

**PHASE I  
ENVIRONMENTAL SITE ASSESSMENT REPORT  
PARCEL NO. 008-261-19  
TONOPAH, NEVADA**

**PREPARED FOR:**  
Nye County  
1510 East Basin Avenue, Suite 2  
Pahrump, Nevada 89060

**PREPARED BY:**  
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November 24, 2009  
Project No. 302966001

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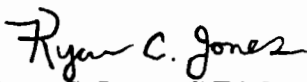
Ms. Pam Webster  
Assistant Nye County Manager  
1510 East Basin Avenue, Suite 2  
Pahrump, Nevada 89060


Subject: Phase I Environmental Site Assessment Report  
Parcel No. 008-261-19  
Tonopah, Nevada

Dear Ms. Webster:

In accordance with your authorization, Ninyo & Moore has performed a Phase I Environmental Site Assessment of the above-referenced site. The attached report presents our methodology, findings, opinions, and conclusions regarding the environmental conditions at the site. We appreciate the opportunity to be of service to you on this project.

Sincerely,  
**NINYO & MOORE**

  
Ryan C. Jones, C.E.M.  
Project Geologist

  
Gregory A. Beck, C.E.M.  
Chief Environmental Scientist

RCJ/GB/pje

Distribution: (2) Addressee  
(1) Ms. MaryEllen Giampaoli

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## **EXECUTIVE SUMMARY**

Ninyo & Moore was retained by Nye County to perform a Phase I Environmental Site Assessment (ESA) of approximately 2.702 acres comprised of a single, vacant parcel of land, designated by the Nye County Tax Assessor as parcel number 008-261-19, and located at the northeastern corner of the intersection of Air Force Road and Logan Field Road in Tonopah, Nye County, Nevada. Historical research, document review, and site assessment activities were conducted during the week of October 23, 2009.

In summary, the following items were noted:

- The subject site consists of a single parcel of land totaling approximately 2.702 acres in area, designated by the Nye County Tax Assessor as parcel numbers 008-261-19, and located at the northeast corner of the intersection of Air Force Road and Logan Field Road in Tonopah, Nye County, Nevada.
- Based on a review of historical sources the parcel constituting the subject site was historically developed with military housing prior to 1994. By 1994 the military housing had been demolished and the subject site was occupied by four mobile home trailers and a garage with a loft.
- No drums, unidentified substance containers, or other evidence of the storage or disposal of hazardous substances or petroleum products was observed on the subject site.
- No evidence of aboveground storage tanks (ASTs) or underground storage tanks (USTs) (i.e., fill pipes, vent pipes, and emergency power generators) was observed on the subject site.
- Review of environmental databases indicated that there are no facilities located in the vicinity of the subject site that have handled hazardous materials or petroleum products and/or have been listed as having reported releases of hazardous materials or petroleum products.
- The lack of availability of aerial photographs of the subject site and vicinity between 1940 and 1994 is considered to be a significant data gap due to the historical usage of nearby properties for mining operations during that period. However, no evidence of off-site historical mining activities that may pose an environmental concern to the subject site was noted.

We have performed a Phase I ESA, in conformance with the scope and limitations of the American Society for Testing and Materials (ASTM) Practice E 1527-05, for the subject property located on parcel number 008-261-19 in Tonopah, Nevada. Any exceptions to or deletions from this practice are described in Section 1.5 of this report. This assessment has revealed no evidence of recognized environmental conditions, as defined in Section 1.1 of this report.

The following condition was noted as a non-ASTM 1527-05 additional issue:

- Based on the age of the mobile homes and the garage and loft, the presence of asbestos containing material is possible. If future development plans call for renovation or demolition of the site buildings, Ninyo & Moore recommends that suspect building materials be sampled and analyzed for asbestos prior to their disturbance.

## **1. INTRODUCTION**

Ninyo & Moore was retained by Nye County to perform a Phase I Environmental Site Assessment (ESA) of approximately 2.702 acres comprised of a single, vacant parcel of land, designated by the Nye County Tax Assessor as parcel number 008-261-19, and located at the northeastern corner of the intersection of Air Force Road and Logan Field Road in Tonopah, Nye County, Nevada (hereinafter referred to as the site, subject site, or subject property). The following sections discuss 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 1527-05, and the Environmental Protection Agency (EPA) proposed rule for All Appropriate Inquiry (AAI) standards as set forth in Title 40 of Code of Federal Regulations (CFR) Section 312.10, the objective of the due diligence Phase I ESA was to identify recognized environmental conditions (RECs), 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.” The work was also conducted in general accordance with EPA’s AAI standards, whose objective was to identify conditions indicative of releases and threatened releases of hazardous substances on, at, in, or to the site.

### **1.2. Involved Parties**

Mr. Ryan Jones, of Ninyo & Moore, conducted the site reconnaissance on October 23, 2009, and performed regulatory inquiries. Mr. Gregory A. Beck, of Ninyo & Moore, performed project oversight and quality review. This Phase I ESA was conducted either by and/or under the supervision of an environmental professional as set forth in 40 CFR, Chapter I, Subchapter J, Part 312.10(b) (40 CFR §312.10[b]).



