

From: Mendocino Railway
100 West Laurel Street
Fort Bragg, CA 95437

To: Department of Toxic Substances Control
Site Mitigation and Restoration Program
Attn: Project Manager (Site Code 202276)
700 Heinz Ave, Suite 200
Berkeley, California 94710-2721

Subject: **2026 Annual Report** for Land Use Covenants on Former Georgia-Pacific Fort Bragg Mill Site, Fort Bragg, Mendocino County
DTSC Site Code 202276

The Owner submits this report to meet the annual inspection and reporting requirements in the Land Use Covenant and Agreement, Environmental Restrictions (Covenants) for the following Assessor Parcel Numbers (APNs):

- A. APNs 018-430-21 and 018-430-22 (recorded 2 June 2020). The “Property” as defined in this Covenant consists of the Greenhouse Area of Interest (AOI) and is a subset of APNs 018-430-21 and 018-430-22. This Property has been investigated and remediated as part of Operable Unit D under DTSC oversight.
- B. APNs 008-020-15-00 and 008-171-07-00 (recorded 2 June 2020). The “Property” as defined in this Covenant consists of a subset of APNs 008-020-15-00 and 008-171-07-00. This Property has been investigated and remediated as part of Operable Unit D under DTSC oversight.
- C. APNs 008-020-15-00 and 008-053-34-00 (recorded 11 June 2019). The “Property” as defined in this Covenant consists of APN 008-053-34-00 and a subset of APN 008-020-15-00. This Property has been investigated and remediated as part of Operable Unit C under DTSC oversight.

This report is not a substitute for incident notification.

This report is due to the Department by January 15th of each Calendar year.

Inspection date: January 12, 2026 Time: 2:30pm

Inspector Name (print): **Robert Jason Pinoli**

Manner of Inspection: drive by, walk in, other

(describe) **Walked entire site, inspected various areas and took photos to document the current condition.**

Land Use inspected within the "Property" for this report (A check before any item below will indicate that there is no violation of the identified prohibited use or activity. Unchecked items will be interpreted as potential violations and should be described in detail below):

- √ Within the Soil Restricted Area and Soil Vapor Restricted Area in APNs 008-020-15-00 and 008-171-07-00, and within the Soil and Soil Vapor Restricted Area in APNs 008-020-15-00 and 008-053-34-00:
 - No residences, including any mobile home or factory built housing, constructed or installed for use as residential human habitation.
 - No hospital for humans.
 - No public or private schools for persons under 21 years of age.
 - No Day Care Center for children or a senior center for seniors.
- √ Within the Soil Restricted Area and Soil Vapor Restricted Area in APNs 008-020-15-00 and 008-171-07-00, and within the Soil and Soil Vapor Restricted Area in APNs 008-020-15-00 and 008-053-34-00:
 - No soils containing hazardous substances above levels acceptable for unrestricted use that may remain within the Properties were moved to locations outside the associated Property without the written approval of DTSC.
 - No soil disturbances (e.g. excavation, grading, trenching) occurred without the prevention of the migration of soil or dust off of the Property.
 - No soil disturbances (e.g. excavation, grading, trenching) occurred that were not managed in accordance with all applicable provisions of local, state and federal law.
- √ Within the Soil Vapor Restricted Area in APNs 008-020-15-00 and 008-171-07-00, and within the Soil and Soil Vapor Restricted Area in APNs 008-020-15-00 and 008-053-34-00:
 - No development has occurred within the Restricted Areas defined above.
- √ Within the Property defined within APNs 018-430-21 and 018-430-22 (Covenant A listed above), within the Groundwater Restricted Area in APNs 008-020-15-00 and 008-171-07-00, and within the Groundwater Restricted Area in APNs 008-020-15-00 and 008-053-34-00:
 - No drilling for water, oil, or gas or extraction of groundwater occurred without written approval of DTSC
- √ Access to the Restricted Areas within each Property is available to DTSC and others responsible for implementing operation and maintenance activities described in the Covenants.

Provide additional descriptions of any violations of the above restrictions, including details of any soil disturbances that were in violation of the LUC, photos of any violations of restrictions, record of verbal warnings, or other notes.

NONE

The Owner submits this annual report in compliance with the Covenants' terms, and hereby certifies both that this annual report is true and correct, and that the property is being used in a manner consistent with the terms of the Covenant under penalty of perjury.

Inspector's Signature



Robert Jason Pinoli, President
Mendocino Railway

7-April-2026 (Revised per footer)

Date

Owner's Signature



Kennan H. Beard III, President
Sierra Northern Railway

8-April-2026 (Revised per footer)

Date

Attachments:

Attachment 1 – Photo Log

Attachment 1 – Photo Log



Photo #1 APN 008-020-15-00 near APN 008-053-34-00, facing north
Photo taken at 2:45pm



Photo #2 APN 008-020-15-00 and APN 008-053-34-00 facing east
Photo taken at 2:45pm

Attachment 1 – Photo Log



Photo #3: APN 008-020-15-00 south of Pond 8, facing west
Photo taken at 3:15pm

3.5"x5"



Photo #4 APN 008-020-15-00 south of Pond 8, and APN 008-171-07, facing east
Photo taken at 3:10pm

Attachment 1 – Photo Log



Photo #5: APN 018-430-21 and APN 018-430-22, looking southeast towards Cypress Street.
Photo taken at 3:18pm