recovery well. This passive process reduced the volume of the free creosote in the subsurface by thousands of gallons.

ROD Amendment No. 2 (EPA, 1999) included a provision for a TI Waiver for groundwater restoration in the 4-acre TI Zone due to the presence of DNAPL in the subsurface, and monitored natural attenuation as a contingency remedy.

Off-Property Plume Remedial Actions

Beginning in March 1986 and ongoing, residences downgradient of the Site, within the area of impacted groundwater, were provided an alternate water source by connecting them to the OWID water supply, with Koppers paying for their water bill. This group originally included 34 residences. Although this remedial action predated the decision document, the 1989 ROD formalized the provision of an alternative water supply to those affected by the contamination.

In 1993, the Off-Property groundwater treatment system was installed south of Prince Road (Figure 3) and began operating. It included two extraction wells (EW-3 and EW-4) installed at the toe of the two-mile-long plume (Figure 4), a treatment plant, two injection wells, and approximately 1,500 feet of pipelines. Initially, the treated water was discharged to Wyman Ravine. Later it was reinjected into groundwater using upgradient injection wells IW-1 and IW-2.

On December 28, 1995, the operation of the Off-Property remediation system was suspended because ongoing monitoring demonstrated that the plume had retreated upgradient of the extraction wells, and extraction wells EW-3 and EW-4 could no longer capture the plume effectively and further pumping would be counterproductive. Monitoring results had documented that more than 95% of the residual

plume had naturally attenuated during the treatment. The system had succeeded in reducing the groundwater concentrations and achieving the cleanup objectives at the extraction wells; however, the plume continued to be monitored.

In April 1998, 26 of the original set of contaminated residential wells were found to meet the cleanup criteria, and the residents were taken off the alternate water supply.

In August 1998, the Off-Property groundwater in situ bioremediation program was implemented to augment degradation of PCP. Enhancements (magnesium peroxide and di-ammonium phosphate) were added intermittently to wells 26, RI-11, and RI-20A; performance evaluation of this system relied on data from Off-Property monitoring wells RI-2, RI-3, RI-10, RI-12, and RI-16B (see Figure 4).

In April 2001, the restriction against groundwater use was removed for one additional residence (seven residences remained on the alternate water supply at that time).

In September 2006, two private Off-Property wells (59 and 81) were added to the in situ bioremediation program.

In 2007, the Off-Property treatment system was dismantled and removed from the Site.

The in situ bioremediation program continued through September 2009 when the program was discontinued with EPA approval. At the conclusion of the program, each of the wells where enhancements had been added was sampled for four consecutive quarters. PCP was not detected in the samples from any of these wells during the four quarterly events.

Institutional Controls

A *Covenant to Restrict Use of Property* for the Koppers Company, Inc. Superfund Site was recorded in the official records of Butte County on November 12, 2003 (Butte County official records serial no. 2003-7930). DTSC has the primary role for enforcement of the institutional controls for the Site. The covenant:

- Restricts future Site uses to industrial/commercial uses;
- Requires soil management whenever any excavation occurs;
- Restricts access to, and use of, contaminated groundwater beneath the Site;
- Requires that effective drainage patterns be maintained property-wide;
- Prohibits irrigation or other activities that introduce water to subsurface soils;
- Provides right of entry and access for implementing remediation and O&M; and
- Prohibits interference with remedial systems or system components.

Environmental use limitations are in place, as documented in the Title Search report included as Appendix F.

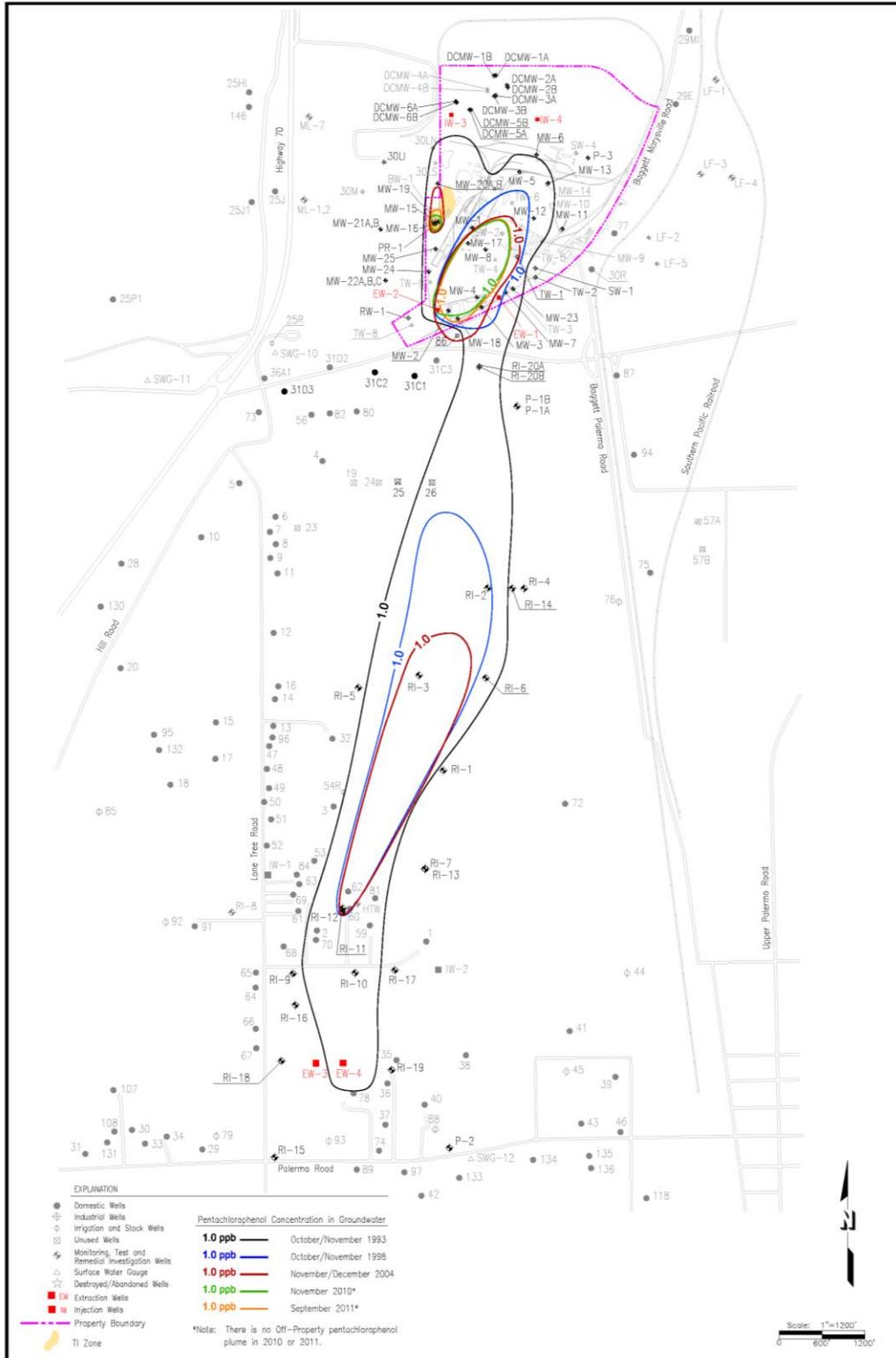


Figure 4: On-Property and Off-Property Pentachlorophenol Plume Comparison from 1993 through 2011

(Figure generated for the FYR and provided by Tetra Tech, March 2013)

4.3. Operation and Maintenance (O&M)

System O&M includes maintenance of the two onsite landfills and O&M of the treatment systems for the groundwater remediation on-property. Current reporting requirements of data include either semiannual or annual or both.

Required O&M activities described in the 1998 O&M Manual.

Table 3. Annual O&M Costs

Date Range	Total Cost (rounded to the nearest \$1,000)
2008	O&M: 242,000; Monitoring: 99,000; <u>Other*: 25,000</u> Total: 366,000
2009	O&M: 248,000; Monitoring: 169,000 <u>Other*: 191,000</u> Total: 608,000
2010	O&M: 207,000; Monitoring: 105,000 <u>Other*: 91,000</u> Total: 403,000
2011	O&M: 259,000; Monitoring: 117,000 <u>Other*: 58,000</u> Total: 434,000
2012	O&M: 176,000; Monitoring: 88,000 <u>Other*: 50,000</u> Total: 314,000

*Other costs include: Government charges, water permits, and letter credit fees.

No unusually high or unexpected O&M costs have been documented since the 2008 FYR.

5. Progress Since the Last Five-Year Review

5.1. Previous Five-Year Review Protectiveness Statement and Issues

The protectiveness statement from the third FYR for the Site in Oroville, Butte County, California stated the following:

“The remedy at the Koppers Superfund Site is protective of human health and the environment because all exposure pathways that could result in unacceptable risk are being controlled. Residents within the former plume have been supplied with an alternate source of drinking water. A deed restriction on the property prevents unacceptable exposure to onsite soil contamination and restricts the property for industrial use only. Current data indicate that the groundwater remediation is progressing and that the remedy is functioning as required to achieve groundwater remediation standards.”

The 2008 FYR included no issues or recommendations.

During the interval from 2008 through 2012, quarterly groundwater monitoring was performed for the Site to monitor the East and West On-Property plumes, the landfill cells, and the Off-Property plume. Water levels are measured monthly; groundwater samples are collected and analyzed for COCs on a quarterly basis; and wells are inspected semi-annually. Sampling frequencies for individual wells change over time in accordance with the dynamic monitoring optimization program in effect since 1993. Annual and semi-annual reports are generated to document the results and the trends and to recommend changes in sampling protocol when needed. According to the *Semiannual 2012 Remedial Action Groundwater Monitoring Report* (Tetra Tech GEO, 2013), concentrations of PCP at the Off-Property plume have been less than the ROD standard of 1 ppb since 2006, and the PCP plume is considered to be remediated. The Off-Property in situ bioremediation program was discontinued in September 2009 with EPA approval. At the conclusion of the program, each of the wells where enhancements had been added was sampled for four consecutive quarters. An evaluation of remedy attainment and a recommended exit strategy for the Off-Property plume has been generated (Tetra Tech GEO, 2012b) and is under agency review.

Routine O&M has been conducted for the groundwater treatment plant components, tanks, wells, pumps, and piping and for the landfill cap, fencing, and monitoring wells. The landfill survey monuments have been surveyed annually to monitor settling, slumping, or movement of the landfill cap. The passive recovery well has been purged twice monthly. The removed product is temporarily accumulated on site and subsequently shipped off site for disposal in accordance with applicable local, state, and federal regulations.

6. Five-Year Review Process

6.1. Administrative Components

The EPA review team was led by Daewon Rojas-Mickelson of EPA, Remedial Project Manager (RPM) for the Koppers Company, Inc. Superfund Site, and also included the EPA site attorney and community information coordinator, with contractor support provided by ITSI Gilbane. On January 30, 2013, EPA held a scoping meeting with the review team to discuss the Site and items of interest as they related to the protectiveness of the remedy currently in place. A review schedule was established that consisted of the following:

- Community notification;
- Document review;
- Data collection and review;
- Site inspection;
- Local interviews; and
- Five-Year Review Report development and review.

6.2. Community Involvement

On April 2, 2013, a public notice was published in the *Chico Enterprise-Record* (also known locally as the *Mercury Register*) announcing the commencement of the Five-Year Review process for the Site, providing Daewon Rojas-Mickelson's contact information, and inviting community participation. The press notice is available in Appendix B. As of mid-April 2013, no one had contacted EPA as a result of this advertisement.

The Five-Year Review report will be made available to the public once it has been finalized. Copies of this document will be placed in the designated public repository at the Butte County Public Library, 1820 Mitchell Avenue, Oroville, California, and at the Meriam Library, California State University, Chico, California. Upon completion of the FYR, another public notice will be placed in the *Chico Enterprise-Record* to announce the availability of the final FYR report in the Site document repository.

6.3. Document Review

This FYR included a review of relevant, site-related documents including the ROD, ESD, ROD Amendments, prior five-year review reports, remedy attainment evaluation documents, and recent annual and semi-annual monitoring reports. A complete list of the documents reviewed can be found in Appendix A.

ARARs Review

This section discusses the review that was conducted to evaluate whether changes in the laws, regulations, or guidance alter the remedy's protectiveness of human health and the environment. Applicable or Relevant and Appropriate Requirements (ARARs) were established in the ROD, and changes to the ARARs, where necessary, were documented in the ESD, ROD Amendments, and subsequent FYR reports. Table 2 provides the soil and groundwater cleanup objectives for the Site, including the sources of the different cleanup objectives.

Section 121 (d)(2)(A) of CERCLA specifies that Superfund RAs must meet any federal, or more stringent state, environmental standards, requirements, criteria, or limitations that are determined to be legally ARARs. ARARs are those standards, criteria, or limitations promulgated under federal or state law that specifically address a hazardous substance, pollutant, contaminant, RA, location, or other circumstance at a CERCLA site.

Tables 4a and 4b summarize changes to chemical specific ARARs for the Site. Table 5 presents the complete list of the action-specific ARARs, the chemical-specific ARARs, and the location-specific ARARs.

The groundwater chemical-specific ARARs are considered in this FYR for ongoing groundwater treatment and monitoring. California primary drinking water standards are the same as federal primary drinking water standards except for the California standards for benzene, ethylbenzene, xylenes, barium, and chromium, which are *more* stringent than federal standards. As indicated in the 2008 FYR, the more stringent MCL of 10 ppb for arsenic does not affect the protectiveness of the groundwater RAO, which is based on a background level of 27 ppb. The lowering of the ethylbenzene cleanup standard in 2003 does not affect protectiveness as current concentrations are below detection levels.

Table 4a. Summary of Groundwater Chemical-Specific ARAR Changes

Contaminants of Concern in Groundwater	ARARs from ROD/ ROD Amendments	Current Standards (Source)	Chemical-specific ARARs Changed?
Arsenic	27 ug/L	10 ug/L (EPA MCL)	More stringent
Ethylbenzene	680 ug/L	300 ug/L (CA MCL)	More stringent
Carcinogenic PAHs ^a	7 ppt	200 ppt (EPA MCL)	Less stringent
Dioxins	25 ppq	30 ppq (EPA MCL)	Less stringent
Copper	1,000 ug/L	1,300 ug/L (EPA MCL)	Less stringent

Sources of ARARs from 1989 ROD and/or subsequent ROD Amendments are listed in Table 2.

Table 4b. Summary of Soil Chemical-Specific ARAR Changes

Contaminants of Concern in Soil	ARARs from ROD/ ROD Amendments	Current Standards (Source)	Chemical-specific ARARs Changed?
Dioxins/Furans	1 ug/kg	0.18 ug/kg (EPA RSL*)	More stringent
Pentachlorophenol	79 mg/kg	27 mg/kg (EPA RSL*)	More stringent

Sources of ARARs from 1989 ROD and/or subsequent ROD Amendments are listed in Table 2.

*November 2012 EPA RSLs based on 10^{-5} cancer risk due to exposure of industrial worker to soil

Federal and state laws and regulations that are ARARs for the Site are described in Table 5 ARARs identified in ROD, the ESD and the amendments that are no longer pertinent due to the phase the remedy is in are not included in the table.

Table 5. Applicable or Relevant and Appropriate Requirements Evaluation

Action	Media	Citation	Requirement	Origin	ARAR Changes
Cleanup Actions	Groundwater	Title 27 CCR, Section 20410, and Title 23 CCR, Section 2550.6 Porter-Cologne Water Quality Control Act (CCR Sections 13140-13147, 13172, 13260, 13262, 12267, and 13304)	Applies to groundwater remediation and monitoring of sites. Groundwater will be remediated and monitored according to Title 27/Title 23 regulations.	1996 ROD Amendment	Federal and State MCLs were lowered for Arsenic from 50 ppb to 10 ppb in 2006 and 2008 , respectively. The State MCL for Ethylbenzene was lowered to 300 ppb in 2003.
Cleanup Actions	Groundwater	State Water Resources Control Board Resolution 92-49 (as amended April 21, 1994) (Subparagraph III G) Porter-Cologne Water Quality Control Act (CCR Sections 13000, 13140, 13240, 13260, 13263, 13267, 13300, 13307, and 13394)	Applies to groundwater remedial actions. The groundwater cleanup system will be operated in such a way that the best water quality reasonable is restored.	1989 ROD	Amended on October 2, 1996 by SWRCB Resolution No. 96-079 to include provisions for a containment zone policy. There have been no changes to Subpart III G.
Underground Injection	Groundwater	SDWA 40 CFR 144, including section 144.13 (4) (c) Underground Injection Control	If treated groundwater is injected, then it must be done in compliance with regulations for a Class V underground injection well.	1989 ROD	There have been no changes to this regulation.
Air Stripping	Air	Title 22 CCR 66265.1030-66265.1035	Applies to treatment, storage, and disposal facilities with process vents associated with air stripping operations managing RCRA hazardous wastes with organic concentrations of at least 10 ppm. These operations must reduce total organic emissions below specified device to reduce the total organic emissions by 95 percent by weight.	1989 ROD	There have been no changes to this regulation.
Air Stripping	Air	Butte County Air Pollution Control District Rules 201, 202, 203, and 207	Requirement regarding nuisance conditions, emissions, and fugitive dust	1989 ROD	There have been no changes to this regulation.
Property Containing Hazardous Waste	Title 22, CCR, Chapter 39, Section 67391.1	Title 22, CCR, Chapter 39, Section 67391.1	For properties that contain hazardous waste, citation requires all land use covenants to be signed by the DTSC and the landowner and be recorded in the county where the land is located	New regulation, effective April 19, 2003.	Title 22, CCR, Chapter 39, Section 67391.1. New deed restriction has complied with regulation

Human Health Risk Assessment Review

A human health risk assessment was completed for the Site as part of the *Final Endangerment Assessment* (Ebasco Services Incorporated, 1988) for the Koppers Company, Inc. Superfund Site. The risk assessment evaluated exposures of a resident to soil, exposures of a construction worker to subsurface soil, and domestic use of groundwater in on-site and off-site well locations.

The risk assessment identified the exposure pathways and associated risks outlined in Table 6.

- Exposures of area resident to soil through incidental ingestion, dermal contact, inhalation of particulates, consumption of homegrown produce;

- Exposures of worker to soil through incidental ingestion, dermal contact, and inhalation of particulates;
- Exposures of resident to domestic use of groundwater.

Potential exposures of off-site residents and on-site sensitive receptors such as children in a childcare facility were not included in the Environmental Assessment; however, a *Covenant to Restrict Use of Property* (DTSC, 2003) does not allow future uses of the Site to childcare facilities.

Toxicity values: EPA’s Integrated Risk Information System (IRIS) has a program to update toxicity values used by the Agency in risk assessment when newer scientific information becomes available. In the past five years, there have been a number of changes to the toxicity values for certain contaminants of concern at the Site.

In February of 2012, EPA evaluated the non-cancer toxicity value for 2,3,7,8-tetrachlorodibenzo-p-dioxin (TCDD) and recommended that people consume not more than 0.7 picogram per kilogram of body weight per day on average. When default exposure parameters are applied, this non-cancer toxicity value results in soil screening levels of 50 ppt toxicity equivalence (TEQ) for residential settings and 600 ppt TEQ for industrial scenarios. The Remedial Screening Levels based on cancer effects are currently 4.5 ppt for residential and 18 ppt for industrial land uses (EPA, 2012) based on a cancer risk of 1×10^{-6} .

Unique to 2,3,7,8-dioxin is the evaluation of similar chemicals that have dioxin-like effects. The concentrations of these chemicals are multiplied by TEQs to the standard 2,3,7,8-dioxin, summed, and presented as total dioxin TEQs. The original document used the International 1989 TEQs. Subsequently, these TEQs were reevaluated and adjusted based on more current dose-effect results and mechanisms of action. The most recent dioxin-like TEQs were published by the World Health Organization (WHO) in 2005. The changes in TEQs associated with specific dioxin and furan compounds included both slight increases in the less toxic congeners, as well as slight decreases in the more toxic congeners. To evaluate the effect on the total dioxin TEQ, individual congener concentrations in soil were evaluated. In the 1994 Report of Additional Soils Investigation (Environmental Solutions, 1994) for the Site, the individual congener results for six soil samples within the contamination area were presented.

Total TEQs using both measures are presented in the following table.

Table 6. Comparison of 2,3,7,8-TCDD TEQ values using I-TEF/89 and WHO 2005 TEF
Koppers Company, Inc. Superfund Site, Oroville, CA

Sample ID	TEQ pg/g (ppt) I-TEF/89	TEQ pg/g (ppt) WHO 2005 TEF
D2	1,289	1,241
D4	24,834	23,816
D6	374	349
D16	28,573	23,163
D18	1,116	857
D23	30	27

pg/g = picograms per gram (equivalent to ppt)

These soil results are thought to be representative of the distribution of dioxin-like compounds present at the Site. Although the TEQs decreased slightly, there is little difference in the TEQs. Therefore, the previous total dioxin TEQs can be compared to the current health-protective levels presented in the 2012 RSL tables to assess the current level of risk.

The cleanup level of 1,000 ppt TEQ is higher than the 2012 Remedial Screening Level for industrial sites of 18 ppt based on a 10^{-6} increased cancer risk. It is also higher than the non-cancer toxicity value results in soil screening levels of 600 ppt TEQ for industrial scenarios. After soil excavation had been completed, confirmation samples were collected and analyzed, along with previous samples where excavation was not required. A total of 182 samples were used to calculate the residual dioxin concentration using the upper 95% confidence level of the mean. The residual concentration of dioxin was calculated to be 600 ppt TEQ (TRC, 1999). This is equal to the non-hazard risk screening level, and is within EPA's cancer risk range of 10^{-4} to 10^{-6} excess cancer risk for industrial use. (18 ppt TEQ to 1800 ppt TEQ). Therefore, as long as the property remains industrial, the remedy is protective.

Pentachlorophenol toxicity has also been reassessed in the past five years. The oral slope factor for PCP is 3 times higher in 2012 than in 2004. Consequently, the new health risk-based level is 3 times lower than the 2004 level, based on cancer effects due to ingestion. For non-cancer health effects, the 2004 oral reference dose (RfDo) of 0.03 indicates that one should not consume more than 0.03 milligrams (mg) of PCP per body weight of 70 kilograms (kg) per day. In 2012, the RfDo was changed to 0.005 milligrams per kilogram per day (mg/kg-day), or 0.005 mg PCP per body weight of 70 kg per day on average. Therefore, the allowable concentration through soil ingestion is reduced almost 10-fold to protect against non-cancer health effects.

The EPA 2012 Regional Screening Level is 2.7 mg/kg in soil, based on an increased cancer risk of 1×10^{-6} for an industrial scenario. Therefore, the soil cleanup level of 79 mg/kg for PCP in soil established in the 1996 ROD Amendment 1 would be equivalent to a 2.9×10^{-5} increased cancer risk currently. The *Construction Documentation and Closure Report for Cell No. 2 and Associated Soil Removal Activities, Appendix N* (TRC, 1999) presented the PCP concentrations in 470 soil samples collected within the top five feet soil (excluding clean fill) in excavated areas and in areas not requiring remediation. The 95% Upper Confidence level of PCP concentrations within the top five feet soil (excluding clean fill) in excavated areas is 43 mg/kg (TRC, 1999), which is lower than the cleanup standard of 79 mg/kg established in the ROD Amendment 1, but higher than the current industrial soil RSL of 2.7 mg/kg (EPA, 2012) based on a target cancer risk of 1×10^{-6} . However, the residual PCP contamination currently at the site is within EPA's acceptable risk range of 10^{-4} to 10^{-6} excess cancer risk.

Vapor Intrusion: EPA's understanding of contaminant migration from groundwater into buildings has evolved over the past few years, leading to the conclusion that vapor intrusion may have a greater potential for posing risk to human health than was assumed when the ROD for the Site was prepared. In April 2013, EPA released a final draft version of its vapor intrusion guidance, *OSWER Final Guidance for Assessing and Mitigating the Vapor Intrusion Pathway from Subsurface Sources to Indoor Air (External Review Draft)*, to the public for comments.

The cleanup standards for benzene, ethylbenzene, and total xylenes in groundwater do not take into account potential vapor intrusion from groundwater to on-site structures. In addition, ethylbenzene was reclassified as a carcinogen in 2007. Consequently, the vapor intrusion pathway was evaluated using EPA's Vapor Intrusion Level Calculator, version 3.0 using November 2012 RSLs for industrial indoor air. <http://www.epa.gov/oswer/vaporintrusion/documents/VISL-Calculator.xlsx> The groundwater cleanup standards for benzene, ethylbenzene, and xylenes were compared to groundwater screening levels that would result in acceptable indoor air concentrations under an industrial scenario. Based on a target cancer risk of 1×10^{-6} for benzene and ethylbenzene, and a target hazard quotient of 1 for xylenes, the groundwater concentrations that are protective of indoor air exposures are the following:

- Benzene: 6.9 ug/L (compared to the cleanup standard of 1 ug/L).
- Ethylbenzene: 15 ug/L (compared to the cleanup standard of 680 ug/L).

- Xylenes: 2,100 ug/L (compared to the cleanup standard of 1,750 ug/L).

The cleanup standards for benzene and xylenes remain protective of human health, but predicted indoor air concentrations based on the cleanup standard for ethylbenzene exceed an estimated risk of 1×10^{-6} . However, recent 2012 groundwater-monitoring results were non-detect for ethylbenzene and have been significantly below concentrations that would result in a human health risk due to vapor intrusion over the past five years. Therefore, the remedy remains protective of human health.

Ecological Review

An ecological assessment was completed for the Site as part of the *Final Endangerment Assessment* (Ebasco Services Incorporated, 1988) for the Site. Since the previous FYR, there have been no changes to Site conditions that would affect or change the exposure pathways to ecological receptors.

Analytical Method Review

The 1989 ROD indicated that attainment of the groundwater cleanup goal of 0.53 ppq could not be used because the analytical detection limit for dioxin at that time was 25 ppq. However, it was anticipated that lower detection limits would have been achieved by the time the remediation for dioxin is completed in 20 to 30 years. While 0.53 ppq is still not achievable, typical 2012 laboratory quantitation limits for dioxin congeners in groundwater range from 0.01 to 0.1 ng/L, or ppt (0.05 ppt for most congeners), which is equivalent to a range of 10 to 100 ppq. Therefore, the current level of 25 ppq is still the analytical detection limit.

6.4. Data Review

Data reviewed as part of this Five-Year Review include groundwater analytical results from semi-annual and annual groundwater monitoring reports for 2008 through 2012.

The trend graphs, along with the associated data in tabular format are presented in Appendix G. For consistency, this is the same set of wells with trends presented in the Third Five-Year Review (EPA, 2008). The well locations are shown on Figure 4. The relevant trends are described below.

Eastern On-Property PCP Plume

Groundwater monitoring and enhanced in-situ bioremediation are being conducted at the Eastern On-Property plume, located within the former operations area. Current data indicate that the groundwater remediation is progressing and that the remedy is functioning as required to achieve groundwater remediation standards.

For the Eastern On-Property plume, PCP concentrations exceed the standard in wells MW-2 and MW-8 in the most recent sample results reported in June 2012. The PCP concentration at well 86 exceeded the standard in April 2012, but was not detected in June 2012. Well MW-8 consistently exceeds the standard and consistently exhibited the highest PCP concentrations in the eastern plume (140 ug/L in June 2012). The Figure 4 plume contours illustrate these exceedances and the current extent of the plume. The trend graphs illustrate decreasing concentration trends for PCP for wells EW-2, MW-2, MW-8, and well 86).

Although PCP still exceeds the standard for the two wells at the center of the Eastern On-Property plume, monitoring and treatment are ongoing and concentrations continue to trend downward. Figure 4 illustrates the 1 ug/L groundwater plume boundaries for PCP, showing monitoring results from 1993 through 2011. The figure provides evidence that the plume has been shrinking in size since the start of the P&T remediation implemented in 1993 and since the bioremediation implemented in 1998.

The cleanup standard for boron in groundwater is 1,200 ug/L. Boron was formerly used at the Site in a fire-retardant process in the Dri-Con area, and has been historically detected above the ROD standard in four B-Zone wells (MW-1, MW-3, MW-8, and SW-1) and three C-Zone wells (MW-17, MW-18, and MW-25). Of the wells analyzed for boron during the most recently reported sampling event, the standard was exceeded in three wells (MW-8, MW-18, and MW-25). Boron concentrations have shown little change over the past 10 years in wells MW-18 and MW-25. Elevated boron concentrations in the C-Zone are considered to be naturally occurring and, therefore, are not related to prior wood treating operations at the Site¹.

Several COCs that are routinely analyzed as part of the groundwater monitoring program have never been detected above the ROD standard within the Eastern On-Property plume, including: arsenic, barium, chromium, copper, ethylbenzene, xylenes, and PAHs. Carcinogenic PAHs in well MW-8 have been non-detect for the past 10 years (see Figure G-3 in Appendix G).

By mid-2012, over 2.9 billion gallons of groundwater had been treated. The system continues to meet the treatment and discharge objectives in accordance with National Pollutant Discharge Elimination System (NPDES) Permit No. CA 0082988 (Tetra Tech GEO, 2013).

On-Property TI Zone (Western Plume)

Groundwater monitoring and product recovery of DNAPL are being conducted at the Western On-Property plume, located within the former creosote pond area and former cellon blowdown area.

Product and emulsion continue to be purged from the passive recovery well two times per month, and the volumes removed documented. Table G-5 in Appendix G provides the history of the volumes of product and emulsion purged from the passive recovery well on an annual basis for the years 1994 through 2007, and provides documentation of the volumes removed for all purge dates for the years 2008 through 2012. The amount of fluid removed from recovery well PR-1 from 1994 through June 2012 includes 1,930 gallons of water, 2,078 gallons of creosote product and 1,236 gallons of emulsion, for a total volume of 5,244 gallons.

Current PCP concentrations exceed the standard of 1 ug/L in well MW-16 in the central part of the TI Zone (Figure 4). The PCP concentration trend has decreased from a high of 240 ug/L in 2003 to a recent concentration of 2.5 ug/L, only slightly greater than the cleanup standard of 1 ug/L (as shown on Figure G-1 in Appendix G). Because the treatment plant is still operating, this concentration is expected to continue decreasing and should meet the standard well before locations within the eastern plume with higher PCP levels (such as well MW-8).

Carcinogenic PAHs have been non-detect in well MW-24 since 2003. Carcinogenic PAHs have been non-detect in well MW-19 since November 2010. Wells MW-15 and MW-16 are located in the center of the TI Zone, and have consistently exhibited total carcinogenic PAH concentrations in excess of the cleanup standard of 0.007 ug/L. Particularly elevated levels have been documented in well MW-16 (several orders of magnitude greater than the standard); however, the technical impracticability waiver is in effect for this area due to the presence of DNAPL (HSA GeoTrans, 1999). Overall, carcinogenic PAH concentrations in all western plume wells appear to be decreasing over time.

¹ a letter dated October 6, 2003, by EPA

On-Property Soil Disposal Cells

For the five-year period covered by this review, the soil disposal cells showed no substantial changes in the lateral or vertical positions of the 13 settlement monuments, as documented in Table G-4 (Appendix G), which includes the annual survey data from 2001 through 2012.

Disposal cell wells DCMW-1A, -1B, -2A, -2B, -3A, -3B, -5A, -5B, -6A and -6B, installed for the purpose of monitoring the shallow and B-Zone aquifers downgradient of the soil disposal cells, have been sampled annually in accordance with the sampling schedule identified in the *Revised Post Closure Monitoring and Maintenance Plan* (GeoTrans, 2004). Samples are analyzed for PCP, arsenic, chromium, copper, and PAHs. The analytical results for these parameters have consistently been below their respective reporting limits, or in the case of the inorganic metals, within the background ranges. Exceedances of the ROD standards have not been documented at the soil disposal cell wells during the five-year review period, or since the sampling was initiated in 2001.

Off-Property Plume

Although the Off-Property groundwater treatment plant was shut down and was removed from the Site in 2007, monitoring continues both in groundwater monitoring wells installed during the RI and in residential water supply wells where alternate water supplies are supplied to the affected residents. In situ bioremediation was performed for the Off-Property plume until 2009. Following termination of the program, sampling was conducted for four consecutive quarters in the five wells where enhancements had been added.

The Off-Property plume concentrations have been less than the ROD standard for PCP of 1 ug/L since 2006. The trend graphs provided on Figure G-1 in Appendix G illustrate decreasing concentration trends for PCP in wells 59 and RI-3 over the last 10 years.

Monitoring continued at wells with PCP concentrations greater than one-half the ROD standard (or 0.5 ppb, which is the alternative water supply termination criterion). This included five private wells located in the vicinity of well RI-11 (59, 60, 61, 62, and 81) and two private wells located in the vicinity of well 86 (31C2 and 31D3, discussed in the following paragraph). Beginning in 2010, quarterly sampling was performed at the five wells associated with well RI-11. Four of the wells (59, 61, 62, and 81) exhibited four quarterly events with PCP concentrations below 0.5 ppb; these wells therefore, meet the alternative water supply termination criteria.

Private wells 31C2 and 31D3 also remain part of the alternative water supply program, and still require sampling to demonstrate compliance with the termination criteria. These two wells have been sampled semi-annually since 2002, with no reproducible PCP detections. However, at one time these wells had been associated with well 86 (which was reclassified as an On-Property well in September 2009). Because of this past association with well 86, which has not exhibited four consecutive quarters of PCP concentrations below the criterion, sampling for PCP will be performed at wells 31C2 and 31D3 for four consecutive quarters beginning with the first quarter 2013.

Sampling will continue at three wells (60, 31C2, and 31D3) until the requirements of the termination criteria are met. It is anticipated that the alternative water supply program will be terminated in 2013 (Tetra Tech GEO, 2012b). PCP concentrations are below the ROD standard (1 ppb) in the Off-Property wells. As stated in the *Semiannual 2012 Remedial Action Groundwater Monitoring Report* (Tetra Tech GEO, 2013), the Off-Property PCP plume is nearing the remedial goals.

6.5. Site Inspection

A site inspection was conducted on March 19, 2013. Attendees included Daewon Rojas-Mickelson, EPA Remedial Project Manager; Sam Martinez, DTSC; Phil Woodward, RWQCB; Mike Bollinger, Beazer East; Jennifer Abrams, Tetra Tech; and Jeff Hess, ITSI Gilbane.

During the site inspection, the visitors verified that on-site documents and records were readily available and up to date. Observations and inspection were performed for the On-Property treatment plant, associated extraction and re-injection wells and piping, and landfill cells. Site photographs were taken and the Site Inspection Checklist, including pertinent notes, was completed by ITSI Gilbane.

Site remedies were observed to be in good working order overall. Slow leaks at the backfill preventers were noted and recommended for repair. Animal burrows on the northeastern side of Soil Disposal Cell No. 2 were also observed and recommended for repair during future O&M activities. Monitoring and leachate removal was inadvertently allowed to lapse, and will be reinstated until such a time that EPA deems it unnecessary.

6.6. Interviews

During the FYR process, interviews were conducted with parties impacted by the Site. Regulatory agency representatives involved in Site activities or aware of the Site were interviewed, as well as potentially responsible party (PRP) and subcontractor representatives. All of the interviews were conducted at the Site during the Site visit on March 19, 2013. Interviews are summarized below; documentation of each interview is included in Appendix C.

Personnel interviewed were Sam Martinez, DTSC; Phil Woodward, RWQCB; Mike Bollinger, Environmental Manager, Beazer East; Jennifer Abrams, Senior Hydrogeologist, Tetra Tech; and Marvin Raasch, O&M Field Technician II, FTS. Interviewees' responses noted that the cleanup work is proceeding well and is nearing completion. Occasional trespassing, theft of copper from the treatment system, and vandalism have been reported as problems at the Site. Impacts to the local community are minimal; some positive impacts were mentioned, such as employment on site for a local resident and the fact that the alternative water supply program is expected to be ending soon due to water meeting the cleanup standards.

6.7. Institutional Controls

Environmental restrictions intended to protect current and future users of the Site were recorded with the Butte County Recorder in the form of a *Covenant to Restrict Use of Property* (DTSC, 2003), on November 12, 2003 (Butte County official records serial no. 2003-7930) in accordance with the modified Consent Decree.

A review of a recently obtained *Condition of Title* confirmed that deed restrictions are in place for the Site property and functioning as intended. The title search was conducted by **NETR** Real Estate Research & Information of Tempe, Arizona and is included as Appendix F.

Table 7 lists the ICs at the Site.

Table 7. Institutional Control Summary Table

Media	ICs Called for in the Decision Documents	Impacted Parcel(s)	IC Objective	Instrument in Place
Ground-water	Yes	See list in Section 6.4	Restrict access to groundwater, installation of groundwater wells, and/or extraction of groundwater for domestic use until ROD standards are met.	Covenant to Restrict Use of Property
Sediment	No		No Institutional Control necessary, as sediment was not found at unacceptable risk levels in the 1989 ROD.	None
Surface Water	No		No Institutional Control necessary as surface water was not found at unacceptable risk levels in the 1989 ROD.	None
Soil	Yes	See list in Section 6.4	Deed Restrictions apply. No residential use will be permitted.	Covenant to Restrict Use of Property

7. Technical Assessment

7.1. Question A: Is the Remedy Functioning as Intended by the Decision Documents?

The remedies selected in the 1989 ROD and the associated ESD and ROD amendments to address soil and groundwater contamination at the Koppers Company, Inc. Superfund Site are functioning as intended by the decision documents. The soil remedy has been implemented and construction completion was achieved in 2003. The groundwater remedy has nearly achieved cleanup standards at the Off-Property PCP plume and the treatment plant has been dismantled and removed. The On-Property treatment is ongoing and continues to operate as intended. During the Site inspection the remedies were observed to be in good working order overall. The Institutional Controls are adequate for the current Site conditions. No problems with the progress of the remedy have been identified. The current operating procedures are expected to maintain the effectiveness of the response actions. There are no other foreseeable issues or problems that might place protectiveness at risk.

Opportunities exist to improve performance, efficiency, and reduce monitoring and sampling costs. Remedy optimization was addressed by two letters to EPA and two evaluation reports, all submitted in October 2012. EPA is currently considering these recommendations.

7.2. Question B: Are the Exposure Assumptions, Toxicity Data, Cleanup Levels, and Remedial Action Objectives (RAOs) Used at the Time of Remedy Selection Still Valid?

Exposure assumptions and RAOs used at the time of remedy selection are still valid. Some toxicity data have changed since the time of remedy selection, but this does not affect the protectiveness of the remedy. Revisions to the toxicity values for dioxin and pentachlorophenol indicate changes in risk from exposure to these chemicals. Based on the new toxicity numbers, the clean up level of 1,000 ppt TEQ of dioxin would exceed EPA's non-cancer screening level for industrial exposure. However, residual dioxin soil concentrations at the site are lower than the clean-up levels, and are considered protective under industrial use scenarios. The residual levels are within the risk range for the new cleanup levels.

There has been no change to the standardized risk assessment methodology that could affect the protectiveness of the remedy, with the exception of vapor intrusion which is addressed below. There have been no changes in the ARARs that would affect the protectiveness of the remedy.

Vapor Intrusion: EPA's understanding of contaminant migration from groundwater into buildings has evolved over the past few years, leading to the conclusion that vapor intrusion may have a greater potential for posing risk to human health than was assumed when the ROD for the Site was prepared. There are no contaminants at the Site whose concentration levels indicate a danger of vapor intrusion. Therefore, the remedy remains protective of human health.

Land use on or near the site has not and is not expected to change. There were no new human health or ecological routes of exposure or receptors identified, and none of those previously identified have changed. There are no newly identified contaminants or contaminant sources, nor any unanticipated toxic

byproducts of the remedy not previously addressed by the decision documents. Physical site conditions or the understanding of these conditions has not changed.

Currently, the remedy is meeting the RAOs and progressing as expected, and remains protective of human health and the environment. ICs for the selected remedy have been fully implemented and are being maintained to ensure that the remedial action remains protective of human health and the environment.

7.3. Question C: Has Any Other Information Come to Light That Could Call Into Question the Protectiveness of the Remedy?

There is no information that could affect the evaluation of protectiveness of the remedy.

7.4. Technical Assessment Summary

The remedies selected in the decision documents for the Site to address soil and groundwater contamination are functioning as intended. Several optimization measures could be implemented to improve performance and efficiency, and reduce monitoring and sampling costs

No additional information has become available that calls into question the protectiveness of the remedy.

8. Issues

There were no issues identified for the Koppers Site that affect current or future protectiveness.

9. Recommendations and Follow-up Actions

There are no recommendations identified for the Koppers Site.

10. Protectiveness Statement

The remedy at the Koppers Company, Inc. Superfund Site is protective of human health and the environment. The groundwater remedy has nearly achieved cleanup standards off site. Groundwater concentrations continue to decline in the on site plume. Institutional controls intended to protect current and future users of the Site are in place.

11. Next Review

This is a statutory Site that requires ongoing FYRs as long as waste is left on the Site that does not allow for unrestricted use and unlimited exposure. The next FYR will be due within five years of the signature date of this FYR (i.e., in the year 2018).

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Appendix A: List of Documents Reviewed

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List of Documents Reviewed

- California Environmental Protection Agency – Department of Toxic Substances Control (DTSC), 2003. *Covenant to Restrict Use of Property, Environmental Restriction*. October.
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- Tetra Tech GEO, 2012a. *Annual 2011 Remedial Action Groundwater Monitoring Report. Koppers Company, Inc. Superfund Site (Feather River Plant). Oroville, California*. July.
- Tetra Tech GEO, 2012b. *Letter to USEPA: Off-Property Groundwater Remedy Attainment Evaluation and Exit Strategy Koppers Company, Inc. Superfund Site (Feather River Plant), Oroville, California*. October 5.
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- Tetra Tech GEO, 2012d. *Letter to USEPA: Recommended Optimized Remedial Action Activities Technical Impracticability Zone Koppers Company, Inc. Superfund Site (Feather River Plant) Oroville, California*. October 5.

- Tetra Tech GEO, 2012e. *On-Property Groundwater Remedy Attainment Evaluation, Koppers Company, Inc. Superfund Site (Feather River Plant) Oroville, California.* October
- Tetra Tech GEO, 2011. *Annual 2010 Remedial Action Groundwater Monitoring Report. Koppers Company, Inc. Superfund Site (Feather River Plant). Oroville, California.* July.
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- Tetra Tech GEO, 2009. *Annual 2008 Remedial Action Groundwater Monitoring Report. Koppers Company, Inc. Superfund Site (Feather River Plant). Oroville, California.* July
- TRC, 1999. *Construction Documentation and Closure Report for Cell #2 and Associated Soil Removal Activities.* October.
- TRC, 1997. *Closure Report for the Former Biological Treatment Facility, Koppers Company Inc., Superfund Site, Feather River Plant, Oroville, California.* March.
- U.S. District Court—Eastern District California, 2003. *Stipulated Amendment to Consent Decree and Proposed Order No. S-91-767.* September.
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- EPA, 2012. Region 9 Regional Screening Levels, updated November 2012. Accessible at <http://www.epa.gov/region9/superfund/prg/>
- EPA, 2008. *Five Year Review, Koppers Co., Inc. (Oroville Plant), Oroville, CA.* July.
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- EPA, 1991. *Explanation of Significant Differences, Koppers Co., Inc. (Oroville Plant), Oroville, CA.* January 29.
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Appendix B: Press Notices

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Colorado prosecutors seek execution in theater attack

CENTENNIAL, Colo. (AP) — For James Holmes, "justice is death," prosecutors said Monday in announcing they will seek his execution if he is convicted in the Colorado movie theater attack that killed 12 people.

The decision — disclosed in court just days after prosecutors publicly rejected Holmes' offer to plead guilty if they took the death penalty off the table — elevated the already sensational case to a new level and could cause it to drag on for years.

"It's my determination and my intention that in this case, for James Eagan Holmes, justice is death," District Attorney George Brauchler said, adding that he had discussed the case with 60 people who lost relatives in the July 20 shooting rampage by a gunman in a gas mask and body armor during a midnight showing of the latest Batman movie.

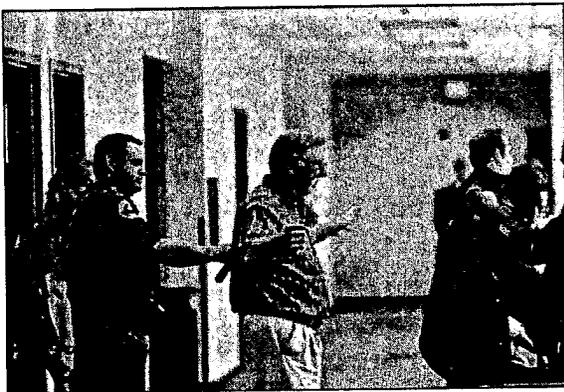
There was no audible reaction from the 25-year-old former neuroscience graduate student, who sat with his back to reporters, or from victims' families in the courtroom. Holmes' parents sat side by side in the gallery, clutching hands with fingers intertwined.

The decision had been widely predicted by legal analysts.

Within minutes of it becoming official, the trial was pushed back from August to next February and Judge William B. Sylvester removed himself from the case, saying that now that the charges carry the death penalty they will take years to resolve and he does not have the time to devote to such a drawn-out matter.

Despite the potential for more delays, some of those who lost loved ones were happy with prosecutors' decision.

"I had a huge adrenaline rush," said Bryan Beard, whose best friend Alex Sul-



AP Photo

Robert Holmes (center) and his wife Arlene Holmes (right) clear security outside of the courtroom for an afternoon hearing in the case of their son, Aurora theater shooting suspect James Holmes, in Centennial, Colo., on Monday.

livan was killed in the attack. "I love the choice. I love it, I love it," he added. "I hope I'm in the room when he dies."

But the prospect of a longer legal battle troubled others such as Pierce O'Farrill, who was shot three times.

"It could be 10 or 15 years before he's executed. I would be in my 40s and I'm planning to have a family, and the thought of having to look back and reliving everything at that point in my life, it would be difficult," he said.

Legal observers said Holmes' lawyers publicly offered a guilty plea in what may

have been a bid to gain support among victims' families for a deal that would spare them a painful trial and lengthy appeals.

The prosecution and the defense could still reach a deal before the case goes to trial.

Holmes' lawyers have indicated in court papers that they may instead pursue a defense of not guilty by reason of insanity. But that carries great risk: Prosecutors could argue that Holmes methodically planned his attack, casing the theater, stockpiling weapons and booby-trapping

his apartment with explosives.

The judge newly assigned to the case, Carlos Samour Jr., warned defense lawyers that if they want to change Holmes' plea, the longer they wait the harder it will be to convince him to accept it. If Holmes is found not guilty by reason of insanity, he will be sent to the state mental hospital, then returned to prison after treatment.

Colorado has three people on death row but has executed just one person over the past 45 years, in 1997.

Samour is also considering whether a New York-based Fox News reporter should have to testify about how she obtained confidential information about Holmes.

Jana Winter cited anonymous law enforcement officials in reporting that Holmes had sent a psychiatrist a notebook of drawings that foreshadowed the attack. Holmes' lawyers want to know who told Winter about the notebook, arguing that that person violated a gag order.

In the latest revelation in that case, Aurora Sgt. Matthew Fyles testified that a sticky note with a drawing was in the package sent to Dr. Lynne Fenton. Authorities previously did not confirm any drawings were inside but Winter's lawyer was prevented from asking questions about it because prosecutors said it wasn't relevant. Winter didn't mention a sticky note in her report.

The massacre helped lead to last month's passage of new gun control measures in Colorado, including a ban on the sort of high-capacity magazines that Holmes allegedly used to spray the theater with dozens of bullets in a matter of seconds. Seventy people were injured in the attack.

Suspicion in district attorney death shifts to white supremacists

KAUFMAN, Texas (AP) — Two days after a Texas district attorney and his wife were found shot to death in their home, authorities have said little about their investigation or any potential suspects.

But suspicion in the slayings shifted to a white supremacist gang with a long history of violence and retaliation that was also the focus of a December law enforcement bulletin warning that its members might try to attack police or prosecutors.

Four top leaders of the Aryan Brotherhood of Texas were indicted in October for crimes ranging from murder to drug trafficking. Two months later, authorities issued the bulletin warning that the gang might try to retaliate against law enforcement for the investigation that led to the arrests of 34 of its members on federal charges.

Kaufman County District Attorney Mike McLelland and his wife were found dead Saturday in their East Texas home. The killings were especially jarring because they happened just a couple of months after one of the county's assistant district attorneys, Mark Hasse, was killed in a parking lot near his courthouse office.