### 1.3. Detailed Scope of Services

Ninyo & Moore's scope of services for this Phase I ESA included the following:

- Performance of a site reconnaissance to visually and/or physically observe the interior and exterior of structures and other features on the subject site as well as visible exterior features of adjacent properties to 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 reasonably ascertainable standard environmental record sources including federal, state, and tribal 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 possible environmental impacts to the subject site and vicinity activities. 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 and/or petroleum products.
- Performance of an environmental lien search in accordance with Section 6.2 of ASTM Standard E 1527-05 and the United States Environmental Protection Agency's All Appropriate Inquiry (AAI) rule (40 CFR Part 312 Section 312.25).
- Review of reasonably ascertainable additional environmental record sources including local records and/or additional state or tribal records for the site and for properties located within a specified radius of the site. The purpose of this review was to evaluate possible environmental impacts to the subject site and vicinity activities. These databases list locations of known hazardous waste sites, solid waste landfills, registered storage tanks, emergency releases, contaminated public wells, facilities that use, store, or dispose of hazardous materials and/or petroleum products, public utility records, and building permits.
- Review of reasonably ascertainable standard physical setting sources including a current United States Geological Survey (USGS) 7.5-minute topographic map, and possibly including USGS and/or state groundwater and geology maps, and Soil Conservation Service soil maps. The purpose of this review was to note information about the geologic, hydrogeologic, hydrologic, or topographic characteristics of the subject site and vicinity.
- Review of reasonably ascertainable historical documents, including aerial photographs, historical fire insurance rate maps, city directories, and property tax files. The purpose of this review was to note any obvious uses of the subject site from the present, back to the subject sites first developed use, or back to 1940, whichever is earlier.

- Performance of interviews with present owners, operators, and occupants of the subject site as well as other knowledgeable parties as appropriate. The purpose of these interviews was to attempt to obtain information relevant to the uses and conditions of the subject site.
- Preparation of this Phase I ESA report documenting methodology; reporting findings significant data gaps, and conclusions; and providing opinions of the impact on the subject site of conditions noted in the findings section regarding recognized environmental conditions at the subject site.

This study did not include an evaluation of geotechnical conditions or potential geologic hazards. In addition, unless otherwise indicated in Section 8 of this report, 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 historical resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality including vapor intrusion, or high voltage power lines.

#### **1.4. Significant Assumptions**

No significant assumptions are included in this Phase I ESA.

#### **1.5. 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 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.

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.

Our conclusions, recommendations, and opinions 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 subject site or nearby sites. 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.

This report is intended exclusively for use by the client. Any use or reuse of the findings, conclusions, and/or recommendations of this report by parties other than the client is undertaken at said parties' sole risk.

#### **1.6. Special Terms and Conditions**

No special terms and conditions were associated with the subject site.

#### **1.7. User Reliance**

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

## **2. SITE DESCRIPTION**

### **2.1. Location**

The subject site comprises approximately 2.702 acres located at the northeastern corner of the intersection of Air Force Road and Logan Field Road in Tonopah, Nye County, Nevada. The subject parcel is located in Section 1, Township 2 North, Range 42 East, Tonopah Quadrangle, Nevada and has no assigned address.

A site location map is presented on Figure 1. A site map with additional information concerning the site and surrounding properties is presented on Figure 2. Select photographs taken during the site reconnaissance visits are included in Appendix A.

## **2.2. Site and Vicinity General Characteristics**

The area in the general vicinity of, and including, the subject site consists of undeveloped land, the Central Nevada Museum, and residential land formerly used for military housing.

## **2.3. Current Use of the Property**

The subject site, designated by the Nye County Tax Assessor as parcel number 008-261-19, is residential land with four unoccupied mobile homes, a garage and loft, sparse desert vegetation, and a gravel driveway (Gregg Circle), and a land use code of "100 - Vacant Unknown." A copy of the Nye County Tax Assessor parcel information is included in Appendix B-1.

## **2.4. Description of Structures, Roads, Other Improvements on the Site**

The following paragraphs present descriptions of any structures, roads, and other improvements on the subject site (including heating/cooling, sewage disposal, and potable water systems).

### **2.4.1. Site Structures**

Four unoccupied mobile homes and a garage and loft are located on the subject site.

### **2.4.2. Roads**

Two paved roads, Air Force Road and Logan Field Road, border the subject site to the south and west, respectively. Gregg Circle, an unpaved driveway, crosses the subject site from south to northeast.

### **2.4.3. Other Site Improvements**

Several sewer manhole covers and pole-mounted electrical lines were observed on the subject site. A chain-link fence surrounds the subject site. In addition, the garage and loft is surrounded by a second chain-link fence.

#### **2.4.4. Heating and Cooling Systems**

The abandoned mobile home trailers were formerly heated and cooled by pad-mounted heating and air-conditioning (HVAC) systems.

