

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
40-ACRE PARCEL
AMARGOSA VALLEY, NEVADA 89020
NE ¼ NW ¼ T16S, 49E, SECTION 16
PARCEL NO. 19-131-02**

PREPARED FOR:
Mr. Charlie Rodewald
Nye County
P.O. Box 153
Tonopah, Nevada 89049

PREPARED BY:
Ninyo & Moore
Geotechnical and Environmental Sciences Consultants
3155 East Patrick Lane, Suite 12
Las Vegas, Nevada 89120

December 3, 2003
Project No. 301386001

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Mr. Charlie Rodewald
Nye County
P.O. Box 153
Tonopah, Nevada 89049

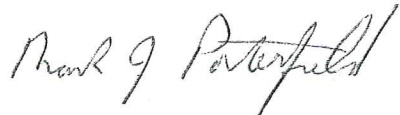
Subject: Phase I Environmental Site Assessment
40-Acre Parcel
Amargosa Valley, Nevada 89020
NE1/4 NW1/4 T16S, R49E, Section 16

Dear Mr. Rodewald:

In accordance with your request, Ninyo & Moore has performed a Phase I Environmental Site Assessment of the above-referenced site. The attached report presents our methodology, findings, and conclusions regarding the environmental conditions at the site.

We appreciate the opportunity to be of service to you on this project. Should you have any questions, please contact the undersigned at your convenience.

Sincerely,
NINYO & MOORE



Mark J. Porterfield, C.E.M.
Project Environmental Scientist



Robert M. Troisi, C.E.M.
Managing Principal of Environmental Sciences

MJP/RMT/lk

Distribution: (2) Addressee
(2) Ms. Mary Ellen Giampaoli

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EXECUTIVE SUMMARY

Ninyo & Moore was retained by the Nye County to perform a Phase I Environmental Site Assessment (ESA) of a 40-acre portion of Nye County Parcel #19-131-002 located in the northeast quarter of the northwest quarter of Section 16, Township 16 South, Range 49 East in Amargosa Valley, Nye County, Nevada. Historical research, document review, and site assessment activities were conducted during the week of October 20, 2003.

In summary, the following items were noted:

- The subject property consists of a 40-acre parcel located within a 1,880-acre parcel owned by the Bureau of Land Management. The subject parcel is located in the northeast quarter of the northwest quarter of Section 16, Township 16 South, Range 49 East.
- Based on a review of historical sources, the subject property has not been developed.
- No aboveground storage tanks or evidence of current or past on-site underground storage tanks (i.e., fill pipes and vent pipes) were observed on the subject site.
- According to the Federal Emergency Management Agency flood insurance rate map, the subject property is outside the 100-year floodplain.
- Review of environmental databases indicated that no facilities in the vicinity of the subject site have handled hazardous materials or wastes and/or has been listed as having reported releases of hazardous substances or petroleum products within the respective search radii. The subject property was not listed.

This Phase I ESA was performed in conformance with the scope and limitations of the American Society for Testing and Materials (ASTM) Practice E 1527-00. Any exceptions to or deletions from this practice are described in Section 6.1 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property at this time.

1. INTRODUCTION

Ninyo & Moore conducted a Phase I Environmental Site Assessment (ESA) of a 40-Acre portion of Nye County Parcel #19-131-02 located in the northeast quarter of the northwest quarter of Section 16, Township 16 South, Range 49 East in Amargosa Valley, Nye County, Nevada (hereinafter referred to as the site, subject site, or subject property) for Nye County. The following sections identify the purpose, the involved parties, the scope of work, and the limitations and exceptions associated with the ESA.

1.1. Purpose

In accordance with the American Society for Testing and Materials (ASTM) Standards on Environmental Site Assessments for Commercial Real Estate E 1527-00, the objective of the ESA is to identify recognized environmental conditions, which are defined by ASTM as “the presence or likely presence of any hazardous substance or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property.”

1.2. Involved Parties

Mr. Mark Porterfield of Ninyo & Moore conducted the site reconnaissance on November 11, 2003, and performed interviews and regulatory inquiries. Mr. Robert M. Troisi of Ninyo & Moore performed project oversight and quality review.

1.3. Scope of Work

Ninyo & Moore’s scope of work for this Phase I ESA included the following:

- Performance of a site reconnaissance to visually identify areas of possibly contaminated surficial soil or surface water, improperly stored hazardous materials, possible sources of polychlorinated biphenyls (PCBs), and possible risks of contamination from activities at the site and adjacent properties.
- Review of readily available local regulatory agency files for the subject property.

- Review of available regulatory agency databases for the site and for properties located within a specified radius of the site. The purpose of this review was to evaluate the possible environmental impact to the site. These databases list locations of known hazardous waste sites, landfills, and leaking underground storage tanks (USTs), permitted facilities that utilize USTs, and facilities that use, store, or dispose of hazardous materials.
- Review of readily available historical documents, including aerial photographs, historical fire insurance rate maps, building department records, and city directories, as needed.
- Preparation of this Phase I ESA report documenting findings and providing conclusions regarding possible environmental impacts at the site.

1.4. Limitations and Exceptions

The environmental services described in this report have been conducted in general accordance with current regulatory guidelines and the standard of care exercised by environmental consultants performing similar work in the project area. No other warranty, expressed or implied, is made regarding the professional opinions presented in this report. Please note that this study did not include an evaluation of geotechnical conditions or potential geologic hazards. In addition, it should be noted that this Phase I ESA does not include analysis of the following: asbestos-containing material (ACM), methane gas, radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, and high voltage power lines.

This document is intended to be used only in its entirety. No portion of the document, by itself, is designed to completely represent any aspect of the project described herein. Ninyo & Moore should be contacted if the reader requires any additional information or has questions regarding the content, interpretations presented, or completeness of this document.

The findings and conclusions are based on an analysis of the observed site conditions and the referenced literature. It should be understood that the conditions of a site could change with time as a result of natural processes or the activities of man at the site or nearby properties. In addition, changes to the applicable laws, regulations, codes, and standards of

practice may occur due to government action or the broadening of knowledge. The findings of this report may, therefore, be invalidated over time, in part or in whole, by changes over which Ninyo & Moore has no control. Ninyo & Moore cannot warrant or guarantee that not finding indicators of any particular hazardous material means that this particular hazardous material or any other hazardous materials do not exist on the site. Additional research, including invasive testing, can reduce the uncertainty, but no techniques now commonly employed can eliminate the uncertainty altogether.

1.5. User Reliance

This report may be relied upon and is intended exclusively for Nye County (client). Any use or reuse of the findings and/or conclusions of this report by parties other than the client is undertaken at said parties' sole risk.