McLelland was part of a multi-agency task force that took part in the investigation of the Aryan Brotherhood. The task force also included the FBI, the Drug Enforcement Administration as well as police departments in

Houston and Fort Worth. Investigators have declined to say if the group is the focus of their efforts, but the state Department of Public Safety bulletin warned that the Aryan Brotherhood of Texas is "involved in issuing orders to inflict 'mass casualties or death' to law enforcement officials involved in the recent case."

Terry Pelz, a former Texas prison warden and expert on the Aryan Brotherhood said killing law enforcement representatives would be uncharacteristic of the group.

"They don't go around killing officials," he said. "They don't draw heat upon themselves."

But Pelz, who worked in the Texas prison system for 21 years, added that the gang has a history of threatening officials and of killing its own members or rivals. He suggested if the Aryan Brotherhood was behind the slayings in Kaufman County, some sort of disruption in the gang's operations might have prompted their retaliation.

That disruption might have come last year, when federal prosecutors in Houston in November announced indictments against 34 alleged members of the gang, including four of its top leaders in Texas. At the time, prosecutors called the indictment "a devastating blow to the leadership" of the gang.

Meanwhile, deputies escorted some Kaufman County

employees into the courthouse Monday after the slayings stirred fears that other public employees could be targeted. Law enforcement officers were seen patrolling outside the courthouse, one holding a semi-automatic weapon, while others walked around inside.

Deputies were called to the McLelland home by relatives and friends who had been unable to reach the pair, according to a search warrant affidavit.

When they arrived, investigators found the two had been shot multiple times. Cartridge casings were scattered near their bodies, the affidavit said.

Authorities have not discussed a motive.

"I don't want to walk around in fear every day ... but on the other hand, two months ago, we wouldn't be having this conversation," County Judge Bruce Wood, the county's top administrator, said Monday at a news conference. The killings also came less than two weeks after Colorado's prison chief was shot to death at his front door, apparently by an ex-convict.

Law enforcement agencies throughout Texas were on high alert, and steps were being taken to better protect other DAs and their staffs.

In Harris County, which includes Houston, District Attorney Mike Anderson said he accepted the sheriff's offer of 24-hour security for him and his family.

BRIEFS

Chico State student taken to hospital after alcohol overdose

CHICO — A 19-year-old Chico State student allegedly had to be transported to the hospital after an apparent alcohol overdose.

Friends of the unidentified woman reported it to authorities after she allegedly passed out under a tree at about 6 p.m. Monday on the Chico State University campus, near Tehama Hall.

She was taken by ambulance to Enloe Medical Center. Her condition is unknown.

According to police, the woman had attended a party on the 800 block of Rio Chico Way.

Police arrived to the party, which was littered with people and trash, and dispersed the crowd at about 6:30 p.m.

Two separate nutrition lectures set in Chico, Ore.

Two separate lectures will be held Wednesday and Friday during Health Week.

Wednesday's event will be held at the Ovoville library, 1820 Mitchell St. from Butte County Public Health. The lectures will be held at 6 p.m. and 7 p.m. respectively.

Health education staff will be on hand to answer questions about nutrition. The lectures will be held at 6 p.m. and 7 p.m. respectively.

For information, visit www.lichahealth.org.

Supervisor Teeter Valley town hall meeting

BUTTE VALLEY — Butte Supervisor Doug Teeter will host a Thursday for residents in Butte Valley.

Teeter will take questions and concerns starting at 6 p.m. The meeting, at Spring Valley Elementary School, 10000 Valley Drive in Butte Valley, will be held at 6 p.m.

For questions, call Teeter's office at 530-938-4444 or visit www.buttevalley.org.

Oklahoma board pushes for charges against oral surgeon

TULSA, Okla. (AP) — Citing the scope of a public health scare involving thousands of patients of an Oklahoma oral surgeon, the head of the state's dentistry board said Monday she wants prosecutors to consider pursuing criminal charges.

Nearly 1,000 of Dr. W. Scott Harrington's 7,000 patients have now been tested in Tulsa for hepatitis B and C as well as HIV, the virus that causes AIDS. About 400 people showed up at a clinic north of downtown Saturday, the first day the free tests were offered, and nearly 560 people showed up Monday.

Susan Rogers, the executive director of the Oklahoma Board of Dentistry, told The Associated Press that she talked with Tulsa County District Attorney Tim Harris on Monday to discuss whether Harrington is criminally liable.

"We're looking for the witnesses and individuals who can testify for us that this is what happened to me in (Harrington's) office," Rogers told AP.

The 17-count complaint filed last week by Rogers' office called Harrington a "menace to the public health." The complaint also said officials found rusty instruments, potentially contaminated drug vials and improper use of a machine designed to sterilize tools at Harrington's two Tulsa-area offices. Harrington and his staff could face at least two felony charges, Rogers said, including practicing dentistry without a license and aiding or abetting another person who is violating the state's dental act.

U.S. EPA BEGINS THIRD REVIEW OF CLEANUP AT THE WESTERN PACIFIC RAILROAD SUPERFUND SITE

The U.S. Environmental Protection Agency (EPA) is conducting a review of cleanup actions at the Western Pacific Railroad Superfund Site in Oroville, California to ensure they remain protective of human health and the environment. The site was cleaned up and deleted from the National Priorities List in 2001. This review will cover the status of the site groundwater and confirm that the property is in compliance with the covenant to restrict its use.

This is the Third Five-Year Review at the Western Pacific Railroad site. The last one, conducted in 2008, found that the cleanup continued to be protective of human health and the environment. The recommendation made at that time was to monitor the potential for off-site release of 1,1-DCA. In 2010, EPA conducted additional groundwater sampling and determined that the concentration of 1,1-DCA in the groundwater was below the state drinking water standard.

During the upcoming review, EPA will take groundwater samples at the site. The methods, findings and conclusions from the review will be documented in the Third Five-Year Review Report. Upon completion, a copy of the final report will be posted on EPA's website and a notice will be placed in a local paper.

EPA invites the community to learn more about the review process and provide input to EPA. One way to get involved is to contact Vicki Rosen, Community Involvement Coordinator, at (415) 972-3244 or vrosen@epa.gov. You can obtain site information at EPA's website, www.epa.gov/region9/westpacrailroad. You can also obtain site information from the Superfund Records Center, 95 Hawthorne St., San Francisco, CA 94105, (415) 820-4700.

CNSR244527

FREE Fair Housing Workshop

Domestic Violence, Occupancy Standards, Pets/ Companion Pets, Criminal and Megan's Law

Includes Certificate of Attendance and Refreshments

Wednesday April 3rd, 2013
6:30-8:30pm
City Council Chambers
421 Main St., Chico
Please Register by Calling 530.345.1321

Claudia Yorton, CPM® and Laurie Raucher, CPM®

Co-Sponsored with the City of Chico
1-800-735-2929 Handicap Accessible
North Valley Property Owners Association

U.S. EPA Begins Fourth Five-Year Review of Cleanup at Koppers, Inc. Superfund Site

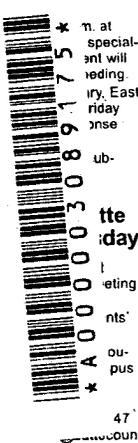
The U.S. Environmental Protection Agency (EPA) is conducting a review of the cleanup actions being taken at the Koppers, Inc. Superfund site located between Baggett Marysville Road and Georgia Pacific Way (East of Highway 70) in Oroville, California. The review will evaluate the effectiveness of cleanup actions for soil and groundwater at the site.

The primary objective of the review is to assure that the cleanup activities undertaken by the potentially responsible parties under EPA oversight, are protective of both human health and the environment. Cleanup goals established for the site include restoration of groundwater to drinking water standards and cleanup of contaminated soils to within acceptable federal and state standards for industrial use. To achieve these goals, the following cleanup activities have taken place: consolidation of contaminated soils in two RCRA landfill cells (completed in 2002); groundwater extraction, treatment and re-injection; and soil excavation and treatment. The Fourth Five-Year Review will evaluate the short and long-term protectiveness of the continuing cleanup actions. Such reviews will continue every five years until the site is deemed no longer hazardous.

The Third Five-Year Review, conducted in 2008, found that the cleanup was protective of human health and the environment. There were no specific recommendations made at that time except to continue with the remedial in place and monitor the soil disposal cells.

EPA invites the community to learn more about the review process and provide input on the cleanup. One way to get involved is to contact Vicki Rosen, EPA Community Involvement Coordinator, at (415) 972-3244 or vrosen@epa.gov. You can get more site information on EPA's website, www.epa.gov/region9/koppers or from the Superfund Records Center, 95 Hawthorne St., San Francisco, CA 94105, (415) 820-4700. When the review is completed, a copy of the Fourth Five-Year Review Report, including the methods, findings and conclusions, will be posted on EPA's website and a notice will be placed in the local paper.

CNSR244530



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Appendix C: Interview Forms

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Interview Forms

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**Koppers Company Inc. Superfund Site
Oroville, Butte County, California
Five-Year Review 2013**

Five-Year Review Interview Questionnaire

The purpose of the five-year review is to evaluate the implementation and performance of the remedy, and to confirm that human health and the environment continue to be protected by the remedial actions that have been performed at the site. This interview is being conducted as a part of the third five-year review for the Koppers Company Inc. Superfund Site, covering the period from the completion of the third five-year review in 2008 to the current completion of this review in 2013.

Name: Jennifer Abrahams

Affiliation: Tetra Tech

Date/Time: 19 Mar 2013, 12:55 am

Location of Interview: Site

1. What is your overall impression of the cleanup work conducted at the Koppers Site since the period of the third five-year review in 2008?

Cleanup has gone very well, close to being done.

2. From your perspective, what effect has continued cleanup operations at the site had on the surrounding community?

No effect.

3. Are you aware of any ongoing community concerns regarding the site or its operation and maintenance?

None

4. Are you aware of any events, incidents, or activities that have occurred at the site, such as dumping, vandalism or anything that required emergency response from local authorities? If so, please give details.

Dumping near the onsite building owned by others (Marvin). Some vandalism onsite with police reports filed.

5. Do you feel well-informed about the site's activities and progress?

Yes

6. Do you have any comments, suggestions, or recommendations regarding the site?

Remedy optimization plans were submitted to EPA and regulatory agencies in October 2012.

7. Have there been routine communications or activities (site visits, inspections, reporting activities, etc.) conducted by your office regarding the site? If so, please describe purpose and results.

Yes, routine communications with FTM (O&M Contractor) by email. Site visits for meetings as needed.

8. Have there been any complaints, violations, or other incidents related to the site that required a response by your office? If so, please summarize the events and result.

No

**Koppers Company Inc. Superfund Site
Oroville, Butte County, California
Five-Year Review 2013**

Five-Year Review Interview Questionnaire

The purpose of the five-year review is to evaluate the implementation and performance of the remedy, and to confirm that human health and the environment continue to be protected by the remedial actions that have been performed at the site. This interview is being conducted as a part of the third five-year review for the Koppers Company Inc. Superfund Site, covering the period from the completion of the third five-year review in 2008 to the current completion of this review in 2013.

Name: Mike Bollinger

Affiliation: Beazer East

Date/Time: 19 Mar 2013, 12:45 am

Location of Interview: Site

1. What is your overall impression of the cleanup work conducted at the Koppers Site since the period of the third five-year review in 2008?

Everything is going well. No further cleanup is being performed.

2. From your perspective, what effect has continued cleanup operations at the site had on the surrounding community?

None

3. Are you aware of any ongoing community concerns regarding the site or its operation and maintenance?

None I am aware of.

4. Are you aware of any events, incidents, or activities that have occurred at the site, such as dumping, vandalism or anything that required emergency response from local authorities? If so, please give details.

Some vandalism for copper theft has occurred.

5. Do you feel well-informed about the site's activities and progress?

Yes

6. Do you have any comments, suggestions, or recommendations regarding the site?

Submitted optimization recommendations to EPA and other regulatory agencies in October 2012, and an executive summary of the proposed changes in March 2013.

7. Have there been routine communications or activities (site visits, inspections, reporting activities, etc.) conducted by your office regarding the site? If so, please describe purpose and results.

I am in routine communications with technical and O&M contractors (reviewing reports, addressing site-related issues) and perform site visits, as appropriate, if issues arise.

8. Have there been any complaints, violations, or other incidents related to the site that required a response by your office? If so, please summarize the events and result.

No

**Koppers Company Inc. Superfund Site
Oroville, Butte County, California
Five-Year Review 2013**

Five-Year Review Interview Questionnaire

The purpose of the five-year review is to evaluate the implementation and performance of the remedy, and to confirm that human health and the environment continue to be protected by the remedial actions that have been performed at the site. This interview is being conducted as a part of the third five-year review for the Koppers Company Inc. Superfund Site, covering the period from the completion of the third five-year review in 2008 to the current completion of this review in 2013.

Name: Sam Martinez

Affiliation: California Department of Toxic Substances Control

Date/Time: 19 Mar 2013, 1:00 pm

Location of Interview: Site

1. What is your overall impression of the cleanup work conducted at the Koppers Site since the period of the third five-year review in 2008?

DTSC is satisfied with the cleanup.

2. From your perspective, what effect has continued cleanup operations at the site had on the surrounding community?

None. Positive if you consider that the cleanup is providing a job for one local resident.

3. Are you aware of any ongoing community concerns regarding the site or its operation and maintenance?

No

4. Are you aware of any events, incidents, or activities that have occurred at the site, such as dumping, vandalism or anything that required emergency response from local authorities? If so, please give details.

None

5. Do you feel well-informed about the site's activities and progress?

Yes, I receive regular correspondence regarding the site.

6. Do you have any comments, suggestions, or recommendations regarding the site?

Move forward on the decommissioning of wells no longer used for remediation or monitoring.

7. Have there been routine communications or activities (site visits, inspections, reporting activities, etc.) conducted by your office regarding the site? If so, please describe purpose and results.

Attend annual site inspections and review routine reporting.

8. Have there been any complaints, violations, or other incidents related to the site that required a response by your office? If so, please summarize the events and result.

No

**Koppers Company Inc. Superfund Site
Oroville, Butte County, California
Five-Year Review 2013**

Five-Year Review Interview Questionnaire

The purpose of the five-year review is to evaluate the implementation and performance of the remedy, and to confirm that human health and the environment continue to be protected by the remedial actions that have been performed at the site. This interview is being conducted as a part of the third five-year review for the Koppers Company Inc. Superfund Site, covering the period from the completion of the third five-year review in 2008 to the current completion of this review in 2013.

Name: Phil Woodward

Affiliation: California Regional Water Quality Control Board

Date/Time: 19 Mar 2013, 12:50 am

Location of Interview: Site

1. What is your overall impression of the cleanup work conducted at the Koppers Site since the period of the third five-year review in 2008?

Progressing wonderfully.

2. From your perspective, what effect has continued cleanup operations at the site had on the surrounding community?

Positive. Alternative water supply program should be ending shortly.

3. Are you aware of any ongoing community concerns regarding the site or its operation and maintenance?

No

4. Are you aware of any events, incidents, or activities that have occurred at the site, such as dumping, vandalism or anything that required emergency response from local authorities? If so, please give details.

Nothing

5. Do you feel well-informed about the site's activities and progress?

Yes

6. Do you have any comments, suggestions, or recommendations regarding the site?

Eliminate off-property groundwater monitoring program. Look for other reductions in onsite monitoring.

7. Have there been routine communications or activities (site visits, inspections, reporting activities, etc.) conducted by your office regarding the site? If so, please describe purpose and results.

Review of routine reports submitted by PRP and conducting annual site inspections.

8. Have there been any complaints, violations, or other incidents related to the site that required a response by your office? If so, please summarize the events and result.

No

Appendix D: Site Inspection Checklist

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Site Inspection Checklist

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Five-Year Review Site Inspection Checklist Koppers Company Inc. Superfund Site

I. SITE INFORMATION													
Site name: Koppers Company, Inc. Superfund Site	Date of inspection: March 19, 2013												
Location: Oroville (Butte County) California	EPA ID: CAD009112087 CERCLIS ID: 0943												
Agency, office, or company leading the five-year review: U.S. Environmental Protection Agency, Region 9	Weather/temperature: Clear skies, low 70's												
Remedy Includes: (Check all that apply) <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;"><input checked="" type="checkbox"/> Landfill cover/containment</td> <td style="width: 50%;"><input type="checkbox"/> Monitored natural attenuation</td> </tr> <tr> <td><input checked="" type="checkbox"/> Access controls</td> <td><input type="checkbox"/> Groundwater containment</td> </tr> <tr> <td><input checked="" type="checkbox"/> Institutional controls</td> <td><input type="checkbox"/> Vertical barrier walls</td> </tr> <tr> <td><input checked="" type="checkbox"/> Groundwater pump and treatment</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Surface water collection and treatment</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Other</td> <td></td> </tr> </table>		<input checked="" type="checkbox"/> Landfill cover/containment	<input type="checkbox"/> Monitored natural attenuation	<input checked="" type="checkbox"/> Access controls	<input type="checkbox"/> Groundwater containment	<input checked="" type="checkbox"/> Institutional controls	<input type="checkbox"/> Vertical barrier walls	<input checked="" type="checkbox"/> Groundwater pump and treatment		<input type="checkbox"/> Surface water collection and treatment		<input type="checkbox"/> Other	
<input checked="" type="checkbox"/> Landfill cover/containment	<input type="checkbox"/> Monitored natural attenuation												
<input checked="" type="checkbox"/> Access controls	<input type="checkbox"/> Groundwater containment												
<input checked="" type="checkbox"/> Institutional controls	<input type="checkbox"/> Vertical barrier walls												
<input checked="" type="checkbox"/> Groundwater pump and treatment													
<input type="checkbox"/> Surface water collection and treatment													
<input type="checkbox"/> Other													
Attachments: <input checked="" type="checkbox"/> Inspection team roster attached <input checked="" type="checkbox"/> Site map attached													
II. INTERVIEWS (See Check all that apply)													
1. O&M site manager	<u>Marvin Raasch</u> Name	<u>O&M Field Technician II</u> Title	<u>19 March 2013</u> Date										
Interviewed <input checked="" type="checkbox"/> at site <input type="checkbox"/> at office <input type="checkbox"/> by phone. Phone no. _____ Problems, suggestions; <input type="checkbox"/> Report attached.													
<u>Routine inspections occur daily. Maintenance is ongoing, as needed. Approval of replacement equipment is timely. Recent (2011) improvements to control equipment (upgrading to a programmable logic controller [PLC] system) for the treatment plant have significantly improved uptime.</u>													
<u>Onsite vandalism has occurred at the site in the last couple of years, mostly related to the theft of copper from wiring in wells with dedicated pumps, and one incident regarding the attempted salvage of an active section of piping conveying water from the treatment plant to the injection wells. The wiring is repaired prior to or during subsequent groundwater monitoring events. The attempted pipe salvage appears to have been thwarted when the pumps turned on, resulting in a 60-foot high discharge of water from a hole torched in the pipe. The hole was repaired and the pipe is currently in good operating condition.</u>													
<u>When vandalism occurs, the Butte County sheriff's office and Oroville police are notified (the site is split between city and county jurisdiction) and reports are filed.</u>													
2. O&M staff	_____	_____	_____										
	Name	Title	Date										
Interviewed <input type="checkbox"/> at site <input type="checkbox"/> at office <input type="checkbox"/> by phone. Phone no. _____ Problems, suggestions; <input type="checkbox"/> Report attached _____ _____													

III. ON-SITE DOCUMENTS & RECORDS VERIFIED (Check all that apply)				
1.	O&M Documents X O&M manual X As-built drawings X Maintenance logs Remarks: <u>Maintained in onsite office at treatment plant</u>	<input checked="" type="checkbox"/> Readily available <input checked="" type="checkbox"/> Readily available <input checked="" type="checkbox"/> Readily available	<input checked="" type="checkbox"/> Up to date <input checked="" type="checkbox"/> Up to date <input checked="" type="checkbox"/> Up to date	<input type="checkbox"/> N/A <input type="checkbox"/> N/A <input type="checkbox"/> N/A
2.	Site-Specific Health and Safety Plan X Contingency plan/emergency response plan Remarks: _____	<input checked="" type="checkbox"/> Readily available <input checked="" type="checkbox"/> Readily available	<input checked="" type="checkbox"/> Up to date <input checked="" type="checkbox"/> Up to date	<input type="checkbox"/> N/A <input type="checkbox"/> N/A
3.	O&M and OSHA Training Records Remarks: _____	<input checked="" type="checkbox"/> Readily available	<input checked="" type="checkbox"/> Up to date	<input type="checkbox"/> N/A
4.	Permits and Service Agreements <input type="checkbox"/> Air discharge permit <input type="checkbox"/> Effluent discharge <input type="checkbox"/> Waste disposal, POTW <input type="checkbox"/> Other permits _____ Remarks: <u>Facility operations are in "substantive compliance" with local requirements.</u>	<input checked="" type="checkbox"/> Readily available <input type="checkbox"/> Readily available <input type="checkbox"/> Readily available <input type="checkbox"/> Readily available	<input type="checkbox"/> Up to date <input type="checkbox"/> Up to date <input type="checkbox"/> Up to date <input type="checkbox"/> Up to date	<input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> N/A
5.	Gas Generation Records Remarks: _____	<input type="checkbox"/> Readily available	<input type="checkbox"/> Up to date	<input checked="" type="checkbox"/> N/A
6.	Settlement Monument Records Remarks: _____	<input checked="" type="checkbox"/> Readily available	<input checked="" type="checkbox"/> Up to date	<input type="checkbox"/> N/A
7.	Groundwater Monitoring Records Remarks: _____	<input checked="" type="checkbox"/> Readily available	<input checked="" type="checkbox"/> Up to date	<input type="checkbox"/> N/A
8.	Leachate Extraction Records Remarks: <u>Leachate monitoring and collection was inadvertently suspended. Reinstatement of monitoring and periodic removal of the leachate is planned.</u>	<input type="checkbox"/> Readily available	<input type="checkbox"/> Up to date	<input type="checkbox"/> N/A
9.	Discharge Compliance Records <input type="checkbox"/> Air <input checked="" type="checkbox"/> Water (effluent) Remarks: _____	<input type="checkbox"/> Readily available <input checked="" type="checkbox"/> Readily available	<input type="checkbox"/> Up to date <input checked="" type="checkbox"/> Up to date	<input type="checkbox"/> N/A <input type="checkbox"/> N/A
10.	Daily Access/Security Logs Remarks: <u>Visitor log and safety tailgate forms maintained in onsite office at treatment plant.</u>	<input checked="" type="checkbox"/> Readily available	<input checked="" type="checkbox"/> Up to date	<input type="checkbox"/> N/A

C. Institutional Controls (ICs)

1. **Implementation and enforcement**
Site conditions imply ICs not properly implemented Yes No N/A
Site conditions imply ICs not being fully enforced Yes No N/A

Type of monitoring (e.g., self-reporting, drive by) Drive by
Frequency: Annually
Responsible party/agency: California Department of Toxic Substances Control

Contact	<u>Sam Martinez</u>	<u>Project Manager</u>	<u>03/19/13</u>	<u>916-255-6583</u>
	Name	Title	Date	Phone no.

Reporting is up-to-date Yes No N/A
Reports are verified by the lead agency Yes No N/A

Specific requirements in deed or decision documents have been met Yes No N/A
Violations have been reported Yes No N/A
Other problems or suggestions: Report attached

2. **Adequacy** ICs are adequate ICs are inadequate N/A
Remarks _____

D. General

1. **Vandalism/trespassing** Location shown on site map No vandalism evident
Remarks: Site has been subjected to occasional vandalism from copper and other scrap metal salvagers. Multiple wells with dedicated pumps have had their electrical wiring removed, requiring rewiring. Also, an attempted salvage of the aboveground pipe from the treatment plant to the injection wells in 2011 resulted in a torch hole being cut in the pipe. The pipe was repaired and is in good working condition.

2. **Land use changes on site:** N/A
Remarks _____

3. **Land use changes off site:** N/A
Remarks _____

VI. GENERAL SITE CONDITIONS

A. Roads Applicable N/A

1. **Roads damaged** Location shown on site map Roads adequate N/A
Remarks _____

B. Other Site Conditions

Remarks: _____

VII. LANDFILL COVERS Applicable N/A

A. Landfill Surface

1. **Settlement** (Low spots) Location shown on site map Settlement not evident
Areal extent _____ Depth _____
Remarks _____

2. **Cracks** Location shown on site map Cracking not evident
Lengths _____ Widths _____ Depths _____
Remarks _____

3. **Erosion** Location shown on site map Erosion not evident
Areal extent _____ Depth _____
Remarks _____

4. **Holes** Location shown on site map Holes not evident
Areal extent: ±100 square feet Depth: 1-2 feet
Remarks: Multiple gopher holes, concentrated primarily on northeastern corner of Disposal Cell 2 but visible in other locations on Cells 1 and 2.

5. **Vegetative Cover** Grass Cover properly established No signs of stress
 Trees/Shrubs (indicate size and locations on a diagram)
Remarks: Overall vegetative cover is healthy, with thinner coverage on the upper portion of the southern side of Cell 2. A couple of shrubs are present at the northern edge of Cell 2 already scheduled for removal.

6. **Alternative Cover (armored rock, concrete, etc.)** N/A
Remarks _____

7. **Bulges** Location shown on site map Bulges not evident
Areal extent _____ Height _____
Remarks _____

8.	Wet Areas/Water Damage	<input checked="" type="checkbox"/> Wet areas/water damage not evident	
	<input type="checkbox"/> Wet areas	<input type="checkbox"/> Location shown on site map	Areal extent _____
	<input type="checkbox"/> Ponding	<input type="checkbox"/> Location shown on site map	Areal extent _____
	<input type="checkbox"/> Seeps	<input type="checkbox"/> Location shown on site map	Areal extent _____
	<input type="checkbox"/> Soft subgrade	<input type="checkbox"/> Location shown on site map	Areal extent _____
	Remarks _____		

9.	Slope Instability	<input type="checkbox"/> Slides	<input type="checkbox"/> Location shown on site map
	Areal extent _____	<input checked="" type="checkbox"/> No evidence of slope instability	
	Remarks _____		

B. Benches			
	<input type="checkbox"/> Applicable	<input checked="" type="checkbox"/> N/A	
	Remarks _____		

1.	Flows Bypass Bench	<input type="checkbox"/> Location shown on site map	<input type="checkbox"/> N/A or okay
	Remarks _____		

2.	Bench Breached	<input type="checkbox"/> Location shown on site map	<input type="checkbox"/> N/A or okay
	Remarks _____		

3.	Bench Overtopped	<input type="checkbox"/> Location shown on site map	<input type="checkbox"/> N/A or okay
	Remarks _____		

C. Letdown Channels			
	<input type="checkbox"/> Applicable	<input checked="" type="checkbox"/> N/A	
	Remarks _____		

1.	Settlement	<input type="checkbox"/> Location shown on site map	<input type="checkbox"/> No evidence of settlement
	Areal extent _____	Depth _____	
	Remarks _____		

2.	Material Degradation	<input type="checkbox"/> Location shown on site map	<input type="checkbox"/> No evidence of degradation
	Material type _____	Areal extent _____	
	Remarks _____		

3.	Erosion	<input type="checkbox"/> Location shown on site map	<input type="checkbox"/> No evidence of erosion
	Areal extent _____	Depth _____	
	Remarks _____		

4.	Undercutting	<input type="checkbox"/> Location shown on site map	<input type="checkbox"/> No evidence of undercutting
	Areal extent _____	Depth _____	
	Remarks _____		
5.	Obstructions	Type _____	<input type="checkbox"/> No obstructions
	<input type="checkbox"/> Location shown on site map	Areal extent _____	
	Size _____		
	Remarks _____		
6.	Excessive Vegetative Growth	Type _____	
	<input type="checkbox"/> No evidence of excessive growth		
	<input type="checkbox"/> Vegetation in channels does not obstruct flow		
	<input type="checkbox"/> Location shown on site map	Areal extent _____	
	Remarks _____		
D. Cover Penetrations <input checked="" type="checkbox"/> Applicable <input type="checkbox"/> N/A			
1.	Gas Vents	<input type="checkbox"/> Active	<input checked="" type="checkbox"/> Passive
	<input type="checkbox"/> Properly secured/locked	<input checked="" type="checkbox"/> Functioning	<input type="checkbox"/> Routinely sampled <input checked="" type="checkbox"/> Good condition
	<input type="checkbox"/> Evidence of leakage at penetration	<input type="checkbox"/> Needs Maintenance	
	<input type="checkbox"/> N/A		
	Remarks _____		
2.	Gas Monitoring Probes	<input type="checkbox"/> Properly secured/locked	<input type="checkbox"/> Functioning <input type="checkbox"/> Routinely sampled <input type="checkbox"/> Good condition
	<input type="checkbox"/> Evidence of leakage at penetration	<input type="checkbox"/> Needs Maintenance	<input checked="" type="checkbox"/> N/A
	Remarks _____		
3.	Monitoring Wells (within surface area of landfill)	<input type="checkbox"/> Properly secured/locked	<input type="checkbox"/> Functioning <input type="checkbox"/> Routinely sampled <input type="checkbox"/> Good condition
	<input type="checkbox"/> Evidence of leakage at penetration	<input type="checkbox"/> Needs Maintenance	<input checked="" type="checkbox"/> N/A
	Remarks _____		
4.	Leachate Extraction Wells	<input checked="" type="checkbox"/> Properly secured/locked	<input checked="" type="checkbox"/> Functioning <input type="checkbox"/> Routinely sampled <input checked="" type="checkbox"/> Good condition
	<input type="checkbox"/> Evidence of leakage at penetration	<input type="checkbox"/> Needs Maintenance	<input type="checkbox"/> N/A
	Remarks: Routine monitoring and sampling was suspended, but is planned to resume.		
5.	Settlement Monuments	<input checked="" type="checkbox"/> Located	<input checked="" type="checkbox"/> Routinely surveyed <input type="checkbox"/> N/A
	Remarks _____		

E. Gas Collection and Treatment <input type="checkbox"/> Applicable <input checked="" type="checkbox"/> N/A		
1.	Gas Treatment Facilities <input type="checkbox"/> Flaring <input type="checkbox"/> Thermal destruction <input type="checkbox"/> Collection for reuse <input type="checkbox"/> Good condition <input type="checkbox"/> Needs Maintenance Remarks _____ _____	
2.	Gas Collection Wells, Manifolds and Piping <input type="checkbox"/> Good condition <input type="checkbox"/> Needs Maintenance Remarks _____ _____	
3.	Gas Monitoring Facilities (<i>e.g.</i> , gas monitoring of adjacent homes or buildings) <input type="checkbox"/> Good condition <input type="checkbox"/> Needs Maintenance <input type="checkbox"/> N/A Remarks _____ _____	
F. Cover Drainage Layer <input checked="" type="checkbox"/> Applicable <input type="checkbox"/> N/A		
1.	Outlet Pipes Inspected Remarks _____ _____	<input checked="" type="checkbox"/> Functioning <input type="checkbox"/> N/A
2.	Outlet Rock Inspected Remarks _____ _____	<input type="checkbox"/> Functioning <input checked="" type="checkbox"/> N/A
G. Detention/Sedimentation Ponds <input type="checkbox"/> Applicable <input checked="" type="checkbox"/> N/A		
1.	Siltation Areal extent _____ Depth _____ <input type="checkbox"/> Siltation not evident Remarks _____ _____	<input type="checkbox"/> N/A
2.	Erosion Areal extent _____ Depth _____ <input type="checkbox"/> Erosion not evident Remarks _____ _____	
3.	Outlet Works <input type="checkbox"/> Functioning <input type="checkbox"/> N/A Remarks _____ _____	
4.	Dam <input type="checkbox"/> Functioning <input type="checkbox"/> N/A Remarks _____ _____	

H. Retaining Walls		<input type="checkbox"/> Applicable	<input checked="" type="checkbox"/> N/A
1.	Deformations	<input type="checkbox"/> Location shown on site map	<input type="checkbox"/> Deformation not evident
	Horizontal displacement _____	Vertical displacement _____	
	Rotational displacement _____		
	Remarks _____		

2.	Degradation	<input type="checkbox"/> Location shown on site map	<input type="checkbox"/> Degradation not evident
	Remarks _____		

I. Perimeter Ditches/Off-Site Discharge		<input type="checkbox"/> Applicable	<input checked="" type="checkbox"/> N/A
1.	Siltation	<input type="checkbox"/> Location shown on site map	<input type="checkbox"/> Siltation not evident
	Areal extent _____	Depth _____	
	Remarks _____		

2.	Vegetative Growth	<input type="checkbox"/> Location shown on site map	<input type="checkbox"/> N/A
	<input type="checkbox"/> Vegetation does not impede flow		
	Areal extent _____	Type _____	
	Remarks _____		

3.	Erosion	<input type="checkbox"/> Location shown on site map	<input type="checkbox"/> Erosion not evident
	Areal extent _____	Depth _____	
	Remarks _____		

4.	Discharge Structure	<input type="checkbox"/> Functioning	<input type="checkbox"/> N/A
	Remarks _____		

VIII. VERTICAL BARRIER WALLS		<input type="checkbox"/> Applicable	<input checked="" type="checkbox"/> N/A
1.	Settlement	<input type="checkbox"/> Location shown on site map	<input type="checkbox"/> Settlement not evident
	Areal extent _____	Depth _____	
	Remarks _____		

2.	Performance Monitoring	Type of monitoring _____	
	<input type="checkbox"/> Performance not monitored		
	Frequency _____	<input type="checkbox"/> Evidence of breaching	
	Head differential _____		
	Remarks _____		

IX. GROUNDWATER/SURFACE WATER REMEDIES <input checked="" type="checkbox"/> Applicable <input type="checkbox"/> N/A	
A. Groundwater Extraction Wells, Pumps, and Pipelines <input checked="" type="checkbox"/> Applicable <input type="checkbox"/> N/A	
1.	Pumps, Wellhead Plumbing, and Electrical <input checked="" type="checkbox"/> Good condition <input checked="" type="checkbox"/> All required wells properly operating <input type="checkbox"/> Needs Maintenance <input type="checkbox"/> N/A Remarks: _____ _____ _____
2.	Extraction System Pipelines, Valves, Valve Boxes, and Other Appurtenances <input checked="" type="checkbox"/> Good condition <input type="checkbox"/> Needs Maintenance Remarks: <u>Minor discharge of extracted water from backflow preventers evident at two extraction wells (and two injection wells). Water fully contained within fenced enclosure for each well.</u> _____ _____
3.	Spare Parts and Equipment <input checked="" type="checkbox"/> Readily available <input type="checkbox"/> Good condition <input type="checkbox"/> Requires upgrade <input type="checkbox"/> Needs to be provided Remarks _____ _____ _____
B. Surface Water Collection Structures, Pumps, and Pipelines <input type="checkbox"/> Applicable <input checked="" type="checkbox"/> N/A	
1.	Collection Structures, Pumps, and Electrical <input type="checkbox"/> Good condition <input type="checkbox"/> Needs Maintenance Remarks _____ _____ _____
2.	Surface Water Collection System Pipelines, Valves, Valve Boxes, and Other Appurtenances <input type="checkbox"/> Good condition <input type="checkbox"/> Needs Maintenance Remarks _____ _____ _____
3.	Spare Parts and Equipment <input type="checkbox"/> Readily available <input type="checkbox"/> Good condition <input type="checkbox"/> Requires upgrade <input type="checkbox"/> Needs to be provided Remarks _____ _____ _____

D. Monitored Natural Attenuation

1. **Monitoring Wells** (natural attenuation remedy)
- | | | | |
|-----------------------------------------------------|--------------------------------------------|--------------------------------------------|-----------------------------------------|
| <input type="checkbox"/> Properly secured/locked | <input type="checkbox"/> Functioning | <input type="checkbox"/> Routinely sampled | <input type="checkbox"/> Good condition |
| <input type="checkbox"/> All required wells located | <input type="checkbox"/> Needs Maintenance | | X N/A |
- Remarks _____

X. OTHER REMEDIES

If there are remedies applied at the site which are not covered above, attach an inspection sheet describing the physical nature and condition of any facility associated with the remedy. An example would be soil vapor extraction.

XI. OVERALL OBSERVATIONS

A. Implementation of the Remedy

Describe issues and observations relating to whether the remedy is effective and functioning as designed. Begin with a brief statement of what the remedy is to accomplish (i.e., to contain contaminant plume, minimize infiltration and gas emission, etc.).

The primary objective of the remedial action conducted at the site is to restore groundwater to drinking water standards both on and off site, with the exception of the Technical Impracticability (TI) Zone. The implementation of this remedy continues with an on-site extraction and treatment system, and continued product recovery from the TI Zone. The onsite groundwater monitoring well network continues to be monitored on a quarterly basis and reported semiannually. Remediation of the off-site plume is essentially complete, with no further groundwater extraction occurring, and off-site groundwater monitoring is being evaluated for elimination in 2013. An alternate water supply continues to be provided to seven local residences, but is also being evaluated for elimination in 2013.

Soil remediation is complete, and the soils are contained in two onsite disposal cells. The disposal cells are surveyed regularly to ensure limited subsidence. A passive leachate collection system was routinely monitored and any collected leachate is disposed of at an off-site authorized disposal facility, but this monitoring had lapsed for an unknown period of time and is being restarted in 2013. There are monitoring wells surrounding the disposal cells that are sampled regularly to ensure that disposal wastes are not contributing to further groundwater contamination.

For the purposes of conducting this 5-year review, a Condition of Title report was obtained for the site. A *Covenant to Restrict Use of the Property* has been incorporated into the title documents and, based on interviews with key personnel and the site inspection, it appears that the institutional controls are currently functioning as intended.

B. Adequacy of O&M

Describe issues and observations related to the implementation and scope of O&M procedures. In particular, discuss their relationship to the current and long-term protectiveness of the remedy.

A site inspection was conducted at the site on 19 March 2013. The groundwater extraction, treatment and reinjection system was observed in good working order, with improvements in the control equipment resulting in improved efficiency and uptime since the last 5-year review.

Two minor issues were observed associated with the groundwater treatment system: 1) a backflow preventer associated with the feed pump to the air stripper was leaking, but the leaking water was fully contained within the secondary containment system—the backflow preventer was scheduled for repair; and 2) the backflow preventers at the two extraction wells had minor leaks during extraction, but the extracted water was fully contained within the fenced enclosures for the two wells. These minor issues do not impact the overall protectiveness of the groundwater remedy.

Cap integrity appears fine, with minimal settling to the two disposal cells since construction. O&M activities consist of inspection and removal of deep-rooting vegetation from the caps. Multiple deep burrows were observed on the northeastern side of Cell 2 that, although currently not compromising protectiveness of the cap, could lead to slope stability issues during heavy rains. Appropriate repair efforts for concentrations of burrows should be included in the O&M activities.

C. Early Indicators of Potential Remedy Problems

Describe issues and observations such as unexpected changes in the cost or scope of O&M or a high frequency of unscheduled repairs that suggest that the protectiveness of the remedy may be compromised in the future.

The backflow preventers at Extraction Wells EW-1 and EW-2 were both identified as leaking at the time of the site inspection. The release of any significant volume of this extracted and untreated water larger than can be contained within the fenced enclosures could be of potential concern because the presence of one or more contaminants. The backflow preventers should be repaired.

D. Opportunities for Optimization

Describe possible opportunities for optimization in monitoring tasks or the operation of the remedy.

Remediation efforts for the offsite groundwater have been successful and cessation of the offsite alternative water supply program and offsite groundwater-monitoring program has been submitted to EPA, DTSC, and RWQCB by the PRP in October 2012. Proposed optimization of the onsite groundwater monitoring program was also proposed by the PRP in October 2012. These proposals are currently under review.

Feather River Annual Environmental Expenditures 2008 through 2012

Phase	2008	2009	2010	2011	2012	TOTAL BY PHASE
Gov't Charges	12,582.85	149,485.59	25,471.36	4,743.66	12,664.15	204,947.61
Investigation	-	-	-	-	-	-
Monitoring	99,403.36	169,206.24	105,361.85	116,601.71	87,853.15	578,426.31
Operations & Maintenance	242,083.29	247,767.26	207,358.50	259,071.63	176,389.47	1,132,670.15
Remedial Design	-	-	-	-	-	-
Remediation	-	-	-	-	-	-
Special Svcs (Water Pmts)	4,036.20	4,019.40	4,019.40	4,019.40	2,296.80	18,391.20
Special Svcs (Letter Credit Fees)	8,573.01	37,345.67	61,044.09	48,990.47	34,548.07	190,501.31
TOTAL YEARS	\$366,678.71	\$607,824.16	\$403,255.20	\$433,426.87	\$313,751.64	\$2,124,936.58

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Appendix E: Photographs from Site Inspection Visit

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Photographs from Site Inspection Visit

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Figure 1. Ground Water Treatment System–Air Stripper.

Note leak in backflow preventer on feed pump to air stripper. Scheduled for repair.



Figure 2. Ground Water Treatment System–Filtration and Storage.

Sand filter (blue tank on left) and one of the carbon filters (blue tank in center).

Holding tank for recovered free product on left.



Figure 3. Ground Water Treatment System–Filtration.

Carbon filters (blue tanks).



Figure 4. Ground Water Treatment System–Injection Tank and Piping.

Holding tank (one of two) for treated water prior to injection. Injection piping present in foreground.



Figure 5. Ground Water Treatment System– Extraction Well.

Extraction well EW-1. Backflow preventer releases minor amount of water during extraction, but this water is fully contained within fenced enclosure at wellhead.



Figure 6. Ground Water Treatment System– Extraction Well.

Extraction well EW-2. Backflow preventer releases minor amount of water during extraction, but this water is fully contained within fenced enclosure at wellhead.



Figure 7. Ground Water Treatment System– Extraction Well.

Extraction well MW-8.



Figure 8. Ground Water Treatment System–Extraction Well.

Extraction well PRO-1 for free product recovery, and adjacent monitoring well MW-16.



Figure 9. Ground Water Treatment System–Injection Well.

Injection well IW-3. Backflow preventer releases minor amount of treated water during injection.



Figure 10. Ground Water Treatment System–Injection Well.

Injection well IW-4. Backflow preventer releases minor amount of treated water during injection.



Figure 11. Disposal Cells.

Leachate collection piping for Cell # 2.



Figure 12. Disposal Cells.

Settlement monument on Cell # 2.



Figure 13. Disposal Cells.

Terrace between Cell # 2 and
Cell # 1.



Figure 14. Disposal Cells.

Burrows on northeastern flanks of
Cell # 2.



Figure 15. Disposal Cells.

Large burrow on northeastern
flank of Cell # 2.



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Appendix F: Title Search Report

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Historical Chain of Title Report

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Tempe, Arizona 85281
Phone: (480) 967-6752
Fax Number: (480) 966-9422
Web Site: www.netronline.com

HISTORICAL CHAIN OF TITLE REPORT

KOPPERS SUPERFUND SITE
14 PARCELS
OROVILLE, CALIFORNIA

Submitted to:

ITSI GILBANE COMPANY
2730 Shadelands Drive
Walnut Creek, California 94598
Attention: Rachel Hess
Project No. N13-00365
Monday, March 25, 2013

NETR - Real Estate Research & Information hereby submits the following ASTM historical chain-of-title to the land described below, subject to the leases/miscellaneous shown in Section 2. Title to the estate or interest covered by this report appears to be vested in:

NORTH OPHIR LAND LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS TO PARCELS 035-470-005, 035-470-029, AND 035-470-031; STRATEGIC DEVELOPMENT HOLDING CO., LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS TO PARCELS 035-470-008, 035-470-009, 035-470-022, 035-470-032, 035-470-033, 035-470-034, 035-470-035, AND 035-470-036; LA VEREDA NEVADA, INC., A NEVADA CORPORATION, AS TO PARCELS 035-470-028 AND 035-470-030; ALLIANCE CAPITAL FUNDING, LLC, ANTHONY ST. MARTIN AND LINDA PACINO ST. MARTIN, HUSBAND & WIFE AND ACF DISPOSITION, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS TO PARCEL 035-470-037

The following is the current property legal description:

All that certain piece or parcel of land situated and lying in Section 31, Township 19 North, Range 4 East of the Mt Diablo Principal Meridian, which consists of 6.70 acres, Butte County, State of California

All that certain piece or parcel of land situated and lying in the Southeast Quarter of the Northeast Quarter of Section 30, Township 19 North, Range 4 East of the Mt Diablo Principal Meridian, which consists of 17.17 acres, Butte County, State of California

All that certain piece or parcel of land situated and lying in the Southwest Quarter of the Northwest Quarter of Section 29, Township 19 North, Range 4 East of the Mt Diablo Principal Meridian, which consists of 1.10 acres, Butte County, State of California

All that certain piece or parcel of land situated and lying in the Southwest Quarter of Section 30, Township 19 North, Range 4 East of the Mt Diablo Principal Meridian, which consists of 1.76 acres, Butte County, State of California

All that certain piece or parcel of land situated and lying in Sections 29 and 30, Township 19 North, Range 4 East of the Mt Diablo Principal Meridian, which consists of 49.71 acres, Butte County, State of California

All that certain piece or parcel of land situated and lying in Section 30, Township 19 North, Range 4 East of the Mt Diablo Principal Meridian, which consists of 6.98 acres, Butte County, State of California

A portion of the Southeast Quarter of Section 30 and a portion of the Southwest Quarter of Section 29 of Township 19 North, Range 4 East, which consists of 43.42 acres, situated and lying in the City of Oroville, Butte County, State of California

A portion of the Southwest Quarter of the Southeast Quarter and the Southeast Quarter of the Southwest Quarter of Section 30, Township 19 North, Range 4 East of the Mt Diablo Principal Meridian, which consists of 10.55 acres, Butte County, State of California

All that certain piece or parcel of land situated and lying in the South Half of the Southeast Quarter of Section 30, Township 19 North, Range 4 East of the Mt Diablo Principal Meridian, which consists of 1.29 acres, Butte County, State of California

All that certain piece or parcel of land situated and lying in the South Half of the Southeast Quarter of Section 30, Township 19 North, Range 4 East of the Mt Diablo Principal Meridian, which consists of 9.73 acres, Butte County, State of California

All that certain piece or parcel of land situated and lying in the South Half of the Southeast Quarter of Section 30, Township 19 North, Range 4 East of the Mt Diablo Principal Meridian, which consists of 7.66 acres, Butte County, State of California

All that certain piece or parcel of land situated and lying in Section 30, Township 19 North, Range 4 East of the Mt Diablo Principal Meridian, which consists of 6.77 acres, Butte County, State of California

All that certain piece or parcel of land situated and lying in the Northwest Quarter of Section 31, Township 19 North, Range 4 East of the Mt Diablo Principal Meridian, which consists of 7.39 acres, Butte County, State of California

All that certain piece or parcel of land situated and lying in the Northeast Quarter of the Northwest Quarter of Section 31, Township 19 North, Range 4 East of the Mt Diablo Principal Meridian, which consists of 6.71 acres, Butte County, State of California

Assessor's Parcel Number(s): 035-470-005, 035-470-008, 035-470-009, 035-470-022, 035-470-028, 035-470-029, 035-470-030, 035-470-031, 035-470-032, 035-470-033, 035-470-034, 035-470-035, 035-470-036, 035-470-037

1. HISTORICAL CHAIN OF TITLE

Records were searched at the Butte County Assessor's office and the Butte County Recorder's office back to 1930. The following conveyances were found of record.