#### **2.4.5. Sewage Disposal**

According to the Nye County Tax Assessor, there is no septic system located on the subject site. Ninyo & Moore observed several sewer manhole covers believed to be associated with the Tonopah Public Utilities sewer system.

#### **2.4.6. Potable Water**

Based on the historical usage of the site and water spigots observed at each mobile home trailer, the subject site may have been connected to the municipal water distribution network.

### **2.5. Current Uses of the Adjoining Properties**

The subject property is bordered to the north by the Central Nevada Museum; to the east by vacant land formerly used for military housing (parcel 008-261-18); to the south by Air Force Road, across which is residentially developed land (parcel 008-261-51) and vacant land (parcel 008-261-43); and to the west by Logan Field Road, across which is a municipal football field owned by the Nye County School Corporation (parcel 008-261-25).

No information was found to suggest that the current uses of adjoining properties involve the use, treatment, storage, disposal or generation of hazardous substances or petroleum products that may represent an environmental concern to the subject site at this time.

## **3. USER PROVIDED INFORMATION**

### **3.1. Title Records**

No title report was provided by the client for purposes of this assessment.



### **3.2. Environmental Liens or Activity and Use Limitations**

Ninyo & Moore conducted an environmental lien search to fulfill the user's responsibilities with regard to review of environmental liens as described in Section 6.2 of ASTM Practice E 1527-05. The environmental lien search was performed by FirstSearch Technology Corporation. The environmental lien search report, dated November 17, 2009, found no environmental liens associated with the subject site. A copy of the environmental lien search is provided as Appendix B-2.

### **3.3. Specialized Knowledge**

Ms. Eileen Christensen, the client contact representative, provided site location and background information. No specialized knowledge or experience pertaining to recognized environmental conditions on the subject site was communicated to Ninyo & Moore during interview or noted during file reviews during the course of this ESA.

### **3.4. Commonly Known or Reasonably Ascertainable Information**

No commonly known or reasonably ascertainable information within the community material to recognized environmental conditions pertaining to the subject site was noted by Ninyo & Moore or communicated to us in writing, in person, or during telephone conversations in the course of this assessment.

### **3.5. Valuation Reduction for Environmental Issues**

This Phase I ESA is being conducted in association with the Nye County Brownfields assessment program for property owned by Nye County. According to information provided by Ms. Christensen, on behalf of the client contact, Ms. Pamela Webster of Nye County, the subject parcel is expected to be included in a land swap for a parcel or parcels of equal value.

**3.6. Owner, Property Manager, and Occupant Information**

The subject site is owned by the Nye County Treasurer Trustee at P.O. Box 473, Tonopah, Nevada, 89049-0473. The subject site is unoccupied and vacant.

**3.7. Reason for Performing Phase I**

Ms. Christensen indicated that this Phase I ESA was being performed as part of the Brownfields area inventory and ranking process through the Nye County Brownfields program.

**3.8. Previous Reports and Documents**

No reports were provided for the purposes of this assessment.

**4. RECORDS REVIEW**

**4.1. Standard Environmental Record Sources**

A computerized environmental information database search was performed by *Environmental FirstSearch™* (*FirstSearch™*) dated October 28, 2009. The *FirstSearch™* report 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 Table 1. In addition, the *FirstSearch™* report and a description of the assumptions and approaches to the database search are presented in Appendix C.

**Table 1 – Summary of Environmental Database Search**

| Database Name  | Agency | Search Radius (miles) | Sites Listed |
|--|--------|-----------------------|--------------|
| <b>Federal Records</b>                                       |        |                       |              |
| National Priority List (NPL)                                 | USEPA  | 1.00                  | 0            |
| Delisted NPL   | USEPA  | 0.50                  | 0            |
| Sites currently or formerly under review by US EPA (CERCLIS) | USEPA  | 0.50                  | 0            |
| No Further Remedial Activities Planned (NFRAP)               | USEPA  | 0.50                  | 0            |
| RCRA Corrective Action w/o TSD (CORRACTS)                    | USEPA  | 1.00                  | 0            |
| RCRA Treatment, Storage, and Disposal (TSD) Facilities       | USEPA  | 0.50                  | 0            |
| RCRA Large/Small Quantity Generators List (LQ/SQ-GEN)        | USEPA  | 0.25                  | 0            |
| RCRA NLR   | USEPA  | 0.12                  | 0            |
| Federal Engineering and Institutional Controls (IC/EC)       | USEPA  | 0.25                  | 0            |
| Emergency Response Notification System (ERNS) List           | NRC    | 0.12                  | 0            |

