U.S. EPA

CERCLA SECTION l04(e)

INFORMATION REQUEST

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Respondent: Representative of Inland Empire Oilseeds, LLC

Site: Odessa Biodiesel Site

206 West Railroad Avenue, Odessa, Lincoln County, Washington

Lincoln County Parcels: 0500-000-010000 and 0501-000-000000

Date: Respondent's first involvement at the Site to present

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Please note: This Information Request includes instructions for responding to this request and definitions of words such as "Respondent," "Site," and "identify" used in the questions.

INFORMATION REQUEST QUESTIONS

1. Respondent Information

Note: As per clarification from EPA Region 10 as to manner of response requested, Reardan Grain Growers, Inc. is responding with information regarding Inland Empire Oilseeds, LLC from the perspective of Reardan Grain Growers, Inc. Questions concerning "Respondent" will be answered with information known to Reardan Grain Growers, Inc about Inland Empire Oilseeds, LLC. unless the context requires otherwise.

a. Provide the full legal name and mailing address of the Respondent.
Response: The party responding to these requests is:

Reardan Grain Growers, Inc.
125 North Aspen St.
Reardan, WA 99029

b. For each person answering these questions on behalf of Respondent, provide:
   i. full name;
   ii. title;
   iii. business address;
   iv. business telephone number; and
   v. e-mail address.

Response: On behalf of Reardan Grain Growers, Inc.:

Keith Bailey, General Manager of Reardan Grain Growers, Inc.

USEPA SF
1524902

125 North Aspen St.
Reardan, WA 99029
509-796-4141
keith@agventuresnw.com

John R. Zeimantz
Feltman Ewing, P.S.
421 W. Riverside Ave. Ste. 1600
Spokane, WA 99201
509-838-6800
johnz@feltmanewing.com

c. If Respondent wishes to designate an individual for all future correspondence concerning this Site, please indicate here by providing that individual's name, address, telephone number, and fax number.

Response: Reardan Grain Growers, Inc. designates:

John R. Zeimantz
Feltman Ewing, P.S.
421 W. Riverside Ave. Ste. 1600
Spokane, WA 99201
509-838-6800
johnz@feltmanewing.com

d. State the dates during which Respondent held any property interests at or within one-half mile of the Site.

Response: Reardan Grain Growers, Inc. (hereafter "RGG") held no interest in any property at or within one-half mile of the Site at any time. Inland Empire Oilseeds, LLC (hereafter "IEO") held title to the site briefly in April 2007 but immediately deeded that interest to the Odessa Public Development Authority (hereafter "OPDA") which leased the premises to IEO. For further information, see documents produced by Odessa Union Warehouse Co-op and its responses to the Information Requests.

e. State the dates during which Respondent conducted any business activity at or within one-half mile of the Site.

Response: RGG never conducted any business activity at or within one half mile of the site. IEO constructed and then operated an oilseed refinery on the property deeded to OPDA from December 2006 when it entered into a lease of the property from OPDA to sometime prior to the date of its bankruptcy in December 2012.

f. Describe the nature of Respondent's business activities at the Site or within one-half mile of the Site.

Response: RGG did not conduct business at the Site nor within a half mile of it. IEO constructed and then operated an oilseed refinery on the property deeded to OPDA from IEO, which IEO in turn had received from OUW.

g. In relation to your answer to the previous question, identify all materials used or created by your activities at the Site, including raw materials, commercial products, building debris, and other wastes.

Response: RGG is not able to identify the materials used by IEO except that it used Canola Seed which was processed into Canola oil. Methanol was also used in the refining process. The oil was then refined into biodiesel. Meal was a by-product as well as glycerin.

h. If Respondent, its parent corporation, subsidiaries or other related or associated companies have filed for bankruptcy, provide:

i. the U.S. Bankruptcy Court in which the petition was filed;
ii. the docket numbers of such petition;
iii. the date the bankruptcy petition was filed;
iv. whether the petition is under Chapter 7 (liquidation), Chapter 11 (reorganization), or other provision; and
v. a brief description of the current status of the petition.

Response: IEO was placed in involuntary bankruptcy in December 2012. IEO then filed a voluntary petition in December 2012. The cases were consolidated into a chapter 7 proceeding. For further particulars see responses of OUW and documents it has produced. The case was closed January 6, 2016.