2. PROPERTY DESCRIPTION

2.1. Property Location and Description

The subject property consists of a 40-acre parcel located in Amargosa Valley, Nevada. The subject site is located within the northeast quarter of the northwest quarter of Section 16, Township 16 South, Range 49 East, Nye County, Nevada. A map detailing the location of the subject property is presented on Figure 1. The subject site is designated as Nye County Parcel Number 19-131-02. Additional information concerning the subject property is presented on Figure 2. Photographs taken during the site reconnaissance are presented in Appendix A. A copy of the Nye County Assessor parcel information is included in Appendix B.

2.2. Current Property Uses/Operations

The following paragraphs present a description of the structures present on the subject property, any tenants currently occupying the site, the activities being conducted on site, the

heating and cooling systems utilized in the site building, the sewage disposal system, and the potable water provider for the subject property.

2.2.1. Site Description

The subject property consists of a 40-acre vacant parcel. The site has not been developed and is covered with scattered natural vegetation. A small debris pile is located near the northwest corner of the property. The small debris pile consists of discarded concrete, metal fence posts, and landscape debris. A dirt road cuts through the subject property starting in the southwest corner and continuing in a northeast direction.

2.2.2. Occupants

There were no occupants at the subject site at the time of the site reconnaissance.

2.2.3. Heating and Cooling Systems

The site was vacant; therefore, there were no heating and cooling systems in place at the time of the site reconnaissance.

2.2.4. Sewage Disposal/Septic Systems

There were no sewage disposal/septic systems at the subject site at the time of the site reconnaissance.

2.2.5. Potable Water

There was no potable water at the subject site at the time of the site reconnaissance.

2.3. Adjacent Properties

There is undeveloped land located immediately to the south and west of the subject property. Amargosa Farm Road and residential property bound the subject property to the north. School Lane and a park bound the subject property to the east.

3. PHYSICAL SETTING

The following sections include discussions of topographic, geologic, and hydrogeologic conditions in the vicinity of the site, based upon the document review and visual reconnaissance of the site and adjacent areas.

3.1. Site Topography

The USGS South of Amargosa Valley, Nevada, Provisional Edition, 7.5 minute quadrangle topographic map, dated 1984, shows the subject property to be at an elevation of approximately 2,420 feet above mean sea level with the drainage of the subject property trending to the southwest. A copy of the topographic map is included in Appendix C.

3.2. Site Geology

The subject property is located in the Amargosa Desert, which lies in the southwestern portion of the Great Basin, within the Basin and Range physiographic province. The Amargosa Valley is a naturally formed structural basin as a result of block faulting, a fundamental characteristic of the Basin and Range physiographic province.

The Amargosa Valley extends in a northeast-southwest direction and drains generally toward the southwest through a series of washes (most notably the Fortymile, Topopah, and Rock Valley Washes) into the Amargosa River. Surrounding the alluvium-filled Valley are moderately steep mountain ranges, including Yucca Mountain to the northwest, the Specter Range and Striped Hills to the east, Calico Hills to the north, and the Amargosa Range to the southwest.

The Valley floor consists of largely unconsolidated fluvial and alluvial fan deposits that are at least 170 meters thick (ADRS, 1999). Ninyo & Moore researched the summary lithologic log for well number NC-EWDP-4PA, located northwest of the subject property. This summary lithologic log indicated that sediments in the vicinity of the subject property appear to consist of gravelly sand, silty sand, sandy clay, and clay.

The subject site is located in the Amargosa Desert. Elevations in the area range from 2,300 feet above sea level to 2,600 feet above sea level. Intermittent washes carry sediments to the mountain flanks called alluvial fan deposits. These alluvial fan deposits consisting of mixtures of gravelly sand and silty sand underlie the subject site that originated from the rock outcrops located uphill of the site. As the distance increases from the source rock area, the sediments carried down to the alluvial fan become increasingly finer grained.

3.3. Site Hydrology

Annual precipitation, as measured at the Amargosa Desert Research Site (ADRS) facility, located near Beatty, Nevada, approximately 9 miles east of Death Valley National Park, averages approximately 4.25 inches. Of this, approximately 70 percent is produced during the frontal systems that occur from October through April. Average monthly temperatures range from 37° F in December to 92° F in July (ADRS, 2003).

3.3.1. Surface Waters

No natural surface water bodies, including ponds, streams, or other bodies of water, are present on the subject property. According to the Federal Emergency Management Agency flood insurance rate map for the subject property, the site is located outside the 100-year floodplain. A flood zone map is included in Appendix D.

3.3.2. Groundwater

Upon review of the Nevada Division of Water Resources database, groundwater may be encountered between at approximately 120 to 127 feet below ground surface. Based on the local topography, groundwater flow direction in the area is likely to be toward the southwest. Well log database information is presented in Appendix E.

4. HISTORICAL LAND USE

Ninyo & Moore conducted a historical record search for both the subject property and surrounding areas. This included a review of one or more of the following sources that were

found to be both reasonably ascertainable and useful for the purposes of this Phase I ESA: historical aerial photographs, historical fire insurance maps, historical topographic maps, land use records, interviews with property representatives, and reviews of prior environmental assessment reports regarding the subject property.

Based on the review of historical sources, the subject property was not developed prior to Ninyo & Moore performing the site reconnaissance. The following sections summarize information obtained from the historical sources utilized for this assessment.

4.1. Historical Property Ownership

Although a title search was not included in the scope of work for this site, current and historical property ownership records were found on the website of the Nye County Assessor and the Bureau of Land Management. The Bureau of Land Management currently owns the subject property. The parcel (Nye County Parcel # 19-131-02) consists of three sections (16, 17, and 21) with a 40-acre portion being leased to Nye County. A summary of the Nye County assessor information is provided below.

Table 1 – Historical Property Ownership				
Parcel	Owner Name	Recorded Document No.	Recorded Date	Size (acres)
19-131-02	BUREAU OF LAND MANAGEMENT	Not Listed	Not Listed	1,880

Source: Nye County and Bureau of Land Management Website

4.2. Historical Aerial Photographs

A historical aerial photograph was available and reviewed for the subject property and surrounding areas. A listing of the photograph reviewed is presented in Table 2. Table 3 summarizes notable observations from the photograph. A copy of the 1998 aerial photograph is included in Appendix F.

Table 2 – Aerial Photographs Reviewed

Date	Photograph Identification	Scale	Source
1998	Website	Unknown	A
Sources: A – Terraserver Website.			

Table 3 – Aerial Photographs Summary

Year	Aerial Photograph Description
1998	The site and surrounding areas to the west and north are undeveloped. The park to the south of the subject property is evident, as is the developed property to the east. A wash runs north through the site.

4.3. City Directories

There were no city directories to review for the subject property. Since the subject property is undeveloped, no listings would be expected.

4.4. Fire Insurance Maps

There was no Sanborn fire insurance map coverage for the subject site.

4.5. Historical Topographic Maps

The United States Geological Survey (USGS) South of Amargosa Valley, Nevada, Provisional Edition, topographic map, dated 1984, depicts the subject property and immediate vicinity as being undeveloped. The map indicates that the approximate elevation of the subject property is 2,420 feet above mean sea level. A topographic map is included in Appendix C.