I. Chain 1 - Parcel 035-470-005

1. Feather River Pine Mills Company, formerly known as the Hutchinson Lumber Company acquired title prior to 1930.

2. DEED

RECORDED: 09/02/1955
GRANTOR: Feather River Pine Mills, Inc., a corporation
GRANTEE: Georgia-Pacific Plywood Company
INSTRUMENT: Book 788, Page 491

3. DEED

RECORDED: 09/02/1955
GRANTOR: Georgia-Pacific Plywood Company
GRANTEE: High Sierra Pine Mills, Inc.
INSTRUMENT: Book 788, Page 494

4. GRANT DEED

RECORDED: 08/06/1965
GRANTOR: High Sierra Pine Mills, Inc.
GRANTEE: Koppers Company, Inc., a Delaware corporation
INSTRUMENT: Book 1384, Page 648

5. CORPORATE GRANT DEED

RECORDED: 01/12/1989
GRANTOR: Koppers Company, Inc., a Delaware corporation
GRANTEE: Koppers Industries, Inc., a Pennsylvania corporation
INSTRUMENT: 89-01153

6. GRANT DEED

RECORDED: 11/05/2002
GRANTOR: Koppers Industries, Inc., a Pennsylvania corporation
GRANTEE: Beazer East, Inc., a Delaware corporation
INSTRUMENT: 2002-0059398

7. CORPORATION GRANT DEED

RECORDED: 11/28/2006
GRANTOR: Beazer East, Inc., a Delaware corporation
GRANTEE: North Ophir Land LLC, a California limited liability
company
INSTRUMENT: 2006-0062176

II. Chain 2 - Parcel 035-470-008

8. DEED

RECORDED: 01/06/1930
GRANTOR: A. F. Noickenbeamer & Ethel Nockenbeamer, husband &
wife and Frank A. Leach, Jr. & Margaret Leach, husband &
wife
GRANTEE: Natomas Company, a California corporation
INSTRUMENT: Book 40, Page 237

9. GRANT DEED

RECORDED: 02/28/1963
GRANTOR: Natomas Company, a California corporation
GRANTEE: Wilfred R. Olson & Alma Olson, his wife, as to 1/6th
interest; Howard J. Doucette & Mary Doucette, his wife,
as to 1/6th interest; Henry S. Sparks & Ethyl Sparks, his
wife, as to 1/6th interest; Kenneth T. Richter & Geraldine
W. Richter, his wife, as to 1/6th interest; Donald H.
Richter & Kathryn E. Richter, his wife, as to 1/6th interest
and Arthur E. Hiatt & Pauline M. Hiatt, his wife, as to
1/6th interest
INSTRUMENT: Book 1230, Page 130

10. TRUSTEE'S DEED

RECORDED: 03/06/1969
GRANTOR: Butte County Title Company, a corporation, as Trustee
GRANTEE: Louis Janin,, as to 1/6th interest, Helen S. Janin, as to 1/6th
interest, Charles Howard Janin & Francis L. Janin, his
wife, as to 1/3rd interest and Elizabeth Janin Evans, as to
1/3rd interest
INSTRUMENT: Book 1557, Page 71
COMMENTS: This conveyance is pursuant to the powers conferred upon
the trustee in the deed of trust (recorded in Book 1230,
Page 137 on 2-28-1963 from Wilfred R. Olson & Alma
Olson, his wife, as to 1/6th interest; Howard J. Doucette &
Mary Doucette, his wife, as to 1/6th interest; Henry S.
Sparks & Ethyl Sparks, his wife, as to 1/6th interest;
Kenneth T. Richter & Geraldine W. Richter, his wife, as to
1/6th interest; Donald H. Richter & Kathryn E. Richter,
his wife, as to 1/6th interest and Arthur E. Hiatt & Pauline
M. Hiatt, his wife, as to 1/6th interest, as trustors to Butte
County Title Company, as Trustee

11. GRANT DEED

RECORDED: 10/23/1974
GRANTOR: Charles Howard Janin, Frances L. Janin, Elizabeth Janin
Evans, Helen S. Janin and Helen S. Janin, Trustee, T/U/W,
Louis Janin
GRANTEE: Koppers Company, Inc., a Delaware corporation
INSTRUMENT: Book 1946, Page 308

12. CORPORATE GRANT DEED

RECORDED: 01/12/1989
GRANTOR: Koppers Company, Inc., a Delaware corporation
GRANTEE: Koppers Industries, Inc., a Pennsylvania corporation
INSTRUMENT: 89-01153

13. GRANT DEED

RECORDED: 11/05/2002
GRANTOR: Koppers Industries, Inc., a Pennsylvania corporation
GRANTEE: Beazer East, Inc., a Delaware corporation
INSTRUMENT: 2002-0059398

14. CORPORATION GRANT DEED

RECORDED: 11/28/2006
GRANTOR: Beazer East, Inc., a Delaware corporation
GRANTEE: North Ophir Land LLC, a California limited liability
company
INSTRUMENT: 2006-0062176

15. GRANT DEED

RECORDED: 12/28/2007
GRANTOR: North Ophir Land LLC, a California limited liability
company
GRANTEE: Strategic Development Holding Co., LLC, a California
limited liability company
INSTRUMENT: 2007-0058278

III. Chain 3 - Parcel 035-470-009

16. Feather River Pine Mills Company, formerly known as the Hutchinson Lumber Company
acquired title prior to 1930.

17. DEED

RECORDED: 07/25/1955
GRANTOR: Feather River Pine Mills, Inc., a corporation
GRANTEE: Georgia Pacific Plywood Company, a Georgia corporation
INSTRUMENT: Book 771, Page 145

18. WARRANTY DEED

RECORDED: 07/29/1955
GRANTOR: Georgia Pacific Plywood Company, a Georgia corporation
GRANTEE: Koppers Company, Inc., a Delaware corporation
INSTRUMENT: Book 783, Page 467

19. CORPORATE GRANT DEED

RECORDED: 01/12/1989
GRANTOR: Koppers Company, Inc., a Delaware corporation
GRANTEE: Koppers Industries, Inc., a Pennsylvania corporation
INSTRUMENT: 89-01153

20. GRANT DEED

RECORDED: 11/05/2002
GRANTOR: Koppers Industries, Inc., a Pennsylvania corporation
GRANTEE: Beazer East, Inc., a Delaware corporation
INSTRUMENT: 2002-0059398

21. CORPORATION GRANT DEED

RECORDED: 11/28/2006
GRANTOR: Beazer East, Inc., a Delaware corporation
GRANTEE: North Ophir Land LLC, a California limited liability company
INSTRUMENT: 2006-0062176

22. GRANT DEED

RECORDED: 12/18/2007
GRANTOR: North Ophir Land LLC, a California limited liability company
GRANTEE: Strategic Development Holding Co., LLC, a California limited liability company
INSTRUMENT: 2007-0058268

IV. Chain 4 - Parcel 035-470-022

23. Feather River Pine Mills Company, formerly known as the Hutchinson Lumber Company acquired title prior to 1930.

24. GRANT DEED

RECORDED: 11/10/1949
GRANTOR: Feather River Pine Mills, Inc., a corporation
GRANTEE: La Porte Lumber Co., a corporation
INSTRUMENT: Book 527, Page 248

25. CERTIFICATE OF SALE OF REAL PROPERTY

RECORDED: 12/21/1949
GRANTOR: La Porte Lumber Co., a corporation, Defendant
GRANTEE: J. R. Hudson and J. L. Hudson, Plaintiff
INSTRUMENT: 7281

26. CERTIFICATE OF SALE OF REAL PROPERTY

RECORDED: 12/21/1949
GRANTOR: La Porte Lumber Co., a corporation, Defendant
GRANTEE: J. R. Hudson and J. L. Hudson, Plaintiff
INSTRUMENT: 7282

27. GRANT DEED

RECORDED: 06/23/1954
GRANTOR: J. R. Hudson & Margaurite E. Hudson, his wife and J. L. Hudson & Minnie G. Hudson, his wife
GRANTEE: Pony Express Studs, Inc., a California corporation
INSTRUMENT: 20926

28. GRANT DEED

RECORDED: 02/20/1962
GRANTOR: Pony Express Studs, Inc., a California corporation
GRANTEE: Louis H. Hunte & Emily F. Hunte, his wife
INSTRUMENT: Book 1165, Page 672

29. GRANT DEED

RECORDED: 08/30/1976
GRANTOR: Louis H. Hunte & Emily F. Hunte, his wife
GRANTEE: David M. Miller & Alice K. Miller, husband & wife, as to 1/3rd interest; Willis W. Fletcher & Jane C. Fletcher, husband & wife, as to 1/3rd interest and Louis H. Hunte & Emily F. Hunte, husband & wife, as to 1/3rd interest
INSTRUMENT: Book 1173, Page 241

30. INDIVIDUAL GRANT DEED

RECORDED: 08/04/1980
GRANTOR: David M. Miller & Alice K. Miller, his wife; Willis H. Fletcher & Jane C. Fletcher, his wife, Louis H. Hunte & Emily P. Hunte, his wife
GRANTEE: Koppers Company, Inc., a Delaware corporation
INSTRUMENT: Book 2538, Page 170

31. CORPORATE GRANT DEED

RECORDED: 01/12/1989
GRANTOR: Koppers Company, Inc., a Delaware corporation
GRANTEE: Koppers Industries, Inc., a Pennsylvania corporation
INSTRUMENT: 89-01153

32. GRANT DEED

RECORDED: 11/05/2002
GRANTOR: Koppers Industries, Inc., a Pennsylvania corporation
GRANTEE: Beazer East, Inc., a Delaware corporation
INSTRUMENT: 2002-0059398

33. CORPORATION GRANT DEED

RECORDED: 11/28/2006
GRANTOR: Beazer East, Inc., a Delaware corporation
GRANTEE: North Ophir Land LLC, a California limited liability company
INSTRUMENT: 2006-0062176

34. GRANT DEED

RECORDED: 12/18/2007
GRANTOR: North Ophir Land LLC, a California limited liability company
GRANTEE: Strategic Development Holding Co., LLC, a California limited liability company
INSTRUMENT: 2007-0058269

V. Chain 5 - Parcel 035-470-028

35. Feather River Pine Mills Company, formerly known as the Hutchinson Lumber Company acquired title prior to 1930.

36. DEED

RECORDED: 02/07/1947
GRANTOR: Feather River Pine Mills, Inc.
GRANTEE: National Wood Treating Corporation
INSTRUMENT: Book 414, Page 45

37. DEED

RECORDED: 12/30/1955
GRANTOR: National Wood Treating Corporation
GRANTEE: Koppers Company, Inc., a Delaware corporation
INSTRUMENT: Book 806, Page 212

38. CORPORATE GRANT DEED

RECORDED: 01/12/1989
GRANTOR: Koppers Company, Inc., a Delaware corporation
GRANTEE: Koppers Industries, Inc., a Pennsylvania corporation
INSTRUMENT: 89-01153

39. GRANT DEED

RECORDED: 11/05/2002
GRANTOR: Koppers Industries, Inc., a Pennsylvania corporation
GRANTEE: Beazer East, Inc., a Delaware corporation
INSTRUMENT: 2002-0059398

40. CORPORATION GRANT DEED

RECORDED: 11/28/2006
GRANTOR: Beazer East, Inc., a Delaware corporation
GRANTEE: North Ophir Land LLC, a California limited liability
company
INSTRUMENT: 2006-0062176

41. TRUSTEE'S DEED UPON SALE

RECORDED: 04/21/2011
GRANTOR: Mid Valley Title and Escrow Company, a corporation
GRANTEE: La Vereda Nevada, Inc., a Nevada corporation
INSTRUMENT: 2011-0013351
COMMENTS: This conveyance is made pursuant to the authority and powers vested in said Trustee, as Trustee, or Successor Trustee, or Substituted Trustee, under that certain Deed of Trust executed by North Ophir Land, LLC, as Trustor recorded 11-28-2006 as instrument 2006-0062177.

VI. Chain 6 - Parcel 035-470-029

42. Feather River Pine Mills Company, formerly known as the Hutchinson Lumber Company acquired title prior to 1930.

43. DEED

RECORDED: 02/07/1947
GRANTOR: Feather River Pine Mills, Inc., a corporation
GRANTEE: National Wood Treating Corporation
INSTRUMENT: Book 414, Page 45

44. DEED

RECORDED: 12/30/1955
GRANTOR: National Wood Treating Corporation
GRANTEE: Koppers Company, Inc., a Delaware corporation
INSTRUMENT: Book 806, Page 212

45. CORPORATE GRANT DEED

RECORDED: 01/12/1989
GRANTOR: Koppers Company, Inc., a Delaware corporation
GRANTEE: Koppers Industries, Inc., a Pennsylvania corporation
INSTRUMENT: 89-01153

46. GRANT DEED

RECORDED: 11/05/2002
GRANTOR: Koppers Industries, Inc., a Pennsylvania corporation
GRANTEE: Beazer East, Inc., a Delaware corporation
INSTRUMENT: 2002-0059398

47. CORPORATION GRANT DEED

RECORDED: 11/28/2006
GRANTOR: Beazer East, Inc., a Delaware corporation
GRANTEE: North Ophir Land LLC, a California limited liability
company
INSTRUMENT: 2006-0062176

VII. Chain 7 - Parcel 035-470-030

48. Feather River Pine Mills Company, formerly known as the Hutchinson Lumber Company acquired title prior to 1930.

49. DEED

RECORDED: 07/25/1955
GRANTOR: Feather River Pine Mills, Inc., a corporation
GRANTEE: Georgia Pacific Plywood Company, a Georgia corporation
INSTRUMENT: Book 771, Page 145

50. WARRANTY DEED

RECORDED: 07/29/1955
GRANTOR: Georgia Pacific Plywood Company, a Georgia corporation
GRANTEE: Koppers Company, Inc., a Delaware corporation
INSTRUMENT: Book 783, Page 467

51. CORPORATE GRANT DEED

RECORDED: 01/12/1989
GRANTOR: Koppers Company, Inc., a Delaware corporation
GRANTEE: Koppers Industries, Inc., a Pennsylvania corporation
INSTRUMENT: 89-01153

52. GRANT DEED

RECORDED: 11/05/2002
GRANTOR: Koppers Industries, Inc., a Pennsylvania corporation
GRANTEE: Beazer East, Inc., a Delaware corporation
INSTRUMENT: 2002-0059398

53. CORPORATION GRANT DEED

RECORDED: 11/28/2006
GRANTOR: Beazer East, Inc., a Delaware corporation
GRANTEE: North Ophir Land LLC, a California limited liability company
INSTRUMENT: 2006-0062176

54. TRUSTEE'S DEED UPON SALE

RECORDED: 04/21/2011
GRANTOR: Mid Valley Title and Escrow Company, a corporation
GRANTEE: La Vereda Nevada, Inc., a Nevada corporation
INSTRUMENT: 2011-0013351
COMMENTS: This conveyance is made pursuant to the authority and powers vested in said Trustee, as Trustee, or Successor Trustee, or Substituted Trustee, under that certain Deed of Trust executed by North Ophir Land, LLC, as Trustor recorded 11-28-2006 as instrument 2006-0062177.

VIII. Chain 8 - Parcel 035-470-031

55. Feather River Pine Mills Company, formerly known as the Hutchinson Lumber Company acquired title prior to 1930.

56. DEED

RECORDED: 09/02/1955
GRANTOR: Feather River Pine Mills, Inc., a corporation
GRANTEE: Georgia Pacific Plywood Company, a Georgia corporation
INSTRUMENT: Book 788, Page 491

57. DEED

RECORDED: 09/02/1955
GRANTOR: Georgia Pacific Plywood Company, a Georgia corporation
GRANTEE: High Sierra Pine Mills, Inc.
INSTRUMENT: Book 788, Page 494

58. GRANT DEED

RECORDED: 08/06/1965
GRANTOR: High Sierra Pine Mills, Inc.
GRANTEE: Koppers Company, Inc., a Delaware corporation
INSTRUMENT: Book 1384, Page 648

59. CORPORATE GRANT DEED

RECORDED: 01/12/1989
GRANTOR: Koppers Company, Inc., a Delaware corporation
GRANTEE: Koppers Industries, Inc., a Pennsylvania corporation
INSTRUMENT: 89-01153

60. GRANT DEED

RECORDED: 11/05/2002
GRANTOR: Koppers Industries, Inc., a Pennsylvania corporation
GRANTEE: Beazer East, Inc., a Delaware corporation
INSTRUMENT: 2002-0059398

61. CORPORATION GRANT DEED

RECORDED: 11/28/2006
GRANTOR: Beazer East, Inc., a Delaware corporation
GRANTEE: North Ophir Land LLC, a California limited liability
company
INSTRUMENT: 2006-0062176

IX. Chain 9 - Parcel 035-470-032

62. Feather River Pine Mills Company, formerly known as the Hutchinson Lumber Company acquired title prior to 1930.

63. DEED

RECORDED: 10/01/1947
GRANTOR: Feather River Pine Mills, Inc., a corporation
GRANTEE: Oroville Lumber Company
INSTRUMENT: Book 419, Page 420

64. DEED

RECORDED: 02/23/1954
GRANTOR: Oroville Lumber Company
GRANTEE: High Sierra Pine Mills, Inc.
INSTRUMENT: Book 707, Page 395

65. DEED

RECORDED: 08/06/1965
GRANTOR: High Sierra Pine Mills, Inc.
GRANTEE: Koppers Company, Inc., a Delaware corporation
INSTRUMENT: Book 3650, Page 12

66. CORPORATE GRANT DEED

RECORDED: 01/12/1989
GRANTOR: Koppers Company, Inc., a Delaware corporation
GRANTEE: Koppers Industries, Inc., a Pennsylvania corporation
INSTRUMENT: 89-01153

67. GRANT DEED

RECORDED: 11/05/2002
GRANTOR: Koppers Industries, Inc., a Pennsylvania corporation
GRANTEE: Beazer East, Inc., a Delaware corporation
INSTRUMENT: 2002-0059398

68. CORPORATION GRANT DEED

RECORDED: 11/28/2006
GRANTOR: Beazer East, Inc., a Delaware corporation
GRANTEE: North Ophir Land LLC, a California limited liability company
INSTRUMENT: 2006-0062176

69. GRANT DEED

RECORDED: 12/18/2007
GRANTOR: North Ophir Land LLC, a California limited liability company
GRANTEE: Strategic Development Holding Co., LLC, a California limited liability company
INSTRUMENT: 2007-0058267

X. Chain 10 - Parcel 035-470-033

70. Feather River Pine Mills Company, formerly known as the Hutchinson Lumber Company acquired title prior to 1930.

71. DEED

RECORDED: 10/01/1947
GRANTOR: Feather River Pine Mills, Inc., a corporation
GRANTEE: Oroville Lumber Company
INSTRUMENT: Book 419, Page 420

72. DEED

RECORDED: 02/23/1954
GRANTOR: Oroville Lumber Company
GRANTEE: High Sierra Pine Mills, Inc.
INSTRUMENT: Book 707, Page 395

73. DEED

RECORDED: 08/06/1965
GRANTOR: High Sierra Pine Mills, Inc.
GRANTEE: Koppers Company, Inc., a Delaware corporation
INSTRUMENT: Book 3650, Page 12

74. CORPORATE GRANT DEED

RECORDED: 01/12/1989
GRANTOR: Koppers Company, Inc., a Delaware corporation
GRANTEE: Koppers Industries, Inc., a Pennsylvania corporation
INSTRUMENT: 89-01153

75. GRANT DEED

RECORDED: 11/05/2002
GRANTOR: Koppers Industries, Inc., a Pennsylvania corporation
GRANTEE: Beazer East, Inc., a Delaware corporation
INSTRUMENT: 2002-0059398

76. CORPORATION GRANT DEED

RECORDED: 11/28/2006
GRANTOR: Beazer East, Inc., a Delaware corporation
GRANTEE: North Ophir Land LLC, a California limited liability company
INSTRUMENT: 2006-0062176

77. GRANT DEED
RECORDED: 12/18/2007
GRANTOR: North Ophir Land LLC, a California limited liability company
GRANTEE: Strategic Development Holding Co., LLC, a California limited liability company
INSTRUMENT: 2007-0058274

XI. Chain 11 - Parcel 035-470-034

78. Feather River Pine Mills Company, formerly known as the Hutchinson Lumber Company acquired title prior to 1930.

79. DEED
RECORDED: 10/21/1946
GRANTOR: Feather River Pine Mills, Inc., a corporation
GRANTEE: Standard Roller Corporation of California
INSTRUMENT: Book 386, Page 345

80. DEED
RECORDED: 01/30/1951
GRANTOR: Standard Roller Corporation of California
GRANTEE: High Sierra Pine Mills, Inc.
INSTRUMENT: Book 553, Page 395

81. GRANT DEED
RECORDED: 08/06/1965
GRANTOR: High Sierra Pine Mills, Inc.
GRANTEE: Koppers Company, Inc., a Delaware corporation
INSTRUMENT: Book 1384, Page 648

82. CORPORATE GRANT DEED
RECORDED: 01/12/1989
GRANTOR: Koppers Company, Inc., a Delaware corporation
GRANTEE: Koppers Industries, Inc., a Pennsylvania corporation
INSTRUMENT: 89-01153

83. GRANT DEED
RECORDED: 11/05/2002
GRANTOR: Koppers Industries, Inc., a Pennsylvania corporation
GRANTEE: Beazer East, Inc., a Delaware corporation
INSTRUMENT: 2002-0059398

84. CORPORATION GRANT DEED

RECORDED: 11/28/2006
GRANTOR: Beazer East, Inc., a Delaware corporation
GRANTEE: North Ophir Land LLC, a California limited liability
company
INSTRUMENT: 2006-0062176

85. GRANT DEED

RECORDED: 12/18/2007
GRANTOR: North Ophir Land LLC, a California limited liability
company
GRANTEE: Strategic Development Holding Co., LLC, a California
limited liability company
INSTRUMENT: 2007-0058271

XII. Chain 12 - Parcel 035-470-035

86. Feather River Pine Mills Company, formerly known as the Hutchinson Lumber Company
acquired title prior to 1930.

87. DEED

RECORDED: 10/21/1946
GRANTOR: Feather River Pine Mills, Inc., a corporation
GRANTEE: Standard Roller Corporation of California
INSTRUMENT: Book 386, Page 345

88. DEED

RECORDED: 01/30/1951
GRANTOR: Standard Roller Corporation of California
GRANTEE: High Sierra Pine Mills, Inc.
INSTRUMENT: Book 553, Page 395

89. GRANT DEED

RECORDED: 08/06/1965
GRANTOR: High Sierra Pine Mills, Inc.
GRANTEE: Koppers Company, Inc., a Delaware corporation
INSTRUMENT: Book 1384, Page 648

90. CORPORATE GRANT DEED

RECORDED: 01/12/1989
GRANTOR: Koppers Company, Inc., a Delaware corporation
GRANTEE: Koppers Industries, Inc., a Pennsylvania corporation
INSTRUMENT: 89-01153

91. GRANT DEED

RECORDED: 11/05/2002
GRANTOR: Koppers Industries, Inc., a Pennsylvania corporation
GRANTEE: Beazer East, Inc., a Delaware corporation
INSTRUMENT: 2002-0059398

92. CORPORATION GRANT DEED

RECORDED: 11/28/2006
GRANTOR: Beazer East, Inc., a Delaware corporation
GRANTEE: North Ophir Land LLC, a California limited liability company
INSTRUMENT: 2006-0062176

93. GRANT DEED

RECORDED: 12/18/2007
GRANTOR: North Ophir Land LLC, a California limited liability company
GRANTEE: Strategic Development Holding Co., LLC, a California limited liability company
INSTRUMENT: 2007-0058276

XIII. Chain 13 - Parcel 035-470-036

94. Feather River Pine Mills Company, formerly known as the Hutchinson Lumber Company acquired title prior to 1930.

95. GRANT DEED

RECORDED: 11/10/1949
GRANTOR: Feather River Pine Mills, Inc., a corporation
GRANTEE: La Porte Lumber Co., a corporation
INSTRUMENT: Book 527, Page 248

96. CERTIFICATE OF SALE OF REAL PROPERTY

RECORDED: 12/21/1949
GRANTOR: La Porte Lumber Co., a corporation, Defendant
GRANTEE: J. R. Hudson and J. L. Hudson, Plaintiff
INSTRUMENT: 7281

97. CERTIFICATE OF SALE OF REAL PROPERTY

RECORDED: 12/21/1949
GRANTOR: La Porte Lumber Co., a corporation, Defendant
GRANTEE: J. R. Hudson and J. L. Hudson, Plaintiff
INSTRUMENT: 7282

98. GRANT DEED
RECORDED: 06/23/1954
GRANTOR: J. R. Hudson & Margaurite E. Hudson, his wife and J. L. Hudson & Minnie G. Hudson, his wife
GRANTEE: Pony Express Studs, Inc., a California corporation
INSTRUMENT: 20926
99. GRANT DEED
RECORDED: 02/20/1962
GRANTOR: Pony Express Studs, Inc., a California corporation
GRANTEE: Louis H. Hunte & Emily F. Hunte, his wife
INSTRUMENT: Book 1165, Page 672
100. GRANT DEED
RECORDED: 08/30/1976
GRANTOR: Louis H. Hunte & Emily F. Hunte, his wife
GRANTEE: David M. Miller & Alice K. Miller, husband & wife, as to 1/3rd interest; Willis W. Fletcher & Jane C. Fletcher, husband & wife, as to 1/3rd interest and Louis H. Hunte & Emily F. Hunte, husband & wife, as to 1/3rd interest
INSTRUMENT: Book 1173, Page 241
101. INDIVIDUAL GRANT DEED
RECORDED: 08/04/1980
GRANTOR: David M. Miller & Alice K. Miller, his wife; Willis H. Fletcher & Jane C. Fletcher, his wife, Louis H. Hunte & Emily P. Hunte, his wife
GRANTEE: Koppers Company, Inc., a Delaware corporation
INSTRUMENT: Book 2538, Page 170
102. CORPORATE GRANT DEED
RECORDED: 01/12/1989
GRANTOR: Koppers Company, Inc., a Delaware corporation
GRANTEE: Koppers Industries, Inc., a Pennsylvania corporation
INSTRUMENT: 89-01153
103. GRANT DEED
RECORDED: 11/05/2002
GRANTOR: Koppers Industries, Inc., a Pennsylvania corporation
GRANTEE: Beazer East, Inc., a Delaware corporation
INSTRUMENT: 2002-0059398

104. CORPORATION GRANT DEED

RECORDED: 11/28/2006
GRANTOR: Beazer East, Inc., a Delaware corporation
GRANTEE: North Ophir Land LLC, a California limited liability
company
INSTRUMENT: 2006-0062176

105. GRANT DEED

RECORDED: 12/18/2007
GRANTOR: North Ophir Land LLC, a California limited liability
company
GRANTEE: Strategic Development Holding Co., LLC, a California
limited liability company
INSTRUMENT: 2007-0058269

XIV. Chain 14 - Parcel 035-470-037

106. Feather River Pine Mills Company, formerly known as the Hutchinson Lumber Company
acquired title prior to 1930.

107. GRANT DEED

RECORDED: 11/10/1949
GRANTOR: Feather River Pine Mills, Inc., a corporation
GRANTEE: La Porte Lumber Co., a corporation
INSTRUMENT: Book 527, Page 248

108. CERTIFICATE OF SALE OF REAL PROPERTY

RECORDED: 12/21/1949
GRANTOR: La Porte Lumber Co., a corporation, Defendant
GRANTEE: J. R. Hudson and J. L. Hudson, Plaintiff
INSTRUMENT: 7281

109. CERTIFICATE OF SALE OF REAL PROPERTY

RECORDED: 12/21/1949
GRANTOR: La Porte Lumber Co., a corporation, Defendant
GRANTEE: J. R. Hudson and J. L. Hudson, Plaintiff
INSTRUMENT: 7282

110. GRANT DEED

RECORDED: 06/23/1954
GRANTOR: J. R. Hudson & Margaurite E. Hudson, his wife and J. L.
Hudson & Minnie G. Hudson, his wife
GRANTEE: Pony Express Studs, Inc., a California corporation
INSTRUMENT: 20926

111. GRANT DEED
RECORDED: 02/20/1962
GRANTOR: Pony Express Studs, Inc., a California corporation
GRANTEE: Louis H. Hunte & Emily F. Hunte, his wife
INSTRUMENT: Book 1165, Page 672
112. GRANT DEED
RECORDED: 08/30/1976
GRANTOR: Louis H. Hunte & Emily F. Hunte, his wife
GRANTEE: David M. Miller & Alice K. Miller, husband & wife, as to 1/3rd interest; Willis W. Fletcher & Jane C. Fletcher, husband & wife, as to 1/3rd interest and Louis H. Hunte & Emily F. Hunte, husband & wife, as to 1/3rd interest
INSTRUMENT: Book 1173, Page 241
113. INDIVIDUAL GRANT DEED
RECORDED: 08/04/1980
GRANTOR: David M. Miller & Alice K. Miller, his wife; Willis H. Fletcher & Jane C. Fletcher, his wife, Louis H. Hunte & Emily P. Hunte, his wife
GRANTEE: Koppers Company, Inc., a Delaware corporation
INSTRUMENT: Book 2538, Page 170
114. CORPORATE GRANT DEED
RECORDED: 01/12/1989
GRANTOR: Koppers Company, Inc., a Delaware corporation
GRANTEE: Koppers Industries, Inc., a Pennsylvania corporation
INSTRUMENT: 89-01153
115. GRANT DEED
RECORDED: 11/05/2002
GRANTOR: Koppers Industries, Inc., a Pennsylvania corporation
GRANTEE: Beazer East, Inc., a Delaware corporation
INSTRUMENT: 2002-0059398
116. CORPORATION GRANT DEED
RECORDED: 11/28/2006
GRANTOR: Beazer East, Inc., a Delaware corporation
GRANTEE: North Ophir Land LLC, a California limited liability company
INSTRUMENT: 2006-0062176

117. GRANT DEED

RECORDED: 12/18/2007
GRANTOR: North Ophir Land LLC, a California limited liability company
GRANTEE: Strategic Development Holding Co., LLC, a California limited liability company
INSTRUMENT: 2007-0058273

118. TRUSTEE'S DEED UPON SALE

RECORDED: 05/25/2010
GRANTOR: Riverside Loan Service, Inc., a California corporation, as the duly appointed Trustee pursuant to the powers conferred upon Trustee by that certain Deed of Trust executed by North Ophir Land, LLC, a California limited liability company recorded 7-13-2007 as Instrument No. 2007-0033768
GRANTEE: Alliance Capital Funding, LLC and Anthony St. Martin and Linda Pacino St. Martin, husband & wife
INSTRUMENT: 2010-0016930

119. GRANT DEED

RECORDED: 01/04/2012
GRANTOR: Alliance Capital Funding, LLC and Anthony St. Martin and Linda Pacino St. Martin, husband & wife
GRANTEE: ACF Disposition, LLC, a California limited liability company, as to 30.233% interest
INSTRUMENT: 2012-0000202

2. LEASES AND MISCELLANEOUS

1. A search of encumbrances was not part of the scope of work for this report.

LIMITATION

This report was prepared for the use of ITSI Gilbane Company, exclusively. This report is neither a guarantee of title, a commitment to insure, or a policy of title insurance. NETR- Real Estate Research & Information does not guarantee nor include any warranty of any kind whether expressed or implied, about the validity of all information included in this report since this information is retrieved as it is recorded from the various agencies that make it available. The total liability is limited to the fee paid for this report.

Environmental Lien Search Report

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The NETR Environmental Lien Search Report

**KOPPERS SUPERFUND SITE
14 PARCELS
OROVILLE, CALIFORNIA**

Thursday, March 21, 2013

Project Number: L13-00401

2055 East Rio Salado Parkway
Tempe, Arizona 85281

Telephone: 480-967-6752
Fax: 480-966-9422

ENVIRONMENTAL LIEN REPORT

The NETR Environmental LienSearch Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied property information to:

- search for parcel information and/or legal description;
- search for ownership information;
- research official land title documents recorded at jurisdictional agencies such as recorders' office, registries of deed, county clerks' offices, etc.;
- access a copy of the deed;
- search for environmental encumbering instrument(s) associated with the deed;
- provide a copy of any environmental encumbrance(s) based upon a review of key words in the instrument(s) (title, parties involved and description); and
- provide a copy of the deed or cite documents reviewed;

Thank you for your business

Please contact NETR at 480-967-6752
with any questions or comments

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ENVIRONMENTAL LIEN REPORT

The NETR Environmental Lien Search Report is intended to assist in the search for environmental liens filed in land title records.

TARGET PROPERTY INFORMATION

ADDRESS

**Koppers Superfund Site
14 Parcels
Oroville, California**

RESEARCH SOURCE

Source: Butte County Assessor
Butte County Recorder

DEED INFORMATION

Type of Instrument: Corporation Grant Deed

Grantor: Beazer East, Inc., a Delaware corporation

Grantee: North Ophir Land LLC, a California limited liability company

Deed Dated: 11/22/2006
Deed Recorded: 11/28/2006
Instrument: 2006-0062176

LEGAL DESCRIPTION

All that certain piece or parcel of land situated and lying in Section 31, Township 19 North, Range 4 East of the Mt Diablo Principal Meridian, which consists of 6.70 acres, Butte County, State of California

Assessor's Parcel Number(s): 035-470-005

ENVIRONMENTAL LIEN

Environmental Lien: Found Not Found

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AULs: Found Not Found

Type of Instrument: Environmental Restriction
RECEIVED FROM: Beazer East, Inc.

DIRECTED TO: California Department of Toxic Substances Control

AUL Recorded: 11/12/2003
Instrument: 2003-0079930

Comments: Future uses of the Property shall be restricted to industrial/commercial use only, and the Property shall not be used for any of the following purposes: (a) A residence, including but not limited to any mobile home or factory built housing, constructed or installed for use as residential human habitation (b) A hospital for humans (c) A public or private school for persons under 21 years of age. (d) A day care center for children or elder care. Copy of Activity Use Limitation (AUL) is attached herein.

ENVIRONMENTAL LIEN REPORT

TARGET PROPERTY INFORMATION

ADDRESS

**Koppers Superfund Site
14 Parcels
Oroville, California**

RESEARCH SOURCE

Source: Butte County Assessor
Butte County Recorder

DEED INFORMATION

Type of Instrument: Grant Deed

Grantor: North Ophir Land LLC, a California limited liability company

Grantee: Strategic Development Holding Co., LLC, a California limited liability company

Deed Dated: 12/12/2007
Deed Recorded: 12/28/2007
Instrument: 2007-0058278

LEGAL DESCRIPTION

All that certain piece or parcel of land situated and lying in the Southeast Quarter of the Northeast Quarter of Section 30, Township 19 North, Range 4 East of the Mt Diablo Principal Meridian, which consists of 17.17 acres, Butte County, State of California

Assessor's Parcel Number(s): 035-470-008

ENVIRONMENTAL LIEN

Environmental Lien: Found Not Found

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AULs: Found Not Found

Type of Instrument: Environmental Restriction
RECEIVED FROM: Beazer East, Inc.

DIRECTED TO: California Department of Toxic Substances Control

AUL Recorded: 11/12/2003
Instrument: 2003-0079930

Comments: Future uses of the Property shall be restricted to industrial/commercial use only, and the Property shall not be used for any of the following purposes: (a) A residence, including but not limited to any mobile home or factory built housing, constructed or installed for use as residential human habitation (b) A hospital for humans (c) A public or private school for persons under 21 years of age. (d) A day care center for children or elder care. Copy of Activity Use Limitation (AUL) is attached herein.

ENVIRONMENTAL LIEN REPORT

TARGET PROPERTY INFORMATION

ADDRESS

**Koppers Superfund Site
14 Parcels
Oroville, California**

RESEARCH SOURCE

Source: Butte County Assessor
Butte County Recorder

DEED INFORMATION

Type of Instrument: Grant Deed

Grantor: North Ophir Land LLC, a California limited liability company

Grantee: Strategic Development Holding Co., LLC, a California limited liability company

Deed Dated: 12/12/2007
Deed Recorded: 12/18/2007
Instrument: 2007-0058268

LEGAL DESCRIPTION

All that certain piece or parcel of land situated and lying in the Southwest Quarter of the Northwest Quarter of Section 29, Township 19 North, Range 4 East of the Mt Diablo Principal Meridian, which consists of 1.10 acres, Butte County, State of California

Assessor's Parcel Number(s): 035-470-009

ENVIRONMENTAL LIEN

Environmental Lien: Found Not Found

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AULs: Found Not Found

Type of Instrument: Environmental Restriction
RECEIVED FROM: Beazer East, Inc.

DIRECTED TO: California Department of Toxic Substances Control

AUL Recorded: 11/12/2003
Instrument: 2003-0079930

Comments: Future uses of the Property shall be restricted to industrial/commercial use only, and the Property shall not be used for any of the following purposes: (a) A residence, including but not limited to any mobile home or factory built housing, constructed or installed for use as residential human habitation (b) A hospital for humans (c) A public or private school for persons under 21 years of age. (d) A day care center for children or elder care. Copy of Activity Use Limitation (AUL) is attached herein.

ENVIRONMENTAL LIEN REPORT

TARGET PROPERTY INFORMATION

ADDRESS

**Koppers Superfund Site
14 Parcels
Oroville, California**

RESEARCH SOURCE

Source: Butte County Assessor
Butte County Recorder

DEED INFORMATION

Type of Instrument: Grant Deed

Grantor: North Ophir Land LLC, a California limited liability company

Grantee: Strategic Development Holding Co., LLC, a California limited liability company

Deed Dated: 12/12/2007
Deed Recorded: 12/18/2007
Instrument: 2007-0058269

LEGAL DESCRIPTION

All that certain piece or parcel of land situated and lying in the Southwest Quarter of Section 30, Township 19 North, Range 4 East of the Mt Diablo Principal Meridian, which consists of 1.76 acres, Butte County, State of California

Assessor's Parcel Number(s): 035-470-022

ENVIRONMENTAL LIEN

Environmental Lien: Found Not Found

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AULs: Found Not Found

Type of Instrument: Environmental Restriction
RECEIVED FROM: Beazer East, Inc.

DIRECTED TO: California Department of Toxic Substances Control

AUL Recorded: 11/12/2003
Instrument: 2003-0079930

Comments: Future uses of the Property shall be restricted to industrial/commercial use only, and the Property shall not be used for any of the following purposes: (a) A residence, including but not limited to any mobile home or factory built housing, constructed or installed for use as residential human habitation (b) A hospital for humans (c) A public or private school for persons under 21 years of age. (d) A day care center for children or elder care. Copy of Activity Use Limitation (AUL) is attached herein.

ENVIRONMENTAL LIEN REPORT

TARGET PROPERTY INFORMATION

ADDRESS

**Koppers Superfund Site
14 Parcels
Oroville, California**

RESEARCH SOURCE

Source: Butte County Assessor
Butte County Recorder

DEED INFORMATION

Type of Instrument: Trustee's Deed Upon Sale

Grantor: Mid Valley Title and Escrow Company, a corporation

Grantee: La Vereda Nevada, Inc., a Nevada corporation

Deed Dated: 04/20/2011
Deed Recorded: 04/21/2011
Instrument: 2011-0013351

Comments: This conveyance is made pursuant to the authority and powers vested in said Trustee, as Trustee, or Successor Trustee, or Substituted Trustee, under that certain Deed of Trust executed by North Ophir Land, LLC, as Trustor recorded 11-28-2006 as instrument 2006-0062177.

LEGAL DESCRIPTION

All that certain piece or parcel of land situated and lying in Sections 29 and 30, Township 19 North, Range 4 East of the Mt Diablo Principal Meridian, which consists of 49.71 acres, Butte County, State of California

Assessor's Parcel Number(s): 035-470-028

ENVIRONMENTAL LIEN

Environmental Lien: Found Not Found

ENVIRONMENTAL LIEN REPORT

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AULs: Found Not Found

Type of Instrument: Environmental Restriction
RECEIVED FROM: Beazer East, Inc.

DIRECTED TO: California Department of Toxic Substances Control

AUL Recorded: 11/12/2003
Instrument: 2003-0079930

Comments: Future uses of the Property shall be restricted to industrial/commercial use only, and the Property shall not be used for any of the following purposes: (a) A residence, including but not limited to any mobile home or factory built housing, constructed or installed for use as residential human habitation (b) A hospital for humans (c) A public or private school for persons under 21 years of age. (d) A day care center for children or elder care. Copy of Activity Use Limitation (AUL) is attached herein.

ENVIRONMENTAL LIEN REPORT

TARGET PROPERTY INFORMATION

ADDRESS

**Koppers Superfund Site
14 Parcels
Oroville, California**

RESEARCH SOURCE

Source: Butte County Assessor
Butte County Recorder

DEED INFORMATION

Type of Instrument: Corporation Grant Deed

Grantor: Beazer East, Inc., a Delaware corporation

Grantee: North Ophir Land LLC, a California limited liability company

Deed Dated: 11/22/2006
Deed Recorded: 11/28/2006
Instrument: 2006-0062176

LEGAL DESCRIPTION

All that certain piece or parcel of land situated and lying in Section 30, Township 19 North, Range 4 East of the Mt Diablo Principal Meridian, which consists of 6.98 acres, Butte County, State of California

Assessor's Parcel Number(s): 035-470-029

ENVIRONMENTAL LIEN

Environmental Lien: Found Not Found

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AULs: Found Not Found

Type of Instrument: Environmental Restriction
RECEIVED FROM: Beazer East, Inc.

DIRECTED TO: California Department of Toxic Substances Control

AUL Recorded: 11/12/2003
Instrument: 2003-0079930

Comments: Future uses of the Property shall be restricted to industrial/commercial use only, and the Property shall not be used for any of the following purposes: (a) A residence, including but not limited to any mobile home or factory built housing, constructed or installed for use as residential human habitation (b) A hospital for humans (c) A public or private school for persons under 21 years of age. (d) A day care center for children or elder care. Copy of Activity Use Limitation (AUL) is attached herein.

ENVIRONMENTAL LIEN REPORT

TARGET PROPERTY INFORMATION

ADDRESS

**Koppers Superfund Site
14 Parcels
Oroville, California**

RESEARCH SOURCE

Source: Butte County Assessor
Butte County Recorder

DEED INFORMATION

Type of Instrument: Trustee's Deed Upon Sale

Grantor: Mid Valley Title and Escrow Company, a corporation

Grantee: La Vereda Nevada, Inc., a Nevada corporation

Deed Dated: 04/20/2011
Deed Recorded: 04/21/2011
Instrument: 2011-0013351

Comments: This conveyance is made pursuant to the authority and powers vested in said Trustee, as Trustee, or Successor Trustee, or Substituted Trustee, under that certain Deed of Trust executed by North Ophir Land, LLC, as Trustor recorded 11-28-2006 as instrument 2006-0062177.

LEGAL DESCRIPTION

A portion of the Southeast Quarter of Section 30 and a portion of the Southwest Quarter of Section 29 of Township 19 North, Range 4 East, which consists of 43.42 acres, situated and lying in the City of Oroville, Butte County, State of California

Assessor's Parcel Number(s): 035-470-030

ENVIRONMENTAL LIEN

Environmental Lien: Found Not Found

ENVIRONMENTAL LIEN REPORT

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AULs: Found Not Found

Type of Instrument: Environmental Restriction
RECEIVED FROM: Beazer East, Inc.

DIRECTED TO: California Department of Toxic Substances Control

AUL Recorded: 11/12/2003
Instrument: 2003-0079930

Comments: Future uses of the Property shall be restricted to industrial/commercial use only, and the Property shall not be used for any of the following purposes: (a) A residence, including but not limited to any mobile home or factory built housing, constructed or installed for use as residential human habitation (b) A hospital for humans (c) A public or private school for persons under 21 years of age. (d) A day care center for children or elder care. Copy of Activity Use Limitation (AUL) is attached herein.

ENVIRONMENTAL LIEN REPORT

TARGET PROPERTY INFORMATION

ADDRESS

**Koppers Superfund Site
14 Parcels
Oroville, California**

RESEARCH SOURCE

Source: Butte County Assessor
Butte County Recorder

DEED INFORMATION

Type of Instrument: Corporation Grant Deed

Grantor: Beazer East, Inc., a Delaware corporation

Grantee: North Ophir Land LLC, a California limited liability company

Deed Dated: 11/22/2006
Deed Recorded: 11/28/2006
Instrument: 2006-0062176

LEGAL DESCRIPTION

A portion of the Southwest Quarter of the Southeast Quarter and the Southeast Quarter of the Southwest Quarter of Section 30, Township 19 North, Range 4 East of the Mt Diablo Principal Meridian, which consists of 10.55 acres, Butte County, State of California

Assessor's Parcel Number(s): 035-470-031

ENVIRONMENTAL LIEN

Environmental Lien: Found Not Found

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AULs: Found Not Found

Type of Instrument: Environmental Restriction
RECEIVED FROM: Beazer East, Inc.

DIRECTED TO: California Department of Toxic Substances Control

AUL Recorded: 11/12/2003
Instrument: 2003-0079930

Comments: Future uses of the Property shall be restricted to industrial/commercial use only, and the Property shall not be used for any of the following purposes: (a) A residence, including but not limited to any mobile home or factory built housing, constructed or installed for use as residential human habitation (b) A hospital for humans (c) A public or private school for persons under 21 years of age. (d) A day care center for children or elder care. Copy of Activity Use Limitation (AUL) is attached herein.

ENVIRONMENTAL LIEN REPORT

TARGET PROPERTY INFORMATION

ADDRESS

**Koppers Superfund Site
14 Parcels
Oroville, California**

RESEARCH SOURCE

Source: Butte County Assessor
Butte County Recorder

DEED INFORMATION

Type of Instrument: Grant Deed

Grantor: North Ophir Land LLC, a California limited liability company

Grantee: Strategic Development Holding Co., LLC, a California limited liability company

Deed Dated: 12/12/2007
Deed Recorded: 12/18/2007
Instrument: 2007-0058267

LEGAL DESCRIPTION

All that certain piece or parcel of land situated and lying in the South Half of the Southeast Quarter of Section 30, Township 19 North, Range 4 East of the Mt Diablo Principal Meridian, which consists of 1.29 acres, Butte County, State of California

Assessor's Parcel Number(s): 035-470-032

ENVIRONMENTAL LIEN

Environmental Lien: Found Not Found

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AULs: Found Not Found

Type of Instrument: Environmental Restriction
RECEIVED FROM: Beazer East, Inc.

DIRECTED TO: California Department of Toxic Substances Control

AUL Recorded: 11/12/2003
Instrument: 2003-0079930

Comments: Future uses of the Property shall be restricted to industrial/commercial use only, and the Property shall not be used for any of the following purposes: (a) A residence, including but not limited to any mobile home or factory built housing, constructed or installed for use as residential human habitation (b) A hospital for humans (c) A public or private school for persons under 21 years of age. (d) A day care center for children or elder care. Copy of Activity Use Limitation (AUL) is attached herein.

ENVIRONMENTAL LIEN REPORT

TARGET PROPERTY INFORMATION

ADDRESS

**Koppers Superfund Site
14 Parcels
Oroville, California**

RESEARCH SOURCE

Source: Butte County Assessor
Butte County Recorder

DEED INFORMATION

Type of Instrument: Grant Deed

Grantor: North Ophir Land LLC, a California limited liability company

Grantee: Strategic Development Holding Co., LLC, a California limited liability company

Deed Dated: 12/12/2007
Deed Recorded: 12/18/2007
Instrument: 2007-0058274

LEGAL DESCRIPTION

All that certain piece or parcel of land situated and lying in the South Half of the Southeast Quarter of Section 30, Township 19 North, Range 4 East of the Mt Diablo Principal Meridian, which consists of 9.73 acres, Butte County, State of California

Assessor's Parcel Number(s): 035-470-033

ENVIRONMENTAL LIEN

Environmental Lien: Found Not Found

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AULs: Found Not Found

Type of Instrument: Environmental Restriction
RECEIVED FROM: Beazer East, Inc.

DIRECTED TO: California Department of Toxic Substances Control

AUL Recorded: 11/12/2003
Instrument: 2003-0079930

Comments: Future uses of the Property shall be restricted to industrial/commercial use only, and the Property shall not be used for any of the following purposes: (a) A residence, including but not limited to any mobile home or factory built housing, constructed or installed for use as residential human habitation (b) A hospital for humans (c) A public or private school for persons under 21 years of age. (d) A day care center for children or elder care. Copy of Activity Use Limitation (AUL) is attached herein.

ENVIRONMENTAL LIEN REPORT

TARGET PROPERTY INFORMATION

ADDRESS

**Koppers Superfund Site
14 Parcels
Oroville, California**

RESEARCH SOURCE

Source: Butte County Assessor
Butte County Recorder

DEED INFORMATION

Type of Instrument: Grant Deed

Grantor: North Ophir Land LLC, a California limited liability company

Grantee: Strategic Development Holding Co., LLC, a California limited liability company

Deed Dated: 12/12/2007
Deed Recorded: 12/18/2007
Instrument: 2007-0058271

LEGAL DESCRIPTION

All that certain piece or parcel of land situated and lying in the South Half of the Southeast Quarter of Section 30, Township 19 North, Range 4 East of the Mt Diablo Principal Meridian, which consists of 7.66 acres, Butte County, State of California

Assessor's Parcel Number(s): 035-470-034

ENVIRONMENTAL LIEN

Environmental Lien: Found Not Found

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AULs: Found Not Found

Type of Instrument: Environmental Restriction
RECEIVED FROM: Beazer East, Inc.

DIRECTED TO: California Department of Toxic Substances Control

AUL Recorded: 11/12/2003
Instrument: 2003-0079930

Comments: Future uses of the Property shall be restricted to industrial/commercial use only, and the Property shall not be used for any of the following purposes: (a) A residence, including but not limited to any mobile home or factory built housing, constructed or installed for use as residential human habitation (b) A hospital for humans (c) A public or private school for persons under 21 years of age. (d) A day care center for children or elder care. Copy of Activity Use Limitation (AUL) is attached herein.