2. <u>Site Activities and Interests</u>

a. Provide all documents in your possession regarding the ownership or environmental conditions of the Site including, but not limited to, copies of deeds, sales contracts, leases, blueprints, "as-builts" and photographs. Environmental conditions of the Site includes information related to soil, sediment, water (ground and surface), and air quality, such as, but not limited to:

i. Any spill, leak, release, or discharge of a hazardous substance, waste, or material at or near the Site;
ii. Occurrences of violations, citations, deficiencies, and/or accidents concerning the Site;
iii. Remediation or removal of contaminated soils, sediments, or other media at the Site; and

iv. Investigations, inspections, sampling, and reports generated by Respondent and/or others regarding the Site and surrounding area.

Response: Same as documents produced by OUW. See documents it produced.

b. Provide information on the condition of the Site when purchased or at the beginning of the relevant time period. Additionally, describe any subsequent improvements, alterations, demolitions, or additions to the physical structures or the Site itself.

Response: The property upon which the biodiesel facility was constructed and operated had been used by OUW for grain storage as had the adjacent property for many years prior to the deed to IEO and construction and operation of the biodiesel facility. No manufacturing operations were conducted on the property or adjacent property. The only activity was the storage of grains. The biodiesel facility was constructed on the property acquired by OPDA from IEO.

c. Provide a brief summary of the activities conducted at the Site while under Respondent's ownership or operation. Include process diagrams or flow charts of the industrial activities conducted at the Site.

Response: IEO conducted a biodiesel refining facility.

e. Provide all documents pertaining to sale, transfer, delivery, and disposal, of any hazardous substances, scrap materials, and/or recyclable materials to this property.

Response: RGG does not have any such documents to the best of its knowledge.

f. Provide all information on electrical equipment used at the Site, including transformers or other electrical equipment that may have contained polychlorinated biphenyls (PCBs).

Response: Avista provided electrical upgrades to the property at the time the biodiesel facility was constructed. The precise nature of the improvements are known to Avista.

g. Provide information on the type(s) of oils or fluids used for lubrication of machinery, product fabrication, or other industrial purposes, and any other chemicals or products which are or may contain hazardous substances which are or were used at the Site for facility operations and/or production at the Site.

Response: To the best of its knowledge, RGG does not have this information.

h. Provide any site drainage descriptions, plans or maps that include information about storm drainage which includes, but is not limited to, above or below surface piping, ditches, catch basins, manholes, and treatment/detention or related structures including outfalls. If available, also include information about connections to sanitary sewer.

Response: To the best of its knowledge, RGG does not have any such information except the property was connected to city sewer during the construction of the biodiesel facility.

i. With respect to past site activities, please provide copies of any storm water or drainage studies, including data from sampling, conducted at the Site. Also provide copies of any Stormwater Pollution Prevention, Maintenance Plans, Spill Plans, and any stormwater, process water, or any other discharge permits that may have been developed or obtained for different operations during the Respondent's occupation of the property.

Response: To the best of its knowledge, RGG does not have any such information.

3. Information About Others

a. Describe any business relationship you may have had regarding this property or operations thereon with the following entities:

i. Odessa Union Warehouse Co-Op

Response: Was a member and part owner of IEO.

ii. Odessa Public Development Authority

Response: Lessor of the property to IEO.

iii. Green Star Products, Inc.

Response: This company was the original contractor for construction of the biodiesel refinery equipment and was a member and part owner of IEO.

iv. Reardan Grain Growers, Inc.

Response: The party responding to these requests.

v. Reardan Seed Company, Inc.

Response: Was a member and part owner of IEO.

vi. 1138, LLC

Response: RGG was a member and part owner of IEO when 1138, LLC first became the manager of IEO in 2011 and operated the biodiesel facility. Then later, RGG became a minority member/part owner of IEO when 1138, LLC became the majority owner of IEO in 2012 and continued to operate the biodiesel facility.

b. Provide the names and last known address of any tenants or lessees, the dates of their tenancy and a brief description of the activities they conducted while operating on the above mentioned Site.