4.6. Interviews

Mr. Lyle Lowe, the site contact for the property, provided site location information.

4.7. Previous Reports and Documents

The client provided no previous environmental reports or documents for review.

5. ENVIRONMENTAL DATABASE SEARCH

A computerized environmental information database search was performed by *Environmental FirstSearch™* (*FirstSearch™*) on November 4, 2003. The *FirstSearch™* search included federal, state, and local databases. A summary of the environmental databases searched, their corresponding search radii, and number of noted sites of environmental concern, is presented in Appendix G. In addition, a description of the assumptions and approach to the database search is provided in Appendix G. The review was conducted to evaluate whether the site or properties within the vicinity of the site have been listed as having experienced significant unauthorized releases of hazardous substances or other events with potentially adverse environmental effects.

Database Name	Agency	Search Radius (mile)	Sites Listed
National Priority List (NPL)	USEPA	1	0
Sites currently or formerly under review by US EPA (CERCLIS/NFRAP)	USEPA	0.5	0
RCRA Treatment, Storage, and Disposal (TSD) Facilities	USEPA	0.5	0
RCRA Corrective Action w/o TSD (CORRACTS)	USEPA	1	0
RCRA Generators List (GNRTR)	USEPA	0.25	0
Emergency Response Notification System (ERNS) List	USEPA	0.12	0
State Sites	NDEP	1	0
Permitted as solid waste landfills, incinerators, or transfer stations (SWL)	NDEP	0.5	0
Registered UST and AST Lists	NDEP	0.25	0
Leaking Underground Storage Tank (LUST) Lists	NDEP	0.5	0

The following paragraphs describe the databases that were searched for properties of environmental concern, and include a discussion of the regulatory status of the facilities and potential environmental impact to the subject site (if applicable). The groundwater gradient information provided indicates whether the individual facility is upgradient, downgradient, or crossgradient from the subject site in terms of groundwater flow.

United States Environmental Protection Agency, National Priorities List (NPL)

This list identifies hazardous material sites slated for cleanup under the federally sponsored Superfund program. These sites receive remedial funding under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). No facilities were listed within a 1-mile radius of the subject property.

United States Environmental Protection Agency, CERCLIS List

This list identifies hazardous material sites or environmental incidents recognized and listed on the federal level. Sites identified by the United States Environmental Protection Agency (USEPA), which may have the potential for releasing hazardous substances into the environment, are listed in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) database. No facilities were listed within a 0.5-mile radius of the subject property.

United States Environmental Protection Agency, RCRA TSD List

This list identifies USEPA-listed facilities that report storage, treatment, and/or disposal of hazardous waste (i.e., TSD facility) under the USEPA Resource Conservation and Recovery Act (RCRA) program. No facilities were listed within a 0.5-mile radius of the subject property.

United States Environmental Protection Agency, CORRACTS List

This list identifies RCRA facilities that are undergoing “corrective action.” A “corrective action order” is issued pursuant to RCRA when there has been a release of hazardous waste into the environment from a RCRA facility. No facilities were listed within a 1-mile radius of the subject property.

United States Environmental Protection Agency, RCRA Generator (GNRTR)

This database identifies USEPA-listed facilities that report generation of reportable quantities of hazardous waste under the RCRA program for the identification and tracking of hazardous waste. The list consists of properties that generate hazardous waste, and is not necessarily indicative of sites where a release of hazardous substances has occurred. The subject site and adjoining properties were not listed for this database.

United States Environmental Protection Agency – Emergency Response Notification System (ERNS)

The ERNS is a national database used to collect information on reported releases of oil and hazardous substances. The database contains information from spill reports made to federal authorities, including the USEPA, the United States Coast Guard, the National Response Center, and the Department of Transportation. The subject property was not listed.

Nevada Department of Conservation and Natural Resources, Corrective Action Cases (State Sites)

The Nevada Department of Conservation and Natural Resources, Bureau of Corrective Actions maintains a list of cleanup evaluations and actions regarding sites with actual or potential contamination that could affect groundwater. No facilities were listed within a 1.0-mile radius of the subject property.

Nevada Department of Conservation and Natural Resources, Landfill List

The Nevada Department of Conservation and Natural Resources maintains lists of facilities including active solid waste disposal sites, inactive or closed solid waste disposal sites, and transfer facilities. No facilities were listed within a 0.5-mile radius of the subject property.

Nevada Department of Conservation and Natural Resources, UST and AST Registration List

Information regarding underground and aboveground storage tanks (ASTs) registered with the Nevada Department of Conservation and Natural Resources is provided on the agency's UST and AST lists. The UST and AST lists consist of facilities that have registered tanks, and are not necessarily indicative of sites where a release of hazardous substances has occurred. No facilities were listed for the subject property on adjoining properties.

Nevada Department of Conservation and Natural Resources, Leaking Underground Storage Tank (LUST) List

The LUST Information System is maintained by the Nevada Department of Conservation and Natural Resources. It includes sites with tanks under investigation, for potential leaks, confirmed leaks, and those to be closed. The subject property was not listed. No facilities were listed within a 0.5-mile radius of the subject property.

6. SITE RECONNAISSANCE

On November 11, 2003, a representative of Ninyo & Moore conducted a site reconnaissance. The reconnaissance involved a walking tour of the subject property and visual observations of adjoining properties. Select photographs taken during the site reconnaissance are included in Appendix A.

6.1. Physical Limitations

No physical limitations (e.g., locked rooms, fenced areas) were encountered during the site reconnaissance. At the time of the site reconnaissance, the weather was sunny and clear with a temperature of approximately 75 degrees Fahrenheit.

6.2. Use and Storage of Hazardous Substances and Petroleum Products

No hazardous substances or petroleum products were observed.

6.3. Storage and Disposal of Hazardous Wastes

No evidence of hazardous wastes on the subject property was observed or reported during the site reconnaissance.

6.4. Unidentified Substance Containers

No unidentified substance containers were observed on the subject property.

6.5. Aboveground and Underground Storage Tanks

No evidence of ASTs or USTs (i.e., fill pipes, vent pipes, and emergency power generators) were observed on the subject property.

6.6. Evidence of Releases

No evidence of chemical releases, i.e., odors, stressed vegetation, stains, leaks, pools of liquids, and spills, was observed on the subject property.

6.7. Polychlorinated Biphenyls (PCBs)

No evidence of PCBs was observed on the subject property.

6.8. Wastewater Systems

No wastewater systems, such as clarifiers, sumps, pits, grease traps, were observed on the subject property.

6.9. Storm Water Systems

No storm water systems were observed on the subject property.

6.10. Wells

No water supply or groundwater monitoring wells were observed on the subject property.

6.11. Additional Issues

There were no other issues of environmental concern at the subject property at the time of the site reconnaissance.

