

Inv.
FEB 2025

February 3, 2025

Mr. John Evans
Evans Realty, LLC
1302 South Washington Avenue
Emmett, Idaho 83617

RE: Scope of Work and Cost Proposal
For: Phase I Environmental Site Assessment (ESA)
Industrial Building Plus Land (3.08 +/- acres)
800 East Locust Street
Emmett, Idaho 83617
Gem County Parcel Number: RP06N01W056510
T6N, R1W, SEC. 5

Dear Mr. Evans:

Pursuant to our recent communications CAS & Associates, LLC (CAS) is pleased to submit this *Scope of Work & Cost Proposal* for a Phase I ESA investigation covering the above referenced property in Emmett, Idaho.

Purpose and Scope of Work.

The main objective of the ESA is to provide an objective, itemized, and professional judgment of environmental risks, if any, through the identification of *recognized environmental conditions* (RECs) via current standards, including ASTM E1527-21.

Note: The term recognized environmental condition (REC) means (1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment. A de minimis condition is not a recognized environmental condition.

Consistent with current standards, sampling and laboratory analyses for the detection contaminated soil or groundwater, asbestos containing materials (ACM), drinking water quality, lead based paint, mold and/or radon will not be performed.

Specific tasks included in the Phase I ESA are as follows:

- Records Review:
 - Historical Use Analysis: Review historical maps, aerial photographs, Sanborn maps, and other historical records to identify past and present uses of the property and surrounding areas.
 - Regulatory Database Searches: Conduct searches of federal and state environmental databases (e.g., EPA's RCRA Info, state environmental agency databases) for records of environmental releases, permits, and enforcement actions related to the property and surrounding properties.
 - Chain-of-Title Review: Review property deeds, leases, and other relevant documents to identify past owners and potential environmental liabilities.
 - Interviews: Conduct interviews with current and former property owners, occupants, neighbors, and other knowledgeable individuals to gather information on past and present site activities.

- Site Reconnaissance:
 - Visual Inspection: Conduct a visual inspection of the property, including all buildings, structures, and surrounding areas, to identify potential environmental concerns such as:
 - Signs of past spills or releases (e.g., staining, odors, discolored soil)
 - Presence of underground storage tanks (USTs)
 - Signs of erosion, sedimentation, or other environmental impacts
 - Presence of hazardous materials (e.g., asbestos, lead-based paint)
 - Observation of Surrounding Properties: Observe surrounding properties for potential environmental concerns that may impact the subject property.
- Regulatory Compliance Review:
 - Identify applicable environmental regulations that may affect the property, including those related to:
 - Hazardous waste management
 - Stormwater discharge
 - Air quality
 - Endangered species
 - Wetlands
 - Assess compliance with applicable regulations based on the information gathered during the records review and site reconnaissance.
- Data Compilation and Analysis:
 - Compile all collected data, including historical records, interview notes, photographs, and regulatory information.
 - Analyze the data to identify potential environmental concerns and assess their significance.
 - Prepare a preliminary risk assessment to evaluate the potential for environmental impacts.
- Report Preparation:
 - Prepare a comprehensive Phase I ESA report (PDF) that includes:
 - Executive Summary
 - Site Description
 - Historical Use Analysis
 - Records Review Summary
 - Site Reconnaissance Observations
 - Regulatory Compliance Analysis
 - Data Tables and Figures
 - Photographs
 - Conclusions and Recommendations

The Phase I ESA will be conducted in accordance with the following standards and guidelines:

- ASTM E1527-21: Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process
- AIA 201-2017: Standard Form of Architect's Agreement (where applicable)
- Applicable state and federal regulations (e.g., All Appropriate Inquiries (AAI) regulations under CERCLA, state regulations for brownfield redevelopment)

Environmental Professional and Declaration

Mr. Mark Casterson, Senior Geologist, will perform the Phase I ESA. Please know that Mr. Casterson has completed over 100 Phase I ESAs in the Pacific Northwest. Mr. Casterson's expertise is presented on the attached resume and also on CAS's website www.casandassociatesllc.com.