**Table 1 – Summary of Environmental Database Search**

| Database Name   | Agency       | Search Radius (miles) | Sites Listed |
|---|--------------|-----------------------|--------------|
| <b>State and Local Records</b>  |              |                       |              |
| State Sites   | NDEP         | 1.00                  | 0            |
| Permitted as solid waste landfills, incinerators, or transfer stations (SWL)  | NDEP         | 0.50                  | 0            |
| Leaking Underground Storage Tank (LUST) Lists   | NDEP         | 0.50                  | 0            |
| Registered UST/Aboveground Storage Tank (AST) List  | NDEP         | 0.25                  | 0            |
| Voluntary Cleanup Program Sites (VCP)   | NDEP         | 0.50                  | 0            |
| Project Tracking Database State (Brownfields)   | NDEP         | 0.50                  | 0            |
| State Engineering and Institutional Controls (IC/EC)  | NDEP         | 0.25                  | 0            |
| <b>Tribal Records</b>   |              |                       |              |
| Tribal Lands  | BIA          | 1.00                  | 0            |
| Indian LUST   | NDEP         | 0.50                  | 0            |
| Indian UST/AST  | EPA Region 9 | 0.25                  | 0            |
| BIA - Bureau of Indian Affairs<br>NDEP - Nevada Division of Environmental Protection<br>NRC - National Response Center<br>USEPA - United States Environmental Protection Agency |              |                       |              |

The review was conducted to evaluate whether or not the subject site or properties within the vicinity of the subject site have been listed as having experienced significant unauthorized releases of hazardous substances or other events with potentially adverse environmental effects.

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 assumed to be 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 Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). No facilities were listed within a 1-mile radius of the subject site.

**United States Environmental Protection Agency, Delisted NPL**

This list identifies hazardous material sites deleted from the NPL. The National Oil and Hazardous Substances Pollution Contingency Plan establishes the criteria that USEPA uses to delete sites from the NPL. In accordance with 40 CFR §300.425(e), sites may be deleted from the NPL where no further response is appropriate. No facilities were listed within a 1-mile radius of the subject site.

**United States Environmental Protection Agency, CERCLIS List**

This list identifies hazardous material sites or environmental incidents recognized and listed on the federal level. Facilities 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 site.

**United States Environmental Protection Agency, NFRAP List**

This archive list identifies, to the best of USEPA's knowledge, facilities where assessment has been completed and EPA has determined no further steps will be taken to list this facility on the NPL. This decision does not necessarily mean that there is no hazard associated with the facility; it merely means that, based upon available information, the location is not judged a potential NPL site. No facilities were listed within a 0.5-mile radius of the subject site.

**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 site.

**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 site.



**United States Environmental Protection Agency, RCRA Large-Quantity and Small-Quantity Generator (GEN)**

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 more than 1,000 kilograms (kg) of hazardous waste per month (large quantity generators) and properties that generate less than 1,000 kg of hazardous waste per month (small quantity generators), and is not necessarily indicative of facilities where a release of hazardous substances has occurred. No facilities were listed within a 0.25-mile radius of the subject site.

**United States Environmental Protection Agency – RCRA No Longer Regulated (NLR)**

This database identifies USEPA-listed facilities that report generation of less than 100 kg of hazardous waste under the RCRA program for the identification and tracking of hazardous waste or do not meet other RCRA requirements. No facilities were listed within a 0.12-mile radius of the subject site.

**United States Environmental Protection Agency – US Engineering Controls**

A listing of facilities with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. The subject site was not listed on this database.

**United States Environmental Protection Agency – US Institutional Controls**

A listing of facilities with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls. The subject site was not listed on 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 (DOT). The subject site was not listed on this database.

**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-mile radius of the subject site.

**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 site.

**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. No facilities were listed within a 0.5-mile radius of the subject site.

**Nevada Department of Conservation and Natural Resources, Underground Storage Tank (UST) and Aboveground Storage Tank (AST) Lists**

Information regarding USTs and aboveground storage tanks (ASTs) registered with the Nevada Department of Conservation and Natural Resources is provided on the agency's UST list and AST list. The UST and AST lists consist of properties that have registered tanks, and are not necessarily indicative of sites where a release of hazardous substances has occurred. No facilities were listed within a 0.25-mile radius of the subject site.

**Nevada Department of Conservation and Natural Resources - State Engineering Controls**

A listing of facilities with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway

elimination for regulated substances to enter environmental media or effect human health. The subject site was not listed on this database.

**Nevada Department of Conservation and Natural Resources - State Institutional Controls**

A listing of facilities with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls. The subject site was not listed on this database

**Nevada Division of Environmental Protection, Voluntary Cleanup Program Sites (VCP)**

The Voluntary Cleanup Program provides relief from liability to owners who undertake cleanups of contaminated properties under the oversight of the Nevada Division of Environmental Protection (NDEP). No facilities were listed within a 0.5-mile radius of the subject site.

**Nevada Department of Conservation and Natural Resources, Project Tracking Database (Brownfields)**

Brownfields sites included in the Project Tracking Database. The term "Brownfields" is used to describe abandoned, idled, or underused industrial or commercial properties taken out of productive use because of real or perceived risks from environmental contamination. The State of Nevada has initiated Brownfields, a land-recycling program, to provide an opportunity to redevelop these undesirable properties and revitalize communities. No facilities were listed within a 0.5-mile radius of the subject site.

**United States Geological Survey, Indian Reservations (INDIAN RESERV)**

Indian administered lands of the United States that have any area equal to or greater than 640 acres. No facilities were listed within a 1-mile radius of the subject site.