ENVIRONMENTAL LIEN REPORT

TARGET PROPERTY INFORMATION

ADDRESS

**Koppers Superfund Site
14 Parcels
Oroville, California**

RESEARCH SOURCE

Source: Butte County Assessor
Butte County Recorder

DEED INFORMATION

Type of Instrument: Grant Deed

Grantor: North Ophir Land LLC, a California limited liability company

Grantee: Strategic Development Holding Co., LLC, a California limited liability company

Deed Dated: 12/12/2007
Deed Recorded: 12/18/2007
Instrument: 2007-0058276

LEGAL DESCRIPTION

All that certain piece or parcel of land situated and lying in Section 30, Township 19 North, Range 4 East of the Mt Diablo Principal Meridian, which consists of 6.77 acres, Butte County, State of California

Assessor's Parcel Number(s): 035-470-035

ENVIRONMENTAL LIEN

Environmental Lien: Found Not Found

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AULs: Found Not Found

Type of Instrument: Environmental Restriction
RECEIVED FROM: Beazer East, Inc.

DIRECTED TO: California Department of Toxic Substances Control

AUL Recorded: 11/12/2003
Instrument: 2003-0079930

Comments: Future uses of the Property shall be restricted to industrial/commercial use only, and the Property shall not be used for any of the following purposes: (a) A residence, including but not limited to any mobile home or factory built housing, constructed or installed for use as residential human habitation (b) A hospital for humans (c) A public or private school for persons under 21 years of age. (d) A day care center for children or elder care. Copy of Activity Use Limitation (AUL) is attached herein.

ENVIRONMENTAL LIEN REPORT

TARGET PROPERTY INFORMATION

ADDRESS

**Koppers Superfund Site
14 Parcels
Oroville, California**

RESEARCH SOURCE

Source: Butte County Assessor
Butte County Recorder

DEED INFORMATION

Type of Instrument: Grant Deed

Grantor: North Ophir Land LLC, a California limited liability company

Grantee: Strategic Development Holding Co., LLC, a California limited liability company

Deed Dated: 12/12/2007
Deed Recorded: 12/18/2007
Instrument: 2007-0058269

LEGAL DESCRIPTION

All that certain piece or parcel of land situated and lying in the Northwest Quarter of Section 31, Township 19 North, Range 4 East of the Mt Diablo Principal Meridian, which consists of 7.39 acres, Butte County, State of California

Assessor's Parcel Number(s): 035-470-036

ENVIRONMENTAL LIEN

Environmental Lien: Found Not Found

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AULs: Found Not Found

Type of Instrument: Environmental Restriction
RECEIVED FROM: Beazer East, Inc.

DIRECTED TO: California Department of Toxic Substances Control

AUL Recorded: 11/12/2003
Instrument: 2003-0079930

Comments: Future uses of the Property shall be restricted to industrial/commercial use only, and the Property shall not be used for any of the following purposes: (a) A residence, including but not limited to any mobile home or factory built housing, constructed or installed for use as residential human habitation (b) A hospital for humans (c) A public or private school for persons under 21 years of age. (d) A day care center for children or elder care. Copy of Activity Use Limitation (AUL) is attached herein.

ENVIRONMENTAL LIEN REPORT

TARGET PROPERTY INFORMATION

ADDRESS

**Koppers Superfund Site
14 Parcels
Oroville, California**

RESEARCH SOURCE

Source: Butte County Assessor
Butte County Recorder

DEED INFORMATION

Type of Instrument: Grant Deed

Grantor: North Ophir Land LLC, a California limited liability company

Grantee: Strategic Development Holding Co., LLC, a California limited liability company

Deed Dated: 12/12/2007
Deed Recorded: 12/18/2007
Instrument: 2007-0058273

Comments: North Ophir Land LLC, a California limited liability company, is beneficiary of Deed of Trust

Type of Instrument: Trustee's Deed Upon Sale

Grantor: Riverside Loan Service, Inc., a California corporation, as the duly appointed Trustee pursuant to the powers conferred upon Trustee by that certain Deed of Trust executed by North Ophir Land, LLC, a California limited liability company recorded 7-13-2007 as Instrument No. 2007-0033768

Grantee: Alliance Capital Funding, LLC and Anthony St. Martin and Linda Pacino St. Martin, husband & wife

Deed Dated: 05/10/2010
Deed Recorded: 05/25/2010
Instrument: 2010-0016930

Type of Instrument: Grant Deed

Grantor: Alliance Capital Funding, LLC, a California limited liability company

Grantee: ACF Disposition, LLC, a California limited liability company, as to 30.233% interest

Deed Dated: 12/23/2011
Deed Recorded: 01/04/2012
Instrument: 2012-0000202

LEGAL DESCRIPTION

All that certain piece or parcel of land situated and lying in the Northeast Quarter of the Northwest Quarter of Section 31, Township 19 North, Range 4 East of the Mt Diablo

ENVIRONMENTAL LIEN REPORT

Principal Meridian, which consists of 6.71 acres, Butte County, State of California

Assessor's Parcel Number(s): 035-470-037

ENVIRONMENTAL LIEN

Environmental Lien: Found Not Found

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AULs: Found Not Found

Type of Instrument: Environmental Restriction
RECEIVED FROM: Beazer East, Inc.

DIRECTED TO: California Department of Toxic Substances Control

AUL Recorded: 11/12/2003
Instrument: 2003-0079930

Comments: Future uses of the Property shall be restricted to industrial/commercial use only, and the Property shall not be used for any of the following purposes: (a) A residence, including but not limited to any mobile home or factory built housing, constructed or installed for use as residential human habitation (b) A hospital for humans (c) A public or private school for persons under 21 years of age. (d) A day care center for children or elder care. Copy of Activity Use Limitation (AUL) is attached herein.



2003-0079930

RECORDING REQUESTED BY: |
 |
 Beazer East, Inc. |
 |
 WHEN RECORDED, MAIL TO: |
 |
 James L. Tjosvold, P.E., Chief |
 Northern California-Central Cleanup |
 Operations Branch |
 Department of Toxic Substances Control |
 8800 Cal Center Drive |
 Sacramento, California 95826-3200 |

Recorded	REC FEE	109.00
Official Records	CONFORM	1.00
County Of		
BUTTE		
CANDACE J. GRUBBS		
Recorder		
ROSEMARY DICKSON		
Assistant	Travis	
10:08AM 12-Nov-2003	Page 1 of 35	

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

COVENANT TO RESTRICT USE OF PROPERTY
 (Health and Safety Code section 25355.5)

ENVIRONMENTAL RESTRICTION (Civil Code section 1471)

(Re: Koppers Superfund Site, Oroville, Butte County, California)

35
KL

This Covenant and Agreement ("Covenant") is made by and between Beazer East, Inc. (the "Covenantor"), the current owner of property situated in Oroville, County of Butte, State of California, described in Exhibit "A", attached hereto and incorporated herein by this reference (the "Property"), and the Department of Toxic Substances Control (the "Department"). Pursuant to Civil Code section 1471, the Department has determined that this Covenant is reasonably necessary to protect present or future human health or safety or the environment as a result of the presence on the land of hazardous materials as defined in Health and Safety Code section 25260. The Covenantor and the Department, collectively referred to as the "Parties", therefore intend that the use of the Property be restricted as set forth in this Covenant. The Parties further intend that the provisions of this covenant also be for the benefit of the U.S. Environmental Protection Agency (the "U.S. EPA") as a third party beneficiary.

ARTICLE I
STATEMENT OF FACTS

1.01. The Property, totaling approximately 205 acres, is more particularly described and depicted in Exhibit "A", attached hereto and incorporated herein by this reference. The Property is located at the south end of the City of Oroville in Butte County, California. The Property is bounded by Baggett-Marysville Road on the south and east, by Georgia Pacific Way on the north, and by industrial areas to the west.

1.02 Historically, the Property had been used for wood treating activities from 1948 through March 15 2001. Koppers Industries, Inc. ("KII") acquired the property from Beazer East, Inc. in 1988, and Beazer acquired the property back from KII in November 2002.

1.03. Hazardous substances, as defined in section 25316, Chapter 6.8, Division 20 of the California Health and Safety Code (H&SC), section 101(14) of the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C section 9601(14) (1998); and 40 Code of Federal Regulations parts 261.3 and 302.4 (1997), remain on portions of the Property, including arsenic, pentachlorophenol, dioxins and furans, and carcinogenic polynuclear aromatic hydrocarbons in soil and pentachlorophenol, isopropyl ether, dioxins and furans, polynuclear aromatic hydrocarbons, benzene, ethylbenzene, and total xylenes, barium, boron, arsenic, chromium, and copper in groundwater. These substances are also hazardous materials as defined in H&SC section 25260.

1.04. The Property is being remediated pursuant to a Record of Decision (ROD) for the Koppers Superfund Site issued by the U.S. EPA, dated September 13, 1989, an Explanation of Significant Differences issued in 1991, an Amendment #1 for Soils issued in August 1996, and an Amendment #2 for Groundwater issued in September 1999. Under the ROD, the U.S. EPA Region IX Superfund Division Director selected a final remedial

action for the property pursuant to the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended by the Superfund Amendments and Reauthorization Act of 1986, 42 U.S.C. Sec. 9601 et seq. The Department concurred with this remedy.

1.05 The Property includes soil areas that have been remediated to industrial cleanup standards, areas of groundwater and subsurface soil that can not attain the cleanup standards (a Technical Impracticability (TI) Waiver issued for the former creosote pond/Cellon blowdown areas, the former Dri-Con Area, the former Pole Washer Area), a Toxic Pits Cleanup Act (TPCA) soil cap, and an area where a permanent, hazardous-waste storage facility (On-Site Landfills) has been constructed, filled and closed. A Groundwater Pump and Treat System (all wells, pumps, piping, electrical, and treatment systems required to treat groundwater) has been installed onsite to control and remediate groundwater beneath the Property. These areas are described in Exhibits "B" through "L" and graphically depicted in Figure "B-1".

The ROD provides for a deed restriction limiting the future use of the Property to industrial/commercial uses only. This restriction is necessary to preclude a potential residential user's exposure to hazardous substances which will remain in Property soils after soil remediation is complete, to preclude disruption of the On-Site Landfills, and to limit potential exposure to hazardous substances identified in groundwater beneath the Property.

ARTICLE II DEFINITIONS

2.01. Department. "Department" means the California Department of Toxic Substances Control and includes its successor agencies, if any.

2.02. U.S. EPA. "U.S. EPA" means the United States Environmental Protection Agency and includes its successor agencies, if any.

2.03 Owner. "Owner" means the Covenantor, its successors in interest, and their successors in interest, including heirs and assigns, who at any time hold title or an ownership interest to all or any portion of the Property.

2.04. Occupant. "Occupant" means any Owner and any person or entity entitled by ownership, leasehold, or other legal relationship to the right to occupy any portion of the Property.

2.05 CERCLA Lead Agency. "CERCLA Lead Agency" means the governmental entity having the designated lead responsibility to implement response action under the National Contingency Plan ("NCP"), 40 C.F.R. Part 300. U.S. EPA or a state agency acting pursuant to a contract or cooperative agreement executed under CERCLA section 104(d)(1), 42 U.S.C. 9604(d)(1), or designated pursuant to a CERCLA Memorandum of Agreement entered into under subpart F of the NCP (40 C.F.R. 300.505) may be designated CERCLA Lead Agency. The U.S. EPA is the CERCLA Lead Agency at the time of the recording of this Covenant.

2.06 Contaminated Soils. This industrial property had a history of handling, storing and using wood treatment chemicals designed to preserve wood. Site activities resulted in incidental spills of chemicals onto soils. The property was sampled for the presence of chemicals in soil, and soil that was contaminated with wood treatment chemicals was removed to a depth of 5 feet. Clean soil was brought to the site to replace the soil removed. Low concentrations of chemicals in soils remain at the property at levels that are safe for industrial and commercial workers.

ARTICLE III GENERAL PROVISIONS

3.01. Restrictions to Run with the Land. This Covenant sets forth protective provisions, covenants, restrictions, and conditions (collectively referred to as

"Restrictions"), subject to which the Property and every portion thereof shall be improved, held, used, occupied, leased, sold, hypothecated, encumbered, and/or conveyed. Each and every Restriction: (a) runs with the land pursuant to California Civil Code section 1471(1997); (b) inures to the benefit of and passes with each and every portion of the Property, (c) is for the benefit of U.S EPA as a third party beneficiary and is enforceable by the Department, and (d) is imposed upon the entire Property unless expressly stated as applicable only to a specific portion thereof.

3.02. Binding upon Owners/Occupants. The Restriction herein shall be binding upon each Owner and Occupant, and shall continue as covenant running with the Property in perpetuity, except as otherwise provided in this instrument. Pursuant to Civil Code section 1471(1997), all successive Owners and Occupants of the Property are expressly bound hereby for the benefit of the Department and U.S. EPA.

3.03. Incorporation into Deeds and Leases. The Restrictions set forth herein shall be incorporated by reference in each and all deeds and leases for any portion of the Property. Further, each Owner or Occupant agrees to include in any instrument conveying any interest in all or any portion of the Property, including but not limited to deeds, leases, and mortgages, a notice which is in substantially the following form:

NOTICE: THE INTEREST CONVEYED HEREBY IS SUBJECT TO AN ENVIRONMENTAL RESTRICTION AND COVENANT TO RESTRICT USE OF THE PROPERTY, DATED ____, RECORDED IN THE PUBLIC LAND RECORDS ON ____ [DATE] ____, IN THE BOOK ____, PAGE ____, IN FAVOR OF AND ENFORCEABLE BY THE CALIFORNIA DEPARTMENT OF TOXIC SUBSTANCES CONTROL AND FOR THE BENEFIT OF THE U.S. ENVIRONMENTAL PROTECTION AGENCY.

3.04. Conveyance of Property. Covenantor agrees that the Owner shall provide notice to the Department and to U.S. EPA not later than thirty (30) days after any conveyance of any ownership interest in the Property (excluding mortgages, liens, and

other non-possessory encumbrances). The Department and U.S. EPA shall not, by reason of this Covenant, have authority to approve, disapprove, or otherwise affect a proposed conveyance, except as otherwise provided by law, by administrative order, or by a specific provision of this Covenant.

ARTICLE IV
RESTRICTIONS

4.01. Prohibited Uses. Future uses of the Property shall be restricted to industrial/commercial use only, and the Property shall not be used for any of the following purposes:

- (a) A residence, including but not limited to any mobile home or factory built housing, constructed or installed for use as residential human habitation.
- (b) A hospital for humans.
- (c) A public or private school for persons under 21 years of age.
- (d) A day care center for children or elder care.

4.02. Soil Management. Any Contaminated Soils from the areas identified in Section 4.03(e) or from 5 feet or more below ground surface from areas other than those identified in Section 4.03 (e) brought to the surface by grading, excavation, trenching or back filling shall be managed in accordance with all applicable provisions of state and federal law and will not be removed from the Property without a Soil Management Plan approved by the CERCLA lead agency.

4.03. Prohibited Activities.

- (a) Other than extraction of groundwater for site remediation, and extraction from existing supply well SW-4 for process water, fire protection needs, and sanitary needs, extraction of groundwater shall not be conducted at the Property without a demonstration that the extracted groundwater meets remedial goals and without

prior written approval from the CERCLA lead agency. Notwithstanding the foregoing prohibition, the extraction of groundwater from the area north of an east-west line located 200 feet north of well SW-4 and east of a north-south line located 300 feet east of injection well IW-4 is acceptable as long as groundwater extraction rates do not adversely effect groundwater remediation elsewhere on the Property. Extraction of groundwater within the TI Waiver zone for purposes other than site remediation is prohibited. The TI Waiver Zone is identified on Exhibit "C" and the area of acceptable groundwater extraction is identified on Exhibit "L".

(b) The implemented remedy requires that effective drainage be maintained Property wide. Existing drainage patterns may be altered at the Property provided the alteration does not impact On-Site Landfills, the former Pole-Wash Area, the former Dri-Con Area, the TPCA cap installed at the former Biological Treatment Facility, or the TI Waver Zone, or adversely effect any remedial action elsewhere on the Property. Written approval from the CERCLA lead agency is required prior to any alteration of existing drainage patterns. These areas are identified on Exhibits "B", "I", "F", "E", "D" and "C", respectively. Creation of topographic low areas where water may pond is prohibited. Water may pond in the existing Fire Water Pond, identified on Exhibit "H", but no new topographic low areas may be created.

(c) Irrigation and any other activity that introduces water to subsurface soils at the Property are prohibited. Exceptions to this prohibition are: 1) emergency action, such as fire suppression; 2) dust control; 3) rainwater runoff from structures; 4) adequately sized landscape watering systems. Runoff must be directed away from structures in a manner that will not impact the On-Site Landfills, the former Pole-Wash Area, the former Dri-Con Area, the TPCA cap installed at the former Biological Treatment Facility, or the TI Waver Zone, or adversely effect any remedial action elsewhere on the Property. These areas are identified on Exhibits "B", "C", "D", "E", "F" and "I". Water applied for dust control will be applied at a rate that does not result in standing surface water.

(d) Activity (other than required maintenance and monitoring activities) shall not be permitted within the fenced areas of the On-Site Landfills. Activities outside of the fenced areas of the On-Site Landfills that may disturb the integrity of the On-Site Landfills are prohibited without prior written approval from the CERCLA lead agency. These areas are identified on Exhibit "B".

(e) Activities that may disturb the Caps installed at On-Site Landfills, the former Pole Washer Area, or the former Dri-Con Area, or the TPCA cap installed at the former Biological Treatment Facility (e.g., excavation, grading, removal, trenching, filling, earth movement, or mining) shall not be permitted without prior written approval from the CERCLA lead agency. These areas are identified on Exhibits "B", "D", "E", "F" and "I".

4.04. Non-Interference with Remedial Systems. Remedial Systems include the Groundwater Pump and Treat and Monitoring Systems, On-Site Landfills, extraction wells, remediation wells and Caps installed in the Former Pole Washer Area, the former Dri-Con Area, and former Biological Treatment Facility. Covenantor agrees:

(a) Activities that may disturb the Remedial Systems shall not be permitted on the Property without prior written approval by the CERCLA lead agency.

(b) All uses and development of the Property shall preserve the integrity of the Remedial Systems.

(c) The Remedial Systems shall not be altered without written approval by the CERCLA lead agency.

4.05. Access for Department. The Department shall have reasonable right of entry and access to the Property for inspection, monitoring, and other activities consistent with the purposes of this Covenant as deemed necessary by the Department in order to protect the public health or safety or the environment. Nothing in this instrument shall limit or

otherwise effect U.S. EPA's right of entry and access, or EPA's authority to take response actions, under CERCLA; the National Contingency Plan, 40 Code of Federal Regulations Part 300 (1997) and its successor provisions; or federal law.

4.06. Access for Implementing Remediation & O&M. The entity or person(s) responsible for implementing the operation and maintenance activities relating to the Groundwater Pump and Treat and Monitoring System, extraction wells, remediation wells, On-Site Landfills, and Caps in the former Pole Washer, former Dri-Con, and Biological Treatment Facility Areas, shall have reasonable right of entry and access to the Property for the purpose of implementing these remedial and operation and maintenance activities. Such right of entry and access shall continue until such time as the CERCLA lead agency determines that such activities are no longer required.

ARTICLE V ENFORCEMENT

5.01. Enforcement. Failure of the Covenantor, Owner or Occupants to comply with the provisions of Paragraphs 4.01 or 4.04 of this Covenant shall be grounds for the Department to require that the Covenantor, Owner or Occupant modify or remove, as the Department determines appropriate, any non-conforming improvements. "Non-conforming improvements" shall include but not be limited to all buildings, roads, driveways, ponds, drainages, and paved parking areas constructed or placed upon any portion of the Property in violation of the aforesaid restrictions. Violation of this Covenant shall be grounds for the Department to file civil or criminal actions, as provided by law.

ARTICLE VI VARIANCE, TERMINATION, AND TERM

6.01. Variance. Covenantor, or any other aggrieved person, may apply to the Department for a written variance from the provisions of this Covenant. Such application

shall be made in accordance with H&SC section 25233 (1997) or any successor provisions. Unless and until the State of California assumes CERCLA lead agency responsibility for Site operation and maintenance, no variance may be granted under this paragraph 6.01 without prior review and prior concurrence of the variance by U.S. EPA. Any approved variance shall be recorded in the land records by the person or entity granted the variance.

6.02 Termination. Covenantor, or any other aggrieved person, may apply to the Department for a termination of the Restrictions or other terms of this Covenant as they apply to all or any portion of the Property. Such application shall be made in accordance with H&SC section 25234 (1997) or any successor provision. Unless and until the State of California assumes CERCLA lead agency responsibility for Site operation and maintenance, no termination may be granted under this Paragraph 6.02 without prior review and prior written concurrence of the termination by U.S. EPA.

6.03 Term. Unless ended in accordance with the Termination paragraph above, by law, or by the Department in the exercise of its discretion, this Covenant shall continue in effect in perpetuity.

ARTICLE VII MISCELLANEOUS

7.01. No Dedication or Taking. The Covenantor entered into this Agreement as part of a resolution with the Department and U.S. EPA of its alleged liabilities for the Property. Nothing set forth in this Covenant shall be construed to be a gift or dedication, or offer of a gift or dedication, of the Property, or any portion thereof, to the general public or anyone else for any purpose whatsoever. Further, nothing in this Covenant shall be construed to effect a taking under state or federal law.

7.02. Recordation. The Covenantor shall record this Covenant, with all referenced Exhibits, in the County of Butte within ten (10) days of the Covenantor's receipt of a fully executed original.

7.03. Notices. Whenever any person gives or serves any Notice ("Notice" as used herein includes any demand or other communication with respect to this Covenant), each such Notice shall be in writing and shall be deemed effective: (1) when delivered, if personally delivered to the person being served or to an officer of a corporate party being served, or (2) three (3) business days after deposit in the mail, if mailed by United States mail, postage paid, certified, return receipt requested:

To Owner: Beazer East, Inc.
 c/o Three Rivers Management, Inc.
 One Oxford Centre, Suite 3000
 Pittsburgh, Pennsylvania 15219
 Attention: Environmental Manager

To Department: Department of Toxic Substances Control
 Northern California-Central Cleanup Operations Branch
 8800 Cal Center Drive
 Sacramento, California 95826-3200
 Attention: James L. Tjosvold, P.E., Chief

To U.S. EPA: U.S. Environmental Protection Agency
 Region IX
 75 Hawthorne Street
 San Francisco, California 94105-3901
 Attn. Charles Berrey, SFD-7-2

Any party may change its address or the individual to whose attention a Notice is to be sent by giving written Notice in compliance with this paragraph.

7.04. Partial Invalidity. If any portion of the Restrictions or other term set forth herein is determined by a court of competent jurisdiction to be invalid for any reason, the surviving portions of this Covenant shall remain in full force and effect as if such portion found invalid had not been included herein.

7.05 Liberal Construction. Any general rule of construction to the contrary notwithstanding, this instrument shall be liberally construed to effect the purpose of this instrument and the policy and purpose of CERCLA. If any provision of this instrument is found to be ambiguous, an interpretation consistent with the purpose of this instrument that would render the provision valid shall be favored over any interpretation that would render it invalid.

IN WITNESS WHEREOF, the Parties execute this Covenant.

Beazer East, Inc.

By: Michael Tischuk - Director

Signatory's Name and Title: Michael D. Tischuk Director

Date: 10/9/03

Department of Toxic Substances Control

By: James L. Tjosvold
James L. Tjosvold, Chief

Northern California-Central Cleanup Operations Branch

Date: 10/23/03

State of Pennsylvania

County of Allegheny

On this 9 day of Oct., 2003, Mike Tischuk personally
appeared before me, the undersigned Notary Public,

whose identity I verified on the basis of _____,

who is personally known to me,

whose identity I verified on the oath/affirmation of _____,
a credible witness,

to be the signer of the foregoing document, and he/she acknowledge
that he/she signed it.

Sally M. Karanzas
Notary Public

My Commission expires: 4-27-07

Notarial Seal
Sally M. Karanzas, Notary Public
City Of Pittsburgh, Allegheny County
My Commission Expires Apr. 27, 2007

Member, Pennsylvania Association Of Notaries

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of Sacramento } ss.

On October 23, 2003 before me, Kathleen Duncan **NOTARY**
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared James J. Fosvold
Name(s) of Signer(s)

- personally known to me
- proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.
Kathleen Duncan
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____



Exhibit "A"

THE LAND REFERRED TO HEREIN IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF OROVILLE COUNTY OF BUTTE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL I:

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 4 EAST, M.D.B. & M.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE COUNTY OF BUTTE, RECORDED APRIL 16, 1970 IN BOOK 1610 OF OFFICIAL RECORDS, AT PAGE 317, RECORDS OF BUTTE COUNTY, CALIFORNIA.

AP NO. 036-490-007

PARCEL II:

THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST, QUARTER OF THE NORTH EAST QUARTER OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 4 EAST, M.D.B. & M., LYING SOUTH OF THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO THE COUNTY OF BUTTE, RECORDED APRIL 16, 1970 IN BOOK 1610 OF OFFICIAL RECORDS, AT PAGE 314, RECORDS OF BUTTE COUNTY, CALIFORNIA.

AP NO. 036-490-008

PARCEL III:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 4 EAST, M.D.B. & M., LYING WEST OF THE WEST LINE OF THE BAGGETT-MARYSVILLE ROAD, AS THE SAME EXISTED ON FEBRUARY 1, 1956 AND LYING SOUTH OF THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO THE COUNTY OF BUTTE, RECORDED APRIL 16, 1970 IN BOOK 1610 OF OFFICIAL RECORDS, AT PAGE 314.

EXCEPTING THEREFROM ANY PORTION THEREOF, LYING WITHIN THAT CERTAIN PARCEL OF LAND CONVEYED TO THE WESTERN PACIFIC RAILROAD COMPANY, A CORPORATION, RECORDED AUGUST 19, 1969 IN BOOK 1579 OF OFFICIAL RECORDS, AT PAGE 531.

AP NO. 036-490-009

PARCEL IV:

PORTIONS OF SECTION 29 AND 30 IN TOWNSHIP 19 NORTH, RANGE 4 EAST, M.D.B & M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE CORNER COMMON TO SECTIONS 29, 30, 31 AND 32 IN SAID TOWNSHIP 19 NORTH, RANGE 4 EAST, M.D.B. & M., AND RUNNING THENCE NORTH ALONG THE LINE BETWEEN SAID SECTIONS 29 AND 30, A DISTANCE OF 1978 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; RUNNING THENCE FROM SAID POINT OF BEGINNING, SOUTH 89° 13' WEST, A DISTANCE OF 2636.4 FEET TO A POINT IN THE

Exhibit "A"

(CONTINUED)

NORTH AND SOUTH QUARTER SECTION LINE OF SAID SECTION 30, DISTANT THEREON 1978 FEET NORTH FROM THE QUARTER SECTION CORNER BETWEEN SAID SECTIONS 30 AND 31; THENCE SOUTH ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 660 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 30; THENCE WEST ALONG NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 30 A DISTANCE OF 200 FEET TO A POINT DISTANT AT RIGHT ANGLES WEST 200 FEET FROM THE NORTH AND SOUTH QUARTER SECTION LINE OF SAID SECTION 30; THENCE SOUTH AND PARALLEL WITH SAID NORTH AND SOUTH QUARTER SECTION LINE OF SAID SECTION 30, A DISTANCE OF 891 FEET TO AN OLD DRAINAGE DITCH LYING ALONG SIDE OF THE NORTHWEST SIDE OF A CERTAIN OLD LOG POND; THENCE UP SAID OLD DRAINAGE DITCH THE FOLLOWING COURSES AND DISTANCES: EAST FOR A DISTANCE OF 66 FEET; THENCE NORTH $65\frac{3}{4}^{\circ}$ EAST, 132 FEET; THENCE NORTH $59\frac{1}{2}^{\circ}$ EAST, 330 FEET AND NORTH $57\frac{3}{4}^{\circ}$ EAST, 558 FEET, MORE OR LESS, TO A POINT ON THE SOUTHWESTERLY LINE OF THE LAND HERETOFORE CONVEYED TO THE STANDARD SHADE ROLLER CORPORATION OF CALIFORNIA, BY DEED OF RECORD IN BOOK 386 OF OFFICIAL RECORDS, AT PAGE 345, RECORDS OF BUTTE COUNTY, CALIFORNIA, DISTANT ALONG SAID LINE SOUTH $42^{\circ} 38'$ EAST, 215 FEET FROM THE MOST WESTERLY CORNER OF SAID PARCEL OF LAND SO CONVEYED TO THE STANDARD SHADE ROLLER CORPORATION OF CALIFORNIA; THENCE FOLLOWING THE BOUNDARIES OF THE PARCEL OF LAND SO CONVEYED TO THE STANDARD SHADE ROLLER CORPORATION OF CALIFORNIA, THE FOLLOWING COURSES AND DISTANCES: NORTH $42^{\circ} 38'$ WEST, 215 FEET TO THE MOST WESTERLY CORNER THEREOF; NORTH $47^{\circ} 22'$ EAST, 534.6 FEET TO THE MOST NORTHERLY CORNER THEREOF AND SOUTH $42^{\circ} 38'$ EAST, 1247 FEET TO THE MOST EASTERLY CORNER THEREOF WHICH LAST MENTIONED CORNER IS DISTANT NORTHWESTERLY 30 FEET FROM THE CENTERLINE OF BAGGETT-MARYSVILLE ROAD; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID ROAD AN DISTANT 30 FEET NORTHWESTERLY FROM THE CENTERLINE THEREOF, A DISTANCE OF 1707 FEET TO A POINT THAT BEARS NORTH $89^{\circ} 13'$ EAST FROM THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE SOUTH $89^{\circ} 13'$ WEST, 92 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

EXCEPTING THEREFROM A PARCEL OF LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 29, 30, 31 AND 32 IN TOWNSHIP 19 NORTH, RANGE 4 EAST, M.D.B. & M., AND RUNNING WESTERLY WITH SECTION LINE BETWEEN SECTIONS 30 AND 31, A DISTANCE OF 784 FEET; THENCE NORTH 544 FEET TO THE SOUTHEASTERLY CORNER OF THE LANDS HERETOFORE CONVEYED TO THE STANDARD SHADE ROLLER CORPORATION OF CALIFORNIA, BY DEED OF RECORD IN BOOK 386 OF OFFICIAL RECORDS, AT PAGE 345, RECORDS OF BUTTE COUNTY, CALIFORNIA, AND BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE NORTH $42^{\circ} 38'$ WEST, ALONG THE NORTHEASTERLY LINE OF LANDS SO CONVEYED TO THE STANDARD SHADE ROLLER CORPORATION OF CALIFORNIA, 678.13 FEET; THENCE NORTH $47^{\circ} 22'$ EAST, 453.60 FEET; THENCE SOUTH $42^{\circ} 38'$ EAST, 624.16 FEET TO A POINT IN THE NORTHWESTERLY LINE OF THE BAGGETT-MARYSVILLE COUNTY ROAD WHICH IS DISTANT NORTHWESTERLY AT RIGHT ANGLES 30 FEET FROM THE CENTERLINE OF SAID ROAD; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID ROAD AND DISTANT 30 FEET NORTHWESTERLY FROM THE CENTERLINE THEREOF, A DISTANCE OF 461 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED.

A PORTION OF AP NO. 036-490-004

Exhibit "A"
(CONTINUED)

PARCEL V:

COMMENCING AT THE SECTION CORNER COMMON TO SECTION 29, 30, 31 AND 32 IN TOWNSHIP 19 NORTH, RANGE 4 EAST, M.D.B. & M., AND RUNNING WESTERLY WITH SECTION LINE BETWEEN SECTIONS 30 AND 31, A DISTANCE OF 784 FEET; THENCE NORTH 544 FEET TO THE SOUTHEASTERLY CORNER OF THE LANDS HERETOFORE CONVEYED TO THE STANDARD SHADE ROLLER CORPORATION OF CALIFORNIA, BY DEED OF RECORD IN BOOK 386 OF OFFICIAL RECORDS, AT PAGE 345, RECORDS OF BUTTE COUNTY, CALIFORNIA; THENCE NORTH 42° 38' WEST, ALONG THE NORTHEASTERLY LINE OF LAND SO CONVEYED TO THE STANDARD SHADE ROLLER CORPORATION OF CALIFORNIA, 678.13 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE NORTH 42° 38' WEST, ALONG THE NORTHEASTERLY LINE OF LANDS SO CONVEYED TO THE STANDARD SHADE ROLLER CORPORATION OF CALIFORNIA, 568.87 FEET TO THE NORTHEASTERLY CORNER OF SAID LANDS; THENCE SOUTH 47° 22' WEST, ALONG THE NORTHWESTERLY LINE OF LANDS SO CONVEYED TO THE STANDARD SHADE ROLLER CORPORATION OF CALIFORNIA, 534.6 FEET TO THE NORTHWESTERLY CORNER OF SAID LANDS; THENCE SOUTH 42° 38' EAST, ALONG THE SOUTHWESTERLY LINE OF LAND SO CONVEYED TO THE STANDARD SHADE ROLLER CORPORATION OF CALIFORNIA, 568.87 FEET TO A POINT THAT BEARS SOUTH 47° 22' WEST, FROM THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE NORTH 47° 22' EAST, 534.6 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED.

A PORTION OF AP NO. 036-490-004

PARCEL VI:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 30 AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 29 IN TOWNSHIP 19, NORTH, RANGE 4 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE QUARTER CORNER BETWEEN SECTIONS 29 AND 30, TOWNSHIP 19 NORTH, RANGE 4 EAST, M.D.B. & M.; THENCE SOUTH 89° 13' WEST, ALONG THE EAST AND WEST CENTERLINE OF SAID SECTION 30, A DISTANCE OF 2636.40 FEET TO THE CENTER OF SAID SECTION 30; THENCE SOUTH ALONG THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 30, A DISTANCE OF 658 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE NATIONAL WOOD TREATING CORPORATION BY DEED RECORDED FEBRUARY 7, 1947 IN BOOK 414 OF OFFICIAL RECORDS, AT PAGE 45, RECORDS OF BUTTE COUNTY, CALIFORNIA; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID CORPORATION PARCEL, NORTH 89° 13' EAST, A DISTANCE OF 2728.40 FEET TO THE NORTHEAST CORNER OF SAID CORPORATION PARCEL AND IS 30 FEET DISTANT NORTHWESTERLY AT RIGHT ANGLES TO THE CENTERLINE OF THE MARYSVILLE-BAGGETT COUNTY ROAD; THENCE NORTHEASTERLY, PARALLEL TO THE CENTERLINE OF SAID COUNTY ROAD, A DISTANCE OF 727 FEET, MORE OR LESS, TO A POINT ON THE EAST AND WEST CENTERLINE OF SAID SECTION 29, WHICH IS 30 FEET DISTANT AT RIGHT ANGLES TO THE CENTERLINE OF AFOREMENTIONED ROAD; THENCE SOUTH 89° 13' WEST, A DISTANCE OF 382.8 FEET TO THE POINT OF BEGINNING.

A PORTION OF AP NO. 036-490-004

PARCEL VII:

Exhibit "A"
(CONTINUED)

COMMENCING AT THE QUARTER CORNER BETWEEN SECTION 30 AND 31 IN TOWNSHIP 19 NORTH, RANGE 4 EAST, M.D.B. & M., AND RUNNING THENCE WEST 200 FEET TO A POINT OF BEGINNING; THENCE SOUTH AND PARALLEL WITH THE QUARTER SECTION LINE THROUGH SECTION 31, A DISTANCE OF 545.2 FEET TO THE MARYSVILLE- BAGGETT COUNTY ROAD, TO A POINT WHICH IS NORTHWESTERLY FROM THE CENTERLINE OF SAID ROAD AND DISTANT 30 FEET THEREFROM; THENCE ALONG THE NORTHWESTERLY LINE OF SAID ROAD, NORTH 63° 58" EAST, A DISTANCE OF 1170 FEET; THENCE NORTH 35° 30' WEST, A DISTANCE OF 64 FEET TO THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN DEED FROM FEATHER RIVER PINE MILLS, INC, A CORPORATION, TO OROVILLE LUMBER COMPANY, RECORDED OCTOBER 1, 1947 IN BOOK 419 OF OFFICIAL RECORDS, AT PAGE 420; THENCE CONTINUING ON THE SAME LINE NORTH 35° 30' WEST, A DISTANCE OF 821 FEET TO THE NORTHWEST CORNER OF THE AFOREMENTIONED PROPERTY OF SAID OROVILLE LUMBER COMPANY, WHICH CORNER IS ALSO ON THE BOUNDARY OF PROPERTY DESCRIBED FROM FEATHER RIVER PINE MILLS, INC., A CORPORATION, TO NATIONAL WOOD TREATING CORPORATION, RECORDED FEBRUARY 7, 1947 IN BOOK 414 OF OFFICIAL RECORDS, AT PAGE 45; THENCE SOUTH 57 3/4° WEST ALONG THE BOUNDARY LINE OF THE PROPERTY OF SAID NATIONAL WOOD TREATING COMPANY, A DISTANCE OF 63 FEET; THENCE CONTINUING SOUTH 59 1/2° WEST, A DISTANCE OF 330 FEET; THENCE CONTINUING SOUTH 65 3/4° WEST, A DISTANCE OF 132 FEET; THENCE CONTINUING WEST 66 FEET TO A POINT IN A LINE WHICH IS 200 FEET WEST OF AND PARALLEL TO THE ONE-QUARTER SECTION LINE THROUGH SAID SECTION 30; THENCE SOUTH ON A LINE PARALLEL TO SAID ONE- QUARTER SECTION LINE, A DISTANCE OF 427.6 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL IS A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30 AND OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, ALL IN TOWNSHIP 19 NORTH, RANGE 4 EAST, M.D.B. & M.

AP NO. 036-490-005 AND
A PORTION OF AP NO. 036-490-004

PARCEL VIII:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 29, 30, 31 AND 32, IN TOWNSHIP 19 NORTH, RANGE 4 EAST, M.D.B. & M., RUNNING THENCE WESTERLY ON THE SECTION LINE BETWEEN SECTIONS 30 AND 31, A DISTANCE OF 1230 FEET TO A POINT; THENCE NORTH, A DISTANCE OF 240 FEET TO A POINT WHICH IS THE SOUTHWESTERLY CORNER OF PROPERTY DESCRIBED IN DEED FROM FEATHER RIVER PINE MILLS, INC., TO THE STANDARD SHADE ROLLER CORPORATION OF CALIFORNIA RECORDED OCTOBER 21, 1946 IN BOOK 386 OF OFFICIAL RECORDS, AT PAGE 345; RUNNING THENCE NORTH 42° 38' WEST, A DISTANCE OF 114 FEET ALONG THE WESTERLY BOUNDARY OF SAID PREMISES OWNED BY SAID STANDARD SHADE ROLLER CORPORATION TO A POINT WHICH IS THE POINT OF BEGINNING, WHICH SAID POINT IS ALSO THE SOUTHEASTERLY CORNER OF PROPERTY DESCRIBED IN DEED FROM FEATHER RIVER PINE MILLS, INC., CORPORATION, TO OROVILLE LUMBER COMPANY RECORDED OCTOBER 1, 1947 IN BOOK 419 OF OFFICIAL RECORDS AT PAGE 420, FROM SAID POINT OF BEGINNING, SOUTH 58° 37' WEST, A DISTANCE

Exhibit "A"
(CONTINUED)

OF 600 FEET ALONG THE SOUTHERLY BOUNDARY OF SAID OROVILLE LIMBER COMPANY PARCEL TO A POINT; THENCE SOUTH 35° 30' EAST, A DISTANCE OF 64 FEET TO A POINT WHICH IS 30 FEET DISTANT AT RIGHT ANGLES FROM THE CENTERLINE OF THE MARYSVILLE-BAGGETT ROAD; RUNNING THENCE ALONG THE NORTHERLY BOUNDARY OF SAID MARYSVILLE- BAGGETT ROAD, NORTH 63° 58' EAST, A DISTANCE OF 616.60 FEET TO A POINT THAT BEARS SOUTH 42° 38' EAST, FROM THE POINT OF BEGINNING; THENCE NORTH 42° 38' WEST, A DISTANCE OF 114 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. THE ABOVE PARCEL IS A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 30.

A PORTION OF AP NO. 036-490-004

PARCEL IX:

BEGINNING AT THE QUARTER SECTION CORNER BETWEEN SECTION 30 AND 31 IN TOWNSHIP 19, NORTH, RANGE 4 EAST, M.D.B. & M., AND RUNNING THENCE NORTH 26° 38' EAST, A DISTANCE OF 756 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THE PARCEL OF LAND HERETOFORE CONVEYED TO THE NATIONAL WOOD TREATING CORPORATION, BY DEED OF RECORD IN BOOK 414 OF OFFICIAL RECORDS, AT PAGE 45, RECORDS OF BUTTE COUNTY, CALIFORNIA, DISTANT ALONG SAID LINE, SOUTH 57° 45' WEST, 495 FEET FROM THE SOUTHWESTERLY LINE OF THE PARCEL OF LAND HERETOFORE CONVEYED TO THE STANDARD SHADE ROLLER CORPORATION OF CALIFORNIA, BY DEED OF RECORD IN BOOK 386 OF OFFICIAL RECORDS, AT PAGE 345, RECORDS OF BUTTE COUNTY, CALIFORNIA, FOR THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; RUNNING THENCE FROM SAID POINT OF BEGINNING, NORTH 57° 45' EAST, ALONG SAID SOUTHEASTERLY LINE OF THE PARCEL OF LAND SO CONVEYED TO THE NATIONAL WOOD TREATING CORPORATION, 495 FEET TO SAID SOUTHWESTERLY LINE OF THE PARCEL OF LAND SO CONVEYED TO THE STANDARD SHADE ROLLER CORPORATION OF CALIFORNIA; THENCE SOUTH 42° 38' EAST, ALONG SAID SOUTHWESTERLY LINE, 841 FEET TO A POINT 5 FEET FROM THE CENTERLINE OF A RAILROAD SPUR; THENCE SOUTH 58° 37' WEST, ALONG SAID RAILROAD SPUR (BUT NOT PARALLEL TO SAME), A DISTANCE OF 600 FEET; THENCE NORTH 35° 30' WEST, A DISTANCE OF 821 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED.

SAID PARCEL OF LAND BEING A PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 30.

A PORTION OF AP NO. 036-490-004

PARCEL X:

COMMENCING AT SECTION CORNER COMMON TO SECTIONS 29, 30, 31 AND 32, IN TOWNSHIP 19 NORTH, RANGE 4 EAST, M.D.B. & M., RUN WESTERLY WITH SECTION LINE BETWEEN SECTIONS 30 AND 31, A DISTANCE OF 784 FEET; THENCE RUN NORTH, A DISTANCE OF 544 FEET TO POINT OF BEGINNING OF PROPERTY, SAID POINT BEING 30 FEET NORTHWESTERLY FROM CENTERLINE OF THE BAGGETT-MARYSVILLE ROAD AND BEING ALSO THE SOUTHEAST CORNER OF THIS SURVEY; THENCE RUN NORTH 42° 38' WEST, A DISTANCE OF 1247 FEET TO THE NORTHEAST CORNER OF PROPERTY; THENCE RUN SOUTH 47° 22' WEST, A DISTANCE OF 534.6 FEET TO THE NORTHWEST CORNER OF PROPERTY; THENCE SOUTH 42° 38' EAST, A DISTANCE OF 1168 FEET TO THE SOUTHWEST CORNER OF PROPERTY, SAID POINT BEING 30 FEET FROM THE CENTERLINE OF BAGGETT-MARYSVILLE ROAD; THENCE RUN NORTHEASTERLY ALONG THE ABOVE MENTIONED

Exhibit "A"

(CONTINUED)

ROAD, PARALLEL TO SAME AND 30 FEET DISTANCE FROM LOCATED CENTERLINE FOR A DISTANCE OF 543 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM HOWEVER, THE PARCEL OF LAND CONTAINING 6.98 ACRES MORE OR LESS, HERETOFORE, CONVEYED TO NATIONAL WOOD TREATING CORPORATION, A CORPORATION BY DEED FROM THE STANDARD SHADE ROLLER CORPORATION OF CALIFORNIA, A CORPORATION OF RECORD IN BOOK 458 OF OFFICIAL RECORDS, AT PAGE 229, RECORDS OF BUTTE COUNTY, CALIFORNIA. A PORTION ON AP NO. 036-490-004

PARCEL XI:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 29, 30, 31 AND 32 IN TOWNSHIP 19 NORTH, RANGE 4 EAST, M.D.B. & M., AND RUNNING WESTERLY WITH SECTION LINE BETWEEN SECTIONS 30 AND 31, A DISTANCE OF 784 FEET; THENCE NORTH 544 FEET TO THE SOUTHEASTERLY CORNER OF THE LANDS HERETOFORE CONVEYED TO THE STANDARD SHADE ROLLER CORPORATION OF CALIFORNIA BY DEED OF RECORD IN BOOK 386 OF OFFICIAL RECORDS, AT PAGE 345, RECORDS OF BUTTE COUNTY, CALIFORNIA, AND BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE NORTH 42° 38' WEST, ALONG THE NORTHEASTERLY LINE OF LANDS SO CONVEYED TO THE STANDARD SHADE ROLLER CORPORATION OF CALIFORNIA, 678.13 FEET; THENCE NORTH 47° 22' EAST, 453.60 FEET; THENCE SOUTH 42° 38' EAST, 624.16 FEET TO A POINT IN THE NORTHWESTERLY LINE OF THE BAGGETT-MARYSVILLE COUNTY ROAD, WHICH IS DISTANT NORTHWESTERLY AT RIGHT ANGLES 30 FEET FROM THE CENTERLINE OF SAID ROAD; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID ROAD AND DISTANT 30 FEET NORTHWESTERLY FROM THE CENTERLINE THEREOF, A DISTANCE OF 461 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED.

A PORTION OF AP NO 036-490-004

PARCEL XII:

THOSE PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 30 AND THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 19 NORTH, RANGE 4 EAST, M.D.B. & M. PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE BOUNDARY LINE BETWEEN SECTION 30 AND 31 FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 30 BEARS SOUTH 89° 11' WEST 1041.6 FEET; DISTANT, RUNNING THENCE NORTH 85.0 FEET; THENCE NORTH 89° 11' EAST 901.2 FEET TO A POINT IN THE EASTERLY BOUNDARY LINE OF THE TRACT OF LAND DESCRIBED IN THAT CERTAIN DEED DATED DECEMBER 31, 1929 FROM A.F. HOCKENBEAMER AND ETHEL F. HOCKENBEAMER, AND FRANK A. LEACH, JR., AND MARGARET H. LEACH TO NATOMAS COMPANY, RECORDED IN VOLUME 40 OF OFFICIAL RECORDS OF BUTTE COUNTY, AT PAGE 237; THENCE ALONG SAID BOUNDARY LINE, THE FOLLOWING COURSES AND DISTANCES: SOUTH 0° 19' WEST, 85.0 FEET TO THE BOUNDARY LINE BETWEEN SAID SECTIONS 30 AND 31, SOUTH 0° 57' WEST, 340.0 FEET; WEST 690.0 FEET AND SOUTH 45° 00' WEST, 290.0 FEET TO A POINT IN THE EAST LINE OF THE TRACT OF LAND DESCRIBED IN DEED FROM NATOMAS COMPANY, A CORPORATION, TO T.E. CONNOLLY, INC., RECORDED MAY 4, 1950 IN VOLUME 534 OF OFFICIAL RECORDS OF BUTTE COUNTY, CALIFORNIA, AT PAGE 355; THENCE NORTH 532.2 FEET TO THE POINT OF BEGINNING.