7. FINDINGS AND CONCLUSIONS

Based upon the results of this Phase I ESA, the following findings and conclusions are provided.

7.1. Findings

The following presents a summary of findings associated with the ESA performed for the subject property.

- The subject property consists of a single 40-acre undeveloped parcel.
- Based on a review of historical sources, the subject property has not been developed.
- The subject property is owned by the Bureau of Land Management.
- No ASTs or evidence of current or past on-site USTs (i.e., fill pipes and vent pipes) were observed on the subject site.
- According to the Federal Emergency Management Agency flood insurance rate map, the subject property is outside the 100-year floodplain.

- Review of environmental databases indicated that no facilities in the vicinity of the subject site have handled hazardous materials or wastes and/or have been listed as having reported releases of hazardous substances or petroleum products within the respective search radii. The subject property was not listed.

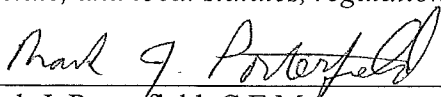
7.2. Conclusions

Ninyo & Moore has performed this Phase I ESA in conformance with the scope and limitations of the ASTM Practice E 1527-00. Any exceptions to, or deletions from, this practice are described in Section 6.1 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property at this time.

8. NEVADA CERTIFIED ENVIRONMENTAL MANAGER

In accordance with the Nevada Revised Statutes 459.500, Section 1, a holder of a certificate who is responsible for a service requiring certification shall ensure that each document relating to the service includes the following language:

I, Mark J. Porterfield, hereby certify that I am responsible for the services described in this document and for the preparation of this document. The services described in this document have been provided in a manner consistent with the current standards of the profession and to the best of my knowledge comply with all applicable federal, state, and local statutes, regulations, and ordinances.



Mark J. Porterfield, C.E.M.
Certified Environmental Manager
No. 1735
Expires: June 21, 2004

12-3-03

Date

9. SELECTED REFERENCES

Aerial Photographs, Nye County, Nevada, USGS.

Kleinhampl, Frank J., Ziony, Joseph I., 1985, Nevada Bureau of Mines and Geology, Bulletin 99A, Geology of Northern Nye County, Nevada.

Environmental FirstSearch™ Report dated November 4, 2003.

Federal Emergency Management Agency, 2003, Nye County, Nevada and Incorporated Areas, Online Flood Insurance Rate Map Database.

Nevada Division of Water Resources, 2003, Online Well Log Database.

Nye County Assessor's Website.

Bureau of Land Management Website.

United States Geological Survey, 1984, South of Amargosa Valley, Nevada, Provisional Edition: 7.5-minute series (topographic), Scale 1:24,000.

APPENDIX A

Site Photographs



Photograph 1: View from subject property facing east at park.



Photograph 2: View from subject property facing north.



Photograph 3: View from subject property facing west.



Photograph 4: View from subject property facing south.



Photograph 7: View of debris pile located at the northwest portion of the property.



Photograph 8: View of the fiber optic box located at the northeast corner of the property.



Photograph 9: View facing west across subject property.



Photograph 10: View facing east across subject property.

APPENDIX B

Nye County Assessor Parcel Information



Nye County, NV
 County Assessor
 Property Information Search

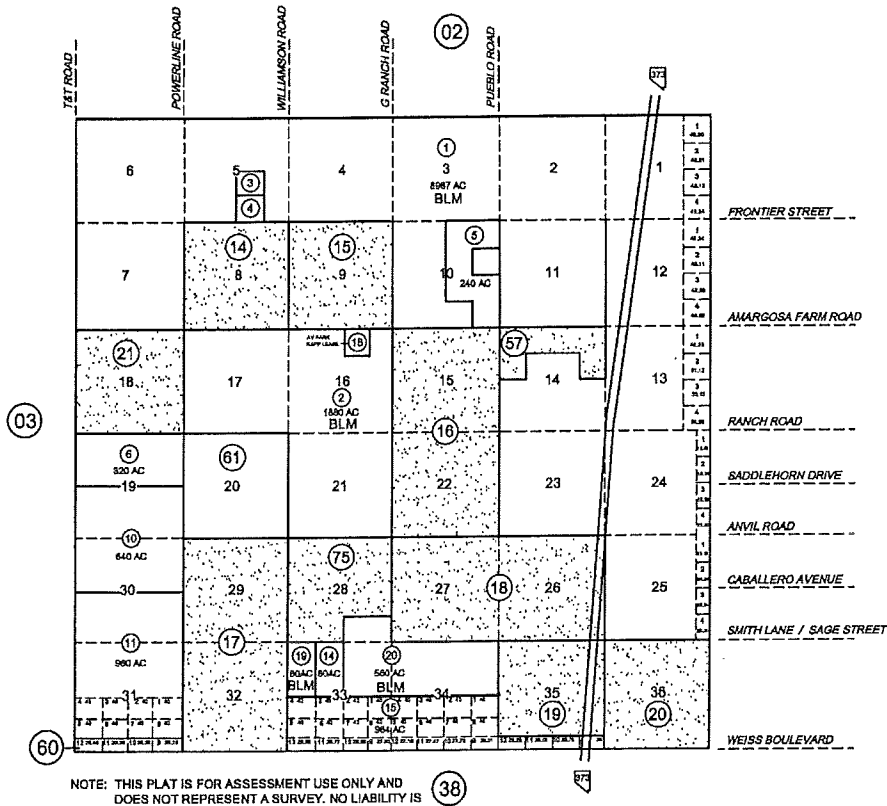
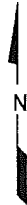
Parcel ID:	1913102 [MAP]
Parcel Owner:	BUREAU LAND MANAGEMENT
Mailing Address 1:	TONOPAH FIELD STATION
Mailing Address 2:	P O BOX 911
City State Zip:	TONOPAH, NV 89049-0911
Vesting Doc Date:	
Deed Number:	
Brief Legal Description:	T16S R49E S16,17&21 1,880AC
Parcel Subdivision:	
Parcel Address:	
Parcel Acreage:	1880.00
Land Use Code:	10
Appraisal Date:	
Residence Constr Yr:	
Weighted Year:	
Residence Sq Ft:	
Garage Sq Ft:	
Garage Atchd/Dtchd:	
Land Value:	\$24,440
Improvements:	
Personal Property Value:	