Response: Transmessis Columbia Plateau, LLC is believed to be the last tenant or lessee of the property from OPDA. The precise dates of its tenancy and occupancy of the property are known to OPDA. To the best of RGG's knowledge, Transmessis operated the biodiesel facility after IEO ceased business and vacated the premises sometime in 2012 or 2013. The IEO bankruptcy was converted to a Chapter 7 in January 2013 so it would not have been able to operate the biodiesel facility after that point. The assets of IEO were disposed of in its bankruptcy, including any property and equipment in the biodiesel facility as well as any rights as tenant or lessee of OPDA. From that point forward OPDA had complete and exclusive control of the facility until it leased it to Transmessis.

c. If not already provided, identify and provide a last known address or phone number for all persons, including Respondent's current and former employees or agents, other than attorneys, who have knowledge or information about the generation, use, purchase, storage, disposal, placement, or other handling of hazardous materials at, or transportation of hazardous materials to or from, the Site.

Response: In addition to agents and employees of the entities set forth in 3. a., the following individuals <u>may</u> have knowledge:

- Danielle Scrupps, former IEO employee
  (b) (6)
  Ritzville, WA 99169
  (b) (6)
- Pearson Burke, former IEO & 1138 employee
  (b) (6)
- Brittaney Wagner, former IEO & 1138 employee
  (b) (6) home
  (b) (6) cell
- Steve Starr, former IEO & 1138 employee
  (b) (6) cell
- Aldo Bellotti, former IEO & 1138 employee
  (b) (6) cell

4. <u>Financial Information</u>

a. Provide true and complete copies of all federal income tax documents, including all supporting schedules, for 2012, 2013, 2014, 2015 and 2016. Provide the federal Tax Identification Number and, if documentation is not available, explain why in detail.

Response: To the best of its knowledge, RGG does not have copies of IEO tax returns for the years requested.

b. Provide the Respondent's financial interest in, control of, or that the Respondent is a beneficiary of any assets (in the U.S. or in another country) that have not been identified in your federal tax returns or other financial information to be presented to EPA. If there are such assets, please identify each asset by type of asset, estimated value, and location.

Response: RGG does not have this information.

c. If Respondent is, or was at any time, a subsidiary of, otherwise owned or controlled by, or otherwise affiliated with another corporation or entity, then describe the full nature of each such corporate relationship, including but not limited to:

i. a general statement of the nature of relationship, indicating whether or not the affiliated entity had, or exercised, any degree of control over the daily operations or decision-making of the Respondent's business operations at the Site;
ii. the dates such relationship existed;
iii. the percentage of ownership of Respondent that is held by such other entity(ies);
iv. for each such affiliated entity provide the names and complete addresses of its parent, subsidiary, and otherwise affiliated entities, as well as the names and addresses of each such affiliated entity's officers, directors, partners, trustees, beneficiaries, and/or shareholders owning more than five percent of that affiliated entity's stock;
v. provide any and all insurance policies for such affiliated entity(ies) which may possibly cover the liabilities of the Respondent at the Site; and
vi. provide any and all corporate financial information of such affiliated entities, including but not limited to total revenue or total sales, net income, depreciation, total assets and total current assets, total liabilities and total current liabilities, net working capital (or net current assets), and net worth.

Response: IEO was not a subsidiary of any other corporation or entity. It was owned by its members which from and after 2006 included RGG, OUW, Reardan Seed Company, Avista, and Michael Dunlap. After 2012, 1138, LLC became the majority interest holder with over 75% of the ownership. 1138, LLC thereafter operated the business of IEO and managed its affairs. See IEO Second Amended LLC Agreement produced by OUW (item 3. A. (vi) for particulars. As OUW and RGG are co-ops, no person owns more than 5% of them. RGG does not have information on the ownership of the other entities that were member owners of IEO except Wally Kempf and Joel Edmonds are believed to have been the owners of 1138, LLC and Fred Fleming is one of the owners of Reardan Seed Company. There are no insurance policies of IEO known to RGG that would possibly cover any potential liabilities of IEO at the property.

5. <u>Insurance Coverage</u>

a. Provide copies of all property, casualty and/or liability insurance policies, and any other insurance contracts referencing the Site or facility and/or Respondent's business operations (including, but not limited to, Comprehensive General Liability, Environmental Impairment

Liability, Pollution Legal Liability, Cleanup Cost Cap or Stop Loss Policies). Include, without limitation, all primary, excess, and umbrella policies which could be applicable to costs of environmental investigation and/or cleanup, and include the years such policies were in effect.

Response: To the best of its knowledge, RGG does not have any such documents.

b. If there are any such policies from question "5a" above which existed, but for which copies are not available, identify each such policy by providing as much of the following information as possible:
   i. the name and address of each insurer and of the insured;
   ii. the type of policy and policy numbers;
   iii. the per occurrence policy limits of each policy; and
   iv. the effective dates for each policy.