Exhibit "A"
(CONTINUED)

AP NO. 036-490-022 AND
A PORTION OF 036-490-023

PARCEL XIII:

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 19, NORTH, RANGE 4 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER CORNER BETWEEN SECTION 30 AND 31 IN TOWNSHIP 19 NORTH, RANGE 4 EAST, M.D.B. & M., RUNNING THENCE WESTERLY, 200 FEET ALONG THE SECTION LINE BETWEEN SAID SECTIONS 30 AND 31 TO A POINT IN THE EASTERLY BOUNDARY LINE OF THE TRACT OF LAND DESCRIBED IN DEED FROM A.F. HOCKENBEAMER ET AL TO NATOMAS COMPANY, RECORDED IN VOLUME 40, AT PAGE 237; OFFICIAL RECORDS OF BUTTE COUNTY, CALIFORNIA; THENCE ALONG THE BOUNDARY LINE OF SAID NATOMAS COMPANY TRACT, SOUTH 340 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE ALONG THE BOUNDARY OF SAID NATOMAS COMPANY TRACT, WEST 690 FEET AND SOUTH 45° WEST, 290 FEET TO A POINT IN THE EAST LINE OF THE TRACT OF LAND DESCRIBED IN DEED FROM NATOMAS COMPANY, A CORPORATION, TO T.E. CONNOLLY, INC., RECORDED MAY 4, 1950 IN VOLUME 534 OF OFFICIAL RECORDS OF BUTTE COUNTY, CALIFORNIA, AT PAGE 355; THENCE ALONG THE EAST LINE OF SAID T.E. CONNOLLY INC., TRACT AND ALONG THE EAST LINE OF THE TRACT DESCRIBED IN DEED FROM FEATHER RIVER PINE MILLS INCORPORATED, TO DOMINICK F. IELATI, ET AL, RECORDED NOVEMBER 4, 1949, UNDER BUTTE COUNTY RECORDER'S SERIAL NO. 5363, SOUTH 315.6 FEET TO THE NORTH LINE OF TRACT DESCRIBED IN DEED FROM THOMAS E. WALLACE TO MARGARET E. WALLACE, RECORDED FEBRUARY 20, 1951 IN BOOK 567 OF OFFICIAL RECORDS OF BUTTE COUNTY, CALIFORNIA, AT PAGE 226; THENCE ALONG SAID NORTH LINE, NORTH 83° 43' EAST, 900.4 FEET; THENCE NORTHERLY IN A STRAIGHT LINE, 422 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION DEEDED TO THE COUNTY OF BUTTE, DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, T. 19 N., R. 4E., MDM, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 31; THENCE S 0° 2' 41" E, 740.00 FEET; THENCE S 83° 42' 19" W, 209.97 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND CONVEYED TO DAVID M. MILLER ET AL, BY DEED RECORDED APRIL 6, 1962 IN BOOK 1173 OF OFFICIAL RECORDS, AT PAGE 241, RECORDS OF BUTTE COUNTY, CALIFORNIA, AND THE TRUE POINT OF BEGINNING; THENCE S 83° 42' 19" W, 900.40 FEET TO THE SOUTHWEST CORNER OF SAID MILLER PARCEL; THENCE N 0° 0' 41" W, 5.96 FEET; THENCE N 75° 49' 58" E, 390.00 FEET; THENCE N 73° 26' 53" E, 240.34 FEET; THENCE EASTERLY ALONG THE ARC OF A NON-TANGENT 1550.00 FOOT RADIUS CURVE (RADIAL LINE TO SAID CURVE AT THIS POINT BEARS N 14° 10' 02" W), CONCAVE TO THE SOUTH; THROUGH AN ANGLE OF 10° 43' 39" FOR 290.21 FEET TO THE EAST LINE OF SAID MILLER PARCEL; THENCE ALONG SAID EAST LINE S 0° 02' 41" E, 115.21 FEET TO THE TRUE POINT OF BEGINNING.

A PORTION OF AP NO. 036-490-023

EXHIBIT "B"
ENVIRONMENTAL PROTECTION AGENCY
EASEMENT NUMBER 1
DISPOSAL CELLS #1 AND #2

A NON-EXCLUSIVE EASEMENT FOR HERETOFORE DESCRIBED PURPOSES, OVER A PORTION OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 4 EAST, M.D.M., BUTTE COUNTY, CALIFORNIA, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CITY OF OROVILLE BRASS MONUMENT MARKING THE INTERSECTION OF THE CENTERLINES OF SOUTH FIFTH AVENUE AND GEORGIA-PACIFIC WAY, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FOR JIM NAGLEY AS FILED FOR RECORD ON JANUARY 27, 1988 IN BOOK 110 OF MAPS AT PAGE 24, FROM WHICH MONUMENT THE SOUTHEAST CORNER OF SAID SECTION 30, AS MARKED UPON THE GROUND BY A TWO INCH IRON PIPE WITH BRASS CAP MARKED L.S. 3675, BEARS S 22°32'48" E, 3542.64 FEET; THENCE S 70°45'34" W, 389.87 FEET TO A ONE-HALF INCH REBAR TAGGED L.S. 4208, SAID POINT BEING THE TRUE POINT OF BEGINNING FOR THE HEREIN DESCRIBED EASEMENT; THENCE THE FOLLOWING 35 COURSES;

- 1) S 80°17'01" W, 164.52 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 2) S 77°28'36" W, 63.16 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 3) S 86°11'13" W, 80.78 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 4) S 14°07'57" W, 13.23 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 5) N 85°54'03" W, 24.47 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 6) S 88°24'09" W, 307.07 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 7) S 81°19'24" W, 10.68 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 8) S 69°13'51" W, 20.72 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 9) S 54°56'03" W, 20.04 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 10) S 34°58'35" W, 20.72 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 11) S 18°40'30" W, 19.71 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 12) S 04°22'32" W, 29.92 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 13) S 01°16'14" E, 153.23 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 14) S 08°30'50" E, 30.04 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 15) S 18°29'49" E, 20.02 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 16) S 26°08'59" E, 59.98 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 17) S 29°01'05" E, 39.87 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 18) S 38°06'36" E, 30.03 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 19) S 47°10'11" E, 60.74 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 20) N 80°28'49" E, 91.03 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 21) N 89°54'10" E, 49.56 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 22) N 83°30'53" E, 117.75 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 23) N 77°06'31" E, 29.61 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 24) N 71°31'34" E, 20.32 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 25) N 44°57'03" E, 9.96 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 26) N 37°28'29" E, 10.33 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 27) N 30°03'26" E, 69.93 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 28) N 33°43'27" E, 88.75 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 29) N 57°47'36" E, 29.07 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE

- 30) N 73°57'57" E, 31.06 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 31) S 27°14'55" E, 46.98 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 32) N 89°20'50" E, 55.54 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 33) N 03°37'42" E, 56.71 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 34) N 79°01'21" E, 96.99 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 35) N 10°51'01" W, 263.60 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 6.15 ACRES,
MORE OR LESS.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS CALIFORNIA COORDINATE SYSTEM, ZONE 2, NAD 83, AS ESTABLISHED BY GPS. DISTANCES SHOWN ARE GRID MEASUREMENT. TO CONVERT TO SURFACE MEASUREMENT, MULTIPLY BY THE COMBINATION FACTOR OF 1.000066.

END OF DESCRIPTION

PREPARED BY:



JOHN D. CHRISTOFFERSON, P.L.S.
GDA ENGINEERING, SURVEYING, PLANNING
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EXHIBIT "C"
ENVIRONMENTAL PROTECTION AGENCY
EASEMENT NUMBER 2
T.I. WAIVER ZONE

A NON-EXCLUSIVE EASEMENT FOR HERETOFORE DESCRIBED PURPOSES OVER A PORTION OF THE SOUTH ONE-HALF OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 4 EAST, M.D.M., BUTTE COUNTY, CALIFORNIA, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

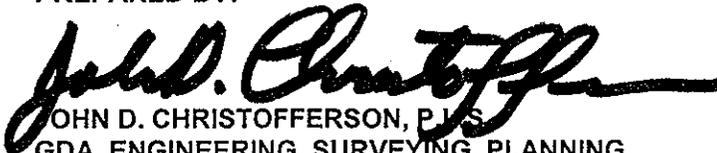
COMMENCING AT A CITY OF OROVILLE BRASS MONUMENT MARKING THE INTERSECTION OF THE CENTERLINES OF SOUTH FIFTH AVENUE AND GEORGIA-PACIFIC WAY, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FOR JIM NAGLEY AS FILED FOR RECORD ON JANUARY 27, 1988 IN BOOK 110 OF MAPS AT PAGE 24, FROM WHICH MONUMENT THE SOUTHEAST CORNER OF SAID SECTION 30, AS MARKED UPON THE GROUND BY A TWO INCH IRON PIPE WITH BRASS CAP MARKED L.S. 3675, BEARS S 22°32'48" E, 3542.64 FEET; THENCE S 36°32'46" W, 2155.39 FEET TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 30, SAID POINT BEING MARKED UPON THE GROUND BY A ONE-HALF INCH REBAR TAGGED L.S. 4208 AND BEING THE TRUE POINT OF BEGINNING FOR THE HEREIN DESCRIBED EASEMENT; THENCE THE FOLLOWING 9 COURSES;

- 1) EAST, 197.63 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 2) S 06°12'48" E, 222.91 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 3) S 24°12'33" W, 556.86 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 4) WEST, 191.33 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 5) N 00°09'43" W, 301.22 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 6) EAST, 42.82 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 7) N 61°02'31" E, 174.11 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 8) N 02°57'51" E, 84.05 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 9) N 00°09'43" W, 260.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.84 ACRES, MORE OR LESS.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS CALIFORNIA COORDINATE SYSTEM, ZONE 2, NAD 83, AS ESTABLISHED BY GPS. DISTANCES SHOWN ARE GRID MEASUREMENT. TO CONVERT TO SURFACE MEASUREMENT, MULTIPLY BY THE COMBINATION FACTOR OF 1.000066.

END OF DESCRIPTION

PREPARED BY:


JOHN D. CHRISTOFFERSON, P.L.S.
GDA ENGINEERING, SURVEYING, PLANNING

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EXHIBIT "D"
ENVIRONMENTAL PROTECTION AGENCY
EASEMENT NUMBER 3
B.T.F. AREA

A NON-EXCLUSIVE EASEMENT FOR HERETOFORE DESCRIBED PURPOSES OVER A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 30, AND A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 31, ALL IN TOWNSHIP 19 NORTH, RANGE 4 EAST, M.D.M., BUTTE COUNTY, CALIFORNIA, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CITY OF OROVILLE BRASS MONUMENT MARKING THE INTERSECTION OF THE CENTERLINES OF SOUTH FIFTH AVENUE AND GEORGIA-PACIFIC WAY, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FOR JIM NAGLEY AS FILED FOR RECORD ON JANUARY 27, 1988 IN BOOK 110 OF MAPS AT PAGE 24, FROM WHICH MONUMENT THE SOUTHEAST CORNER OF SAID SECTION 30, AS MARKED UPON THE GROUND BY A TWO INCH IRON PIPE WITH BRASS CAP MARKED L.S. 3675, BEARS S 22°32'48" E, 3542.64 FEET; THENCE S 22°32'48" W, 3468.31 FEET TO A ONE-HALF INCH REBAR TAGGED L.S. 4208, SAID POINT BEING THE TRUE POINT OF BEGINNING FOR THE HEREIN DESCRIBED EASEMENT; THENCE THE FOLLOWING 7 COURSES;

- 1) N 76°11'26" E, 513.20 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 2) S 70°44'01" E, 17.54 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 3) S 39°17'51" E, 88.38 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 4) S 60°34'06" W, 141.47 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 5) S 62°34'21" W, 104.65 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 6) S 64°10'37" W, 322.00 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 7) N 17°12'30" W, 219.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.99 ACRES, MORE OR LESS.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS CALIFORNIA COORDINATE SYSTEM, ZONE 2, NAD 83, AS ESTABLISHED BY GPS. DISTANCES SHOWN ARE GRID MEASUREMENT. TO CONVERT TO SURFACE MEASUREMENT, MULTIPLY BY THE COMBINATION FACTOR OF 1.000066.

END OF DESCRIPTION

PREPARED BY:


JOHN D. CHRISTOFFERSON, P.E.

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EXHIBIT "E"
ENVIRONMENTAL PROTECTION AGENCY
EASEMENT NUMBER 4
T.P.C.A. AREA

A NON-EXCLUSIVE EASEMENT FOR HERETOFORE DESCRIBED PURPOSES OVER A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 31, TOWNSHIP 19 NORTH, RANGE 4 EAST, M.D.M., BUTTE COUNTY, CALIFORNIA, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CITY OF OROVILLE BRASS MONUMENT MARKING THE INTERSECTION OF THE CENTERLINES OF SOUTH FIFTH AVENUE AND GEORGIA-PACIFIC WAY, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FOR JIM NAGLEY AS FILED FOR RECORD ON JANUARY 27, 1988 IN BOOK 110 OF MAPS AT PAGE 24, FROM WHICH MONUMENT THE SOUTHEAST CORNER OF SAID SECTION 30, AS MARKED UPON THE GROUND BY A TWO INCH IRON PIPE WITH BRASS CAP MARKED L.S. 3675, BEARS S 22°32'48" E, 3542.64 FEET; THENCE S 22°32'48" W, 3468.31 FEET TO A ONE-HALF INCH REBAR TAGGED L.S. 4208, SAID POINT BEING THE TRUE POINT OF BEGINNING FOR THE HEREIN DESCRIBED EASEMENT; THENCE THE FOLLOWING 8 COURSES;

- 1) S 17°12'30" E, 219.50 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 2) S 63°59'27" W, 120.33 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 3) S 86°39'51" W, 32.08 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 4) N 45°25'32" W, 26.24 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 5) N 20°41'06" W, 85.16 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 6) N 12°06'07" E, 136.26 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 7) N 61°54'00" E, 27.15 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 8) N 74°12'55" E, 74.29 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.78 ACRES, MORE OR LESS.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS CALIFORNIA COORDINATE SYSTEM, ZONE 2, NAD 83, AS ESTABLISHED BY GPS. DISTANCES SHOWN ARE GRID MEASUREMENT. TO CONVERT TO SURFACE MEASUREMENT, MULTIPLY BY THE COMBINATION FACTOR OF 1.000066.

END OF DESCRIPTION

PREPARED BY:


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EXHIBIT "F"
ENVIRONMENTAL PROTECTION AGENCY
EASEMENT NUMBER 5
DRI-CON AREA

A NON-EXCLUSIVE EASEMENT FOR HERETOFORE DESCRIBED PURPOSES, OVER A PORTION OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 4 EAST, M.D.M., BUTTE COUNTY, CALIFORNIA, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CITY OF OROVILLE BRASS MONUMENT MARKING THE INTERSECTION OF THE CENTERLINES OF SOUTH FIFTH AVENUE AND GEORGIA-PACIFIC WAY, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FOR JIM NAGLEY AS FILED FOR RECORD ON JANUARY 27, 1988 IN BOOK 110 OF MAPS AT PAGE 24, FROM WHICH MONUMENT THE SOUTHEAST CORNER OF SAID SECTION 30, AS MARKED UPON THE GROUND BY A TWO INCH IRON PIPE WITH BRASS CAP MARKED L.S. 3675, BEARS S 22°32'48" E, 3542.64 FEET; THENCE S 16°16'32" W, 2509.53 FEET TO A ONE-HALF INCH REBAR TAGGED L.S. 4208, SAID POINT BEING THE TRUE POINT OF BEGINNING FOR THE HEREIN DESCRIBED EASEMENT; THENCE THE FOLLOWING 6 COURSES;

- 1) S 29°18'15" W, 54.55 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 2) S 44°00'52" W, 41.96 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 3) N 54°22'57" W, 136.14 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 4) N 11°27'04" E, 84.31 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 5) N 59°27'14" E, 103.45 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 6) S 66°58'42" E, 123.10 FEET, TO A POINT ON THE WEST LINE OF THE GROUNDWATER TREATMENT FACILITY EASEMENT; THENCE S 30°57'33" W, ALONG SAID WEST LINE, 62.56 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE S 30°17'32" W, CONTINUING ALONG SAID WEST LINE, 40.49 FEET, TO THE POINT OF BEGINNING AND CONTAINING 0.63 ACRES, MORE OR LESS.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS CALIFORNIA COORDINATE SYSTEM, ZONE 2, NAD 83, AS ESTABLISHED BY GPS. DISTANCES SHOWN ARE GRID MEASUREMENT. TO CONVERT TO SURFACE MEASUREMENT, MULTIPLY BY THE COMBINATION FACTOR OF 1.000066.

END OF DESCRIPTION

PREPARED BY:


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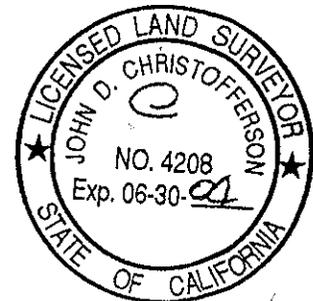


EXHIBIT "G"
ENVIRONMENTAL PROTECTION AGENCY
EASEMENT NUMBER 6
GROUNDWATER TREATMENT FACILITY

A NON-EXCLUSIVE EASEMENT FOR HERETOFORE DESCRIBED PURPOSES, OVER A PORTION OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 4 EAST, M.D.M., BUTTE COUNTY, CALIFORNIA, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CITY OF OROVILLE BRASS MONUMENT MARKING THE INTERSECTION OF THE CENTERLINES OF SOUTH FIFTH AVENUE AND GEORGIA-PACIFIC WAY, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FOR JIM NAGLEY AS FILED FOR RECORD ON JANUARY 27, 1988 IN BOOK 110 OF MAPS AT PAGE 24, FROM WHICH MONUMENT THE SOUTHEAST CORNER OF SAID SECTION 30, AS MARKED UPON THE GROUND BY A TWO INCH IRON PIPE WITH BRASS CAP MARKED L.S. 3675, BEARS S 22°32'48" E, 3542.64 FEET; THENCE S 16°16'32" W, 2509.53 FEET TO A ONE-HALF INCH REBAR TAGGED L.S. 4208, SAID POINT BEING THE TRUE POINT OF BEGINNING FOR THE HEREIN DESCRIBED EASEMENT; THENCE THE FOLLOWING 6 COURSES;

- 1) N 30°17'32" E, 40.49 FEET, TO A LEAD AND L.S. 4208 TAG IN CONCRETE; THENCE
- 2) N 30°57'33" E, 105.14 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 3) S 59°16'39" E, 39.07 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 4) S 12°34'29" E, 50.46 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 5) S 29°07'28" W, 107.60 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 6) N 60°16'55" W, 76.82 FEET, TO THE POINT OF BEGINNING AND CONTAINING 0.24 ACRES, MORE OR LESS.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS CALIFORNIA COORDINATE SYSTEM, ZONE 2, NAD 83, AS ESTABLISHED BY GPS. DISTANCES SHOWN ARE GRID MEASUREMENT. TO CONVERT TO SURFACE MEASUREMENT, MULTIPLY BY THE COMBINATION FACTOR OF 1.000066.

END OF DESCRIPTION

PREPARED BY:



JOHN D. CHRISTOFFERSON, P.L.S.
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EXHIBIT "H"
ENVIRONMENTAL PROTECTION AGENCY
EASEMENT NUMBER 7
FIRE WATER POND

A NON-EXCLUSIVE EASEMENT FOR HERETOFORE DESCRIBED PURPOSES, OVER A PORTION OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 4 EAST, M.D.M., BUTTE COUNTY, CALIFORNIA, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CITY OF OROVILLE BRASS MONUMENT MARKING THE INTERSECTION OF THE CENTERLINES OF SOUTH FIFTH AVENUE AND GEORGIA-PACIFIC WAY, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FOR JIM NAGLEY AS FILED FOR RECORD ON JANUARY 27, 1988 IN BOOK 110 OF MAPS AT PAGE 24, FROM WHICH MONUMENT THE SOUTHEAST CORNER OF SAID SECTION 30, AS MARKED UPON THE GROUND BY A TWO INCH IRON PIPE WITH BRASS CAP MARKED L.S. 3675, BEARS S 22°32'48" E, 3542.64 FEET; THENCE S 32°59'37" W, 1697.34 FEET TO A ONE-HALF INCH REBAR TAGGED L.S. 4208, SAID POINT BEING THE TRUE POINT OF BEGINNING FOR THE HEREIN DESCRIBED EASEMENT; THENCE THE FOLLOWING 7 COURSES;

- 1) S 43°12'54" E, 193.19 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 2) S 26°10'31" W, 233.45 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 3) N 52°21'42" W, 174.20 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 4) S 50°55'11" W, 60.52 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 5) N 19°59'26" W, 83.13 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 6) N 29°26'28" E, 221.44 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 7) N 81°35'21" E, 76.01 FEET, TO THE POINT OF BEGINNING AND CONTAINING 1.47 ACRES, MORE OR LESS.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS CALIFORNIA COORDINATE SYSTEM, ZONE 2, NAD 83, AS ESTABLISHED BY GPS. DISTANCES SHOWN ARE GRID MEASUREMENT. TO CONVERT TO SURFACE MEASUREMENT, MULTIPLY BY THE COMBINATION FACTOR OF 1.000066.

END OF DESCRIPTION

PREPARED BY:


JOHN D. CHRISTOFFERSON, P.L.S.

GDA ENGINEERING, SURVEYING, PLANNING
\\JIM\C\MyFiles\LEGALS\02062FWPX.wpd Jul 17, 2003



EXHIBIT "I"
ENVIRONMENTAL PROTECTION AGENCY
EASEMENT NUMBER 8
POLE WASH AREA

ANON-EXCLUSIVE EASEMENT FOR HERETOFORE DESCRIBED PURPOSES, OVER A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 4 EAST, M.D.M., BUTTE COUNTY, CALIFORNIA, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CITY OF OROVILLE BRASS MONUMENT MARKING THE INTERSECTION OF THE CENTERLINES OF SOUTH FIFTH AVENUE AND GEORGIA-PACIFIC WAY, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FOR JIM NAGLEY AS FILED FOR RECORD ON JANUARY 27, 1988 IN BOOK 110 OF MAPS AT PAGE 24, FROM WHICH MONUMENT THE SOUTHEAST CORNER OF SAID SECTION 30, AS MARKED UPON THE GROUND BY A TWO INCH IRON PIPE WITH BRASS CAP MARKED L.S. 3675, BEARS S 22°32'48" E, 3542.64 FEET; THENCE S 14°03'59" E, 1398.59 FEET TO A ONE-HALF INCH REBAR TAGGED L.S. 4208, SAID POINT BEING THE TRUE POINT OF BEGINNING FOR THE HEREIN DESCRIBED EASEMENT; THENCE THE FOLLOWING 4 COURSES;

- 1) S 12°31'03" W, 146.42 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 2) N 78°52'38" W, 402.05 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 3) N 14°24'37" E, 194.56 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE
- 4) S 71°57'31" E, 397.35 FEET, TO THE POINT OF BEGINNING AND CONTAINING 1.56 ACRES, MORE OR LESS.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS CALIFORNIA COORDINATE SYSTEM, ZONE 2, NAD 83, AS ESTABLISHED BY GPS. DISTANCES SHOWN ARE GRID MEASUREMENT. TO CONVERT TO SURFACE MEASUREMENT, MULTIPLY BY THE COMBINATION FACTOR OF 1.000066.

END OF DESCRIPTION

PREPARED BY:


JOHN D. CHRISTOFFERSON, P.L.S.
GDA ENGINEERING, SURVEYING, PLANNING

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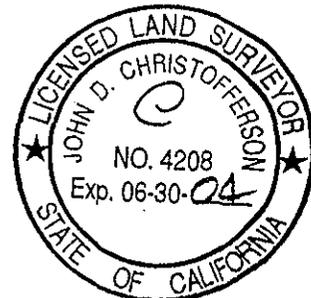


EXHIBIT "J"
ENVIRONMENTAL PROTECTION AGENCY
EASEMENT NUMBER 9
INJECTION WELLS # 3 AND # 4
AND PIPELINES

TWO EASEMENTS OF SPECIFIED WIDTHS, AS DEFINED HEREIN, FOR HERETOFORE DESCRIBED PURPOSES, OVER STRIPS OF LAND LYING IN THE SOUTHEAST ONE-QUARTER OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 4 EAST, M.D.M., BUTTE COUNTY, CALIFORNIA, SAID STRIPS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EASEMENT STRIP NUMBER ONE:

COMMENCING AT A CITY OF OROVILLE BRASS MONUMENT MARKING THE INTERSECTION OF THE CENTERLINES OF SOUTH FIFTH AVENUE AND GEORGIA-PACIFIC WAY, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FOR JIM NAGLEY AS FILED FOR RECORD ON JANUARY 27, 1988 IN BOOK 110 OF MAPS AT PAGE 24, FROM WHICH MONUMENT THE SOUTHEAST CORNER OF SAID SECTION 30, AS MARKED UPON THE GROUND BY A TWO INCH IRON PIPE WITH BRASS CAP MARKED L.S. 3675, BEARS S 22°32'48" E, 3542.64 FEET; THENCE S 14°16'52" W, 2396.27 FEET TO THE TRUE POINT OF BEGINNING FOR THE HEREIN DESCRIBED LINE; THENCE N 54°10'03" E, SAID EASEMENT BEING 20.00 FEET IN WIDTH, LYING 10.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED LINE, 81.58 FEET THENCE THE FOLLOWING 10 COURSES;

- 1) N 28°05'35" E, 81.31 FEET; THENCE
- 2) N 31°22'35" E, 225.49 FEET; THENCE
- 3) N 25°10'05" E, 192.28 FEET; THENCE
- 4) N 25°57'44" W, 24.61 FEET; THENCE
- 5) N 15°39'26" W, 89.49 FEET; THENCE
- 6) N 48°40'41" E, 243.96 FEET; THENCE
- 7) N 13°57'22" E, 269.18 FEET; THENCE
- 8) N 15°41'28" E, 361.92 FEET, TO A POINT HERE DESIGNATED AS POINT "A", THENCE
- 9) N 15°41'28" E, 192.11 FEET, THENCE
- 10) N 15°41'29" E, SAID EASEMENT BEING 40.00 FEET IN WIDTH, LYING 10.00 FEET LEFT OF THE DESCRIBED LINE AND 30.00 FEET RIGHT OF THE DESCRIBED LINE; 50.00 FEET TO THE END OF THE DESCRIBED LINE.

EASEMENT STRIP NUMBER TWO:

COMMENCING AT THE HERETOFORE DESIGNATED POINT "A"; SAID POINT BEING THE TRUE POINT OF BEGINNING FOR THE HEREIN DESCRIBED LINE; THENCE N 77°07'12" W, SAID STRIP BEING 20.00 FEET IN WIDTH, LYING 10.00 FEET ON BOTH SIDES OF THE DESCRIBED LINE; 1135.99 FEET; THENCE CONTINUING N 77°07'12" W, SAID STRIP BEING 40.00 FEET IN WIDTH, LYING 20.00 FEET ON BOTH SIDES OF THE DESCRIBED LINE; 40.00 FEET TO THE END OF THE DESCRIBED LINE.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS CALIFORNIA COORDINATE SYSTEM, ZONE 2, NAD 83, AS ESTABLISHED BY GPS. DISTANCES SHOWN ARE GRID MEASUREMENT. TO CONVERT TO SURFACE MEASUREMENT, MULTIPLY BY THE COMBINATION FACTOR OF 1.000066.

END OF DESCRIPTION

PREPARED BY:


JOHN D. CHRISTOFFERSON, P.L.
GDA ENGINEERING, SURVEYING, PLANNING

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EXHIBIT "K"
ENVIRONMENTAL PROTECTION AGENCY
EASEMENT NUMBER 10
EXTRACTION WELLS # 1 AND # 2,
ELECTRIC LINES AND PIPELINES

TWO EASEMENTS OF SPECIFIED WIDTHS, FOR HERETOFORE DESCRIBED PURPOSES OVER PORTIONS OF THE SOUTHEAST ONE-QUARTER OF SECTION 30, AND THE NORTHWEST ONE-QUARTER OF SECTION 31, TOWNSHIP 19 NORTH, RANGE 4 EAST, M.D.M., BUTTE COUNTY, CALIFORNIA, LYING TO THE RIGHT OF THE FOLLOWING DESCRIBED LINE, SAID STRIPS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EASEMENT STRIP NUMBER ONE:

COMMENCING AT A CITY OF OROVILLE BRASS MONUMENT MARKING THE INTERSECTION OF THE CENTERLINES OF SOUTH FIFTH AVENUE AND GEORGIA-PACIFIC WAY, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FOR JIM NAGLEY AS FILED FOR RECORD ON JANUARY 27, 1988 IN BOOK 110 OF MAPS AT PAGE 24, FROM WHICH MONUMENT THE SOUTHEAST CORNER OF SAID SECTION 30, AS MARKED UPON THE GROUND BY A TWO INCH IRON PIPE WITH BRASS CAP MARKED L.S. 3675, BEARS S 22°32'48" E, 3542.64 FEET; THENCE S 19°45'02" W, 4063.60 FEET TO THE TRUE POINT OF BEGINNING FOR THE HEREIN DESCRIBED LINE; THENCE N 06°30'34" E, SAID STRIP BEING 20.00 FEET IN WIDTH, LYING TO THE RIGHT OF THE DESCRIBED LINE, 321.71 FEET; THENCE THE FOLLOWING 10 COURSES;

- 1) N 24°04'27" E, 72.29 FEET; THENCE
- 2) N 15°47'06" W, 56.93 FEET; THENCE
- 3) N 74°12'55" E, 317.05 FEET; THENCE
- 4) N 76°11'26" E, 536.29 FEET; THENCE
- 5) S 39°17'51" E, 73.52 FEET; THENCE
- 6) S 79°59'54" E, SAID STRIP BEING 40.00 FEET IN WIDTH, LYING TO THE RIGHT OF THE DESCRIBED LINE, 55.99 FEET; THENCE
- 7) N 55°23'38" E, SAID STRIP BEING 20.00 FEET IN WIDTH AND LYING TO THE RIGHT OF THE DESCRIBED LINE, 439.69 FEET; THENCE
- 8) N 03°50'49" W, SAID STRIP BEING 30.00 FEET IN WIDTH AND LYING TO THE RIGHT OF THE DESCRIBED LINE, 50.99 FEET; THENCE
- 9) N 43°34'11" W, SAID STRIP BEING 20.00 FEET IN WIDTH AND LYING TO THE RIGHT OF THE DESCRIBED LINE, 658.53 FEET, TO A POINT HERE DESIGNATED AS POINT "A"; THENCE
- 10) N 43°34'11" W, 139.62 FEET, TO A POINT ON THE EASTERLY LINE OF THAT CERTAIN EASEMENT FOR A GROUNDWATER TREATMENT FACILITY AS DESCRIBED IN EXHIBIT "F" AND THE END OF THE DESCRIBED LINE.

EASEMENT STRIP NUMBER TWO:

COMMENCING AT THE HERETOFORE DESIGNATED POINT "A"; SAID POINT BEING THE TRUE POINT OF BEGINNING FOR THE HEREIN DESCRIBED LINE; THENCE S 85°03'18" W, SAID EASEMENT BEING 20.00 FEET IN WIDTH, LYING TO THE RIGHT OF THE DESCRIBED LINE, 109.39 FEET; THENCE N 60°16'55" W, 42.68 FEET, TO THE SOUTHEASTERLY CORNER OF THAT CERTAIN EASEMENT FOR A GROUNDWATER TREATMENT FACILITY AS DESCRIBED IN EXHIBIT "F", AND THE END OF THE DESCRIBED LINE.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS CALIFORNIA COORDINATE SYSTEM, ZONE 2, NAD 83, AS ESTABLISHED BY GPS. DISTANCES SHOWN ARE GRID MEASUREMENT. TO CONVERT TO SURFACE MEASUREMENT, MULTIPLY BY THE COMBINATION FACTOR OF 1.000066.

END OF DESCRIPTION

PREPARED BY:


JOHN D. CHRISTOFFERSON, P.E.
GDA ENGINEERING, SURVEYING, PLANNING

\\JIM\C\MyFiles\LEGALS\02062EXTWX.wpd Jul 17, 2003



EXHIBIT "L"
ENVIRONMENTAL PROTECTION AGENCY
EASEMENT NUMBER 11
GROUND WATER
EXTRACTION PRECLUSION EASEMENT

A NON-EXCLUSIVE EASEMENT FOR HERETOFORE DESCRIBED PURPOSES OVER ALL THAT REAL PROPERTY AS DESCRIBED IN DEED FROM KOPPERS INDUSTRIES, INC., TO BEAZER EAST, INC, AS FILED FOR RECORD IN BUTTE COUNTY OFFICIAL RECORDS ON NOVEMBER 5, 2002 AT SERIAL NUMBER 2002-59398, BUTTE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

ALL THAT PORTION OF THE EAST ONE-HALF OF SECTION 30 AND ALL THAT PORTION OF THE WEST ONE-HALF OF SECTION 31, TOWNSHIP 19 NORTH, RANGE 4 EAST, M.D.M., BUTTE COUNTY, CALIFORNIA, LYING NORTHERLY OF AND EASTERLY OF THE FOLLOWING DESCRIBED LINE, LYING SOUTHERLY OF THE SOUTH RIGHT-OF-WAY LINE OF GEORGIA-PACIFIC WAY, AND LYING WESTERLY OF THE CENTERLINE OF MARYSVILLE-BAGGETT ROAD, SAID LINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CITY OF OROVILLE BRASS MONUMENT MARKING THE INTERSECTION OF THE CENTERLINES OF SOUTH FIFTH AVENUE AND GEORGIA-PACIFIC WAY, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FOR JIM NAGLEY AS FILED FOR RECORD ON JANUARY 27, 1988 IN BOOK 110 OF MAPS AT PAGE 24, FROM WHICH MONUMENT THE SOUTHEAST CORNER OF SAID SECTION 30, AS MARKED UPON THE GROUND BY A TWO INCH IRON PIPE WITH BRASS CAP MARKED L.S. 3675, BEARS S 22°32'48" E, 3542.64 FEET; THENCE S 85°26'34" E, 390.97 FEET, TO A POINT ON THE SOUTH LINE OF GEORGIA-PACIFIC WAY, SAID POINT BEING THE TRUE POINT OF BEGINNING FOR THE HEREIN DESCRIBED LINE; THENCE SOUTH , 1083.24 FEET, TO A ONE-HALF INCH REBAR TAGGED L.S. 4208; THENCE EAST, 1181.81 FEET, MORE OR LESS, TO A POINT ON THE CENTERLINE OF MARYSVILLE-BAGGETT ROAD, AND THE END OF THE DESCRIBED LINE.

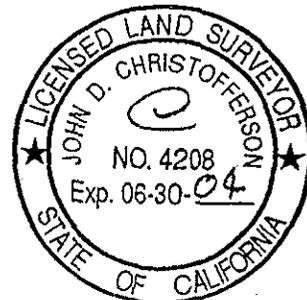
THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS CALIFORNIA COORDINATE SYSTEM, ZONE 2, NAD 83, AS ESTABLISHED BY GPS. DISTANCES SHOWN ARE GRID MEASUREMENT. TO CONVERT TO SURFACE MEASUREMENT, MULTIPLY BY THE COMBINATION FACTOR OF 1.000066.

END OF DESCRIPTION

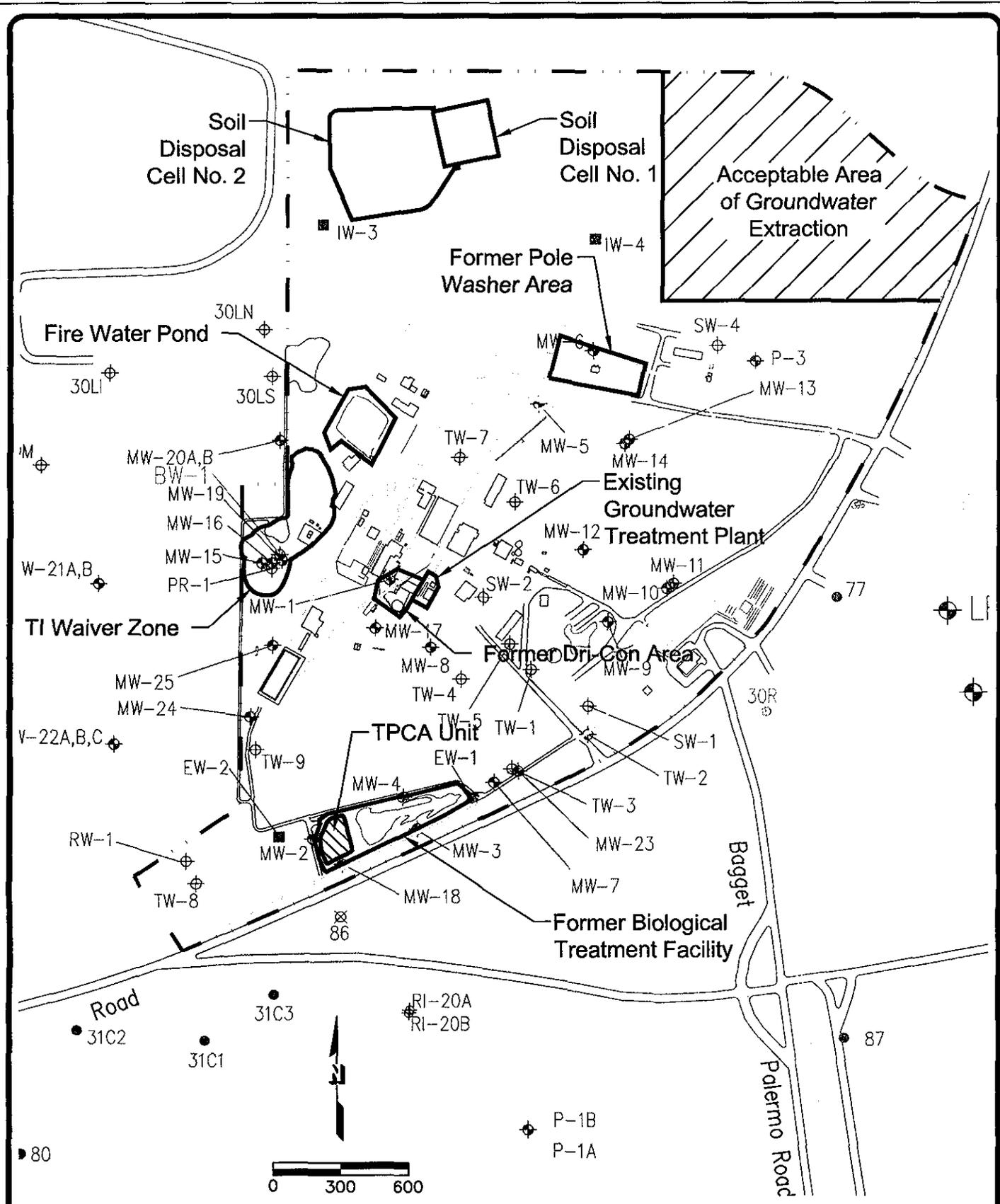
PREPARED BY:



JOHN D. CHRISTOFFERSON, P. S.
GDA ENGINEERING, SURVEYING, PLANNING
\\JIM\C\MyFiles\LEGAL\02062GWE.wpd Jul 17, 2003



P:\PROJECTS\BBAZER\959A10\EXHIBIT B.Dwg, 11/07/2003 04:33:38 PM



Explanation

- — — Property Boundary
- ⊕ Monitoring, test, and Remedial Investigation Wells
- Domestic Wells
- Extraction and Injection Wells

TITLE: Areas Described in Exhibits "B" through "L"			
LOCATION: Koppers Company, Inc. Superfund Site			
GeoTrans, Inc.	CHECKED: JAA	FIGURE:	
	DRAFTED: GHP	B-1	
	DATE: 11-07-03		



2006-0062176

RECORDING REQUESTED BY
Bidwell Title & Escrow Company
AND WHEN RECORDED MAIL TO

Recorded | REC FEE 31.00
Official Records | TAX 2750.00
County of Butte | MONUMENT PRESER 10.00
CANDACE J. GRUBBS
County Clerk-Recorder |
MP
09:00AM 28-Nov-2006 | Page 1 of 9

Name North Ophir Land, LLC
Street Address 38 Eaton Court
City, State Zip Woodland, CA 95776

Order No. 00224706-002

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CORPORATION GRANT DEED

9*
M

THE UNDERSIGNED GRANTOR(s) DECLARE(s)
City of Oroville
Conveyance Tax is \$
Parcel No. 035-470-005, 008, 009, 022, 028, 029, 030, 031, 032, 033, 034,
APN: 035-470-035, 036, & 037

Documentary Transfer Tax is \$ 2,750.00
 computed on full value of interest or property conveyed, or
 full value less value of liens or encumbrances remaining at
the time of sale

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Beazer East, Inc., a Delaware Corporation and Beazer East, Inc., a Delaware Corporation
hereby GRANT(s) to
North Ophir Land, LLC

the following real property in the city of Oroville
county of Butte, state of California:

See Exhibit A attached hereto and made a part hereof for Legal Description.

See Exhibit B Attached hereto and made a part hereof for Exceptions and Reservations of Access Easement

Dated: November 21, 2006

STATE OF ~~CALIFORNIA~~ PENNSYLVANIA
COUNTY OF ALLEGHENY

On NOVEMBER 22, 2006 before me,
JOAN S. GILARDI Notary Public,

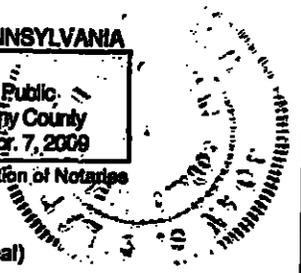
Beazer East, Inc., a Delaware Corporation
William F. Giarla
William F. Giarla, Assistant Secretary

personally appeared
WILLIAM F. GIARLA

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s), acted, executed the instrument.

WITNESS my hand and official seal.
Signature Joan S. Gilardi

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Joan S. Gilardi, Notary Public
City Of Pittsburgh, Allegheny County
My Commission Expires Apr. 7, 2009
Member, Pennsylvania Association of Notaries



(This area for official notarial seal)

MAIL TAX STATEMENTS TO : Same As Above

Exhibit A

THE LAND REFERRED TO HEREIN IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF OROVILLE COUNTY OF BUTTE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL I:

THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST, QUARTER OF THE NORTH EAST QUARTER OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 4 EAST, M.D.B. & M., LYING SOUTH OF THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO THE COUNTY OF BUTTE, RECORDED APRIL 16, 1970 IN BOOK 1610 OF OFFICIAL RECORDS, AT PAGE 314, RECORDS OF BUTTE COUNTY, CALIFORNIA.

AP NO. 035-470-008

PARCEL II:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 4 EAST, M.D.B. & M., LYING WEST OF THE WEST LINE OF THE BAGGETT-MARYSVILLE ROAD, AS THE SAME EXISTED ON FEBRUARY 1, 1956 AND LYING SOUTH OF THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO THE COUNTY OF BUTTE, RECORDED APRIL 16, 1970 IN BOOK 1610 OF OFFICIAL RECORDS, AT PAGE 314.

EXCEPTING THEREFROM ANY PORTION THEREOF, LYING WITHIN THAT CERTAIN PARCEL OF LAND CONVEYED TO THE WESTERN PACIFIC RAILROAD COMPANY, A CORPORATION, RECORDED AUGUST 19, 1969 IN BOOK 1579 OF OFFICIAL RECORDS, AT PAGE 531.

AP NO. 035-470-009

PARCEL III:

PORTIONS OF SECTION 29 AND 30 IN TOWNSHIP 19 NORTH, RANGE 4 EAST, M. D. B & M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE CORNER COMMON TO SECTIONS 29, 30, 31 AND 32 IN SAID TOWNSHIP 19 NORTH, RANGE 4 EAST, M. D. B. & M., AND RUNNING THENCE NORTH ALONG THE LINE BETWEEN SAID SECTIONS 29 AND 30, A DISTANCE OF 1978 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; RUNNING THENCE FROM SAID POINT OF BEGINNING, SOUTH 89° 13' WEST, A DISTANCE OF 2636.4 FEET TO A POINT IN THE NORTH AND SOUTH QUARTER SECTION LINE OF SAID SECTION 30, DISTANT THEREON 1978 FEET NORTH FROM THE QUARTER SECTION CORNER BETWEEN SAID SECTIONS 30 AND 31; THENCE SOUTH ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 660 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SAID SECTION 30; THENCE WEST ALONG NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 30 A DISTANCE OF 200 FEET TO A POINT DISTANCE AT RIGHT ANGLES WEST 200 FEET FROM THE NORTH AND SOUTH QUARTER SECTION LINE OF SAID SECTION 30; THENCE SOUTH AND PARALLEL

WITH SAID NORTH AND SOUTH QUARTER SECTION LINE OF SAID SECTION 30, A DISTANCE OF 891 FEET TO AN OLD DRAINAGE DITCH LYING ALONG SIDE OF THE NORTHWEST SIDE OF A CERTAIN OLD LOG POND; THENCE UP SAID OLD DRAINAGE DITCH THE FOLLOWING COURSES AND DISTANCES: EAST FOR A DISTANCE OF 66 FEET; THENCE NORTH 65 3/4° EAST, 132 FEET; THENCE NORTH 59 1/2° EAST, 330 FEET AND NORTH 57 3/4° EAST, 558 FEET, MORE OR LESS, TO A POINT ON THE SOUTHWESTERLY LINE OF THE LAND HERETOFORE CONVEYED TO THE STANDARD SHADE ROLLER CORPORATION OF CALIFORNIA, BY DEED OF RECORD IN BOOK 386 OF OFFICIAL RECORDS, AT PAGE 345, RECORDS OF BUTTE COUNTY, CALIFORNIA, DISTANT ALONG SAID LINE SOUTH 42° 38' EAST, 215 FEET FROM THE MOST WESTERLY CORNER OF SAID PARCEL OF LAND SO CONVEYED TO THE STANDARD SHADE ROLLER CORPORATION OF CALIFORNIA; THENCE FOLLOWING THE BOUNDARIES OF THE PARCEL OF LAND SO CONVEYED TO THE STANDARD SHADE ROLLER CORPORATION OF CALIFORNIA, THE FOLLOWING COURSES AND DISTANCES: NORTH 42° 38' WEST, 215 FEET TO THE MOST WESTERLY CORNER THEREOF; NORTH 47° 22' EAST, 534.6 FEET TO THE MOST NORTHERLY CORNER THEREOF AND SOUTH 42° 38' EAST, 1247 FEET TO THE MOST EASTERLY CORNER THEREOF WHICH LAST MENTIONED CORNER IS DISTANT NORTHWESTERLY 30 FEET FROM THE CENTERLINE OF BAGGETT-MARYSVILLE ROAD; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID ROAD AN DISTANT 30 FEET NORTHWESTERLY FROM THE CENTERLINE THEREOF, A DISTANCE OF 1707 FEET TO A POINT THAT BEARS NORTH 89° 13' EAST FROM THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE SOUTH 89° 13' WEST, 92 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

EXCEPTING THEREFROM A PARCEL OF LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 29, 30, 31 AND 32 IN TOWNSHIP 19 NORTH, RANGE 4 EAST, M.D.B. & M., AND RUNNING WESTERLY WITH SECTION LINE BETWEEN SECTIONS 30 AND 31, A DISTANCE OF 784 FEET; THENCE NORTH 544 FEET TO THE SOUTHEASTERLY CORNER OF THE LANDS HERETOFORE CONVEYED TO THE STANDARD SHADE ROLLER CORPORATION OF CALIFORNIA, BY DEED OF RECORD IN BOOK 386 OF OFFICIAL RECORDS, AT PAGE 345, RECORDS OF BUTTE COUNTY, CALIFORNIA, AND BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE NORTH 42° 38' WEST, ALONG THE NORTHEASTERLY LINE OF LANDS SO CONVEYED TO THE STANDARD SHADE ROLLER CORPORATION OF CALIFORNIA, 678.13 FEET; THENCE NORTH 47° 22' EAST, 453.60 FEET; THENCE SOUTH 42° 38' EAST, 624.16 FEET TO A POINT IN THE NORTHWESTERLY LINE OF THE BAGGETT-MARYSVILLE COUNTY ROAD WHICH IS DISTANT NORTHWESTERLY AT RIGHT ANGLES 30 FEET FROM THE CENTERLINE OF SAID ROAD; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID ROAD AND DISTANT 30 FEET NORTHWESTERLY FROM THE CENTERLINE THEREOF, A DISTANCE OF 461 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED.

A PORTION OF AP NO. 035-470-028

PARCEL IV:

COMMENCING AT THE SECTION CORNER COMMON TO SECTION 29, 30, 31 AND 32 IN TOWNSHIP 19 NORTH, RANGE 4 EAST, M. D. B. & M., AND RUNNING WESTERLY WITH SECTION LINE BETWEEN SECTIONS 30 AND 31, A DISTANCE OF 784 FEET; THENCE NORTH 544 FEET TO THE SOUTHEASTERLY CORNER OF THE LANDS HERETOFORE CONVEYED TO THE STANDARD SHADE ROLLER CORPORATION OF CALIFORNIA, BY DEED

OF RECORD IN BOOK 386 OF OFFICIAL RECORDS, AT PAGE 345, RECORDS OF BUTTE COUNTY, CALIFORNIA; THENCE NORTH 42° 38' WEST, ALONG THE NORTHEASTERLY LINE OF LAND SO CONVEYED TO THE STANDARD SHADE ROLLER CORPORATION OF CALIFORNIA, 678.13 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE NORTH 42° 38' WEST, ALONG THE NORTHEASTERLY LINE OF LANDS SO CONVEYED TO THE STANDARD SHADE ROLLER CORPORATION OF CALIFORNIA, 568.87 FEET TO THE NORTHEASTERLY CORNER OF SAID LANDS; THENCE SOUTH 47° 22' WEST, ALONG THE NORTHWESTERLY LINE OF LANDS SO CONVEYED TO THE STANDARD SHADE ROLLER CORPORATION OF CALIFORNIA, 534.6 FEET TO THE NORTHWESTERLY CORNER OF SAID LANDS; THENCE SOUTH 42° 38' EAST, ALONG THE SOUTHWESTERLY LINE OF LAND SO CONVEYED TO THE STANDARD SHADE ROLLER CORPORATION OF CALIFORNIA, 568.87 FEET TO A POINT THAT BEARS SOUTH 47° 22' WEST, FROM THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE NORTH 47° 22' EAST, 534.6 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED.