T16S, R49E

19-13



REV. 01-23-85
06-08-85
04-12-02
11-06-02
03-04-03

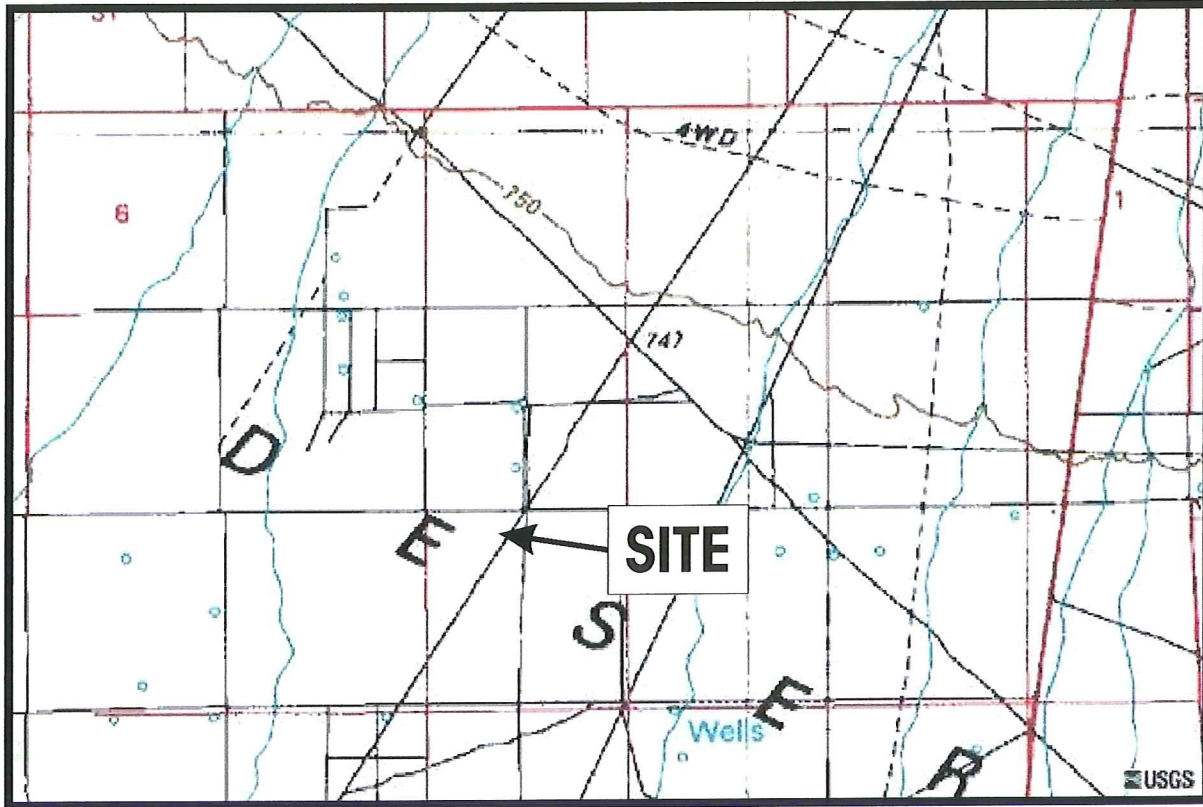


DEC80/PAR
CAD FILE 03-04-03/KH
NYE COUNTY ASSESSOR

NOTE: THIS PLAT IS FOR ASSESSMENT USE ONLY AND DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED AS TO THE ACCURACY OF THE DATA DELINEATED HEREON.

APPENDIX C

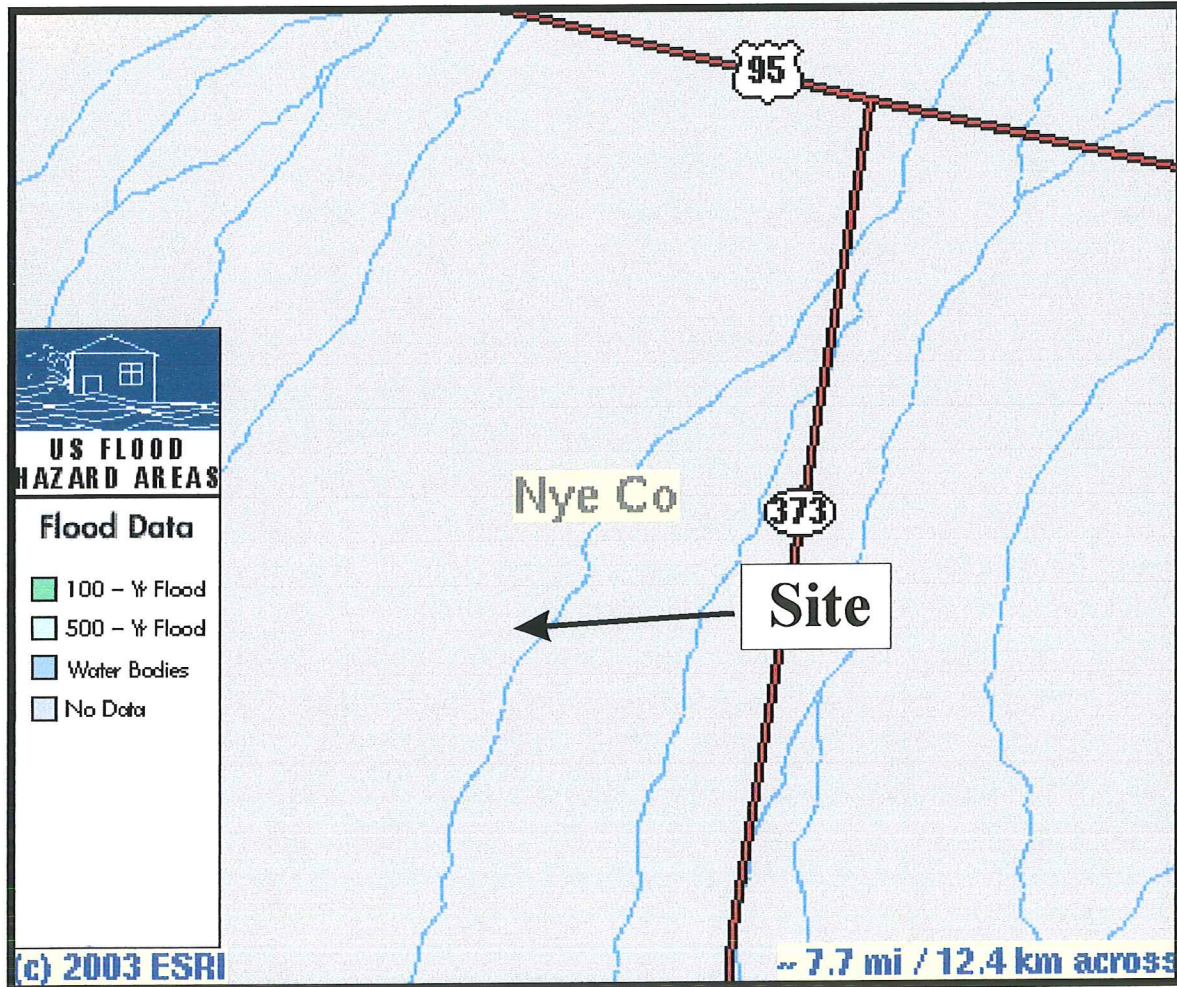
Historical Topographic Map



Source: USGS South of Amargosa Valley, Nev., Provisional Edition 1984
(Contour elevations in meters)