Declaration:

I Mark Casterson, declare that, to the best of my professional knowledge and belief, that I, meet the definition of environmental professional as defined in 40 CFR 312.10 of this part. I declare that, to the best of my professional knowledge, I meet the requirements under 33 CFR 137.25 for an environmental professional. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312. I have developed all appropriate inquiries to the standards and practices set forth in 33 CFR 137.

Cost

The total fixed cost for the Phase I ESA is \$3,400.

Schedule

CAS is prepared to initiate the Phase I ESA investigation upon written acceptance of this Scope of Work and Cost Proposal. The Phase I ESA would be delivered to your attention within 14 business days of acceptance. The Final Report will be forwarded electronically in PDF format.

Mr. Evans, please contact me at (208) 761-3001 should you have any questions or wish any additional information. Please know that CAS carries Professional Liability (Errors & Omissions) Insurance with a limit of \$2,000,000.

Respectfully submitted,



Mark Casterson
Senior Geologist and Environmental Specialist
CAS & Associates, LLC

Attachments: Aerial View of Subject Property
Resume – Mark Casterson

Agreed By:

Craig Woods

Printed Name:

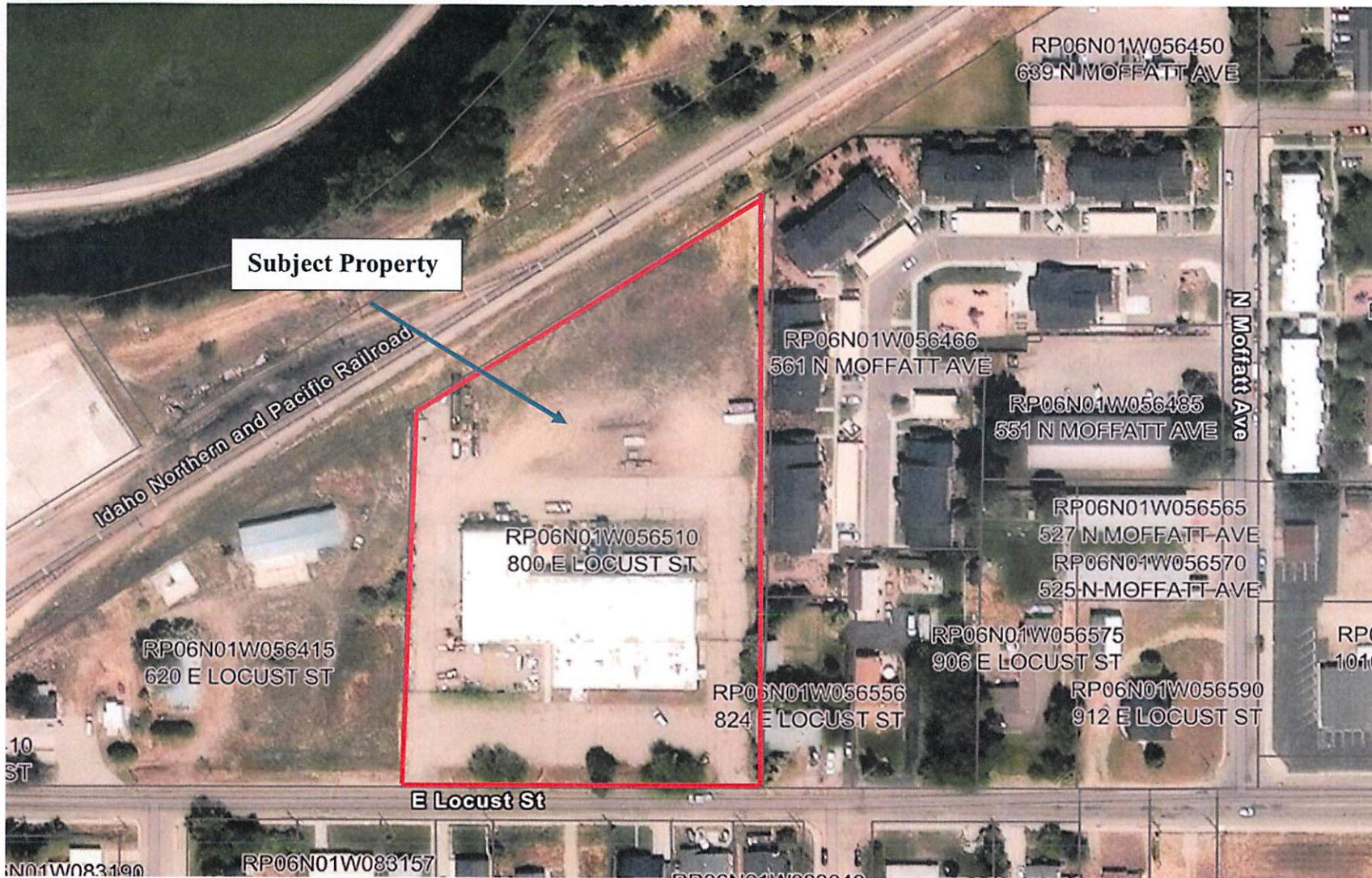
Craig Woods

Signature:

Superintendent 2/3/25

Title/Date:

**Phase I Environmental Site Assessment (ESA)
800 East Locust Street
Emmett, Idaho 83617**



MARK A. CASTERSON
2778 N. Lakeharbor Ln.
Boise, ID 83703
www.casandassociatesllc.com

SENIOR ENVIRONMENTAL GEOLOGIST

EDUCATION

BS, Geology, San Francisco State University, 1980
BA, Economics, San Francisco State University, 1985
MS, Environmental Management, Chadwick University, 2000

EXPERIENCE

CAS & Associates, LLC

Senior Environmental Geologist (2014-Current)

Prepared and reviewed all Phase I & II Environmental Site Assessment (ESA) reports conducted by CAS in order to meet all Idaho Department of Environmental Quality (DEQ) standards.
Oversee company's marketing department performing all interaction with various marketing firms to insure growth on a day to day basis in order to meet company's future expansion requirements in the western states.
Oversee field operations, constant contact with customers on-site personnel along with both the buyer and seller of the subject property in order to ensure that the project run smoothly and professionally as possible.

CE Phase I Consulting, LLC

Environmental Consultant (2002-2014)

Sole owner of CE Phase I Consulting performing Phase I Environmental Site Assessments in the state of Idaho for over twelve years.

