PROJECT NAVIGATOR, LTD.®

Managing Strategies into Tactical Action

1 Pointe Drive
Suite 320
Brea, CA 92821

714.388.1800 *tel*
714.388.1839 *fax*
www.projectnavigator.com

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To: Barstow Area Real Estate Appraisers, Agents and Lenders

From: Raudel Sanchez, Ph.D., Project Manager, Project Navigator, Ltd.
Ian Webster, Sc.D., President, Project Navigator, Ltd.

RE: Information Pertinent to Real Estate Transactions in the Hinkley Valley: An Update on Hexavalent Chromium (CrVI) in the Groundwater in Hinkley

Project Navigator, Ltd. (PNL) functions as an independent third party technical reviewer who monitors, reviews and comments on technical data generated during Pacific Gas & Electric Company's (PG&E) remediation of hexavalent chromium [Cr(VI)] in groundwater in Hinkley, CA.

In this memorandum, PNL is communicating important facts about PG&E's Cr(VI) clean-up program, especially focusing on any implications and/or perceptions the program may have on ***property values*** in the Hinkley Valley:

1. PG&E's Cr(VI) groundwater plume has been, and continues to be, controlled through a variety of proven remediation technologies. After many years of study and groundwater monitoring the boundaries of the Cr(VI) plume are well defined. As a result of PG&E's treatment remedies, the Cr(VI) concentrations are routinely monitored and continue to decline. Most notably, and as evidence of cleanup-progress, large areas of the mapped plume are already less than the State mandated drinking water standard for Cr(VI). [The so-called maximum contaminant level (MCL)[1]].

2. Today, there are ***NO*** private residences or domestic water wells over the areas of the plume which have the remaining elevated concentrations of Cr(VI).

3. Every quarter, up to approximately 400 groundwater monitoring wells are sampled, including, approximately, 40 domestic wells. ***ALL*** sampled domestic wells are below 10 parts per billion (ppb).

4. On November 4, 2015, the Lahontan Regional Water Quality Control Board's Cleanup & Abatement Order (CAO) became effective. The CAO establishes long-term requirements and clean-up goals which PG&E must meet for managing the Cr(VI) plume[2].

5. Simultaneously, for the past several years, the United States Geological Survey (USGS) has been conducting a comprehensive evaluation of groundwater conditions, including Cr(VI) in the Hinkley Valley. The goal is to define and quantify the locations and concentrations of naturally occurring,

[1] In 2014, California State Water Resources Control Board (SWRCB) established a Maximum Contaminant Level (MCL) for hexavalent chromium at 10 parts per billion. Recently (August 2017), as a result of legal action, this MCL was withdrawn by SWRCB. Until a revised MCL is adopted by SWRCB, the total chromium MCL (currently 50 parts per billion) will be used as the drinking water standard. Please refer to: http://www.waterboards.ca.gov/gama/docs/coc_hexchromcr6.pdf

[2] https://www.waterboards.ca.gov/press_room/press_releases/2015/pr11915_pge_cao.pdf

background levels of Cr(VI), and also the man-made Cr(VI) contributions from PG&E's historic release from their compressor station in the 1950's and 1960's. This study is on schedule. A draft of the final report will be released during late 2019/early 2020[3].

There is extensive information and resources available for you and your clients on our website at www.HinkleyGroundwater.com.

In our capacity, as an independent third-party technical resource for the Hinkley Community, Project Navigator, Ltd., as the IRP Manager is available to provide help and guidance at no charge.

Should you have any questions regarding Cr(VI) and properties in the area, here is our contact information. We stand ready to assist you.

Raudel Sanchez, Ph.D.
Project Manager
Project Navigator, Ltd.
714-388-1821
rsanchez@projectnavigator.com

Ian A. Webster, Sc.D.
President
Project Navigator, Ltd.
714-388-1800
iwebster@projectnavigator.com

[3] https://pubs.usgs.gov/of/2016/1004/ofr20161004.pdf