APPENDIX D

Flood Zone Information



Source: ES/FEMA Flood Map Database

APPENDIX E

Well Log Database

Nevada Division of Water Resources

Well Log Database

Query Results

Basin	County	Qtr- Qtr	Section	Twp	Rng	Owner	Date Complete	Well Log #	Driller Lic#	Total Depth	Static Water Level	Casing Diameter	APN	Work Type	Proposed Use	App #
230	32023	NW NE	16	16S	49E	NYE COUNTY AMARGOSA PARK	12/10/1988	31040	1559	300	120	10.75		N	I	50385
230	32023	NW NE	16	16S	49E	HASSLER, TODD	8/20/1999	78053	830	200	127	8	19- 201- 14	N	H	

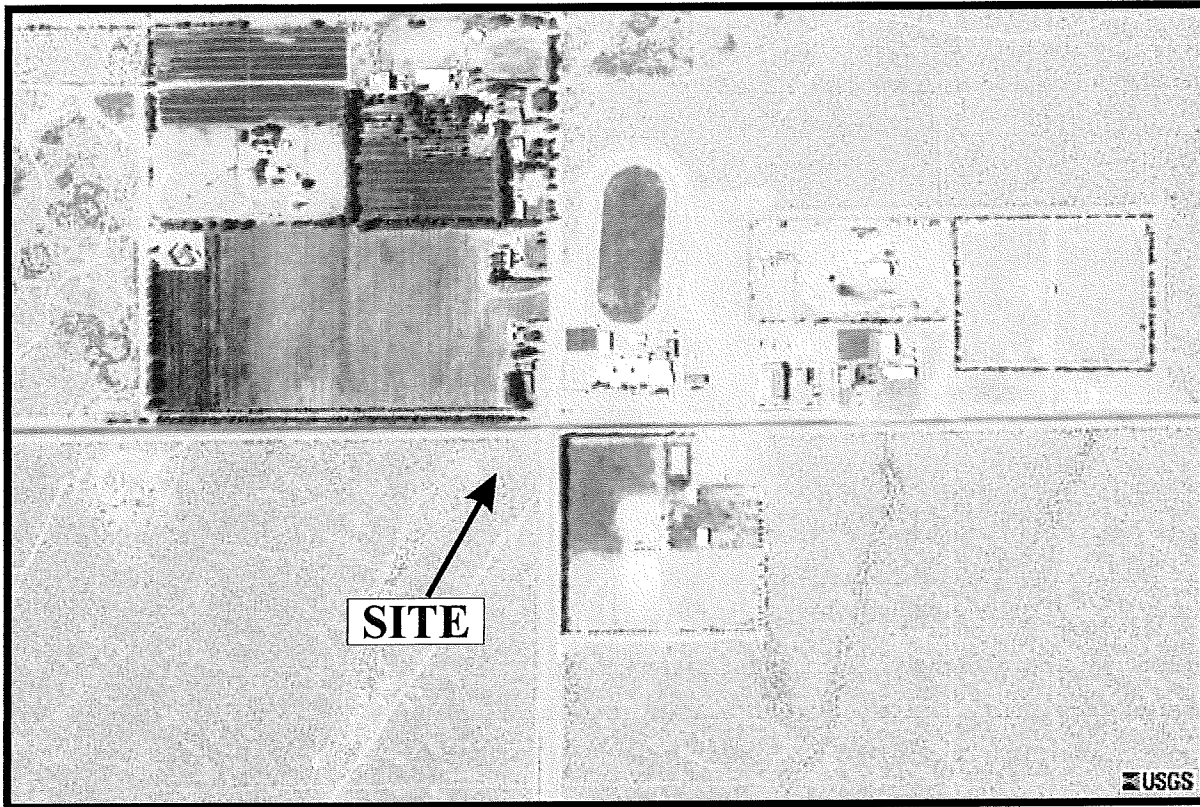
Code Definitions

Enter Well Log # to view detailed information:

	Submit	Reset
--	--------	-------

APPENDIX F

Aerial Photograph



Source: USGS, 1998

APPENDIX G

Environmental Database Search

TRACK ► INFO SERVICES, LLC

Environmental FirstSearch™ Report

TARGET PROPERTY:

AMARGOSA VALLEY NV 89020

Job Number: 301386001

PREPARED FOR:

11-04-03



Tel: (323) 664-9981

Fax: (323) 664-9982

Environmental FirstSearch Search Summary Report

Target Site:

AMARGOSA VALLEY NV 89020

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	09-09-03	1.00	0	0	0	0	0	0	0
CERCLIS	Y	09-09-03	0.50	0	0	0	0	-	0	0
NFRAP	Y	09-09-03	0.12	0	0	-	-	-	0	0
RCRA TSD	Y	09-09-03	0.50	0	0	0	0	-	0	0
RCRA COR	Y	09-09-03	1.00	0	0	0	0	0	0	0
RCRA GEN	Y	09-09-03	0.25	0	0	0	-	-	0	0
RCRA NLR	Y	09-09-03	0.12	0	0	-	-	-	0	0
ERNS	Y	12-31-02	0.12	0	0	-	-	-	0	0
State Sites	Y	04-09-03	1.00	0	0	0	0	0	0	0
SWL	Y	06-27-02	0.50	0	0	0	0	-	0	0
REG UST/AST	Y	04-09-03	0.25	0	0	0	-	-	0	0
Leaking UST	Y	04-09-03	0.50	0	0	0	0	-	0	0
- TOTALS -				0	0	0	0	0	0	0

Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to TRACK Info Services, certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in TRACK Info Services's databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although TRACK Info Services uses its best efforts to research the actual location of each site, TRACK Info Services does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of TRACK Info Services's services proceeding are signifying an understanding of TRACK Info Services's searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

***Environmental FirstSearch
Site Information Report***

Request Date: 11-04-03
Requestor Name: Mark Porterfield
Standard: ASTM

Search Type: AREA
Job Number: 301386001
 Filtered Report

TARGET ADDRESS:

AMARGOSA VALLEY NV 89020

Demographics

Sites: 0	Non-Geocoded: 0	Population: NA
Radon: 0.2 - 2.4 PCI/L		

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
Longitude:	-116.464479	-116:27:52	Easting: 547918.857
Latitude:	36.566798	36:34:0	Northing: 4046749.003
			Zone: 11

Comment

Comment: ENVIRONMENTAL SITE ASSESSMENT

Additional Requests/Services

Adjacent ZIP Codes: 0 Mile(s)					Services:	
<u>ZIP</u>	<u>City Name</u>	<u>ST</u>	<u>Dist/Dir</u>	<u>Sel</u>	<u>Requested?</u>	<u>Date</u>
					Sanborns	No
					Aerial Photographs	No
					Topographical Maps	No
					City Directories	No
					Title Search	No
					Municipal Reports	No
					Online Topos	No