Prepared and reviewed all Phase I Environmental Site Assessment reports in order to meet all Idaho Department of Environmental Quality (DEQ) standards.

Investigated and researched other miscellaneous environmental related reports to ensure the reliability of documents for other companies.

Preparation and review of feasibility studies and followed all NEPA Rules and Regulations.

City of San Jose, CA

Project Manager (1995-2002)

Oversaw the entire City of San Jose and individual contractor with the South Bay Recycled Water (SBWR) program retrofit team for the County of Santa Clara in California.

Started with SBWR at the program's inception as a technician and left as the Project Manager eight years later with over 400 customers on-line and 300 miles of pipe in the ground.

Addressed both individual private and public concerns with regards to the programs environmental and safety issues.

Correspondence with governmental regulatory agencies with regards to SBWR meeting all rules and regulations required.

Evaluated and awarded contractor group bids and grant agreements while serving as Project Manager.

County of Santa Clara, CA

Environmental Geologist (1995-1995)

Environmental Site and Waste Minimization Assessment Project Manager for the program.

Ranked companies on their level of on and off-site contamination and their further risk of contamination in the project near and distant future.

Prepared Risk Analysis Protocol reports for the Small Quantity Generators Targeted Assistance Projects.

Professional Service Industries (PSI), Lafayette, CA

Project Geologist (1992-1995)

Conducted numerous Phase I Environmental Site Assessments (ESAs) throughout the entire California Bay Area. These projects ranged from simple vacant parcels of farm land to large commercial and industrial property with multiple on-site buildings, chemical warehouses and gasoline stations.

Directed hydrogeologic and geotechnical investigations in properties located in rural isolated areas.

The PRAG Group, Hayward, CA

Senior Geologist (1987-1992)

Supervised major geologic groundwater monitoring well installation programs in south eastern California.

Directed hydrogeologic and geotechnical investigations in old abandoned mining pits for possible future use.

Conducted Phase 1 Environmental Site Assessments (ESAs) throughout the entire California Bay Area. These projects ranged from simple vacant parcels of farm land to large commercial and industrial property with multiple on-site buildings, chemical warehouses and gasoline stations.