Response: RGG does not have any such information.

c. Identify all insurance brokers or agents who placed insurance for the Respondent at any time during the period being investigated, as identified at the beginning of this request, and identify the time period during which such broker or agent acted in this regard.

Response:

d. Identify all communication and provide all documents that evidence, refer, or relate to claims made by or on behalf of the Respondent under any insurance policy in connection with the Site. Include any responses from the insurer with respect to any claims.

Response: RGG does not have any such information.

e. Identify any previous settlements with any insurer in connection with the Site, or for any claims for environmental liabilities during the time period under investigation. Include any policies surrendered or cancelled by the Respondent or insurer.

Response: None known to RGG.

f. Identify any and all insurance, accounts paid or accounting files that identify Respondent's insurance policies.

Response: RGG does not have any such information.

g. Identify Respondent's policy with respect to document retention.

Response: RGG does not have any such information.

6. <u>Compliance with This Request</u>

a. Describe all sources reviewed or consulted in responding to this request, including, but not limited to:
    i. the name and current job title of all individuals consulted;
    ii. the location where all documents reviewed are currently kept.

Response: Keith Bailey and John R. Zeimantz and business records of RGG in Reardan, Washington and client records of RGG maintained by John R. Zeimantz.

INSTRUCTIONS

1. Answer Each Question Completely. Provide a separate answer to each question and subpart set forth in this Information Request. Incomplete, evasive, or ambiguous answers shall constitute failure to respond to this Information Request and may subject the Respondent to the penalties set out in the cover letter.

2. Response Format and Copies. Provide the responses to this Information Request and. At least one copy of all requested documents either electronically or on paper (hard copy). Your submission, whether electronic or hard copy, must include an index that lists all the responsive documents provided, and that indicates where each document is referenced in the written response, and to which question or questions each document is responsive. Additionally, please clearly identify and segregate any information you determine to be Confidential Business Information (CBI).

   If providing your response electronically, it must be submitted on a compact disc in . Portable Document Format (PDF) and comply with the following requirements:

   a. CBI and personal privacy information should be provided on separate media (e.g., a separate CD) and marked as such to ensure information is appropriately handled and physically separated from the other response information in EPA's files.

   b. The declaration must be provided in hard copy with an original signature.

   c. All documents originally smaller than **11** by 17 inches can be submitted electronically; any documents originally larger than **11** by 17 inches must be submitted in hard copy.

   d. Electronic PDF files cannot be submitted in Adobe Acrobat versions above 6 (or above PDF format version 1.5 if not using Adobe).

   e. Electronic PDF files must be text-searchable.

   f. The document index must clearly identify any single electronic document which has been separated into multiple electronic files (because of size limitation or otherwise) and each component file that comprises the full document.

3. Number Each Answer. Number each answer with the number of the question to which it corresponds.

4. Provide the Best Information Available. Provide responses to the best of Respondent's ability, even if the information sought was never put down in writing or if the written documents are no longer available. Seek out responsive information from current and former employees/agents. Submission of cursory responses when other responsive information is available to the Respondent will be considered noncompliance with this Information Request.

5. Identify Information Sources. For each question, identify all persons and documents relied upon for the answer.

6. Confidential Information. The information requested herein must be provided even though the Respondent may contend that it includes confidential information or trade secrets. The Respondent may assert a confidentiality claim covering part or all of the information requested, pursuant to 42 U.S.C. §§ 9604(e)(7)(E) and (F), and Title 40 of the Code of Federal Regulations (C.F.R.) Section 2.203(b). All information claimed to be confidential should be contained on separate sheet(s) and should be clearly identified as "trade secret" or "proprietary" or "company confidential." A confidentiality claim should be supported by the submission of information consistent with 40 C.F.R. Part 2. Information covered by a confidentiality claim will be disclosed by EPA only to the extent, and only by means of the procedures, provided in 40 C.F.R. §§ 2.201-2.311. **If no such claim accompanies the information received by EPA, it may be made available to the public by EPA without further notice.**

7. Disclosure to EPA Contractor. Information submitted in response to this Information Request may be disclosed by EPA to authorized representatives of the United States, pursuant to 40 C.F.R. § 2.310(h), even if the Respondent asserts that all or part of it is confidential business information. EPA may provide this information to its contractors for the purpose of organizing and/or analyzing the information contained in the responses to this Information Request. If submitting information and asserting it is entitled to treatment as confidential business information, the Respondent may comment on EPA's intended disclosure within 14 days of receiving this Information Request.