A PORTION OF AP NO. 035-470-029

PARCEL V:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 30 AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 29 IN TOWNSHIP 19, NORTH, RANGE 4 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE QUARTER CORNER BETWEEN SECTIONS 29 AND 30, TOWNSHIP 19 NORTH, RANGE 4 EAST, M.D.B. & M.; THENCE SOUTH 89° 13' WEST, ALONG THE EAST AND WEST CENTERLINE OF SAID SECTION 30, A DISTANCE OF 2636.40 FEET TO THE CENTER OF SAID SECTION 30; THENCE SOUTH ALONG THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 30, A DISTANCE OF 658 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE NATIONAL WOOD TREATING CORPORATION BY DEED RECORDED FEBRUARY 7, 1947 IN BOOK 414 OF OFFICIAL RECORDS, AT PAGE 45, RECORDS OF BUTTE COUNTY, CALIFORNIA; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID CORPORATION PARCEL, NORTH 89° 13' EAST, A DISTANCE OF 2728.40 FEET TO THE NORTHEAST CORNER OF SAID CORPORATION PARCEL AND IS 30 FEET DISTANT NORTHWESTERLY AT RIGHT ANGLES TO THE CENTERLINE OF THE MARYSVILLE-BAGGETT COUNTY ROAD; THENCE NORTHEASTERLY, PARALLEL TO THE CENTERLINE OF SAID COUNTY ROAD, A DISTANCE OF 727 FEET, MORE OR LESS, TO A POINT ON THE EAST AND WEST CENTERLINE OF SAID SECTION 29, WHICH IS 30 FEET DISTANT AT RIGHT ANGLES TO THE CENTERLINE OF AFOREMENTIONED ROAD; THENCE SOUTH 89° 13' WEST, A DISTANCE OF 382.8 FEET TO THE POINT OF BEGINNING.

A PORTION OF AP NO. 035-470-030

PARCEL VI:

COMMENCING AT THE QUARTER CORNER BETWEEN SECTION 30 AND 31 IN TOWNSHIP 19 NORTH, RANGE 4 EAST, M.D.B. & M., AND RUNNING THENCE WEST 200 FEET TO A POINT OF BEGINNING; THENCE SOUTH AND PARALLEL WITH THE QUARTER SECTION LINE THROUGH SECTION 31, A DISTANCE OF 545.2 FEET TO THE MARYSVILLE-BAGGETT COUNTY ROAD, TO A POINT WHICH IS NORTHWESTERLY FROM THE

CENTERLINE OF SAID ROAD AND DISTANT 30 FEET THEREFROM; THENCE ALONG THE NORTHWESTERLY LINE OF SAID ROAD, NORTH 63° 58" EAST, A DISTANCE OF 1170 FEET; THENCE NORTH 35° 30' WEST, A DISTANCE OF 64 FEET TO THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN DEED FROM FEATHER RIVER PINE MILLS, INC., A CORPORATION, TO OROVILLE LUMBER COMPANY, RECORDED OCTOBER 1, 1947 IN BOOK 419 OF OFFICIAL RECORDS, AT PAGE 420; THENCE CONTINUING ON THE SAME LINE NORTH 35° 30' WEST, A DISTANCE OF 821 FEET TO THE NORTHWEST CORNER OF THE AFOREMENTIONED PROPERTY OF SAID OROVILLE LUMBER COMPANY, WHICH CORNER IS ALSO ON THE BOUNDARY OF PROPERTY DESCRIBED FROM FEATHER RIVER PINE MILLS, INC., A CORPORATION, TO NATIONAL WOOD TREATING CORPORATION, RECORDED FEBRUARY 7, 1947 IN BOOK 414 OF OFFICIAL RECORDS, AT PAGE 45; THENCE SOUTH 57 3/4° WEST ALONG THE BOUNDARY LINE OF THE PROPERTY OF SAID NATIONAL WOOD TREATING COMPANY, A DISTANCE OF 63 FEET; THENCE CONTINUING SOUTH 59 1/2° WEST, A DISTANCE OF 330 FEET; THENCE CONTINUING SOUTH 65 3/4° WEST, A DISTANCE OF 132 FEET; THENCE CONTINUING WEST 66 FEET TO A POINT IN A LINE WHICH IS 200 FEET WEST OF AND PARALLEL TO THE ONE-QUARTER SECTION LINE THROUGH SAID SECTION 30; THENCE SOUTH ON A LINE PARALLEL TO SAID ONE- QUARTER SECTION LINE, A DISTANCE OF 427.6 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL IS A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30 AND OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, ALL IN TOWNSHIP 19 NORTH, RANGE 4 EAST, M.D.B. & M.

AP NO. 035-470-005
AND A PORTION OF AP NO. 035-470-031

PARCEL VII:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 29, 30, 31 AND 32, IN TOWNSHIP 19 NORTH, RANGE 4 EAST, M. D. B. & M., RUNNING THENCE WESTERLY ON THE SECTION LINE BETWEEN SECTIONS 30 AND 31, A DISTANCE OF 1230 FEET TO A POINT; THENCE NORTH, A DISTANCE OF 240 FEET TO A POINT WHICH IS THE SOUTHWESTERLY CORNER OF PROPERTY DESCRIBED IN DEED FROM FEATHER RIVER PINE MILLS, INC., TO THE STANDARD SHADE ROLLER CORPORATION OF CALIFORNIA RECORDED OCTOBER 21, 1946 IN BOOK 386 OF OFFICIAL RECORDS, AT PAGE 345; RUNNING THENCE NORTH 42° 38' WEST, A DISTANCE OF 114 FEET ALONG THE WESTERLY BOUNDARY OF SAID PREMISES OWNED BY SAID STANDARD SHADE ROLLER CORPORATION TO A POINT WHICH IS THE POINT OF BEGINNING, WHICH SAID POINT IS ALSO THE SOUTHEASTERLY CORNER OF PROPERTY DESCRIBED IN DEED FROM FEATHER RIVER PINE MILLS, INC., CORPORATION, TO OROVILLE LUMBER COMPANY RECORDED OCTOBER 1, 1947 IN BOOK 419 OF OFFICIAL RECORDS AT PAGE 420, FROM SAID POINT OF BEGINNING, SOUTH 58° 37' WEST, A DISTANCE OF 600 FEET ALONG THE SOUTHERLY BOUNDARY OF SAID OROVILLE LIMBER COMPANY PARCEL TO A POINT; THENCE SOUTH 35° 30' EAST, A DISTANCE OF 64 FEET TO A POINT WHICH IS 30 FEET DISTANT AT RIGHT ANGLES FROM THE CENTERLINE OF THE MARYSVILLE-BAGGETT ROAD; RUNNING THENCE ALONG THE NORTHERLY BOUNDARY OF SAID MARYSVILLE- BAGGETT ROAD, NORTH 63° 58' EAST, A DISTANCE OF 616.60 FEET TO A POINT THAT BEARS SOUTH 42° 38' EAST, FROM THE POINT OF BEGINNING; THENCE NORTH 42° 38' WEST, A DISTANCE OF 114 FEET, MORE OR LESS, TO THE

POINT OF BEGINNING. THE ABOVE PARCEL IS A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 30.

A PORTION OF AP NO. 035-470-032

PARCEL VIII:

BEGINNING AT THE QUARTER SECTION CORNER BETWEEN SECTION 30 AND 31 IN TOWNSHIP 19, NORTH, RANGE 4 EAST, M.D.B. & M., AND RUNNING THENCE NORTH $26^{\circ} 38'$ EAST, A DISTANCE OF 756 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THE PARCEL OF LAND HERETOFORE CONVEYED TO THE NATIONAL WOOD TREATING CORPORATION, BY DEED OF RECORD IN BOOK 414 OF OFFICIAL RECORDS, AT PAGE 45, RECORDS OF BUTTE COUNTY, CALIFORNIA, DISTANT ALONG SAID LINE, SOUTH $57^{\circ} 45'$ WEST, 495 FEET FROM THE SOUTHWESTERLY LINE OF THE PARCEL OF LAND HERETOFORE CONVEYED TO THE STANDARD SHADE ROLLER CORPORATION OF CALIFORNIA, BY DEED OF RECORD IN BOOK 386 OF OFFICIAL RECORDS, AT PAGE 345, RECORDS OF BUTTE COUNTY, CALIFORNIA, FOR THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; RUNNING THENCE FROM SAID POINT OF BEGINNING, NORTH $57^{\circ} 45'$ EAST, ALONG SAID SOUTHEASTERLY LINE OF THE PARCEL OF LAND SO CONVEYED TO THE NATIONAL WOOD TREATING CORPORATION, 495 FEET TO SAID SOUTHWESTERLY LINE OF THE PARCEL OF LAND SO CONVEYED TO THE STANDARD SHADE ROLLER CORPORATION OF CALIFORNIA; THENCE SOUTH $42^{\circ} 38'$ EAST, ALONG SAID SOUTHWESTERLY LINE, 841 FEET TO A POINT 5 FEET FROM THE CENTERLINE OF A RAILROAD SPUR; THENCE SOUTH $58^{\circ} 37'$ WEST, ALONG SAID RAILROAD SPUR (BUT NOT PARALLEL TO SAME), A DISTANCE OF 600 FEET; THENCE NORTH $35^{\circ} 30'$ WEST, A DISTANCE OF 821 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HERE IN DESCRIBED.

SAID PARCEL OF LAND BEING A PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 30.

A PORTION OF AP NO. 035-470-033

PARCEL IX:

COMMENCING AT SECTION CORNER COMMON TO SECTIONS 29, 30, 31 AND 32, IN TOWNSHIP 19 NORTH, RANGE 4 EAST, M. D. B. & M., RUN WESTERLY WITH SECTION LINE BETWEEN SECTIONS 30 AND 31, A DISTANCE OF 784 FEET; THENCE RUN NORTH, A DISTANCE OF 544 FEET TO POINT OF BEGINNING OF PROPERTY, SAID POINT BEING 30 FEET NORTHWESTERLY FROM CENTERLINE OF THE BAGGETT-MARYSVILLE ROAD AND BEING ALSO THE SOUTHEAST CORNER OF THIS SURVEY; THENCE RUN NORTH $42^{\circ} 38'$ WEST, A DISTANCE OF 1247 FEET TO THE NORTHEAST CORNER OF PROPERTY; THENCE RUN SOUTH $47^{\circ} 22'$ WEST, A DISTANCE OF 534.6 FEET TO THE NORTHWEST CORNER OF PROPERTY; THENCE SOUTH $42^{\circ} 38'$ EAST, A DISTANCE OF 1168 FEET TO THE SOUTHWEST CORNER OF PROPERTY, SAID POINT BEING 30 FEET FROM THE CENTERLINE OF BAGGETT-MARYSVILLE ROAD; THENCE RUN NORTHEASTERLY ALONG THE ABOVE MENTIONED ROAD, PARALLEL TO SAME AND 30 FEET DISTANCE FROM LOCATED CENTERLINE FOR A DISTANCE OF 543 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM HOWEVER, THE PARCEL OF LAND CONTAINING 6.98 ACRES MORE OR LESS, HERETOFORE, CONVEYED TO NATIONAL WOOD TREATING CORPORATION, A CORPORATION BY DEED FROM THE STANDARD SHADE ROLLER CORPORATION OF CALIFORNIA, A CORPORATION OF RECORD IN BOOK 458 OF OFFICIAL RECORDS, AT PAGE 229, RECORDS OF BUTTE COUNTY, CALIFORNIA.

A PORTION OF AP NO. 035-470-034

PARCEL X:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 29, 30, 31 AND 32 IN TOWNSHIP 19 NORTH, RANGE 4 EAST, M. D. B. & M., AND RUNNING WESTERLY WITH SECTION LINE BETWEEN SECTIONS 30 AND 31, A DISTANCE OF 784 FEET; THENCE NORTH 544 FEET TO THE SOUTHEASTERLY CORNER OF THE LANDS HERETOFORE CONVEYED TO THE STANDARD SHADE ROLLER CORPORATION OF CALIFORNIA BY DEED OF RECORD IN BOOK 386 OF OFFICIAL RECORDS, AT PAGE 345, RECORDS OF BUTTE COUNTY, CALIFORNIA, AND BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE NORTH 42° 38' WEST, ALONG THE NORTHEASTERLY LINE OF LANDS SO CONVEYED TO THE STANDARD SHADE ROLLER CORPORATION OF CALIFORNIA, 678.13 FEET; THENCE NORTH 47° 22' EAST, 453.60 FEET; THENCE SOUTH 42° 38' EAST, 624.16 FEET TO A POINT IN THE NORTHWESTERLY LINE OF THE BAGGETT-MARYSVILLE COUNTY ROAD, WHICH IS DISTANT NORTHWESTERLY AT RIGHT ANGLES 30 FEET FROM THE CENTERLINE OF SAID ROAD; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID ROAD AND DISTANT 30 FEET NORTHWESTERLY FROM THE CENTERLINE THEREOF, A DISTANCE OF 461 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED.

A PORTION OF AP NO. 035-470-035

PARCEL XI:

THOSE PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 30 AND THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 19 NORTH, RANGE 4 EAST, M.D.B. & M. PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE BOUNDARY LINE BETWEEN SECTION 30 AND 31 FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 30 BEARS SOUTH 89° 11' WEST 1041.6 FEET; DISTANT, RUNNING THENCE NORTH 85.0 FEET; THENCE NORTH 89° 11' EAST 901.2 FEET TO A POINT IN THE EASTERLY BOUNDARY LINE OF THE TRACT OF LAND DESCRIBED IN THAT CERTAIN DEED DATED DECEMBER 31, 1929 FROM A.F. HOCKENBEAMER AND ETHEL F. HOCKENBEAMER, AND FRANK A. LEACH, JR., AND MARGARET H. LEACH TO NATOMAS COMPANY, RECORDED IN VOLUME 40 OF OFFICIAL RECORDS OF BUTTE COUNTY, AT PAGE 237; THENCE ALONG SAID BOUNDARY LINE, THE FOLLOWING COURSES AND DISTANCES: SOUTH 0° 19' WEST, 85.0 FEET TO THE BOUNDARY LINE BETWEEN SAID SECTIONS 30 AND 31, SOUTH 0° 57' WEST, 340.0 FEET; WEST 690.0 FEET AND SOUTH 45° 00' WEST, 290.0 FEET TO A POINT IN THE EAST LINE OF THE TRACT OF LAND DESCRIBED IN DEED FROM NATOMAS COMPANY, A CORPORATION, TO T. E. CONNOLLY, INC., RECORDED MAY 4, 1950 IN VOLUME 534 OF OFFICIAL RECORDS OF BUTTE COUNTY, CALIFORNIA, AT PAGE 355; THENCE NORTH 532.2 FEET TO THE POINT OF BEGINNING.

AP NO. 035-470-022
AND A PORTION OF AP NO. 035-470-036
PARCEL XII:

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 19, NORTH, RANGE 4 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER CORNER BETWEEN SECTION 30 AND 31 IN TOWNSHIP 19 NORTH, RANGE 4 EAST, M. D. B. & M., RUNNING THENCE WESTERLY, 200 FEET ALONG THE SECTION LINE BETWEEN SAID SECTIONS 30 AND 31 TO A POINT IN THE EASTERLY BOUNDARY LINE OF THE TRACT OF LAND DESCRIBED IN DEED FROM A. F. HOCKENBEAMER ET AL TO NATOMAS COMPANY, RECORDED IN VOLUME 40, AT PAGE 237; OFFICIAL RECORDS OF BUTTE COUNTY, CALIFORNIA; THENCE ALONG THE BOUNDARY LINE OF SAID NATOMAS COMPANY TRACT, SOUTH 340 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE ALONG THE BOUNDARY OF SAID NATOMAS COMPANY TRACT, WEST 690 FEET AND SOUTH 45° WEST, 290 FEET TO A POINT IN THE EAST LINE OF THE TRACT OF LAND DESCRIBED IN DEED FROM NATOMAS COMPANY, A CORPORATION, TO T. E. CONNOLLY, INC., RECORDED MAY 4, 1950 IN VOLUME 534 OF OFFICIAL RECORDS OF BUTTE COUNTY, CALIFORNIA, AT PAGE 355; THENCE ALONG THE EAST LINE OF SAID T. E. CONNOLLY INC., TRACT AND ALONG THE EAST LINE OF THE TRACT DESCRIBED IN DEED FROM FEATHER RIVER PINE MILLS INCORPORATED, TO DOMINICK F. IKLATI, ET AL, RECORDED NOVEMBER 4, 1949, UNDER BUTTE COUNTY RECORDER'S SERIAL NO. 5363, SOUTH 315.6 FEET TO THE NORTH LINE OF TRACT DESCRIBED IN DEED FROM THOMAS E. WALLACE TO MARGARET E. WALLACE, RECORDED FEBRUARY 20, 1951 IN BOOK 567 OF OFFICIAL RECORDS OF BUTTE COUNTY, CALIFORNIA, AT PAGE 226; THENCE ALONG SAID NORTH LINE, NORTH 83° 43' EAST, 900.4 FEET; THENCE NORTHERLY IN A STRAIGHT LINE, 422 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION DEEDED TO THE COUNTY OF BUTTE, DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, T. 19 N., R. 4E., MDM, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 31; THENCE S 0° 2' 41" E, 740.00 FEET; THENCE S 83° 42' 19" W, 209.97 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND CONVEYED TO DAVID M. MILLER ET AL, BY DEED RECORDED APRIL 6, 1962 IN BOOK 1173 OF OFFICIAL RECORDS, AT PAGE 241, RECORDS OF BUTTE COUNTY, CALIFORNIA, AND THE TRUE POINT OF BEGINNING; THENCE S 83° 42' 19" W, 900.40 FEET TO THE SOUTHWEST CORNER OF SAID MILLER PARCEL; THENCE N 0° 0' 41" W, 5.96 FEET; THENCE N 75° 49' 58" E, 390.00 FEET; THENCE N 73° 26' 53" E, 240.34 FEET; THENCE EASTERLY ALONG THE ARC OF A NON-TANGENT 1550.00 FOOT RADIUS CURVE (RADIAL LINE TO SAID CURVE AT THIS POINT BEARS N 14° 10' 02" W), CONCAVE TO THE SOUTH; THROUGH AN ANGLE OF 10° 43' 39" FOR 290.21 FEET TO THE EAST LINE OF SAID MILLER PARCEL; THENCE ALONG SAID EAST LINE S 0° 02' 41" E, 115.21 FEET TO THE TRUE POINT OF BEGINNING.

A PORTION OF AP NO. 035-470-037

Exhibit B

Subject to existing taxes and assessments, easements and rights of way and any and all restrictions of record, including, but not limited to, all governmental regulations restricting or regulating the use, occupancy or enjoyment of the subject property.

Grantor hereby reserves an easement on, over, and under and across the subject property for itself, the United States Environmental Protection Agency (the US EPA), any state or local environmental agency, and any of the employees, agents, consultants, and contractors of Grantor, the US EPA, such other environmental agencies and their respective successors and assigns for the purposes of addressing environmental conditions on the subject property, including, but not limited to performing environmental investigatory or remedial work, maintaining the environmental work that has been implemented, monitoring groundwater or other media, treating groundwater, and all activities associated with such work (collectively, the "Work"), all at no cost to the Grantor, its successors and/or assigns. Grantor shall use commercially reasonable efforts to conduct the Work on the subject property in such a way as not to interfere with Grantee's or its assignee's use of the subject property and any operations being conducted there by grantee or its assignee. At the conclusion of the Work, Grantor shall use all commercially reasonable efforts to restore the subject property to the condition it was in before the performance of the Work, including grading disturbed soil and seeding grass as necessary. Grantor will abandon wells in place at ground level when US EPA or such other agency as may have authority over them allows them to be abandoned. This easement shall run with the land and be binding on Grantee and its successors and assigns, including, but not limited to, its successors in title, any lessees, licensees and/or other occupants of the subject property.

NOTICE: THE INTEREST CONVEYED IS SUBJECT TO AN ENVIRONMENTAL RESTRICTION AND COVENANT TO RESTRICT USE OF THE PROPERTY, RECORDED ON NOVEMBER 12, 2003 IN THE PUBLIC LAND RECORDS AT BUTTE COUNTY OFFICIAL RECORDS SERIAL NO. 2003-79930, IN FAVOR OF AND ENFORCEABLE BY THE CALIFORNIA DEPARTMENT OF TOXIC SUBSTANCES CONTROL AND FOR THE BENEFIT OF THE U.S. ENVIRONMENTAL PROTECTION AGENCY AND THE TERMS AND CONDITIONS THEREOF ARE HEREBY INCORPORATED BY REFERENCE.



RECORDING REQUESTED BY
Bidwell Title & Escrow Company

2007-0058276

AND WHEN RECORDED MAIL TO

Recorded | REC FEE 13.00
Official Records | TAX 523.60
County of Butte | MONUMENT PRESER 10.00
CANDACE J. GRUBBS
County Clerk-Recorder
LV
09:00AM 18-Dec-2007 | Page 1 of 3

Name Strategic Development Holding Co.,LLC
Street Address 1300 Naional Drive #150
City, State Zip Sacramento, CA 95834

Order No. 00231164-001

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Parcel No. 035-470-035

GRANT DEED

THIS FORM FURNISHED BY BIDWELL TITLE & ESCROW COMPANY

The Undersigned Grantor(s) Declares(s)
 City/Town of
Unincorporated Area

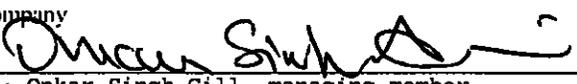
Documentary Transfer Tax is \$523.60
 computed on full value of interest or property conveyed, or
 full value less value of liens or encumbrances remaining at the time of sale
 Monument Fee of \$10.00

3 X e

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
North Ophir Land LLC , a California Limited Liability Company
hereby GRANT(s) to
Strategic Development Holding Co., LLC, a California Limited Liability Company
the following real property in the City of Oroville Unincorporated Area
County of Butte, State of California:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

North Ophir Land LLC, a California Limited Liability Company


By: Onkar Singh Gill, managing member

Document Date: December 12, 2007

STATE OF CALIFORNIA } ss:
COUNTY OF

On _____, before me, _____
personally appeared _____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

FOR NOTARY SEAL OR STAMP

MAIL TAX STATEMENTS TO : Same as Above

EXHIBIT A

THE LAND REFERRED TO HEREIN IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF OROVILLE COUNTY OF BUTTE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 29, 30, 31 AND 32 IN TOWNSHIP 19 NORTH, RANGE 4 EAST, M. D. B. & M., AND RUNNING WESTERLY WITH SECTION LINE BETWEEN SECTIONS 30 AND 31, A DISTANCE OF 784 FEET; THENCE NORTH 544 FEET TO THE SOUTHEASTERLY CORNER OF THE LANDS HERETOFORE CONVEYED TO THE STANDARD SHADE ROLLER CORPORATION OF CALIFORNIA BY DEED OF RECORD IN BOOK 386 OF OFFICIAL RECORDS, AT PAGE 345, RECORDS OF BUTTE COUNTY, CALIFORNIA, AND BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE NORTH 42° 38' WEST, ALONG THE NORTHEASTERLY LINE OF LANDS SO CONVEYED TO THE STANDARD SHADE ROLLER CORPORATION OF CALIFORNIA, 678.13 FEET; THENCE NORTH 47° 22' EAST, 453.60 FEET; THENCE SOUTH 42° 38' EAST, 624.16 FEET TO A POINT IN THE NORTHWESTERLY LINE OF THE BAGGETT-MARYSVILLE COUNTY ROAD, WHICH IS DISTANT NORTHWESTERLY AT RIGHT ANGLES 30 FEET FROM THE CENTERLINE OF SAID ROAD; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID ROAD AND DISTANT 30 FEET NORTHWESTERLY FROM THE CENTERLINE THEREOF, A DISTANCE OF 461 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED.

AP NO. 035-470-035

STATE OF CALIFORNIA } ss:

COUNTY OF Butte

On Dec. 12, 2007, before me, Jodie Finato

Notary Public, personally appeared _____

Onkar Singh Gill

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____



FOR NOTARY SEAL OR STAMP



STATE OF CALIFORNIA } ss:

COUNTY OF _____

On _____, before me, _____

Notary Public, personally appeared _____

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____

FOR NOTARY SEAL OR STAMP

24



RECORDING REQUESTED BY
Bidwell Title & Escrow Company

2007-0058278

AND WHEN RECORDED MAIL TO

Name Strategic Development Holding Co., LLC
Street Address 1300 National Drive #150
City, State Sacramento, CA 95834
Zip

Recorded | REC FEE 13.00
Official Records | TAX 1004.30
County of Butte | MONUMENT PRESER 10.00
CANDACE J. GRUBBS
County Clerk-Recorder |
| LV
09:00AM 18-Dec-2007 | Page 1 of 3

Order No. 00231165-001

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Parcel No. 035-470-008

GRANT DEED

THIS FORM FURNISHED BY BIDWELL TITLE & ESCROW COMPANY

The Undersigned Grantor(s) Declare(s)

City/Town of
Unincorporated Area

Documentary Transfer Tax is \$1,004.30

computed on full value of interest or property conveyed, or
 full value less value of liens or encumbrances remaining at
the time of sale
 Monument Fee of \$10.00

3/4

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
North Ophir Land LLC, a California Limited Liability Company
hereby GRANT(s) to
Strategic Development Holding Co., LLC, a California Limited Liability Company
the following real property in the City of Oroville | Unincorporated Area
County of Butte, State of California:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

North Ophir Land LLC, a California Limited Liability
Company

Onkar Singh Gill
by: Onkar Singh Gill, managing member

Document Date: December 12, 2007

STATE OF CALIFORNIA } ss:
COUNTY OF

On _____ before me, _____
personally appeared _____

who proved to me on the basis of satisfactory evidence to be the person(s)
whose name(s) is/are subscribed to the within instrument and acknowledged to
me that he/she/they executed the same in his/her/their authorized capacity(ies),
and that by his/her/their signature(s) on the instrument the person(s), or the
entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of
California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

FOR NOTARY SEAL OR STAMP

MAIL TAX STATEMENTS TO : Same as Above

EXHIBIT A

THE LAND REFERRED TO HEREIN IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF OROVILLE COUNTY OF BUTTE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST, QUARTER OF THE NORTH EAST QUARTER OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 4 EAST, M.D.B. & M., LYING SOUTH OF THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO THE COUNTY OF BUTTE, RECORDED APRIL 16, 1970 IN BOOK 1610 OF OFFICIAL RECORDS, AT PAGE 314, RECORDS OF BUTTE COUNTY, CALIFORNIA.

AP NO. 035-470-008

STATE OF CALIFORNIA } ss:

COUNTY OF Butte

On Dec. 12, 2007, before me, Jodie Finato,

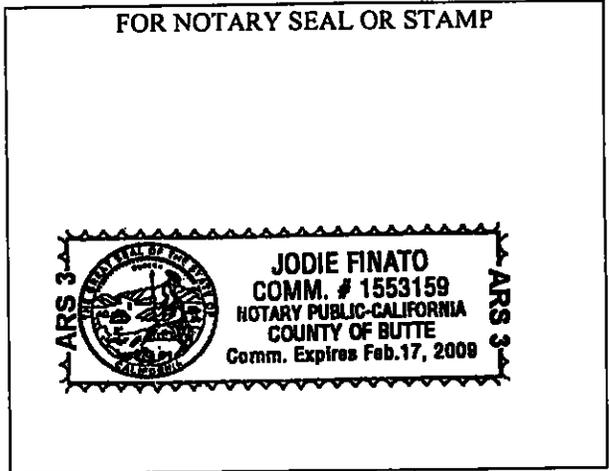
Notary Public, personally appeared _____

Onkar Singh Gill

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature 



STATE OF CALIFORNIA } ss:

COUNTY OF _____

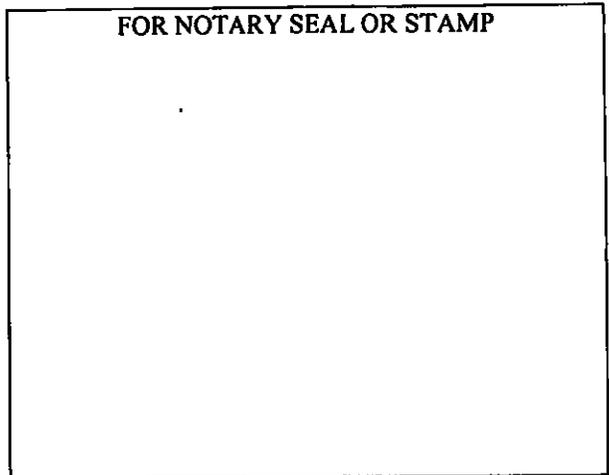
On _____, before me, _____,

Notary Public, personally appeared _____

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____



14



RECORDING REQUESTED BY
Bidwell Title & Escrow Company

2007-0058268

AND WHEN RECORDED MAIL TO

Name Strategic Development Holding Co., LLC
Street Address 1300 National Drive #150
City, State Sacramento, CA 95834
Zip

Recorded | REC FEE 13.00
Official Records | TAX 49.50
County of Butte | MONUMENT PRESER 10.00
CANDACE J. GRUBBS
County Clerk-Recorder
09:00PM 18-Dec-2007 | JC
Page 1 of 3

Order No. 00231159-001

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Parcel No. 035-470-009

GRANT DEED

THIS FORM FURNISHED BY BIDWELL TITLE & ESCROW COMPANY

3A
JC

The Undersigned Grantor(s) Declare(s)
 City/Town of
 Unincorporated Area

Documentary Transfer Tax is \$49.50
 computed on full value of interest or property conveyed, or
 full value less value of liens or encumbrances remaining at
the time of sale
 Monument Fee of \$10.00

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
North Ophir Land LLC, a California Limited Liability Company
hereby GRANT(s) to
Strategic Development Holding Co., LLC, a California Limited Liability Company
the following real property in the City of Unincorporated Area
County of Butte, State of California:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

North Ophir Land LLC, a California Limited Liability
Company
Omkar Singh Gill
By: Omkar Singh Gill, managing member

Document Date: December 12, 2007

STATE OF CALIFORNIA } ss:

COUNTY OF

On _____, before me, _____
personally appeared _____

who proved to me on the basis of satisfactory evidence to be the person(s)
whose name(s) is/are subscribed to the within instrument and acknowledged to
me that he/she/they executed the same in his/her/their authorized capacity(ies),
and that by his/her/their signature(s) on the instrument the person(s), or the
entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of
California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

FOR NOTARY SEAL OR STAMP

EXHIBIT A

THE LAND REFERRED TO HEREIN IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF OROVILLE COUNTY OF BUTTE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 4 EAST, M.D.B. & M., LYING WEST OF THE WEST LINE OF THE BAGGETT-MARYSVILLE ROAD, AS THE SAME EXISTED ON FEBRUARY 1, 1956 AND LYING SOUTH OF THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO THE COUNTY OF BUTTE, RECORDED APRIL 16, 1970 IN BOOK 1610 OF OFFICIAL RECORDS, AT PAGE 314.

EXCEPTING THEREFROM ANY PORTION THEREOF, LYING WITHIN THAT CERTAIN PARCEL OF LAND CONVEYED TO THE WESTERN PACIFIC RAILROAD COMPANY, A CORPORATION, RECORDED AUGUST 19, 1969 IN BOOK 1579 OF OFFICIAL RECORDS, AT PAGE 531.

AP NO. 035-470-009

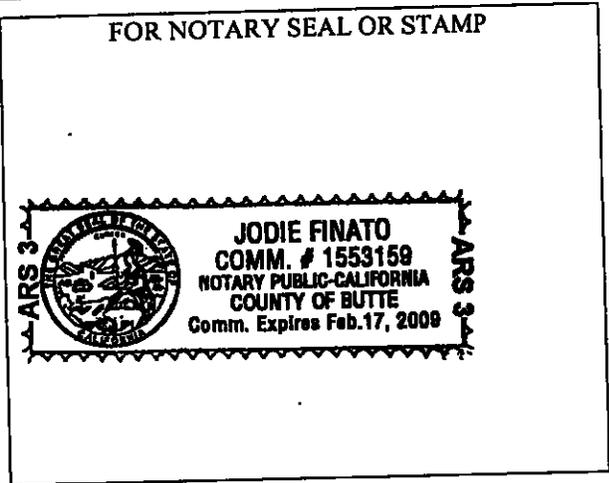
STATE OF CALIFORNIA } ss:
COUNTY OF Butte

On Dec. 12, 2007, before me, Jodie Finato

Notary Public, personally appeared _____

Onkar Singh Gill

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

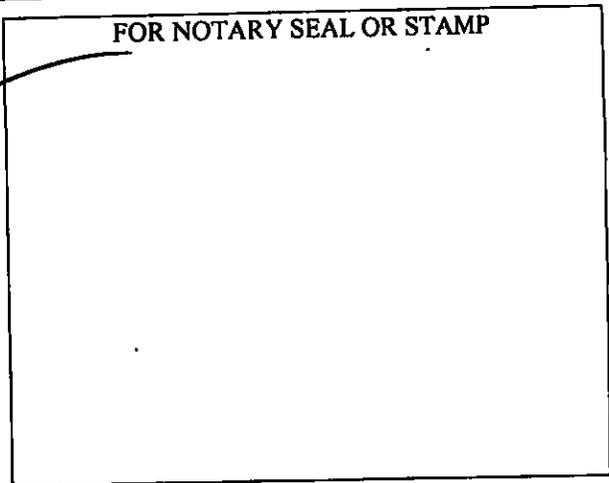
Signature [Handwritten Signature]

STATE OF CALIFORNIA } ss:
COUNTY OF _____

On _____, before me, _____

Notary Public, personally appeared _____

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Signature _____

RECORDING REQUESTED BY
Bidwell Title & Escrow Company

2007-0058269

Recorded | REC FEE 13.00
Official Records | TAX 380.68
County of | MONUMENT PRESER 10.00
Butte
CANDACE J. GRUBBS
County Clerk-Recorder
JC
09:00AM 18-Dec-2007 | Page 1 of 3

AND WHEN RECORDED MAIL TO

Name Strategic Development Holding Co., LLC
Street Address 1300 National Drive #150
City, State Zip Sacramento, CA 95834

Order No. 00231160-001

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Parcel No. 035-470-036 035-470-022

GRANT DEED

THIS FORM FURNISHED BY BIDWELL TITLE & ESCROW COMPANY

The Undersigned Grantor(s) Declare(s)

- City/Town of
- Unincorporated Area

Documentary Transfer Tax is \$380.60

- computed on full value of interest or property conveyed, or
- full value less value of liens or encumbrances remaining at the time of sale
- Monument Fee of \$10.00

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

North Ophir Land LLC, a California Limited Liability Company

hereby GRANT(s) to

Strategic Development Holding Co., LLC, a California Limited Liability Company

the following real property in the City of

Unincorporated Area

County of Butte, State of California:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

North Ophir Land LLC, a California Limited Liability Company

By: *Onkar Singh Gill*
Onkar Singh Gill, managing member

Document Date: December 12, 2007

STATE OF CALIFORNIA } ss:

COUNTY OF

On _____, before me, _____,

personally appeared _____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

FOR NOTARY SEAL OR STAMP

MAIL TAX STATEMENTS TO: Same as Above

EXHIBIT A

THE LAND REFERRED TO HEREIN IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF OROVILLE COUNTY OF BUTTE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 30 AND THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 19 NORTH, RANGE 4 EAST, M.D.B. & M. PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE BOUNDARY LINE BETWEEN SECTION 30 AND 31 FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 30 BEARS SOUTH 89° 11' WEST 1041.6 FEET; DISTANT, RUNNING THENCE NORTH 85.0 FEET; THENCE NORTH 89° 11' EAST 901.2 FEET TO A POINT IN THE EASTERLY BOUNDARY LINE OF THE TRACT OF LAND DESCRIBED IN THAT CERTAIN DEED DATED DECEMBER 31, 1929 FROM A.F. HOCKENBEAMER AND ETHEL F. HOCKENBEAMER, AND FRANK A. LEACH, JR., AND MARGARET H. LEACH TO NATOMAS COMPANY, RECORDED IN VOLUME 40 OF OFFICIAL RECORDS OF BUTTE COUNTY, AT PAGE 237; THENCE ALONG SAID BOUNDARY LINE, THE FOLLOWING COURSES AND DISTANCES: SOUTH 0° 19' WEST, 85.0 FEET TO THE BOUNDARY LINE BETWEEN SAID SECTIONS 30 AND 31, SOUTH 0° 57' WEST, 340.0 FEET; WEST 690.0 FEET AND SOUTH 45° 00' WEST, 290.0 FEET TO A POINT IN THE EAST LINE OF THE TRACT OF LAND DESCRIBED IN DEED FROM NATOMAS COMPANY, A CORPORATION, TO T. E. CONNOLLY, INC., RECORDED MAY 4, 1950 IN VOLUME 534 OF OFFICIAL RECORDS OF BUTTE COUNTY, CALIFORNIA, AT PAGE 355; THENCE NORTH 532.2 FEET TO THE POINT OF BEGINNING.

**AP NO. 035-470-022
AND AP NO. 035-470-036**

STATE OF CALIFORNIA } ss:
COUNTY OF Butte

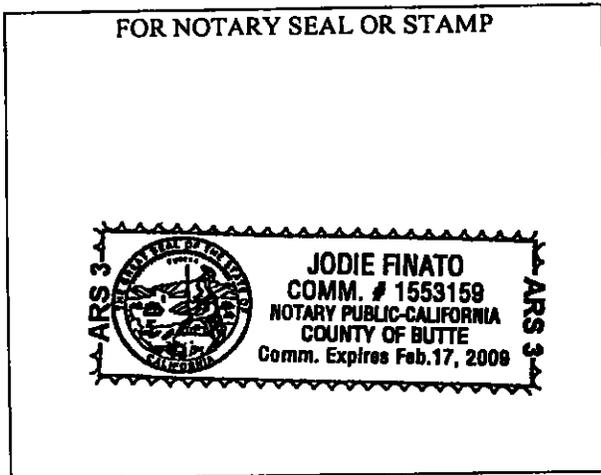
On Dec. 12, 2007, before me, Jodie Finato,
Notary Public, personally appeared _____

Onkar Singh Gill

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature 



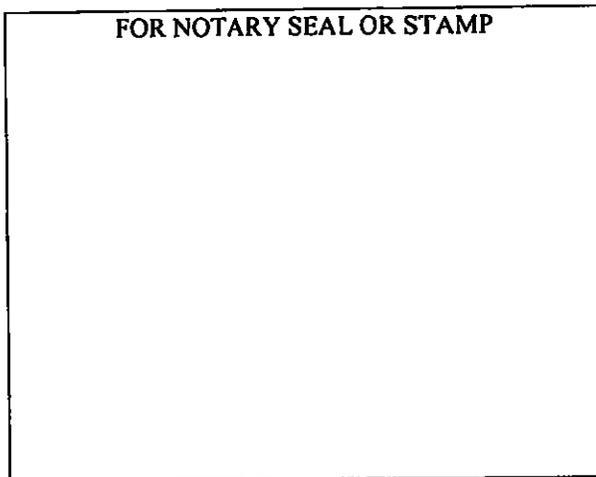
STATE OF CALIFORNIA } ss:
COUNTY OF _____

On _____, before me, _____,
Notary Public, personally appeared _____

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____



CA-736



2011-0013351

Recorded	REC FEE	23.00
Official Records		
County of		
Butte		
CANDACE J. GRUBBS		
County Clerk-Recorder		
09:00AM 21-Apr-2011	NZ	Page 1 of 4

RECORDING REQUESTED BY
 Mid Valley Title and Escrow Company
 Foreclosure No. 3676512
 Order No.
 Loan No.

WHEN RECORDED MAIL TO:
 La Vereda Nevada, Inc.
 Attn: Robert Price
 10630 Mather Blvd., 1st Floor
 Sacramento, CA 95655-4125

APN# 035-470-028 and 030

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

DOCUMENTARY TRANSFER TAX \$00.00
 Grantee was the foreclosing beneficiary,
 Consideration paid at the sale was: \$750,000.00
 The unpaid debt was: \$1,622,205.00
 Computed on the consideration or value of property conveyed;
 OR
 Computed on the consideration or value less liens or
 encumbrances remaining at time of sale.

4
MZ

The undersigned declares under penalty of perjury
 Signature of Declarant or Agent

TRUSTEE'S DEED UPON SALE

MID VALLEY TITLE AND ESCROW COMPANY, a Corporation, (herein called Trustee) does hereby grant and convey, but without covenant or warranty, express or implied, to:

La Vereda Nevada, Inc., a Nevada corporation

(herein called Grantee) the real property in the County of Butte State of California, described as follows:

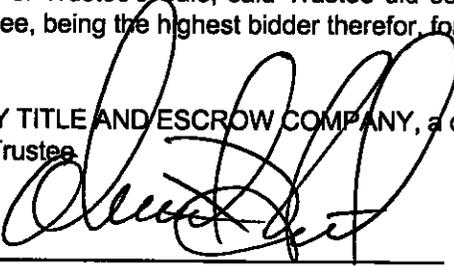
THE REAL PROPERTY AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

This conveyance is made pursuant to the authority and powers vested in said Trustee, as Trustee, or Successor Trustee, or Substituted Trustee, under that certain Deed of Trust executed by North Ophir Land, LLC as Trustor, recorded November 28, 2006, as instrument 2006-0062177, of Official Records in the Office of the Recorder of Butte County, California; and pursuant to the Notice of Default recorded December 14, 2010, as instrument 2010-0044304, of Official Records of said County, Trustee having complied with all applicable statutory requirements of the State of California and performed all duties required by said Deed of Trust, including, among other things, as applicable, the mailing of copies of notices or the publication of a copy of the notice of default or the personal delivery of the copy of the notice of default or the posting of copies of the notice of sale or the publication of a copy thereof.

At the time and place fixed in the Notice of Trustee's Sale, said Trustee did sell said property above described at public auction on **April 14, 2011** to said Grantee, being the highest bidder therefor, for \$750,000.00 cash, lawful money of the United States.

Dated: April 20, 2011

MID VALLEY TITLE AND ESCROW COMPANY, a corporation
 as Trustee

By: 
 Daniel F. Hunt, President

Foreclosure No. 3676512

STATE OF CALIFORNIA) ss
COUNTY OF BUTTE)

On **April 20, 2011** before me, **Jennifer Cockrill Mackall, Notary Public**, Notary Public, personally appeared **Daniel F. Hunt** who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature *Jennifer Cockrill Mackall*

Exhibit "A"

Parcel I:

Portions of sections 29 and 30 in township 19 north, range 4 east, m.d.b & m., described as follows:

Commencing at the corner common to sections 29, 30, 31 and 32 in said township 19 north, range 4 east, m.d.b. & m., and running thence north along the line between said sections 29 and 30, a distance of 1978 feet to the point of beginning of the parcel of land herein described; running thence from said point of beginning, south 89 deg. 13' west, a distance of 2636.4 feet to a point in the north and south quarter section line of said section 30, distant thereon 1978 feet north from the quarter section corner between said sections 30 and 31; thence south along said quarter section line, a distance of 660 feet to a point on the north line of the south half of the south half of said section 30; thence west along north line of the south half of the south half of section 30 a distance of 200 feet to a point distance at right angles west 200 feet from the north and south quarter section line of said section 30; thence south and parallel with said north and south quarter section line of said section 30, a distance of 891 feet to an old drainage ditch lying along side of the northwest side of a certain old log pond; thence up said old drainage ditch the following courses and distances: east for a distance of 66 feet; thence north 65 3/4 deg. east, 132 feet; thence north 59 1/2 deg. east, 330 feet and north 57 3/4 deg. east, 558 feet, more or less, to a point on the southwesterly line of the land heretofore conveyed to the standard shade roller corporation of California, by deed of record in book 386 of official records, at page 345, records of butte county, California, distant along said line south 42 deg. 38' east, 215 feet from the most westerly corner of said parcel of land so conveyed to the standard shade roller corporation of California; thence following the boundaries of the parcel of land so conveyed to the standard shade roller corporation of California, the following courses and distances: north 42 deg. 38' west, 215 feet to the most westerly corner thereof; north 47 deg. 22' east, 534.6 feet to the most northerly corner thereof and south 42 deg. 38' east, 1247 feet to the most easterly corner thereof which last mentioned corner is distant northwesterly 30 feet from the centerline of Baggett Marysville road; thence northeasterly along the northwesterly line of said road and distant 30 feet northwesterly from the centerline thereof, a distance of 1707 feet to a point that bears north 89 deg. 13' east from the point of beginning of the herein described parcel of land; thence south 89 deg. 13' west, 92 feet to the point of beginning of the herein described parcel of land.

Excepting therefrom a parcel of land described as follows:

Commencing at the section corner common to sections 29, 30, 31 and 32 in township 19 north, range 4 east, m.d.b. & m., and running westerly with section line between sections 30 and 31, a distance of 784 feet; thence north 544 feet to the southeasterly corner of the lands heretofore conveyed to the standard shade roller corporation of California, by deed of record in book 386 of official records, at page 345, records of butte county, California, and being the point of beginning of the parcel of land herein described; thence north 42 deg. 38' west, along the northeasterly line of lands so conveyed to the standard shade roller corporation of California, 678.13 feet; thence north 47 deg. 22' east, 453.60 feet; thence south 42 deg. 38' east, 624.16 feet to a point in the northwesterly line of the Baggett Marysville county road which is distant northwesterly at right angles 30 feet from the centerline of said road; thence southwesterly along the northwesterly line of said road and distant 30 feet northwesterly from the centerline thereof, a distance of 461 feet to the point of beginning of the parcel of land herein described.

Parcel herein is pursuant to a lot line adjustment approved by the city of Oroville, shown as parcel IV, in certificate of compliance recorded October 31, 2002, serial no. 2002-0058566.

(Legal description continued over)

Foreclosure No. 3676512
(Legal description continued)

Parcel I: (continued)

Notice: the interest conveyed is subject to an environmental restriction and covenant to restrict use of the property, recorded on November 12, 2003 in the public land records at butte county official records serial no. 2003-79930, in favor of and enforceable by the California department of toxic substances control and for the benefit of the U. S. environmental protection agency.

Apn: 035-470-028

Parcel III:

A portion of the southeast quarter of section 30 and a portion of the southwest quarter of section 29 in township 19, north, range 4 east, m.d.b. & m., more particularly described as follows:

Beginning at the quarter corner between sections 29 and 30, township 19 north, range 4 east, m.d.b. & m.; thence south 89 deg. 13' west, along the east and west centerline of said section 30, a distance of 2636.40 feet to the center of said section 30; thence south along the north and south centerline of said section 30, a distance of 658 feet to the northwest corner of that certain parcel of land conveyed to the national wood treating corporation by deed recorded February 7, 1947 in book 414 of official records, at page 45, records of butte county, California; thence along the northerly boundary of said corporation parcel, north 89 deg. 13' east, a distance of 2728.40 feet to the northeast corner of said corporation parcel and is 30 feet distant northwesterly at right angles to the centerline of the Marysville Baggett county road; thence northeasterly, parallel to the centerline of said county road, a distance of 727 feet, more or less, to a point on the east and west centerline of said section 29, which is 30 feet distant at right angles to the centerline of aforementioned road; thence south 89 deg. 13' west, a distance of 382.8 feet to the point of beginning.

Parcel herein is pursuant to a lot line adjustment approved by the city of Oroville, shown as parcel VI, in certificate of compliance recorded October 31, 2002, serial no. 2002-0058566.

Notice: the interest conveyed is subject to an environmental restriction and covenant to restrict use of the property, recorded on November 12, 2003 in the public land records at butte county official records serial no. 2003-79930, in favor of and enforceable by the California department of toxic substances control and for the benefit of the U.S. environmental protection agency.