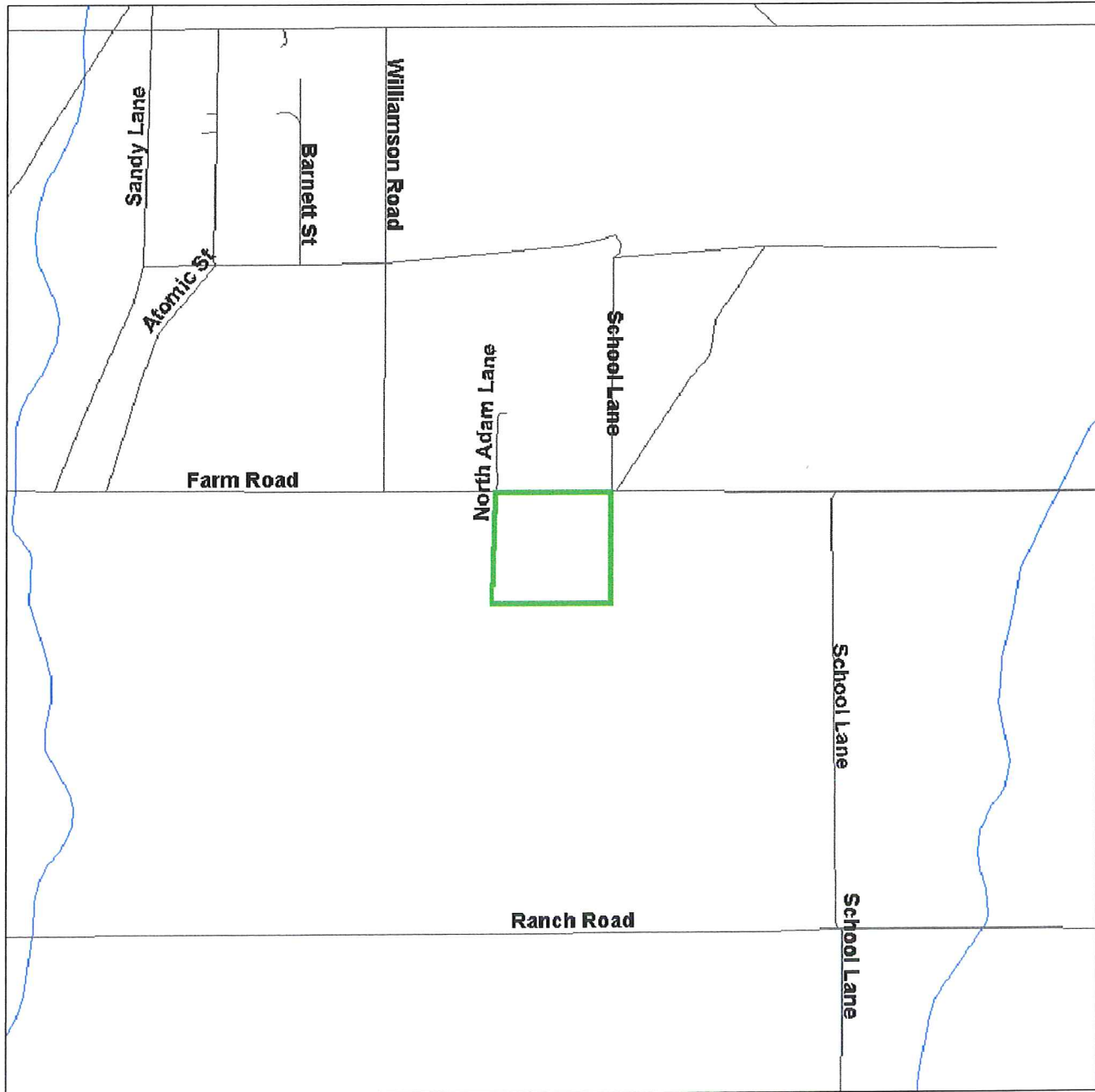


Environmental FirstSearch

1 Mile Radius from Area
ASTM Map: NPL, RCRA COR, STATE Sites



, AMARGOSA VALLEY NV 89020



Source: 1999 U.S. Census TIGER Files

- Area Polygon
- Identified Site, Multiple Sites, Receptor
- NPL, Solid Waste Landfill (SWL) or Hazardous Waste
- Railroads
- Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius



Environmental FirstSearch

.5 Mile Radius from Area
ASTM Map: CERCLIS, RCRATSD, LUST, SWL



, AMARGOSA VALLEY NV 89020



Source: 1999 U.S. Census TIGER Files

- Area Polygon
 - Identified Site, Multiple Sites, Receptor
 - NPL, Solid Waste Landfill (SWL) or Hazardous Waste
 - Railroads
- Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius



Environmental FirstSearch

.25 Mile Radius from Area
ASTM Map: RCRA GEN, ERNS, UST



, AMARGOSA VALLEY NV 89020



Source: 1999 U.S. Census TIGER Files

- Area Polygon
- Identified Site, Multiple Sites, Receptor
- NPL, Solid Waste Landfill (SWL) or Hazardous Waste
- Railroads
- Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

*Environmental FirstSearch
Sites Summary Report*

TARGET SITE:

AMARGOSA VALLEY NV 89020

JOB: 301386001

ENVIRONMENTAL SITE ASSESSMENT

TOTAL: 0

GEOCODED: 0

NON GEOCODED: 0

SELECTED: 0

ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
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*Environmental FirstSearch
Site Detail Report*

TARGET SITE: AMARGOSA VALLEY NV 89020

JOB: 301386001
ENVIRONMENTAL SITE ASSESSMENT

No sites were found!

Environmental FirstSearch
Federal Databases and Sources

ASTM Databases:

CERCLIS: Comprehensive Environmental Response Compensation and Liability Information System. The EPA's database of current and potential Superfund sites currently or previously under investigation. Source: Environmental Protection Agency.

Updated quarterly.

CERCLIS-NFRAP (Archive): Comprehensive Environmental Response Compensation and Liability Information System Archived Sites. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Updated quarterly.

ERNS: Emergency Response Notification System. The EPA's database of emergency response actions. Source: Environmental Protection Agency. Data since January, 2001, has been received from the National Response Center as the EPA no longer maintains this data.

Updated quarterly.

FINDS: The Facility Index System. The EPA's Index of identification numbers associated with a property or facility which the EPA has investigated or has been made aware of in conjunction with various regulatory programs. Each record indicates the EPA office that may have files on the site or facility. Source: Environmental Protection Agency.

Updated semi-annually.

NPL: National Priority List. The EPA's list of confirmed or proposed Superfund sites. Source: Environmental Protection Agency.

Updated quarterly.

RCRIS: Resource Conservation and Recovery Information System. The EPA's database of registered hazardous waste generators and treatment, storage and disposal facilities. Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List). Source: Environmental Protection Agency.