**United States Environmental Protection Agency, Leaking Underground Storage Tanks on Indian land (INDIAN LUST R9)**

LUSTs on Indian land in Arizona, California, New Mexico, and Nevada. No facilities were listed within a 0.5-mile radius of the subject site.

**United States Environmental Protection Agency, Underground Storage Tanks on Indian land (INDIAN UST R9)**

USTs on Indian land in Arizona, California, New Mexico, and Nevada. No facilities were listed within a 0.25-mile radius of the subject site.

**4.2. Additional Environmental Record Sources**

Ninyo & Moore reviewed NDEP records on the Bureau of Corrective Actions (BCA) Download Database. Records including UST lists organized by facility number, owner information, and facility addresses were reviewed for facilities located in the site vicinity zip code(s). In addition, the list of corrective action and LUST sites as compiled by NDEP-BCA were reviewed for facilities located in the site vicinity zip code(s). No facilities were noted.

Ninyo & Moore reviewed USEPA records on the Enforcement and Compliance History Online (ECHO) Database. Records including RCRA generators were reviewed for facilities located in the site vicinity zip code. In addition, facilities with compliance violations were reviewed for the site vicinity zip code(s). No sites were listed within the site vicinity zip code.

**4.3. Physical Setting Sources**

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

**4.3.1. Site Topography**

The USGS Tonopah Quadrangle, Nevada, 7.5-minute series topographic map, dated 1960 (photorevised 1982), shows the site to be at an elevation of approximately 6,190 feet above mean sea level with drainage of the site toward the northeast. A copy of the topographic map is included in Appendix D-1.

#### **4.3.2. Site Geology**

Tonopah is located in northwestern Nye County, which lies near the center of the Great Basin section of the Basin and Range physiographic province. Within this section, sub parallel north-trending elongate mountain ranges rise abruptly from and are separated by broad intermountain valleys.

Tonopah is located at the southern end of the San Antonio Mountains, most of which lie within northern Nye County that are about 30 miles in length and as much as 13 miles wide. Summit elevations at the north end of the range are greater than 8,000 feet but diminish southward to between 6,000 to 7,000 feet above mean sea level.

Deformed and altered Tertiary volcanic rocks crop out beneath the Fraction Tuff near Tonopah and locally along the west side of the San Antonio range. The Fraction Tuff is classed as a rhyolitic unit. The volcanic rocks at Tonopah are distinctive and include the Mizpah Trachyte, Siebert Tuff, and Oddie Rhyolite. The Siebert Tuff in the Tonopah area inter-tongues extensively with basaltic rocks. The Mizpah Trachyte was the principal ore-bearing formation at Tonopah.

The subject site is located near several mountains with ephemeral washes that carry sediments to alluvial fan deposits on the mountain flanks. These alluvial fan deposits consisting of mixtures of gravelly sand and silty sand underlie the subject site. As the distance increases from the source rock area, the sediments carried down to the alluvial fans become increasingly finer grained.

#### **4.3.3. Site Hydrology**

The following sections discuss the site hydrology in terms of both surface waters and groundwater.

##### **4.3.3.1. Surface Waters**

No natural surface water bodies, including ponds, streams, or other bodies of water, are present on the site. However, drainage ditches were observed near the northern and western margins of the subject site.



#### **4.3.3.2. Groundwater**

Review of the Nevada Division of Water Resources well log database indicated that no well logs or static water level records were available for the subject site or vicinity. Based on topography, groundwater flow direction in the vicinity of the subject property is believed to be toward the northeast.

#### **4.4. Historical Use Information on the Property**

Ninyo & Moore conducted a historical record search for the subject site. This included a review of one or more of the following resources 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 site. The following sections summarize information obtained from the historical sources utilized for this assessment.

##### **4.4.1. Historical Property Ownership**

Although a title search was not included in the scope of work for the subject site, historical property ownership records were reviewed on the website of the Nye County Tax Assessor. No ownership entries of environmental concern were noted in the record.

##### **4.4.2. Historical Aerial Photographs**

Selected historical aerial photographs dating from between 1994 and 2008 were available and reviewed for the subject site. Aerial photographs prior to 1994 were not readily available. The lack of availability of aerial photographs between 1940 and 1994 may be a significant data gap due to the historical usage of nearby properties for mining operations during that period. However, no evidence of on-site historical mining activities that may pose an environmental concern to the subject site was noted. A listing of the photographs reviewed is presented in Table 2. Table 3 summarizes notable observations from each photograph. A copy of the 2008 aerial photograph of the subject site and vicinity is included in Appendix D-2.