8. Personal Privacy Information. Personnel and medical files, and similar files the disclosure of which to the general public may constitute an invasion of privacy, should be segregated from responses, included on separate sheet(s), and marked as "Personal Privacy Information". Note, however, that unless prohibited by law, EPA may disclose this information to the general public without further notice.

9. Objections. The Respondent must provide responsive information notwithstanding objections to certain questions. To object without providing responsive information may subject Respondent to the penalties set out in the cover 'letter.

10. Privilege. If a privilege is asserted for any document responsive to this Information Request, identify (see Definitions) the document and provide the basis for assertion. If a privilege exists for only a portion of a document, provide the portion of the document that is not asserted be privileged, identify the portion that is asserted to be privileged, and provide the basis for asserting privilege. **Please note that regardless of the assertion of any privilege, any facts contained in the document which are responsive to the Information Request must be disclosed in your response.**

11. Declaration. The Respondent must complete the enclosed declaration, certifying the accuracy of all statements, in your response.

DEFINITIONS

All terms not defined herein shall have their ordinary meaning, unless such terms are defined in Section 101 of CERCLA, 42 U.S.C. § 9601, or Title 40 of the Code of Federal Regulations, in which case such statutory or regulatory definitions shall apply.

The following definitions shall apply to the following words as they appear in this Enclosure:

1. The term "Respondent" shall mean the addressee of this Request, together with the addressee's agents, employees, and contractors.

2. The terms "document" and "documents" shall mean any method of recording, storing, or transmitting information. "Document" shall include, but not be limited to:

   a. writings of any kind, including, but not limited to, any of the following:

      i. letters, memoranda, fax transmittals;

      ii. meeting minutes, telephone records, notebooks;

      iii. agreements and contracts;

      iv. reports to shareholders; management, or government agencies;

      v. transportation manifests;

      vi. copies of any document;

   b. any film, photograph, or sound recording on any type of device;

   c. any blueprints or drawings;

   d. attachments to, or enclosures with, any document.

3. The term "identify" means, with respect to a natural person; to set forth: (a) the person's full name, (b) present or last known business and home addresses and telephone numbers; and (c) present or last known employer (include full name and address) with job title, position, or business.

4. The term "identify" means, with respect to a corporation, partnership, business trust, or other entity, to set forth: (a) its full name; (b) complete street address; (c) legal form (e.g., corporation, partnership, etc.); (d) the state under whose laws the entity was organized; and (e) a brief description of its business.

5. The term "identify" means, with respect to a document, to provide: (a) its customary business description (e.g., letter, invoice); (b) its date; (c) its number if any (e.g., invoice or purchase order number); (d) the identity of the author, addressee, and/or recipient; and (e) a summary of the substance or the subject matter. Alternatively, Respondent may provide a complete copy of the document.

6. The term "material" or "materials" shall mean any and all raw materials, commercial products, wastes, chemicals, substances, or matter of any kind.

7. The "period being investigated" and "the relevant time period" shall mean the date of Respondent's first involvement at the Site to present.

8. The term "property" shall mean any interest in real or personal property whatsoever, including fee interests, leases, licenses, rental, and mineral rights.

9. The "Site" shall mean any or all property or area described as or near 206 West Railroad Avenue, Odessa, Washington, and Lincoln County Parcels 0500-000-010000 and 0501-000-000000.

10. The term "waste" or "wastes" shall mean and include trash, garbage, refuse, by-products, solid waste, hazardous waste, hazardous substances, and pollutants or contaminants, whether solid, liquid, or sludge, including, but not limited to, building debris and asbestos-containing material.

11. The term "business activities" shall mean all actions, endeavors, ventures, or financing arrangements related in any manner whatsoever to the use and development of the Site, including surveying, sampling, grading, documentation, photography, demolition, construction, and waste disposal, and sales.

DECLARATION

I declare under penalty of perjury that I am authorized to respond on behalf of Respondent and that the foregoing is complete, true, and correct.

Executed on March 1, 2018.

Keith Bailey
Signature of Declarant

KEITH BAILEY
Type or Print Name

General Manager
Title of Declarant

Mailing Address of Declarant:

125 North Aspen Street
Reardan, WA 99029