Apn: 035-470-030

13



RECORDING REQUESTED BY
Bidwell Title & Escrow Company

2007-0058267

AND WHEN RECORDED MAIL TO

Name Strategic Development Holding Co., LLC
Street Address 1300 National Drive #150
City, State Sacramento, CA 95834
Zip

Recorded | REC FEE 13.00
Official Records | TAX 55.00
County of Butte | MONUMENT PRESER 10.00
CANDACE J. GRUBBS
County Clerk-Recorder
JC
09:00AM 18-Dec-2007 | Page 1 of 3

Order No. 00231158-001

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Parcel No. 035-470-032

GRANT DEED

THIS FORM FURNISHED BY BIDWELL TITLE & ESCROW COMPANY

3A
JC

The Undersigned Grantor(s) Declare(s)

- City/Town of
- Unincorporated Area

Documentary Transfer Tax is \$55.00

- computed on full value of interest or property conveyed, or
- full value less value of liens or encumbrances remaining at the time of sale
- Monument Fee of \$10.00

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
North Ophir Land, LLC, a California Limited Liability Company
hereby GRANT(s) to
Strategic Development Holding Co., LLC, a California Limited Liability Company
the following real property in the City of Unincorporated Area
County of Butte, State of California:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

North Ophir Land, LLC, a California Limited Liability Company

Onkar Singh Gill
By: Onkar Singh Gill, managing member

Document Date: December 11, 2007

STATE OF CALIFORNIA } ss:
COUNTY OF

On _____, before me, _____
personally appeared _____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

FOR NOTARY SEAL OR STAMP

MAIL TAX STATEMENTS TO: Same as Above

EXHIBIT A

THE LAND REFERRED TO HEREIN IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF OROVILLE COUNTY OF BUTTE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 29, 30, 31 AND 32, IN TOWNSHIP 19 NORTH, RANGE 4 EAST, M. D. B. & M., RUNNING THENCE WESTERLY ON THE SECTION LINE BETWEEN SECTIONS 30 AND 31, A DISTANCE OF 1230 FEET TO A POINT; THENCE NORTH, A DISTANCE OF 240 FEET TO A POINT WHICH IS THE SOUTHWESTERLY CORNER OF PROPERTY DESCRIBED IN DEED FROM FEATHER RIVER PINE MILLS, INC., TO THE STANDARD SHADE ROLLER CORPORATION OF CALIFORNIA RECORDED OCTOBER 21, 1946 IN BOOK 386 OF OFFICIAL RECORDS, AT PAGE 345; RUNNING THENCE NORTH 42° 38' WEST, A DISTANCE OF 114 FEET ALONG THE WESTERLY BOUNDARY OF SAID PREMISES OWNED BY SAID STANDARD SHADE ROLLER CORPORATION TO A POINT WHICH IS THE POINT OF BEGINNING, WHICH SAID POINT IS ALSO THE SOUTHEASTERLY CORNER OF PROPERTY DESCRIBED IN DEED FROM FEATHER RIVER PINE MILLS, INC., CORPORATION, TO OROVILLE LUMBER COMPANY RECORDED OCTOBER 1, 1947 IN BOOK 419 OF OFFICIAL RECORDS AT PAGE 420, FROM SAID POINT OF BEGINNING, SOUTH 58° 37' WEST, A DISTANCE OF 600 FEET ALONG THE SOUTHERLY BOUNDARY OF SAID OROVILLE LIMBER COMPANY PARCEL TO A POINT; THENCE SOUTH 35° 30' EAST, A DISTANCE OF 64 FEET TO A POINT WHICH IS 30 FEET DISTANT AT RIGHT ANGLES FROM THE CENTERLINE OF THE MARYSVILLE-BAGGETT ROAD; RUNNING THENCE ALONG THE NORTHERLY BOUNDARY OF SAID MARYSVILLE- BAGGETT ROAD, NORTH 63° 58' EAST, A DISTANCE OF 616.60 FEET TO A POINT THAT BEARS SOUTH 42° 38' EAST, FROM THE POINT OF BEGINNING; THENCE NORTH 42° 38' WEST, A DISTANCE OF 114 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. THE ABOVE PARCEL IS A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 30.

AP NO. 035-470-032

STATE OF CALIFORNIA } ss:
COUNTY OF Butte

On Dec. 12, 2007, before me, Jodie Finato

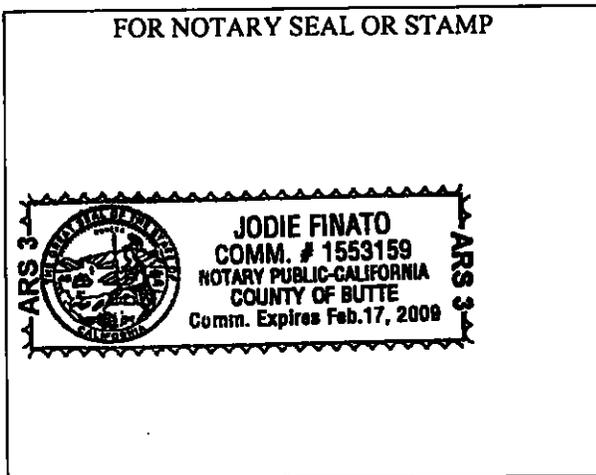
Notary Public, personally appeared _____

Onkar Singh Gill

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature 



STATE OF CALIFORNIA } ss:
COUNTY OF _____

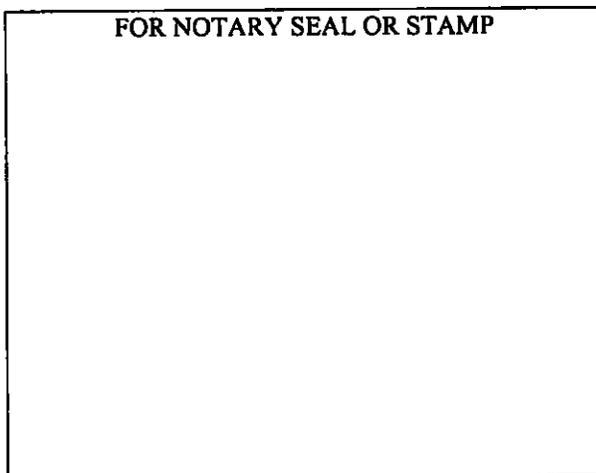
On _____, before me, _____

Notary Public, personally appeared _____

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____



20



2007-0058274

RECORDING REQUESTED BY
Bidwell Title & Escrow Company

Recorded | REC FEE 13.00
Official Records | TAX 644.60
County of Butte | MONUMENT PRESER 10.00
CANDACE J. GRUBBS
County Clerk-Recorder |
09:00AM 18-Dec-2007 | LV Page 1 of 3

AND WHEN RECORDED MAIL TO
Name Strategic Development Holding Co., LLC
Street Address 1300 National Drive #150
City, State Sacramento, CA 95834
Zip

Order No. 00231163-001

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Parcel No. 035-470-033

GRANT DEED

THIS FORM FURNISHED BY BIDWELL TITLE & ESCROW COMPANY

The Undersigned Grantor(s) Declare(s)
 City/Town of
 Unincorporated Area

Documentary Transfer Tax is \$644.60
 computed on full value of interest or property conveyed, or
 full value less value of liens or encumbrances remaining at the time of sale
 Monument Fee of \$10.00

30

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
North Ophir Land, LLC , a California Limited Liability Company
hereby GRANT(s) to
Strategic Development Holding Co., LLC, a California Limited Liability Company
the following real property in the City of Oroville Unincorporated Area
County of Butte, State of California:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

North Ophir Land LLC, a California Limited Liability Company

by: Onkar Singh Gill, managing member

Document Date: December 12, 2007

STATE OF CALIFORNIA } ss:
COUNTY OF

On _____, before me, _____
personally appeared _____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

FOR NOTARY SEAL OR STAMP

MAIL TAX STATEMENTS TO : Same as Above

EXHIBIT A

THE LAND REFERRED TO HEREIN IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF OROVILLE COUNTY OF BUTTE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE QUARTER SECTION CORNER BETWEEN SECTION 30 AND 31 IN TOWNSHIP 19, NORTH, RANGE 4 EAST, M.D.B. & M., AND RUNNING THENCE NORTH 26° 38' EAST, A DISTANCE OF 756 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THE PARCEL OF LAND HERETOFORE CONVEYED TO THE NATIONAL WOOD TREATING CORPORATION, BY DEED OF RECORD IN BOOK 414 OF OFFICIAL RECORDS, AT PAGE 45, RECORDS OF BUTTE COUNTY, CALIFORNIA, DISTANT ALONG SAID LINE, SOUTH 57° 45' WEST, 495 FEET FROM THE SOUTHWESTERLY LINE OF THE PARCEL OF LAND HERETOFORE CONVEYED TO THE STANDARD SHADE ROLLER CORPORATION OF CALIFORNIA, BY DEED OF RECORD IN BOOK 386 OF OFFICIAL RECORDS, AT PAGE 345, RECORDS OF BUTTE COUNTY, CALIFORNIA, FOR THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; RUNNING THENCE FROM SAID POINT OF BEGINNING, NORTH 57° 45' EAST, ALONG SAID SOUTHEASTERLY LINE OF THE PARCEL OF LAND SO CONVEYED TO THE NATIONAL WOOD TREATING CORPORATION, 495 FEET TO SAID SOUTHWESTERLY LINE OF THE PARCEL OF LAND SO CONVEYED TO THE STANDARD SHADE ROLLER CORPORATION OF CALIFORNIA; THENCE SOUTH 42° 38' EAST, ALONG SAID SOUTHWESTERLY LINE, 841 FEET TO A POINT 5 FEET FROM THE CENTERLINE OF A RAILROAD SPUR; THENCE SOUTH 58° 37' WEST, ALONG SAID RAILROAD SPUR (BUT NOT PARALLEL TO SAME), A DISTANCE OF 600 FEET; THENCE NORTH 35° 30' WEST, A DISTANCE OF 821 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HERE IN DESCRIBED.

SAID PARCEL OF LAND BEING A PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 30.

AP NO. 035-470-033

STATE OF CALIFORNIA } ss:

COUNTY OF Butte

On Dec. 12, 2007, before me, Jodie Finato

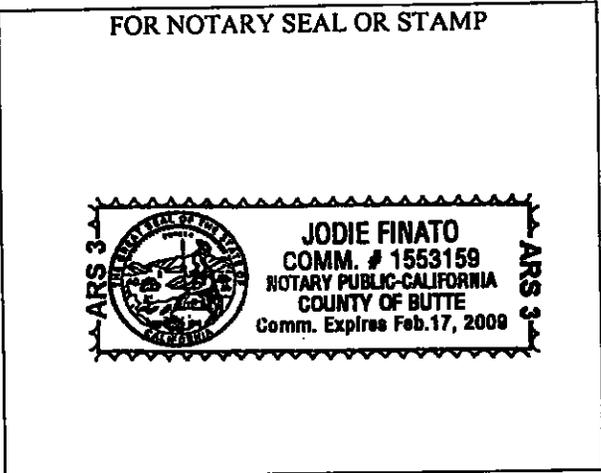
Notary Public, personally appeared _____

Onkar Singh Gill

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature 



STATE OF CALIFORNIA } ss:

COUNTY OF _____

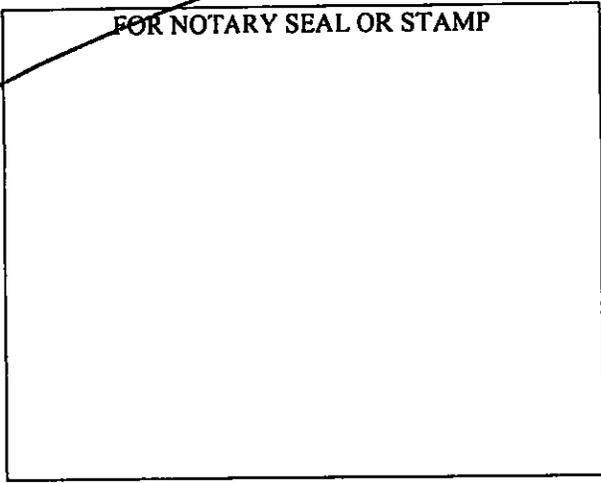
On _____, before me, _____

Notary Public, personally appeared _____

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____



176



RECORDING REQUESTED BY
Bidwell Title & Escrow Company

2007-0058271

AND WHEN RECORDED MAIL TO

Name Strategic Development Holding Co., LLC
Street Address 1300 National Drive #150
City, State Zip Sacramento, CA 95834

Recorded Official Records County of Butte
CANDACE J. GRUBBS
County Clerk-Recorder
REC FEE 13.00
TAX 429.00
MONUMENT PRESER 10.00
LV
09:00AM 18-Dec-2007 Page 1 of 3

Order No. 00231161-001

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Parcel No. 035-470-034

GRANT DEED

THIS FORM FURNISHED BY BIDWELL TITLE & ESCROW COMPANY

The Undersigned Grantor(s) Declare(s)
 City/Town of Unincorporated Area

Documentary Transfer Tax is \$429.00
 computed on full value of interest or property conveyed, or
 full value less value of liens or encumbrances remaining at the time of sale
 Monument Fee of \$10.00

30

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
North Ophir Land LLC , a California Limited Liability Company
hereby GRANT(s) to
Strategic Development Holding Co., LLC, a California Limited Liability Company
the following real property in the City of Oroville Unincorporated Area
County of Butte, State of California:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

North Ophir Land LLC, a California Limited Liability Company

Onkar Singh Gill
by: Onkar Singh Gill, managing member

Document Date: December 12, 2007

STATE OF CALIFORNIA } ss:
COUNTY OF

On _____, before me, _____
personally appeared _____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

FOR NOTARY SEAL OR STAMP

MAIL TAX STATEMENTS TO : Same as Above

EXHIBIT A

THE LAND REFERRED TO HEREIN IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF OROVILLE COUNTY OF BUTTE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT SECTION CORNER COMMON TO SECTIONS 29, 30, 31 AND 32, IN TOWNSHIP 19 NORTH, RANGE 4 EAST, M. D. B. & M., RUN WESTERLY WITH SECTION LINE BETWEEN SECTIONS 30 AND 31, A DISTANCE OF 784 FEET; THENCE RUN NORTH, A DISTANCE OF 544 FEET TO POINT OF BEGINNING OF PROPERTY, SAID POINT BEING 30 FEET NORTHWESTERLY FROM CENTERLINE OF THE BAGGETT-MARYSVILLE ROAD AND BEING ALSO THE SOUTHEAST CORNER OF THIS SURVEY; THENCE RUN NORTH 42° 38' WEST, A DISTANCE OF 1247 FEET TO THE NORTHEAST CORNER OF PROPERTY; THENCE RUN SOUTH 47° 22' WEST, A DISTANCE OF 534.6 FEET TO THE NORTHWEST CORNER OF PROPERTY; THENCE SOUTH 42° 38' EAST, A DISTANCE OF 1168 FEET TO THE SOUTHWEST CORNER OF PROPERTY, SAID POINT BEING 30 FEET FROM THE CENTERLINE OF BAGGETT-MARYSVILLE ROAD; THENCE RUN NORTHEASTERLY ALONG THE ABOVE MENTIONED ROAD, PARALLEL TO SAME AND 30 FEET DISTANCE FROM LOCATED CENTERLINE FOR A DISTANCE OF 543 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM HOWEVER, THE PARCEL OF LAND CONTAINING 6.98 ACRES MORE OR LESS, HERETOFORE, CONVEYED TO NATIONAL WOOD TREATING CORPORATION, A CORPORATION BY DEED FROM THE STANDARD SHADE ROLLER CORPORATION OF CALIFORNIA, A CORPORATION OF RECORD IN BOOK 458 OF OFFICIAL RECORDS, AT PAGE 229, RECORDS OF BUTTE COUNTY, CALIFORNIA.

AP NO. 035-470-034

STATE OF CALIFORNIA } ss:

COUNTY OF Butte

On Dec. 12, 2007, before me, Jodie Finato

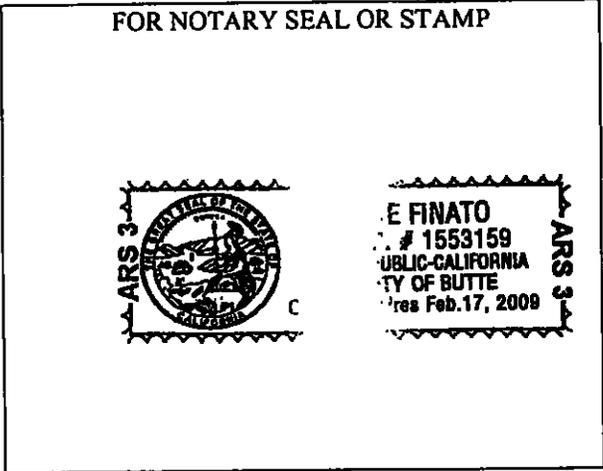
Notary Public, personally appeared

Onkar Singh Gill

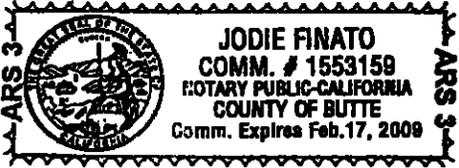
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature [Handwritten Signature]



STATE OF CALIFORNIA } ss:
COUNTY OF



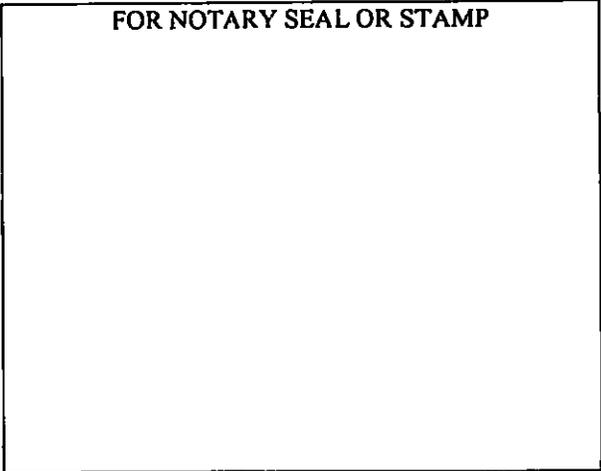
On _____, before me, _____

Notary Public, personally appeared _____

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____





RECORDING REQUESTED BY
Bidwell Title & Escrow Company

2007-0058273

AND WHEN RECORDED MAIL TO

Recorded | REC FEE 16.00
Official Records | TAX 236.50
County of | MONUMENT PRESER 10.00
Butte
CANDACE J. GRUBBS
County Clerk-Recorder
LV
09:00AM 18-Dec-2007 | Page 1 of 4

Name Strategic Development Holding Co., LLC
Street Address 1300 National Drive #150
City, State Zip Sacramento, CA 95834

Order No. 00231162-001

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Parcel No. 035-470-037

GRANT DEED

THIS FORM FURNISHED BY BIDWELL TITLE & ESCROW COMPANY

The Undersigned Grantor(s) Declare(s)
 City/Town of
Unincorporated Area

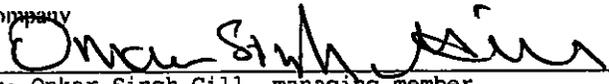
Documentary Transfer Tax is \$236.50
 computed on full value of interest or property conveyed, or
 full value less value of liens or encumbrances remaining at the time of sale
 Monument Fee of \$10.00

4
A
e

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
North Ophir Land LLC, a California Limited Liability Company
hereby GRANT(s) to
Strategic Development Holding Co., LLC, a California Limited Liability Company
the following real property in the City of Oroville Unincorporated Area
County of Butte, State of California:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

North Ophir Land LLC, a California Limited Liability Company


By: Onkar Singh Gill, managing member

Document Date: December 12, 2007

STATE OF CALIFORNIA } ss:
COUNTY OF

On _____, before me, _____
personally appeared _____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____



MAIL TAX STATEMENTS TO : Same as Above

EXHIBIT A

THE LAND REFERRED TO HEREIN IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF OROVILLE COUNTY OF BUTTE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 19, NORTH, RANGE 4 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER CORNER BETWEEN SECTION 30 AND 31 IN TOWNSHIP 19 NORTH, RANGE 4 EAST, M. D. B. & M., RUNNING THENCE WESTERLY, 200 FEET ALONG THE SECTION LINE BETWEEN SAID SECTIONS 30 AND 31 TO A POINT IN THE EASTERLY BOUNDARY LINE OF THE TRACT OF LAND DESCRIBED IN DEED FROM A. F. HOCKENBEAMER ET AL TO NATOMAS COMPANY, RECORDED IN VOLUME 40, AT PAGE 237; OFFICIAL RECORDS OF BUTTE COUNTY, CALIFORNIA; THENCE ALONG THE BOUNDARY LINE OF SAID NATOMAS COMPANY TRACT, SOUTH 340 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE ALONG THE BOUNDARY OF SAID NATOMAS COMPANY TRACT, WEST 690 FEET AND SOUTH 45° WEST, 290 FEET TO A POINT IN THE EAST LINE OF THE TRACT OF LAND DESCRIBED IN DEED FROM NATOMAS COMPANY, A CORPORATION, TO T. E. CONNOLLY, INC., RECORDED MAY 4, 1950 IN VOLUME 534 OF OFFICIAL RECORDS OF BUTTE COUNTY, CALIFORNIA, AT PAGE 355; THENCE ALONG THE EAST LINE OF SAID T. E. CONNOLLY INC., TRACT AND ALONG THE EAST LINE OF THE TRACT DESCRIBED IN DEED FROM FEATHER RIVER PINE MILLS INCORPORATED, TO DOMINICK F. IELATI, ET AL, RECORDED NOVEMBER 4, 1949, UNDER BUTTE COUNTY RECORDER'S SERIAL NO. 5363, SOUTH 315.6 FEET TO THE NORTH LINE OF TRACT DESCRIBED IN DEED FROM THOMAS E. WALLACE TO MARGARET E. WALLACE, RECORDED FEBRUARY 20, 1951 IN BOOK 567 OF OFFICIAL RECORDS OF BUTTE COUNTY, CALIFORNIA, AT PAGE 226; THENCE ALONG SAID NORTH LINE, NORTH 83° 43' EAST, 900.4 FEET; THENCE NORTHERLY IN A STRAIGHT LINE, 422 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION DEEDED TO THE COUNTY OF BUTTE, DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, T. 19 N., R. 4E., MDM, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 31; THENCE S 0° 2' 41" E, 740.00 FEET; THENCE S 83° 42' 19" W, 209.97 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND CONVEYED TO DAVID M. MILLER ET AL, BY DEED RECORDED APRIL 6, 1962 IN BOOK 1173 OF OFFICIAL RECORDS, AT PAGE 241, RECORDS OF BUTTE COUNTY, CALIFORNIA, AND THE TRUE POINT OF BEGINNING; THENCE S 83° 42' 19" W, 900.40 FEET TO THE SOUTHWEST CORNER OF SAID MILLER PARCEL; THENCE N 0° 0' 41" W, 5.96 FEET; THENCE N 75° 49' 58" E, 390.00 FEET; THENCE N 73° 26' 53" E, 240.34 FEET; THENCE EASTERLY ALONG THE ARC OF A NON-TANGENT 1550.00 FOOT RADIUS CURVE (RADIAL LINE TO SAID CURVE AT THIS POINT BEARS N 14° 10' 02" W), CONCAVE TO THE SOUTH; THROUGH AN ANGLE OF 10° 43' 39" FOR 290.21 FEET TO THE EAST LINE OF SAID

MILLER PARCEL; THENCE ALONG SAID EAST LINE S 0° 02' 41" E, 115.21 FEET TO THE TRUE POINT OF BEGINNING.

AP NO. 035-470-037

STATE OF CALIFORNIA } ss:
COUNTY OF Butte

On Dec. 12, 2007, before me, Jodie Finato

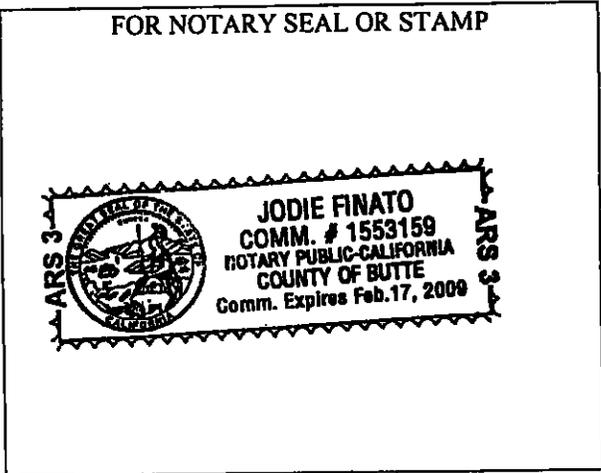
Notary Public, personally appeared _____

Onkar Singh Gill

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____



STATE OF CALIFORNIA } ss:
COUNTY OF _____

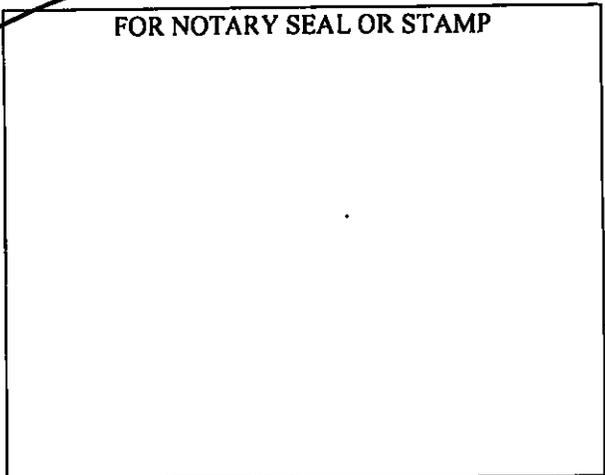
On _____, before me, _____

Notary Public, personally appeared _____

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____





2010-0016930

Recorded	REC FEE	20.00
Official Records		
County of	MUNUMENT PRESE	10.00
Butte		
CONNOR J. GRUBBS		
County Clerk-Recorder		
	KL	
10:24AM 25-May-2010	Page 1 of 3	

Recording Requested by AND

When Recorded Mail to:

ALLIANCE FINANCIAL, INC., as servicing agent
8001 IRVINE CENTER DRIVE, SUITE 980
IRVINE, CA 92618

Mail Tax Statements to:
Same as above

Space above this line for Recorder's use only

Title Order No. 4068783

Trustee Sale No. 60738

Loan No. AL151800

TRUSTEE'S DEED UPON SALE

APN 035-470-037

The undersigned grantor declares:

FIRST AMERICAN TITLE COMPANY

AS AN ACCOMODATION ONLY

- 1) The Grantee herein was the foreclosing beneficiary.
- 2) The amount of the unpaid debt together with costs was \$265,904.54
- 3) The amount paid by the grantee at the trustee sale was \$50,000.00
- 4) The documentary transfer tax is..... \$0.00
- 5) Said property is located in the City of or Unincorporated Area.

3*
K

and RIVERSIDE LOAN SERVICE, INC., A CALIFORNIA CORPORATION (herein called Trustee), as the duly appointed Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without covenant or warranty, express or implied, to ALLIANCE CAPITAL FUNDING, LLC AND ANTHONY ST. MARTIN AND LINDA PACINO ST. MARTIN, HUSBAND AND WIFE AS JOINT TENANTS

(herein called Grantee), all of its right, title and interest in and to that certain property situated in the County of Butte, State of California, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

RECITALS:

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated 07/12/2007 and executed by NORTH OPHIR LAND, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY,

as Trustor, and RECORDED ON 7/13/07 AS INSTRUMENT #2007-0033768 of official records of Butte County, California, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.

Default occurred as set forth in a Notice of Default and Election to Sell which was recorded in the Office of the Recorder of said County.



29

TRUSTEE'S DEED UPON SALE – continued

Trustee Sale No. 60738

All requirements of law regarding the mailing of copies of notices or the publication of a copy of the Notice of Default or the personal delivery of the copy of the Notice of Default and the posting and publication of copies of the Notice of a Sale have been complied with.

Said property was sold by said Trustee at public auction on 05/10/2010 at the place named in the Notice of Sale, in the county of Butte, California, in which the property is situated. Grantee, being the highest bidder at said sale, became the purchaser of said property and paid therefore to said trustee the amount bid being \$50,000.00 in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust.

DATE: 05/10/2010

RIVERSIDE LOAN SERVICE, INC., A CALIFORNIA CORPORATION, as Trustee

[Handwritten Signature]
Daniel A. Leimel, Authorized Signor

CALIFORNIA NOTARY ACKNOWLEDGMENT

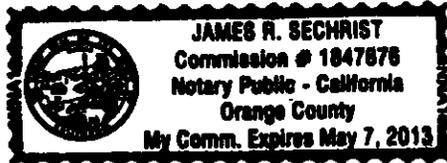
STATE OF CALIFORNIA
COUNTY OF Orange

On 5/13/2010 before me, James R. Sechrist, Notary Public, personally appeared DANIEL A. LEIMEL, SR. who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

i certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Handwritten Signature]
Notary Public Signature



Title Order No.: 4068783
Trustee Sale No.: 60738
Loan No.: AL151800
APN: 035-470-037

Exhibit "A"
Legal Description

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 19, NORTH, RANGE 4 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER CORNER BETWEEN SECTION 30 AND 31 IN TOWNSHIP 19 NORTH, RANGE 4 EAST, M. D. B. & M., RUNNING THENCE WESTERLY, 200 FEET ALONG THE SECTION LINE BETWEEN SAID SECTIONS 30 AND 31 TO A POINT IN THE EASTERLY BOUNDARY LINE OF THE TRACT OF LAND DESCRIBED IN DEED FROM A. F. HOCKENBEAMER ET AL TO NATOMAS COMPANY, RECORDED IN VOLUME 40, AT PAGE 237; OFFICIAL RECORDS OF BUTTE COUNTY, CALIFORNIA; THENCE ALONG THE BOUNDARY LINE OF SAID NATOMAS COMPANY TRACT, SOUTH 340 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE ALONG THE BOUNDARY OF SAID NATOMAS COMPANY TRACT, WEST 690 FEET AND SOUTH 45° WEST, 290 FEET TO A POINT IN THE EAST LINE OF THE TRACT OF LAND DESCRIBED IN DEED FROM NATOMAS COMPANY, A CORPORATION, TO T. E. CONNOLLY, INC., RECORDED MAY 4, 1950 IN VOLUME 534 OF OFFICIAL RECORDS OF BUTTE COUNTY, CALIFORNIA, AT PAGE 355; THENCE ALONG THE EAST LINE OF SAID T. E. CONNOLLY INC., TRACT AND ALONG THE EAST LINE OF THE TRACT DESCRIBED IN DEED FROM FEATHER RIVER PINE MILLS INCORPORATED, TO DOMINICK F. IELATI, ET AL., RECORDED NOVEMBER 4, 1949, UNDER BUTTE COUNTY RECORDER'S SERIAL NO. 5363, SOUTH 315.6 FEET TO THE NORTH LINE OF TRACT DESCRIBED IN DEED FROM THOMAS E. WALLACE TO MARGARET E. WALLACE, RECORDED FEBRUARY 20, 1951 IN BOOK 567 OF OFFICIAL RECORDS OF BUTTE COUNTY, CALIFORNIA, AT PAGE 226; THENCE ALONG SAID NORTH LINE, NORTH 83° 43' EAST, 900.4 FEET; THENCE NORTHERLY IN A STRAIGHT LINE, 422 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION DEEDED TO THE COUNTY OF BUTTE, DESCRIBED A FOLLOWS:

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, T. 19 N., R. 4E., MDM, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 31; THENCE S 0° 2' 41" E, 740.00 FEET; THENCE S 83° 42' 19" W, 209.97 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND CONVEYED TO DAVID M. MILLER ET AL, BY DEED RECORDED APRIL 6, 1962 IN BOOK 1173 OF OFFICIAL RECORDS, AT PAGE 241, RECORDS OF BUTTE COUNTY, CALIFORNIA, AND THE TRUE POINT OF BEGINNING; THENCE S 83° 42' 19" W, 900.40 FEET TO THE SOUTHWEST CORNER OF SAID MILLER PARCEL; THENCE N 0° 0' 41" W, 5.96 FEET; THENCE N 75° 49' 58" E, 390.00 FEET; THENCE N 73° 26' 53" E, 240.34 FEET; THENCE EASTERLY ALONG THE ARC OF A NON-TANGENT 1550.00 FOOT RADIUS CURVE (RADIAL LINE TO SAID CURVE AT THIS POINT BEARS N 14° 10' 02" W), CONCAVE TO THE SOUTH; THROUGH AN ANGLE OF 10° 43' 39" FOR 290.21 FEET TO THE EAST LINE OF SAID MILLER PARCEL; THENCE ALONG SAID EAST LINE S 0° 02' 41" E, 115.21 FEET TO THE TRUE POINT OF BEGINNING.



2012-0000202

RECORDING REQUESTED BY
North American Title Company, Inc.

AND WHEN RECORDED MAIL DOCUMENT TO:
Dolphin Partners, Inc.
18818 Teller Avenue #200
Irvine, CA 92612-1680

Recorded		REC FEE	25.00
Official Records		TAX	66.55
County of		MONUMENT PRESE	16.00
Butte			
CANDACE J. GRUBBS			
County Clerk-Recorder			
		MZ	
11:54AM 04-Jan-2012		Page 1 of 4	

Space Above This Line for Recorder's Use Only

A.P.N.: 035-470-037

File No.: 92001-1123225-11 (ks)

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$; CITY TRANSFER TAX \$; DTT ^{# ldo ss}

[] computed on the consideration or full value of property conveyed, OR

[] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,

[] unincorporated area; [] City of Oroville Area and

48
M.T

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Alliance Capital Funding, LLC,**
a California limited liability company

hereby GRANTS to **SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.**

the following described property in the County of **Butte** , State of **California**:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

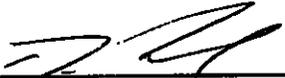
A.P.N.: 035-470-037

File No.: 92001-1123225-11 (ks)

Dated: 12/23/2011

Alliance Capital Funding, LLC, a California limited liability company

By: Alliance Financial, Inc., a California corporation, Its Managing Member



By: Daniel A. Leimel, Jr., President

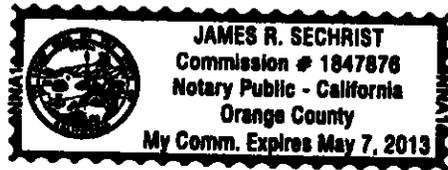
STATE OF CA)SS
COUNTY OF ORANGE)

On 12-23-11, before me, JAMES R. SECHRIST, Notary Public, personally appeared DAN LEIMEL

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature



My Commission Expires: 5-7-13

This area for official notarial seal

Notary Name: JAMES R. SECHRIST
Notary Registration Number: 1847876

Notary Phone: 952-776-1298
County of Principal Place of Business: ORANGE

EXHIBIT "A"

All that certain real property situated in the County of Butte, State of California, described as follows:

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 19, NORTH, RANGE 4 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER CORNER BETWEEN SECTION 30 AND 31 IN TOWNSHIP 19 NORTH, RANGE 4 EAST, M. D. B. & M., RUNNING THENCE WESTERLY, 200 FEET ALONG THE SECTION LINE BETWEEN SAID SECTIONS 30 AND 31 TO A POINT IN THE EASTERLY BOUNDARY LINE OF THE TRACT OF LAND DESCRIBED IN DEED FROM A. F. HOCKENBEAMER ET AL TO NATOMAS COMPANY, RECORDED IN VOLUME 40, AT PAGE 237; OFFICIAL RECORDS OF BUTTE COUNTY, CALIFORNIA; THENCE ALONG THE BOUNDARY LINE OF SAID NATOMAS COMPANY TRACT, SOUTH 340 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE ALONG THE BOUNDARY OF SAID NATOMAS COMPANY TRACT, WEST 690 FEET AND SOUTH 45° WEST, 290 FEET TO A POINT IN THE EAST LINE OF THE TRACT OF LAND DESCRIBED IN DEED FROM NATOMAS COMPANY, A CORPORATION, TO T. E. CONNOLLY, INC., RECORDED MAY 4, 1950 IN VOLUME 534 OF OFFICIAL RECORDS OF BUTTE COUNTY, CALIFORNIA, AT PAGE 355; THENCE ALONG THE EAST LINE OF SAID T. E. CONNOLLY INC., TRACT AND ALONG THE EAST LINE OF THE TRACT DESCRIBED IN DEED FROM FEATHER RIVER PINE MILLS INCORPORATED, TO DOMINICK F. IELATI, ET AL, RECORDED NOVEMBER 4, 1949, UNDER BUTTE COUNTY RECORDER'S SERIAL NO. 5363, SOUTH 315.6 FEET TO THE NORTH LINE OF TRACT DESCRIBED IN DEED FROM THOMAS E. WALLACE TO MARGARET E. WALLACE, RECORDED FEBRUARY 20, 1951 IN BOOK 567 OF OFFICIAL RECORDS OF BUTTE COUNTY, CALIFORNIA, AT PAGE 226; THENCE ALONG SAID NORTH LINE, NORTH 83° 43' EAST, 900.4 FEET; THENCE NORTHERLY IN A STRAIGHT LINE, 422 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION DEEDED TO THE COUNTY OF BUTTE, DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, T. 19 N., R. 4 E., M.D.B.& M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 31; THENCE S. 0° 2' 41" E., 740.00 FEET; THENCE S. 83° 42' 19" W., 209.97 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND CONVEYED TO DAVID M. MILLER ET AL, BY DEED RECORDED APRIL 6, 1962 IN BOOK 1173 OF OFFICIAL RECORDS, AT PAGE 241, RECORDS OF BUTTE COUNTY, CALIFORNIA, AND THE TRUE POINT OF BEGINNING; THENCE S. 83° 42' 19" W., 900.40 FEET TO THE SOUTHWEST CORNER OF SAID MILLER PARCEL; THENCE N. 0° 0' 41" W., 5.96 FEET; THENCE N. 75° 49' 58" E., 390.00 FEET; THENCE N. 73° 26' 53" E., 240.34 FEET; THENCE EASTERLY ALONG THE ARC OF A NON-TANGENT 1550.00 FOOT RADIUS CURVE (RADIAL LINE TO SAID CURVE AT THIS POINT BEARS N. 14° 10' 02" W.), CONCAVE TO THE SOUTH; THROUGH AN ANGLE OF 10° 43' 39" FOR 290.21 FEET TO THE EAST LINE OF SAID MILLER PARCEL; THENCE ALONG SAID EAST LINE S. 0° 02' 41" E., 115.21 FEET TO THE TRUE POINT OF BEGINNING.

APN: 035-470-037

EXHIBIT "B"

ACF Disposition, LLC a California Limited Liability Company as to an undivided 30.233% interest

Appendix G: Data Trend Graphs and Summary Tables

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Figure G-1
Concentration of Pentachlorophenol in Groundwater Monitoring Wells
2003 through 2012

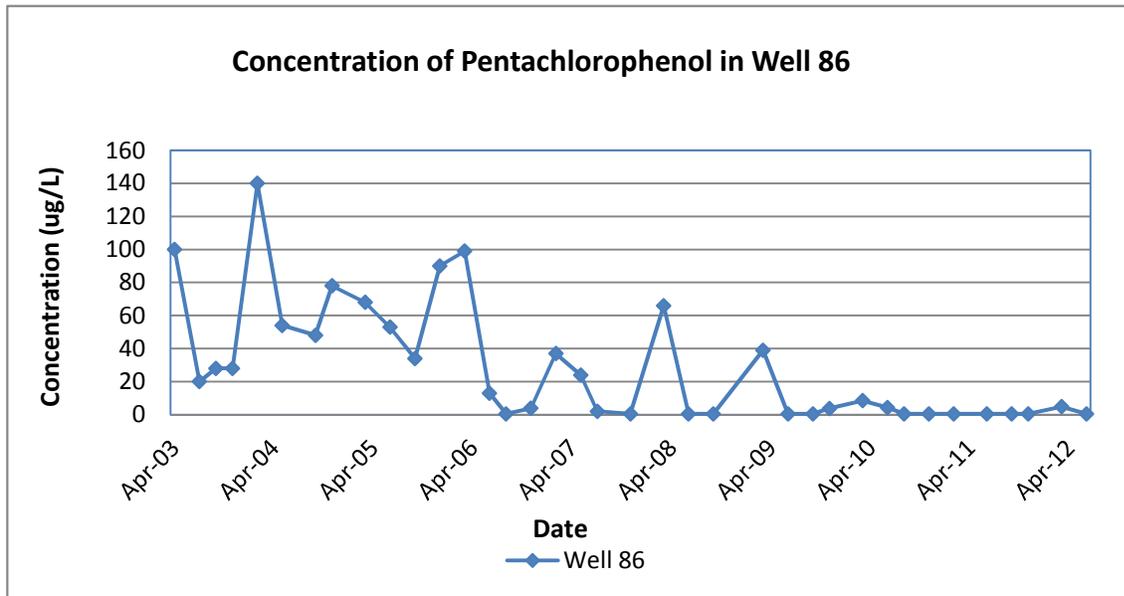
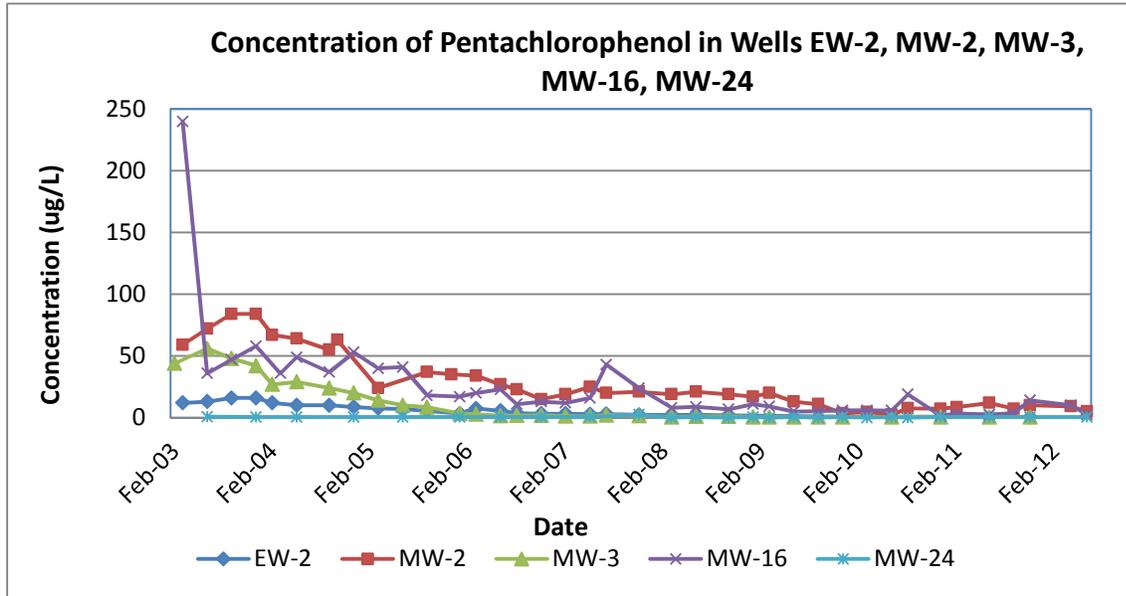


Figure G-1
Concentration of Pentachlorophenol in Groundwater Monitoring Wells
2003 through 2012

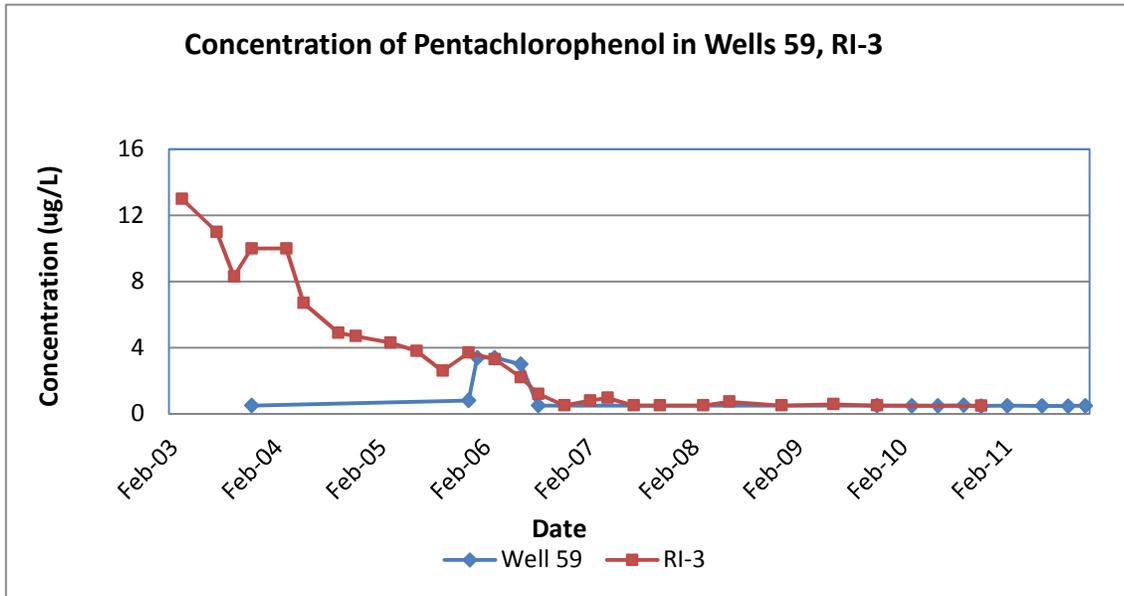


Figure G-2
Concentration of Boron in Groundwater Monitoring Wells
2003 through 2012

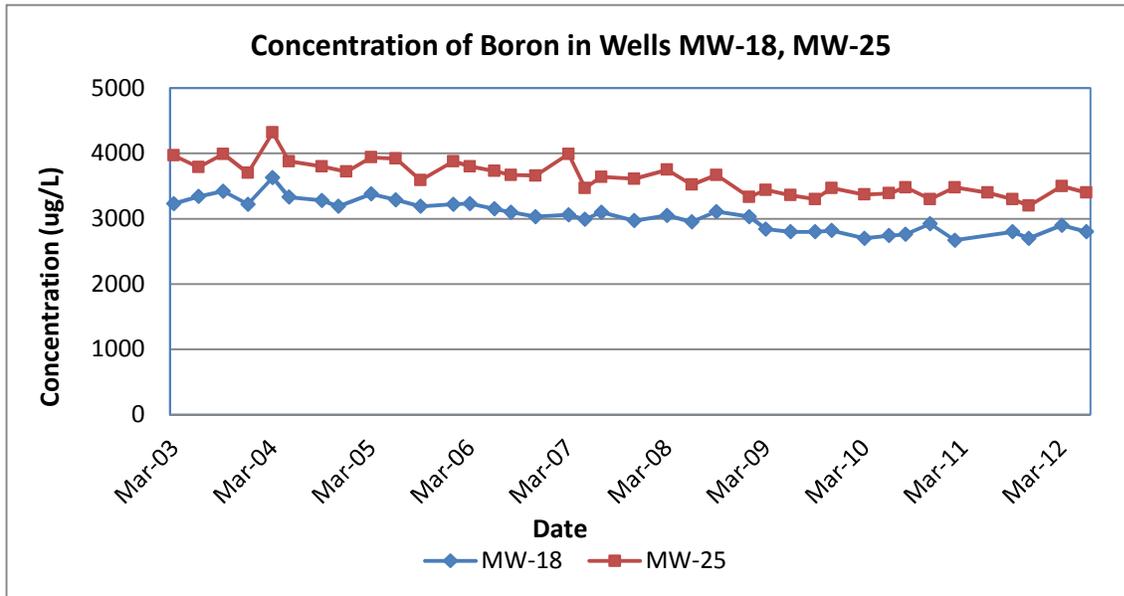


Figure G-3
Concentration of PAHs in Groundwater Monitoring Wells
2003 through 2012