**Table 2 – Aerial Photographs Reviewed for the Property**

| Date   | Photograph Identification | Scale   | Source |
|--|---------------------------|---------|--------|
| 1994   | Website                   | Unknown | A      |
| 2006   | Website                   | 1:2,400 | B      |
| 2008   | Unknown                   | Unknown | C      |
| Sources: A – Terraserver-USA Website<br>B – Historical Aerials Website<br>C – Google Earth |                           |         |        |

**Table 3 – Aerial Photograph Summary for the Property**

| Year | Aerial Photograph Description  |
|------|--|
| 1994 | Four mobile homes and a stand-alone garage and loft are evident on the subject site. An unpaved driveway (Gregg Circle) crosses the subject site from south to northeast and several concrete pads are evident in the vicinity of the mobile homes. Several vehicles are evident to the east of the garage and loft. A trailer is evident near the northeast corner of the subject site. |
| 2006 | The vehicles formerly located east of the garage and loft and the trailer formerly located near the northeast corner of the subject site are no longer evident.  |
| 2008 | No significant changes from the 2006 photograph.   |

**4.4.3. City Directories**

There was no city directory coverage for the subject site. The lack of city directory coverage for the subject site from 1940 to the present is not considered a significant data failure due to the historical usage of the subject site and the availability of other historical resources (e.g. topographic maps and aerial photographs).

**4.4.4. Fire Insurance Maps**

There was no Sanborn fire insurance map coverage for the subject site. This is not considered a significant data failure due to the availability of other historical resources (e.g. topographic maps and aerial photographs).

**4.4.5. Historical Topographic Maps**

The USGS Tonopah Quadrangle, Nevada, 15-minute series topographic map, dated 1961, depicts the site as undeveloped land. No items of potential environmental concern for the subject site were noted on this topographic map.

The USGS Tonopah Quadrangle, Nevada, 7.5-minute series topographic map, dated 1960 (photorevised 1982) depicts two structures on the subject site. No items of potential environmental concern for the subject site were noted on this topographic map. Copies of the historical topographic maps are provided in Appendix D-1.

#### **4.5. Historical Use Information on Adjoining Properties**

Ninyo & Moore conducted a historical record search for the adjoining properties. This included a review of one or more of the following sources 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 neighboring properties.

The following sections summarize information obtained from the historical sources utilized for this assessment.

##### **4.5.1. Historical Property Ownership**

Although a title search was not included in the scope of work for the site vicinity, historical property ownership records for adjoining properties were reviewed on the website of the Nye County Tax Assessor. No ownership entries of environmental concern were noted in the record.

##### **4.5.2. Historical Aerial Photographs**

Selected historical aerial photographs dating from between 1994 and 2008 were available and reviewed for the subject site vicinity. Aerial photographs prior to 1994 were not readily available. The lack of availability of aerial photographs prior to 1994 is considered to be a significant data failure due to historical usage of the surrounding property for mining operations during that period. A listing of the photographs reviewed is presented in Table 4. Table 5 summarizes notable observations from each photograph. A copy of the 2008 aerial photograph of the subject site and vicinity is included in Appendix D-2.

**Table 4 – Aerial Photographs Reviewed for Adjoining Properties**

| <b>Date</b>  | <b>Photograph Identification</b> | <b>Scale</b> | <b>Source</b> |
|--|----------------------------------|--------------|---------------|
| 1994   | Website                          | Unknown      | A             |
| 2006   | Website                          | 1:2,400      | B             |
| 2008   | Unknown                          | Unknown      | C             |
| Sources: A – Terraserver-USA Website<br>B – Historical Aerials Website<br>C – Google Earth |                                  |              |               |

**Table 5 – Aerial Photograph Summary for Adjoining Properties**

| <b>Year</b> | <b>Aerial Photograph Description</b>   |
|-------------|--|
| 1994        | U.S. Highway 95 is evident to the north and east of the subject site. Two structures are evident to the north of the subject site, undeveloped land is evident to the east, Air Force Road and residential development is evident to the south, and Logan Field Road and a football field are evident to the west. |
| 2006        | No significant changes from the 1994 photograph.   |
| 2008        | No significant changes from the 2006 photograph.   |

**4.5.3. City Directories**

There was no city directory coverage for the subject site vicinity. The lack of city directory coverage for the subject site vicinity from 1940 to the present is not considered a significant data failure due to the availability of other historical resources (e.g. topographic maps and aerial photographs).

**4.5.4. Fire Insurance Maps**

There was no Sanborn fire insurance map coverage for the subject site vicinity. This is not considered a significant data failure due to the availability of other historical resources (e.g. topographic maps and aerial photographs).

**4.5.5. Historical Topographic Maps**

The USGS Tonopah Quadrangle, Nevada, 15-minute series topographic map, dated 1961, depicts the site vicinity as a mix of undeveloped and developed land. U.S. Highway 95 is evident as a paved highway to the north and east of the subject site. Air Force Road and residential development is evident to the south of the subject site. Isolated prospect sites are evident to the west of the subject site, across Logan Field Road. No

items of potential environmental concern for the subject site were noted in the vicinity of the subject site on this topographic map.

The USGS Tonopah Quadrangle, Nevada, 7.5-minute series topographic map, dated 1960 (photorevised 1982), depicts the site vicinity as a mix of undeveloped and residentially developed land. U.S. Highway 95 is evident as a paved highway to the north and east of the subject site. Air Force Road and residential development is evident to the south of the subject site. Commercial development is evident to the east of the subject site. Isolated prospect sites are evident to the west of the subject site, across Logan Field Road. No items of potential environmental concern for the site and vicinity were noted on this topographic map. Copies of the historical topographic maps are provided in Appendix D-1.