RCRA TSD: Resource Conservation and Recovery Information System Treatment, Storage, and Disposal Facilities. The EPA's database of RCRIS sites which treat, store, dispose, or incinerate hazardous waste. This information is also reported in the standard RCRIS detailed data.

ASTM Databases (continued):

RCRA COR: *Resource Conservation and Recovery Information System Corrective Action Sites.* The EPA's database of RCRIS sites with reported corrective action. This information is also reported in the standard RCRIS detailed data.

RCRA GEN: *Resource Conservation and Recovery Information System Large and Small Quantity Generators.* The EPA's database of RCRIS sites that create more than 100kg of hazardous waste per month or meet other RCRA requirements. Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List).

RCRA NLR: *Resource Conservation and Recovery Information System sites No Longer Regulated.* The EPA's database of RCRIS sites that create less than 100kg of hazardous waste per month or do not meet other RCRA requirements.

All RCRA databases are Updated quarterly

**Environmental FirstSearch
Federal Databases and Sources**

Non-ASTM Databases:

HMIRS: Hazardous Materials Incident Response System. This database contains information from the US Department of Transportation regarding materials, packaging, and a description of events for tracked incidents.

Updated quarterly.

NCDB: National Compliance Database. The National Compliance Data Base System (NCDB) tracks regional compliance and enforcement activity and manages the Pesticides and Toxic Substances Compliance and Enforcement program at a national level. The system tracks all compliance monitoring and enforcement activities from the time an inspector conducts and inspection until the time the inspector closes or the case settles the enforcement action. NCDB is the national repository of the 10 regional and Headquarters FIFRA/TSCA Tracking System (FTTS). Data collected in the regional FTTS is transferred to NCDB to support the need for monitoring national performance of regional programs.

Updated quarterly

NPDES: National Pollution Discharge Elimination System. The EPA's database of all permitted facilities receiving and discharging effluents. Source: Environmental Protection Agency.

Updated semi-annually.

NRDB: National Radon Database. The NRDB was created by the EPA to distribute information regarding the EPA/State Residential Radon Surveys and the National Residential Radon Survey. The data is presented by zipcode in Environmental FirstSearch Reports. Source: National Technical Information Service (NTIS)

Updated Periodically

Nuclear: The Nuclear Regulatory Commission's (NRC) list of permitted nuclear facilities.

Updated Periodically

PADS: PCB Activity Database System

The EPA's database PCB handlers (generators, transporters, storers and/or disposers) that are required to notify the EPA, the rules being similar to RCRA. This database indicates the type of handler and registration number. Also included is the PCB Transformer Registration Database.

Updated semi-annually.

Receptors: 1995 TIGER census listing of schools and hospitals that may house individuals deemed sensitive to environmental discharges due to their fragile immune systems.

Updated Periodically

Non-ASTM Databases (continued):

RELEASES: *Air and Surface Water Releases.* A subset of the EPA's ERNS database which have impacted only air or surface water.

Updated semi-annually.

Soils: This database includes the State Soil Geographic (STATSGO) data for the conterminous United States. It contains information regarding soil characteristics such as water capacity, percent clay, organic material, permeability, thickness of layers, hydrological characteristics, quality of drainage, surface, slope, liquid limit, and the annual frequency of flooding. Source: United States Geographical Survey (USGS).

Updated quarterly

TRIS: *Toxic Release Inventory System.* The EPA's database of all facilities that have had or may be prone to toxic material releases. Source: Environmental Protection Agency.

Updated semi-annually.

Environmental FirstSearch
Nevada Databases and Sources

CORRECTIVE ACTION CASES (STATE SITES)

Source: The Nevada Department of Conservation and Natural Resources,
Division of Environmental Protection (NDEP), Bureau of Corrective
Actions

Phone: (702) 687-4670

The Bureau of Corrective Actions maintains a list of clean-up evaluations and actions regarding sites with actual or potential contamination that could affect groundwater. This includes various types of sites including those regulated under Nevada State legislation described in detail in the Nevada State web site under legislation section NAC445.226 " NAC445.2739. For access to files or more information regarding specific sites, please call the number listed above.

LEAKING UNDERGROUND STORAGE TANKS (LUST)

Source: The Nevada Department of Conservation and Natural Resources,
Division of Environmental Protection (NDEP), Bureau of Corrective
Actions

Phone: (702) 687-4670

This division maintains an inventory of sites with leaking underground storage tanks. It includes sites with tanks under investigation for potential leaks, confirmed leaks, and those to be closed. For access to files or more information regarding specific sites, please call the number listed above.

UNDERGROUND STORAGE TANKS (UST)

Source: The Nevada Department of Conservation and Natural Resources,
Division of Environmental Protection (NDEP), Bureau of Corrective
Actions

Phone: (702) 687-4670

This division maintains an inventory of underground storage tanks. For access to files or more information regarding specific sites, please call the number listed above.

ABOVE GROUND STORAGE TANKS (AST)

Source: The Nevada Department of Conservation and Natural Resources,
Division of Environmental Protection (NDEP), Bureau of Corrective
Actions

Phone: (702) 687-4670

This division maintains an inventory of sites with above ground storage tanks. For more information regarding specific sites, please call the number listed above.

Environmental FirstSearch
Nevada Databases and Sources(continued)

Please Note:

AST sites are listed within the UST area of the First Search reports. They can be identified as AST sites by the site ID number. The site ID number is located in the Site Summary or Site Details section of the report. The site ID notes <AST- before the agency id.

SOLID WASTE LANDFILLS (SWL)

Source: The Nevada Department of Conservation and Natural Resources,
Division of Environmental Protection (NDEP), Office of Solid
Waste

Phone: (702) 687-4670

This division maintains an inventory of various solid waste facilities including open, closed, & permitted landfills, dumps, pesticide sites, and transfer stations. The inventory notes landfill class type and if the site is a private or government facility. For more information regarding specific sites, please call the number listed above.

WASHOE COUNTY LEAKING UNDERGROUND STORAGE TANKS (LUST)

Source: Washoe County Department of Environmental Health

Phone: (702) 328-2434

This department maintains a list of sites with leaking underground storage tanks. It includes sites with tanks under investigation for potential leaks, confirmed leaks, and those to be closed or needing emergency action. For more information regarding specific sites, please call the number listed above.

Environmental FirstSearch
Street Name Report for Streets within 1 Mile(s) of Target Property

TARGET SITE: AMARGOSA VALLEY NV 89020

JOB: 301386001
ENVIRONMENTAL SITE ASSESSMENT

Street Name	Dist/Dir	Street Name	Dist/Dir
Amargosa Farms Rd	0.00 --		
Atomic Rd	0.79 NW		
Race Track Rd	0.97 NE		
Sandy Ln	0.89 NW		
School Ln	0.00 --		
Senior Center Dr	0.55 NW		
Williamson Rd	0.24 NW		