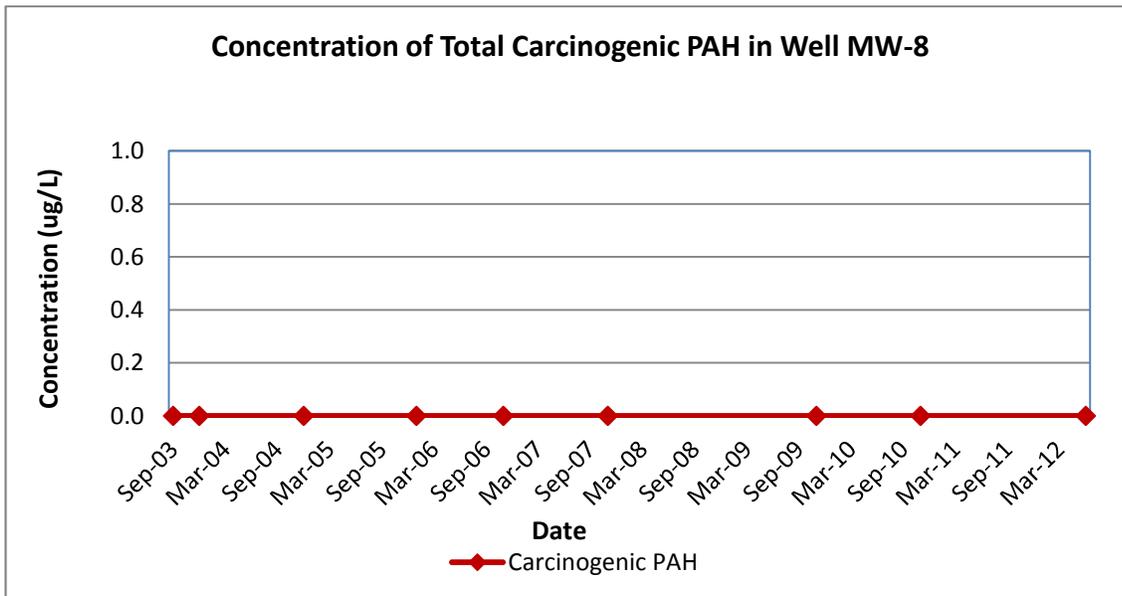
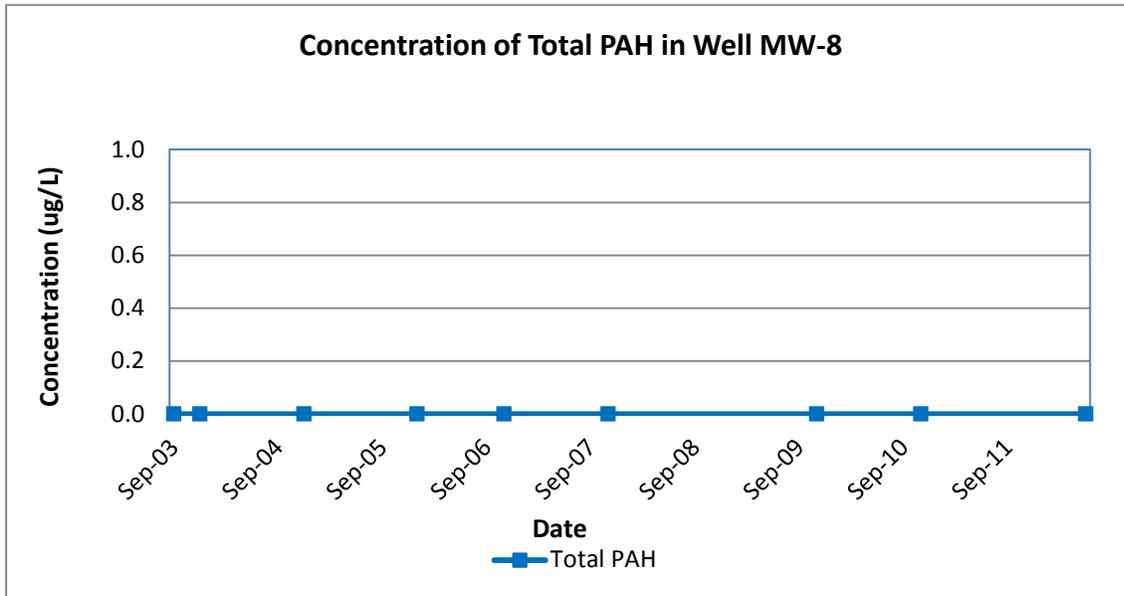


Figure G-3
Concentration of PAHs in Groundwater Monitoring Wells
2003 through 2012

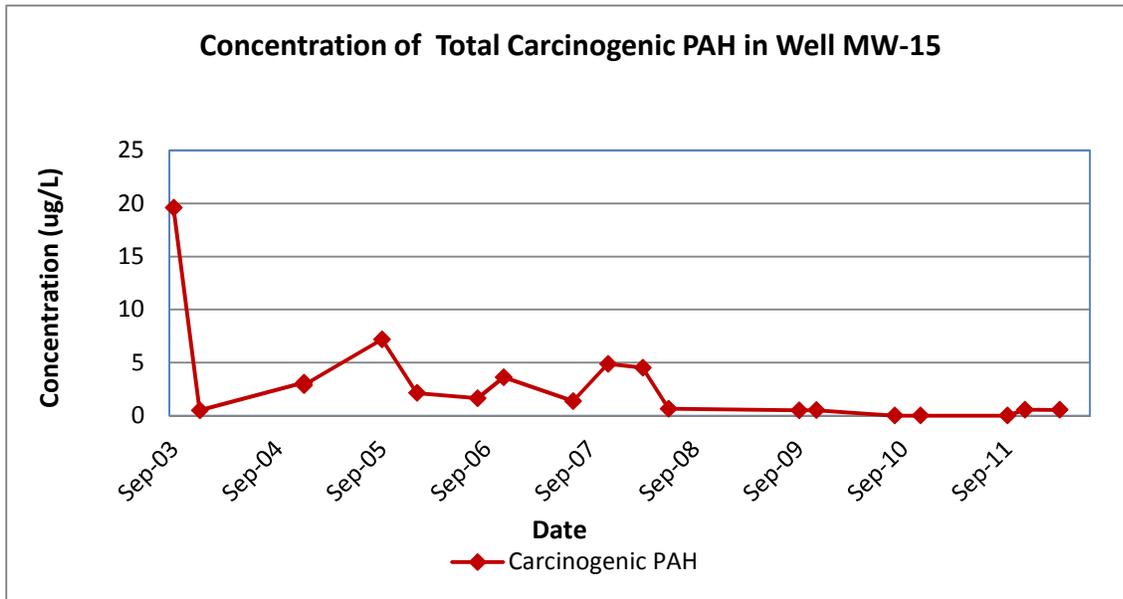
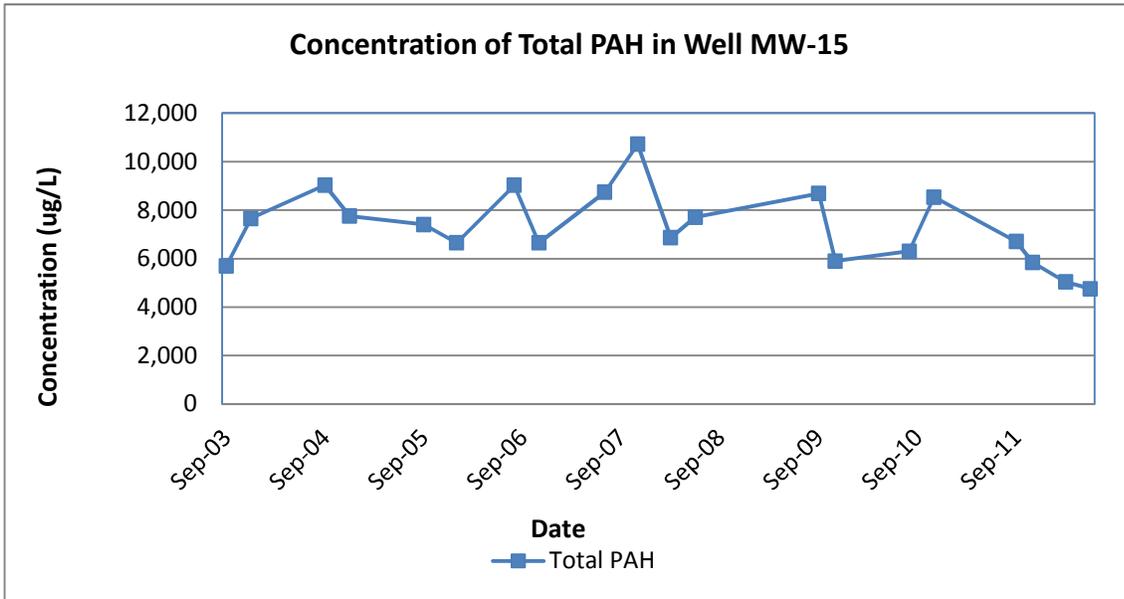


Figure G-3
Concentration of PAHs in Groundwater Monitoring Wells
2003 through 2012

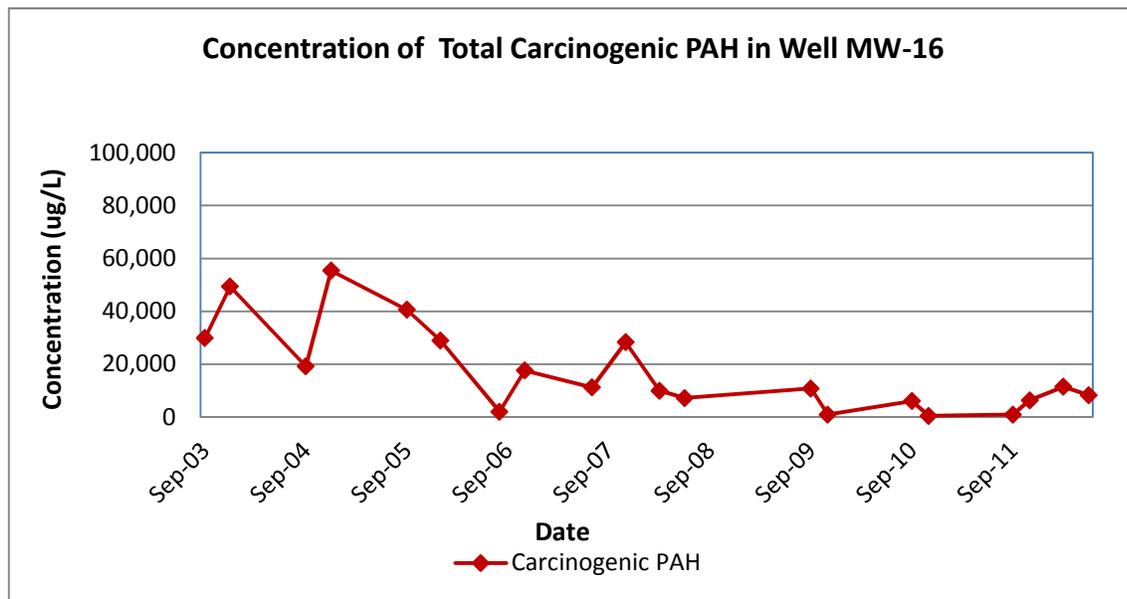
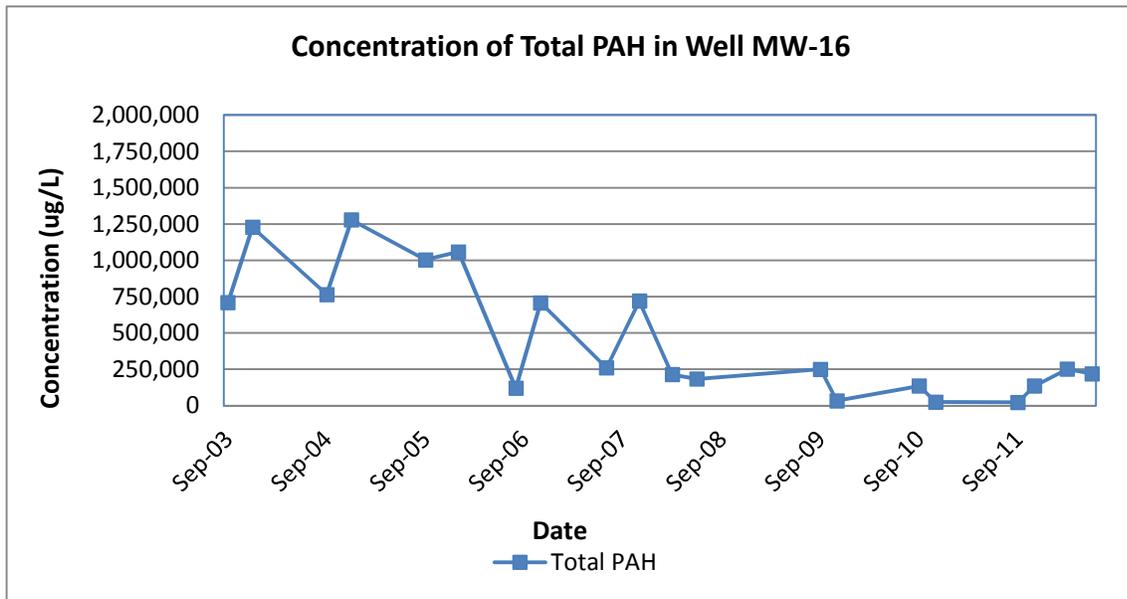


Figure G-3
Concentration of PAHs in Groundwater Monitoring Wells
2003 through 2012

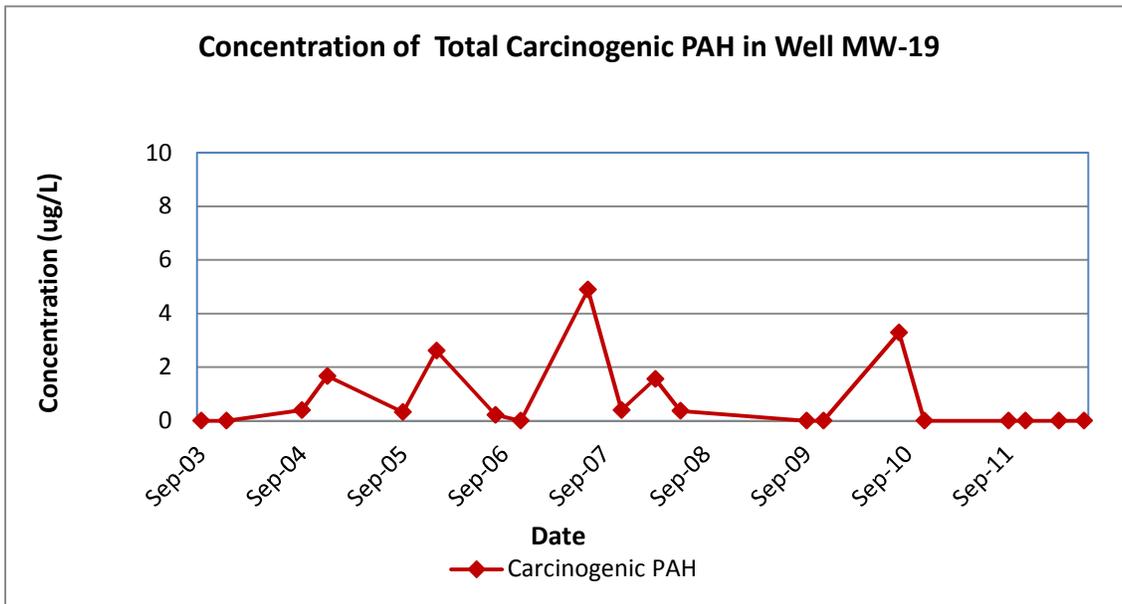
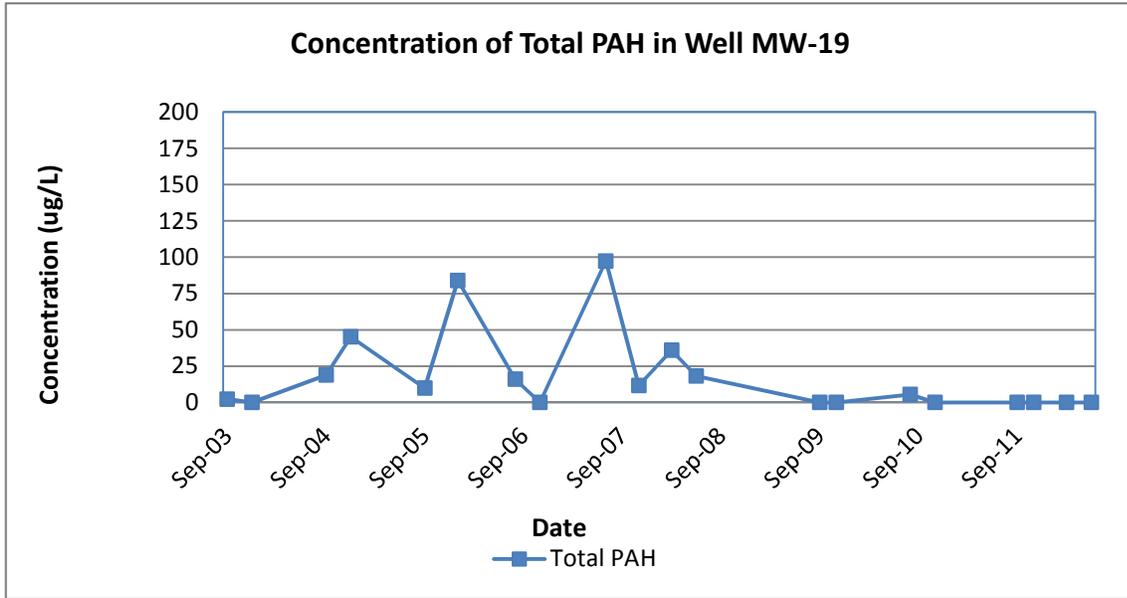
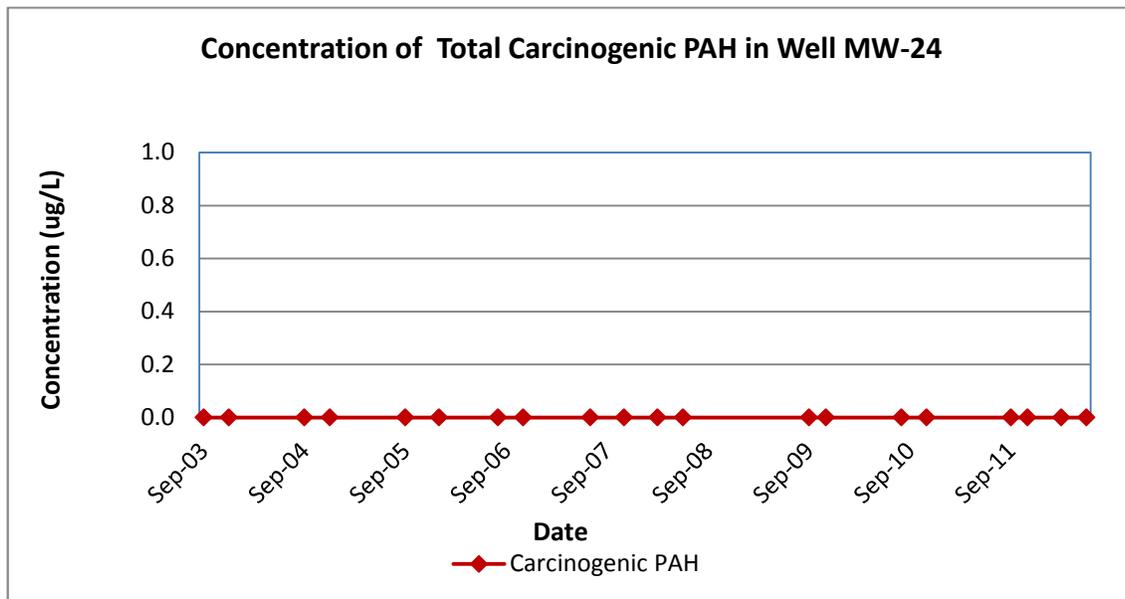
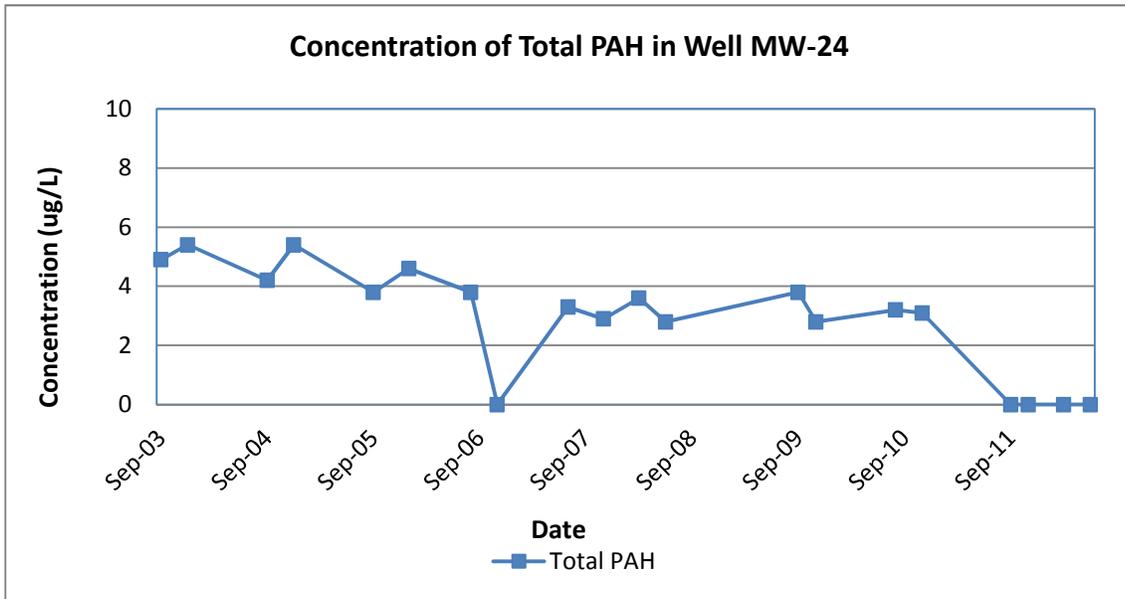


Figure G-3
Concentration of PAHs in Groundwater Monitoring Wells
2003 through 2012



**TABLE G-1
CONCENTRATION OF PENTACHLOROPHENOL IN GROUNDWATER MONITORING WELLS
2003 THROUGH 2012**

Well Date	EW-2	MW-2	MW-3	MW-16	MW-24	Well 86	Well 59	RI-3
Feb-03	--	--	44	--	--	--	--	--
Mar-03	12	59	--	240	--	100	--	13
Jun-03	13	72	56	36	0.83	20	--	11
Sep-03	16	84	48	47	--	28	--	8.3
Nov-03	--	--	--	--	--	28	< 0.5	10
Dec-03	16	84	42	58	0.54	--	--	--
Feb-04	12	67	27	--	--	140	--	--
Mar-04	--	--	--	36	--	--	--	10
May-04	10	64	29	49	< 0.5	54	--	6.7
Sep-04	10	55	24	37	--	48	--	4.9
Oct-04	--	63	--	--	--	--	--	4.7
Dec-04	8.6	--	20	53	0.59	78	--	--
Mar-05	7.6	24	14	40	--	68	--	4.3
Jun-05	7.1	37	10	41	0.53	53	--	3.8
Sep-05	5.5	35	8.5	18	--	34	--	2.6
Dec-05	--	--	--	--	--	90	0.81	3.7
Jan-06	3.4	34	3.4	17	0.57	--	3.4	--
Mar-06	7.5	27	2.8	20	--	99	3.4	3.3
Jun-06	5.6	23	1.5	23	0.70	13	3.0	2.2
Aug-06	3.7	15	1.8	11	--	< 0.5	< 0.5	1.2
Nov-06	3.2	19	1.8	13	< 0.5	3.8	--	< 0.5
Feb-07	3.2	25	1.3	12	--	37	--	0.8
May-07	2.9	20	1.2	16	0.61	24	--	0.96
Jul-07	3.0	21	2.1	43	--	2	--	< 0.5
Nov-07	2.3	19	1.6	24	< 2.5	< 0.5	--	< 0.5
Mar-08	2.2	21	0.55	8	--	66	--	< 0.5
Jun-08	2.5	19	0.99	8.8	0.53	< 0.5	--	0.73
Oct-08	1.9	17	1.1	6.9	--	< 0.5	--	< 0.5
Jan-09	--	20	0.55	11	< 0.5	--	--	--
Mar-09	--	13	< 0.5	9.2	--	39	--	--
Jun-09	--	11	< 0.5	5.1	< 0.5	< 0.5	--	0.58
Sep-09	--	3.5	< 0.5	5.3	--	< 0.5	--	--
Dec-09	0.9	4.7	< 0.5	5.9	< 0.5	3.7	< 0.5	< 0.5
Mar-10	--	2.5	--	5.9	--	8.5	< 0.49	--
Jun-10	--	7.6	< 0.48	5.8	< 0.48	4.3	< 0.49	--
Aug-10	--	7.2	--	19	--	< 0.5	< 0.52	--
Dec-10	0.73	8.5	< 0.48	1.6	< 0.48	< 0.48	< 0.47	< 0.48
Feb-11	--	12.0	--	3.5	--	< 0.48	< 0.49	--
Jun-11	--	7.2	< 0.48	2.6	< 0.47	< 0.48	< 0.48	--
Sep-11	--	10.0	--	3.6	--	< 0.48	< 0.47	--
Nov-11	< 0.48	9.1	< 0.48	14	< 0.48	< 0.51	< 0.49	--
Apr-12	--	5.0	--	10	--	4.8	--	--
Jun-12	--	9.3	--	2.5	< 0.51	< 0.51	--	--

Notes:

< = Constituents below reporting limit.

-- = not sampled

All results reported in micrograms per liter (ug/L).

**TABLE G-2
CONCENTRATION OF BORON IN GROUNDWATER MONITORING WELLS
2003 THROUGH 2012**

Well Date	MW-18	MW-25
Mar-03	3230	3970
Jun-03	3340	3790
Sep-03	3420	3990
Dec-03	--	3700
Dec-03	3220	--
Mar-04	3630	4320
May-04	3330	3880
Sep-04	3280	3800
Sep-04	3190	--
Dec-04	--	3720
Mar-05	3380	3940
Jun-05	3290	3920
Sep-05	3190	3590
Jan-06	3220	3880
Mar-06	3230	3800
Jun-06	3150	3730
Aug-06	3100	3670
Nov-06	3030	3660
Feb-07	3060	3990
May-07	2990	3470
Jul-07	3100	3640
Nov-07	2970	3610
Mar-08	3050	3750
Jun-08	2950	3520
Sep-08	3110	3670
Jan-09	3030	3330
Mar-09	2840	3440
Jun-09	2800	3360
Sep-09	2800	3300
Nov-09	2820	3470
Mar-10	2700	3370
Jun-10	2740	3390
Aug-10	2760	3480
Nov-10	2920	3300
Feb-11	2800	3480
Jun-11	--	3400
Sep-11	2700	3300
Nov-11	--	3200
Mar-12	2900	3500
Jun-12	2800	3400

Notes:

< = Constituents below reporting limit.

-- = not sampled

All results reported in micrograms per liter (ug/L).

**TABLE G-3
CONCENTRATION OF CARCINOGENIC AND TOTAL PAHS IN GROUNDWATER MONITORING WELLS
2003 THROUGH 2012**

Well	MW-8		MW-15		MW-16		MW-19		MW-24	
	Carcinogenic	Total	Carcinogenic	Total	Carcinogenic	Total	Carcinogenic	Total	Carcinogenic	Total
Sep-03	ND	ND	19.6	5,697	29,900	708,900	ND	2.3	ND	4.9
Dec-03	ND	ND	0.50	7,656	49,400	1,228,000	ND	ND	ND	5.4
Sep-04	--	--	3.1	9,032	19,200	765,100	0.4	18.9	ND	4.2
Dec-04	ND	ND	2.86	7,757	55,400	1,278,300	1.67	45.17	ND	5.4
Sep-05	--	--	7.18	7,411	40,600	1,003,600	0.32	9.92	ND	3.8
Jan-06	ND	ND	2.13	6,653	28,900	1,058,800	2.61	84.01	ND	4.6
Aug-06	--	--	1.64	9,029	2,020	120,110	0.22	16.00	ND	3.8
Nov-06	ND	ND	3.61	6,655	17,600	707,540	ND	ND	ND	ND
Jul-07	--	--	1.37	8,743	11,260	260,331	4.89	97.39	ND	3.3
Nov-07	ND	ND	4.87	10,721	28,310	720,500	0.4	11.6	ND	2.9
Mar-08	--	--	4.51	6,866	9,940	213,672	1.56	35.96	ND	3.6
Jun-08	--	--	0.64	7,714	7,190	183,590	0.37	18.17	ND	2.8
Sep-09	--	--	0.50	8,687	10,790	250,330	ND	ND	ND	3.8
Nov-09	ND	ND	0.51	5,898	942	33,716	ND	ND	ND	2.8
Aug-10	--	--	ND	6,310	6,070	135,070	3.29	5.49	ND	3.2
Nov-10	ND	ND	ND	8,540	480	24,990	ND	ND	ND	3.1
Sep-11	--	--	ND	6,709	954	22,293	ND	ND	ND	ND
Nov-11	ND	ND	0.55	5,841	6,340	134,833	ND	ND	ND	ND
Mar-12	--	--	0.54	5,037	11,450	251,720	ND	ND	ND	ND
Jun-12	ND	ND	--	4,761	8,300	219,850	ND	ND	ND	ND

Notes:

ND = No Individual PAH Analytes Detected

PAH = Polycyclic aromatic hydrocarbons

-- = not sampled

All results reported in micrograms per liter (ug/L).

**TABLE G-4
COORDINATES AND ELEVATIONS OF DISPOSAL CELL SETTLEMENT MONUMENTS**

Monument Number	1	2	3	4	5	5-2003	6-2003	7-2003	8-2003	9-2003	10-2003	11-2003	12-2003
2001 Eastings ¹	6,684,390.62	6,684,419.97	6,684,432.94	6,684,352.67	6,684,338.13	N/A							
2001 Northings ¹	2,299,545.62	2,299,588.89	2,299,513.30	2,299,502.28	2,299,574.57	N/A							
2002 Eastings ¹	6,684,390.62	6,684,419.98	6,684,432.96	6,684,352.69	6,684,338.15	N/A							
2002 Northings ¹	2,299,545.61	2,299,588.88	2,299,513.29	2,299,502.27	2,299,574.56	N/A							
2001-2002 Delta Eastings	0	0.01	0.02	0.02	0.02	N/A							
2001-2002 Delta Northings	-0.01	-0.01	-0.01	-0.01	-0.01	N/A							
2003 Eastings ¹	6,684,390.62	6,684,419.99	6,684,432.96	6,684,352.70	6,684,338.16	6,683,950.01	6,683,923.74	6,684,031.64	6,684,034.39	6,684,085.15	6,684,122.39	6,684,160.01	6,683,988.08
2003 Northings ¹	2,299,545.62	2,299,588.89	2,299,513.30	2,299,502.28	2,299,574.57	2,299,384.15	2,299,491.64	2,299,488.86	2,299,370.81	2,299,441.85	2,299,411.37	2,299,497.67	2,299,444.08
2002-2003 Delta Eastings	0	0.01	0	0.01	0.01	N/A							
2002-2003 Delta Northings	0.01	0.01	0.01	0.01	0.01	N/A							
2004 Eastings ¹	6,684,390.62	6,684,419.98	6,684,432.95	6,684,352.69	6,684,338.15	6,683,949.99	6,683,923.72	6,684,031.62	6,684,034.36	6,684,085.12	6,684,122.37	6,684,160.00	6,683,988.05
2004 Northings ¹	2,299,545.59	2,299,588.87	2,299,513.28	2,299,502.26	2,299,574.55	2,299,384.13	2,299,491.63	2,299,488.84	2,299,370.77	2,299,441.81	2,299,411.34	2,299,497.65	2,299,444.05
2003-2004 Delta Eastings	0	-0.01	-0.01	-0.01	-0.01	-0.02	-0.02	-0.02	-0.03	-0.03	-0.02	-0.01	-0.03
2003-2004 Delta Northings	-0.03	-0.02	-0.02	-0.02	-0.02	-0.02	-0.01	-0.02	-0.04	-0.04	-0.03	-0.02	-0.03
2005 Eastings ¹	6,684,390.64	6,684,419.98	6,684,432.96	6,684,352.69	6,684,338.16	6,683,950.00	6,683,923.72	6,684,031.62	6,684,034.37	6,684,085.12	6,684,122.37	6,684,160.00	6,683,988.05
2005 Northings ¹	2,299,545.60	2,299,588.87	2,299,513.28	2,299,502.26	2,299,574.56	2,299,384.12	2,299,491.62	2,299,488.84	2,299,370.76	2,299,441.81	2,299,411.34	2,299,497.64	2,299,444.05
2004-2005 Delta Eastings	0.02	0	0.01	0	0.01	0.01	0	0	0.01	0	0	0	0
2004-2005 Delta Northings	0.01	0	0	0	0.01	-0.01	-0.01	0	-0.01	0	0	-0.01	0
2006 Eastings ¹	6,684,390.64	6,684,420.00	6,684,432.97	6,684,352.71	6,684,338.17	6,683,950.02	6,683,923.76	6,684,031.65	6,684,034.40	6,684,085.14	6,684,122.39	6,684,160.02	6,683,988.08
2006 Northings ¹	2,299,545.61	2,299,588.88	2,299,513.29	2,299,502.27	2,299,574.56	2,299,384.13	2,299,491.61	2,299,488.83	2,299,370.77	2,299,441.81	2,299,411.34	2,299,497.65	2,299,444.05
2005-2006 Delta Eastings	0	0.01	0.01	0.02	0.01	0.02	0.04	0.03	0.03	0.02	0.02	0.02	0.03
2005-2006 Delta Northings	0.01	0.01	0.01	0.01	0	0.01	-0.01	-0.01	0.01	0	0	0.01	0
2007 Eastings ¹	6,684,390.64	6,684,420.00	6,684,432.98	6,684,352.71	6,684,338.17	6,683,950.04	6,683,923.78	6,684,031.66	6,684,034.42	6,684,085.15	6,684,122.41	6,684,160.03	6,683,988.10
2007 Northings ¹	2,299,545.62	2,299,588.89	2,299,513.30	2,299,502.28	2,299,574.57	2,299,384.12	2,299,491.59	2,299,488.83	2,299,370.75	2,299,441.80	2,299,411.33	2,299,497.65	2,299,444.04
2006-2007 Delta Eastings	0	0.01	0.01	0	0.01	0.02	0.02	0.01	0.02	0.01	0.02	0.01	0.02
2006-2007 Delta Northings	0.01	0.01	0.01	0.01	0.01	-0.01	-0.02	0	-0.02	-0.01	-0.01	0	-0.01
2008 Eastings ¹	6,684,390.64	6,684,420.00	6,684,432.99	6,684,352.70	6,684,338.16	6,683,950.02	6,683,923.76	6,684,031.66	6,684,034.42	6,684,085.14	6,684,122.41	6,684,160.02	6,683,988.09
2008 Northings ¹	2,299,545.60	2,299,588.89	2,299,513.29	2,299,502.27	2,299,574.57	2,299,384.12	2,299,491.63	2,299,488.85	2,299,370.76	2,299,441.82	2,299,411.34	2,299,497.66	2,299,444.05
2007-2008 Delta Eastings	0	0	0.01	-0.01	-0.01	-0.01	-0.01	0	0	-0.01	0	-0.01	-0.01
2007-2008 Delta Northings	-0.02	0	-0.01	-0.01	0	0	0.04	0.02	0.01	0.02	0.01	0.01	0.01
2009 Eastings ¹	6,684,390.65	6,684,420.00	6,684,432.98	6,684,352.71	6,684,338.17	6,683,950.03	6,683,923.76	6,684,031.66	6,684,034.41	6,684,085.15	6,684,122.39	6,684,160.03	6,683,988.09
2009 Northings ¹	2,299,545.61	2,299,588.87	2,299,513.29	2,299,502.27	2,299,574.56	2,299,384.14	2,299,491.62	2,299,488.84	2,299,370.77	2,299,441.81	2,299,411.34	2,299,497.65	2,299,444.06
2008-2009 Delta Eastings	0.01	-0.01	-0.01	0.01	0.01	0.01	0	0	0	0.01	-0.01	0	0
2008-2009 Delta Northings	0.01	-0.02	0	0	-0.01	0.01	-0.01	-0.01	0.01	-0.02	0	-0.01	0
2010 Eastings ¹	6,684,390.65	6,684,419.99	6,684,432.97	6,684,352.71	6,684,338.17	6,683,950.04	6,683,923.77	6,684,031.67	6,684,034.39	6,684,085.16	6,684,122.41	6,684,160.03	6,683,988.10
2010 Northings ¹	2,299,545.61	2,299,588.88	2,299,513.29	2,299,502.28	2,299,574.57	2,299,384.15	2,299,491.63	2,299,488.86	2,299,370.78	2,299,441.83	2,299,411.36	2,299,497.67	2,299,444.07
2009-2010 Delta Eastings	0	-0.01	-0.01	0	0	0.01	0.01	0.01	-0.03	0.01	0.01	0	0.01
2009-2010 Delta Northings	0	0.01	0.01	0.01	0.01	0.01	0.01	0.02	0.02	0.02	0.02	0.02	0.01
2011 Eastings ¹	6,684,390.65	6,684,419.99	6,684,432.98	6,684,352.71	6,684,338.16	6,683,950.04	6,683,923.77	6,684,031.66	6,684,034.42	6,684,085.15	6,684,122.41	6,684,160.03	6,683,988.1
2011 Northings ¹	2,299,545.61	2,299,588.89	2,299,513.30	2,299,502.29	2,299,574.57	2,299,384.13	2,299,491.61	2,299,488.84	2,299,370.76	2,299,441.81	2,299,411.33	2,299,497.66	2,299,444.05
2010-2011 Delta Eastings	0	0	0.01	0	-0.01	0	0	-0.01	0.03	-0.01	0	0	0
2010-2011 Delta Northings	0	0.01	0.01	0.01	0.01	-0.02	-0.02	-0.02	-0.02	-0.02	-0.03	-0.01	-0.02
2012 Eastings ¹	6,684,390.66	6,684,419.99	6,684,432.98	6,684,352.71	6,684,338.18	6,683,950.04	6,683,923.77	6,684,031.66	6,684,034.42	6,684,085.15	6,684,122.40	6,684,160.02	6,683,988.1
2012 Northings ¹	2,299,545.61	2,299,588.88	2,299,513.30	2,299,502.28	2,299,574.58	2,299,384.13	2,299,491.61	2,299,488.83	2,299,370.76	2,299,441.80	2,299,411.34	2,299,497.66	2,299,444.03
2011-2012 Delta Eastings	0.01	0	0	0	0.02	0	0	0	0	0	0	0	0
2011-2012 Delta Northings	0	-0.01	0	-0.01	0.01	0	-0.01	0	0	-0.01	0.01	0	-0.02

**TABLE G-4
COORDINATES AND ELEVATIONS OF DISPOSAL CELL SETTLEMENT MONUMENTS**

Monument Number	1	2	3	4	5	5-2003	6-2003	7-2003	8-2003	9-2003	10-2003	11-2003	12-2003
2001 Elevations (ft,msl)	180.54	178.95	178.54	179.34	179.11	N/A							
2002 Elevations (ft,msl)	180.53	178.95	178.53	179.34	179.11	N/A							
2001-2002 Elevation Delta	-0.01	0	-0.01	0	0	N/A							
2003 Elevations (ft,msl)	180.53	178.95	178.53	179.34	179.11	202.62	202.78	203.92	202.24	204.36	203.61	202.13	204.52
2002-2003 Elevation Delta	0	0	0	0	0	N/A							
2004 Elevations (ft,msl)	180.52	178.94	178.52	179.33	179.1	202.56	202.73	203.86	202.18	204.3	203.53	202.06	204.46
2003-2004 Elevation Delta	-0.01	-0.01	-0.01	-0.01	-0.01	-0.06	-0.05	-0.06	-0.06	-0.06	-0.08	-0.07	-0.06
2005 Elevations (ft,msl)	180.52	178.94	178.52	179.33	179.1	202.56	202.72	203.85	202.18	204.29	203.52	202.05	204.45
2004-2005 Elevation Delta	0	0	0	0	0	0	-0.01	-0.01	0	-0.01	-0.01	-0.01	-0.01
2006 Elevations (ft,msl)	180.52	178.94	178.52	179.32	179.1	202.54	202.7	203.83	202.16	204.28	203.49	202.02	204.44
2005-2006 Elevation Delta	0	0	0	-0.01	0	-0.02	-0.02	-0.02	-0.02	-0.01	-0.03	-0.03	-0.01
2007 Elevations (ft,msl)	180.516	178.936	178.516	179.325	179.097	202.527	202.693	203.819	202.137	204.261	203.476	202.005	204.417
2006-2007 Elevation Delta	0	0	0	0	0	-0.013	-0.007	-0.011	-0.023	-0.019	-0.014	-0.015	-0.023
2008 Elevations (ft,msl)	180.515	178.938	178.516	179.324	179.097	202.518	202.681	203.804	202.127	204.248	203.464	201.992	204.405
2007-2008 Elevation Delta	0	0	0	0	0	-0.01	-0.01	-0.01	-0.01	-0.01	-0.01	-0.01	-0.01
2009 Elevations (ft,msl)	180.51	178.931	178.511	179.32	179.093	202.506	202.669	203.79	202.115	204.238	203.449	201.978	204.394
2008-2009 Elevation Delta	0	-0.01	0	0	0	-0.01	-0.01	-0.01	-0.01	-0.01	-0.01	-0.01	-0.01
2010 Elevations (ft,msl)	180.511	178.932	178.511	179.321	179.093	202.499	202.661	203.783	202.107	204.231	203.441	201.969	204.384
2009-2010 Elevation Delta	0.001	0.001	0	0.001	0	-0.007	-0.008	-0.007	-0.008	-0.007	-0.008	-0.009	-0.01
2011 Elevations (ft,msl)	180.511	178.932	178.512	179.321	179.094	202.497	202.66	203.783	202.103	204.23	203.441	201.967	204.385
2010-2011 Elevation Delta	0	0	0.001	0	0.001	-0.002	-0.001	0	-0.004	-0.001	0	-0.002	0.001
2012 Elevations (ft,msl)	180.509	178.93	178.51	179.32	179.092	202.492	202.651	203.777	202.096	204.22	203.427	201.961	204.376
2011-2012 Elevation Delta	-0.002	-0.002	-0.002	-0.001	-0.002	-0.005	-0.009	-0.006	-0.007	-0.01	-0.014	-0.006	-0.009

¹ Coordinates listed in this table are California State Plane Coordinates, Zone 2, NAD 83.
ft, msl = feet mean sea level.
Coordinates and elevations surveyed by GDA Engineering, Surveying, Planning.
Cell #2 was opened in the summer of 2002 and material was added. New settlement marker monuments were installed.

**TABLE G-5
WELL PR-1 PRODUCTION HISTORY**

Date	Total Fluid * (gallons)	Product (gallons)	Emulsion (gallons)
1994	52.0	7.35	1.75
1995	141	18.35	77.19
1996	70.6	5.40	15.79
1997	144	37.92	46.25
1998	222	89.97	75.05
1999	314	146.25	117.08
2000	295	118.24	87.85
2001	349	146.40	69.71
2002	351	141.93	67.64
2003	338	135.20	67.60
2004	332	136.20	65.30
2005	320	132.70	62.40
2006	338	135.20	67.60
2007	312	124.80	62.40
01/01/08	13.00	5.20	2.60
01/15/08	13.00	5.20	2.60
01/29/08	13.00	5.20	2.60
02/05/08	13.00	5.20	2.60
02/25/08	13.00	5.20	2.60
03/11/08	13.00	5.20	2.60
03/24/08	13.00	5.20	2.60
04/08/08	13.00	5.20	2.60
04/22/08	13.00	5.20	2.60
05/06/08	13.00	5.20	2.60
05/27/08	13.00	5.20	2.60
06/10/08	13.00	5.20	2.60
06/24/08	13.00	5.20	2.60
07/08/08	13.00	5.20	2.60
07/22/08	13.00	5.20	2.60
08/05/08	13.00	5.20	2.60
08/19/08	13.00	5.20	2.60
09/09/08	13.00	5.20	2.60
09/23/08	13.00	5.20	2.60
10/07/08	13.00	5.20	2.60
10/21/08	13.00	5.20	2.60
11/04/08	13.00	5.20	2.60
11/18/08	13.00	5.20	2.60
12/09/08	13.00	5.20	2.60
12/23/08	13.00	5.20	2.60
2008	325	130.00	65.00

Notes:

Volumes are based on a visual assessment of the fluid purged from well PR-1. Black purged fluid is identified as product, gray and brown fluid is identified as emulsion, and clear fluid is identified as water.

* The volume for "Total Fluid" includes water, product, and emulsion pumped from well PR-1.

**TABLE G-5
WELL PR-1 PRODUCTION HISTORY**

Date	Total Fluid * (gallons)	Product (gallons)	Emulsion (gallons)
01/06/09	13.00	5.20	2.60
01/20/09	13.00	5.20	2.60
02/03/09	13.00	5.20	2.60
02/18/09	13.00	5.20	2.60
03/12/09	13.00	5.20	2.60
03/17/09	13.00	5.20	2.60
03/31/09	13.00	5.20	2.60
04/14/09	13.00	5.20	2.60
04/28/09	13.00	5.20	2.60
05/12/09	13.00	5.20	2.60
05/26/09	13.00	5.20	2.60
06/09/09	13.00	5.20	2.60
06/25/09	13.00	5.20	2.60
07/07/09	13.00	5.20	2.60
07/24/09	18.00	7.30	2.55
08/14/09	13.00	5.20	2.60
09/14/09	15.00	5.74	3.09
09/21/09	16.00	5.88	3.02
10/02/09	16.00	5.98	3.23
10/16/09	20.00	7.18	4.51
10/30/09	20.00	7.43	4.40
11/14/09	19.00	7.02	4.23
11/23/09	52.00	28.38	13.81
12/07/09	50.00	26.24	14.29
12/14/09	41.00	15.25	16.79
2009	462	194.40	108.92
01/15/10	40.00	13.89	16.94
01/29/10	36.00	12.09	15.85
02/12/10	20.00	9.84	3.24
02/25/10	13.00	7.26	1.15
03/09/10	12.00	5.33	1.33
03/25/10	11.00	4.01	2.56
04/07/10	12.00	4.28	2.79
04/29/10	15.00	7.58	2.47
05/13/10	16.00	7.37	2.91
05/27/10	16.00	7.20	3.00
06/08/10	14.00	6.03	2.78
06/23/10	14.00	5.99	2.76
07/08/10	13.00	5.27	2.64
07/23/10	13.00	5.34	2.67

Notes:

Volumes are based on a visual assessment of the fluid purged from well PR-1. Black purged fluid is identified as product, gray and brown fluid is identified as emulsion, and clear fluid is identified as water.

* The volume for "Total Fluid" includes water, product, and emulsion pumped from well PR-1.

**TABLE G-5
WELL PR-1 PRODUCTION HISTORY**

Date	Total Fluid * (gallons)	Product (gallons)	Emulsion (gallons)
08/05/10	13.00	5.35	2.55
08/18/10	13.00	5.45	2.52
09/09/10	13.00	5.55	2.48
09/23/10	13.00	5.35	2.55
10/06/10	13.00	5.45	2.52
10/27/10	13.00	5.20	2.60
11/16/10	13.00	5.69	2.44
11/30/10	13.00	5.20	2.60
12/13/10	13.00	5.69	2.44
12/23/10	13.00	5.55	2.48
2010	375	155.96	88.27
01/12/11	13.00	5.59	2.47
01/26/11	13.00	5.45	2.52
02/09/11	13.00	5.59	2.47
02/23/11	13.00	5.50	2.50
03/16/11	13.00	5.59	2.47
04/06/11	25.00	16.67	2.78
04/20/11	15.00	7.06	2.65
05/04/11	13.00	5.59	2.27
05/21/11	15.00	6.34	2.32
06/04/11	13.00	5.59	2.27
06/18/11	13.50	5.85	2.25
07/01/11	14.50	6.30	2.59
07/15/11	15.50	6.60	2.75
07/29/11	16.50	7.03	2.93
08/12/11	17.50	7.60	3.13
08/26/11	18.50	7.88	3.28
09/09/11	13.00	5.76	2.34
09/23/11	13.00	5.65	2.32
10/07/11	13.00	5.68	2.34
10/21/11	13.00	5.60	2.34
11/04/11	13.00	5.64	2.43
11/17/11	13.00	5.59	2.52
12/09/11	13.00	5.75	2.52
12/23/11	13.00	5.71	2.46
2011	346	155.65	60.88
01/06/12	13.00	5.58	2.39
01/20/12	13.00	5.49	2.71
02/03/12	13.00	5.67	2.36
02/17/12	13.00	5.44	2.52

Notes:

Volumes are based on a visual assessment of the fluid purged from well PR-1. Black purged fluid is identified as product, gray and brown fluid is identified as emulsion, and clear fluid is identified as water.

* The volume for "Total Fluid" includes water, product, and emulsion pumped from well PR-1.

**TABLE G-5
WELL PR-1 PRODUCTION HISTORY**

Date	Total Fluid * (gallons)	Product (gallons)	Emulsion (gallons)
03/02/12	13.00	5.53	2.41
03/16/12	13.00	5.48	2.51
04/13/12	13.00	5.37	2.49
04/27/12	13.00	5.49	2.32
05/11/12	13.00	5.64	2.43
05/25/12	13.00	5.53	2.49
06/08/12	13.00	5.67	2.44
06/19/12	13.00	5.63	2.54
2012	156	66.53	29.62
Total	5,244	2,078	1,236

Notes:

Volumes are based on a visual assessment of the fluid purged from well PR-1. Black purged fluid is identified as product, gray and brown fluid is identified as emulsion, and clear fluid is identified as water.

* The volume for "Total Fluid" includes water, product, and emulsion pumped from well PR-1.