## **5. SITE RECONNAISSANCE**

### **5.1. Methodology and Limiting Conditions**

On October 23, 2009, Mr. Ryan Jones, of Ninyo & Moore, conducted a site reconnaissance of the subject property. The reconnaissance involved a walking tour of the site and visual observations of adjoining properties.

During the site reconnaissance visit, Ninyo & Moore inspected the subject site for evidence suggesting the use, treatment, storage, disposal, or generation of hazardous substances or petroleum products on the subject site. Ninyo & Moore observed no such evidence.

### **5.2. General Site Setting**

The subject site is comprised of residential land with four unoccupied mobile homes, a garage and loft, and a gravel driveway (Gregg Circle), totaling approximately 2.702 acres. The subject site is bordered by the Central Nevada Museum, a school football field, and vacant land formerly developed with military housing.

### **5.3. Exterior Observations**

The subject property was traversed, the exterior of the site structures were observed, and the subject property was observed from adjacent public thoroughfares.

#### **Easements**

The environmental lien search report did not indicate that there were any easements associated with the subject site.

#### **Pits, Ponds, or Lagoons**

No pits, ponds, or lagoons were observed on the subject site.

#### **Stained Soil or Pavement**

No stained soil was observed on the subject site.

#### **Stressed Vegetation**

No stressed vegetation was observed on the subject site.

#### **Solid Waste**

During the site visit, Ninyo & Moore observed general household items in the vicinity of the mobile home trailers. No other significant solid waste was observed on the subject site.

#### **Wastewater**

There were no sources of wastewater observed on the subject site. However, drain pipes were observed near the southwest corner of the subject site. The drain pipes feed into a drainage ditch located on the western margin of the subject site. A second drainage ditch is located on the northern margin of the subject site.

#### **Wells**

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

#### **Septic Systems**

No septic system was observed on the subject site. However, Ninyo & Moore observed several sewer manhole covers on the subject site, believed to be associated with the Tonopah Public Utilities sewer system.



**Odors**

No odors were noted on the subject site.

**Pools of Liquid**

No exterior pools of liquid were observed on the subject site.

**Drums**

No drums were observed on the subject site.

**Hazardous Substance and Petroleum Containers**

No hazardous substance or petroleum containers were observed on the subject site.

**Unidentified Substance Containers**

No unidentified substance containers were observed on the subject site.

**Polychlorinated Biphenyls (PCBs)**

Polychlorinated biphenyls are known hazardous materials that are found in coolants or lubricating oil used in some electrical transformers, hydraulic elevators, light ballasts, electrical panels, or other equipment. Utility companies, including Sierra Pacific Power Company (SPPC) often own transformer equipment and typically assume responsibility for repair or replacement of damaged or leaking units and for required cleanup or remediation activities. Indications of damage or leakage should be immediately reported to SPPC.

Three pole-mounted electrical transformers were observed near the southern and northern margins and near the northwest corner of the subject site. No evidence of leaks or staining was observed in the vicinity of the transformers.

**5.4. Interior Observations**

Four unoccupied mobile homes and a garage and loft are located on the subject site. However, Ninyo & Moore did not have access to these buildings.

**5.5. Waste Management and Regulated Materials**

No regulated materials were noted on the subject site.

### **5.6. Storage Tanks**

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

### **5.7. Utilities**

Although the subject site is not believed to have active utility service, several sewer manhole covers and pole-mounted electrical lines were observed on the subject site. In addition, water spigots were observed at each mobile home trailer. Sierra Pacific Power Company (SPPC) supplies electrical service to the site vicinity. Since no natural gas service is available in Tonopah, propane ASTs, provided by either AmeriGas or Suburban Propane are utilized for gas service. The Town of Tonopah Public Utilities department provides municipal potable water and sanitary sewer to the site vicinity.

## **6. INTERVIEWS**

Interviews with present owners, operators, and/or occupants of the subject site, as well as other knowledgeable parties as appropriate, is mandated by ASTM Practice 1527-05. The objective of the interviews is to obtain information indicating recognized environmental conditions in connection with the subject site.

### **6.1. Interview with Owner**

Ninyo & Moore requested that Mr. Tim Eason, the Tonopah Town Manager complete the owner questionnaire. The questionnaire completed by Mr. Eason is provided as Appendix E-1. Mr. Eason was unaware of any present or historical environmental concerns at the subject site. However, he did indicate that the subject site had been used as a “staging area” for parked cars.

## **6.2. Interview with Local Government Officials**

The NDEP and the Nevada State Fire Marshall require a physical address to request and review files. The subject site has no assigned physical address, therefore, no files were available for review. The regulatory response from NDEP is provided in Appendix E-2.

## **7. FINDINGS, OPINIONS, AND CONCLUSIONS**

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

### **7.1. Findings and Opinions**

- The subject site consists of a single parcel of land totaling approximately 2.702 acres in area, designated by the Nye County Tax Assessor as parcel numbers 008-261-19, and located at the northeast corner of the intersection of Air Force Road and Logan Field Road in Tonopah, Nye County, Nevada.
- Based on a review of historical sources the parcel constituting the subject site was historically developed with military housing prior to 1994. By 1994 the military housing had been demolished and the subject site was occupied by four mobile homes and a garage and loft.
- No drums, unidentified substance containers, or other evidence of the storage or disposal of hazardous substances or petroleum products was observed on the subject site.
- No evidence of ASTs or USTs (i.e., fill pipes, vent pipes, and emergency power generators) was observed on the subject site.
- Review of environmental databases indicated that there are no facilities located in the vicinity of the subject site that have handled hazardous materials or petroleum products and/or have been listed as having reported releases of hazardous materials or petroleum products.

### **7.2. Conclusions**

This Phase I ESA was performed in conformance with the scope and limitations of the American Society for Testing and Materials Practice E 1527-05. Any exceptions to or deletions from this practice are described in Section 1.5 of this report. This assessment has revealed no evidence of recognized environmental conditions, as defined in Section 1.1 of this report.

The following condition was noted as a non-ASTM 1527-05 additional issue:

- Based on the age of the mobile homes and garage, the presence of ACM is possible. If future development plans call for renovation or demolition of the site buildings, Ninyo & Moore recommends that suspect building materials be sampled and analyzed for asbestos prior to their disturbance.

### **7.3. Data Gaps and Data Failures**

The following data gap was encountered during performance of this ESA.

- Aerial photographs for the subject site and vicinity from between 1940 and 1994 were not reasonably ascertainable. This is considered to be a significant data gap due to the historical usage of nearby properties for mining operations during that period. However, no evidence of off-site historical mining activities that may pose an environmental concern to the subject site was noted.

The following data failures were encountered during performance of this ESA.

- No Sanborn fire insurance map coverage was available for the subject site and vicinity. This is not considered a significant data failure due to the availability of other historical resources (e.g. topographic maps and aerial photographs).
- Cross directories were not available for the subject site and vicinity. The lack of cross directories is not considered a significant data failure due to the availability of other historical resources (e.g. topographic maps and aerial photographs).
- Ninyo & Moore was not granted access to the interior of the mobile homes and garage and loft located on the subject site. However, based on the historical usage of these structures, this is not considered to be a significant data failure.

### **7.4. Deviations**

No deviations from the ASTM Practice E 1527-05 and EPA's All Appropriate Inquiry (AAI) standards as set forth in § 312.10 of CFR Chapter 40 Section 312 were noted during the preparation of this report.

## **8. ADDITIONAL SERVICES**

No additional services were performed during the preparation of this report.

## 9. REFERENCES

ASTM International, 2005, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, Designation E-1527-05.

FirstSearch Technology Corporation, 2009, Environmental Lien Report, APN 008-261-19, Tonopah, NV 89049, dated November 17, 2009.

Environmental FirstSearch™ Report dated October 28, 2009.

Nevada Division of Water Resources, 2009, Online Well Log Database.

Nye County Assessor, 2009, Online Property Information Search.

United States Environmental Protection Agency, 2006, Innocent Landowner, Standards for Conducting All Appropriate Inquiries, 40 CFR Part 312.

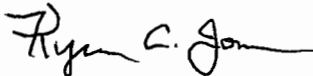
United States Environmental Protection Agency, 2006, Enforcement and Compliance Online.

United States Geological Survey, 1961, Tonopah Quadrangle, Nevada, 15-minute series topographic map, Scale 1:62,500.

United States Geological Survey, 1960 (photorevised 1982), Tonopah Quadrangle, Nevada, 7.5-minute series topographic map, Scale 1:24,000.



**10. SIGNATURES OF ENVIRONMENTAL PROFESSIONALS**

  
Ryan C. Jones, C.E.M.  
Project Geologist

  
Gregory A. Beck, C.E.M.  
Chief Environmental Scientist

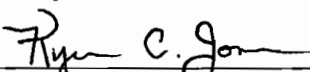
**11. QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS**

As required by 40 CFR §312.21(d) the following statement is included:

*I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined by §312.10 of 40 CFR 312. 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 the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.*

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, Ryan C. Jones, 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.*

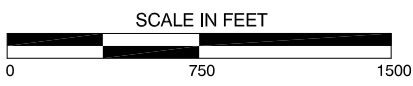
  
\_\_\_\_\_  
Ryan C. Jones, C.E.M.  
Certified Environmental Manager  
No. 2129  
Expires: October 18, 2011

12/3/09  
\_\_\_\_\_  
Date

Resumes, which document the professional qualifications, pursuant to 40 CFR §312.10(b)(2), of the persons that prepared and reviewed this report are provided as Appendix F.

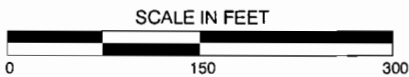
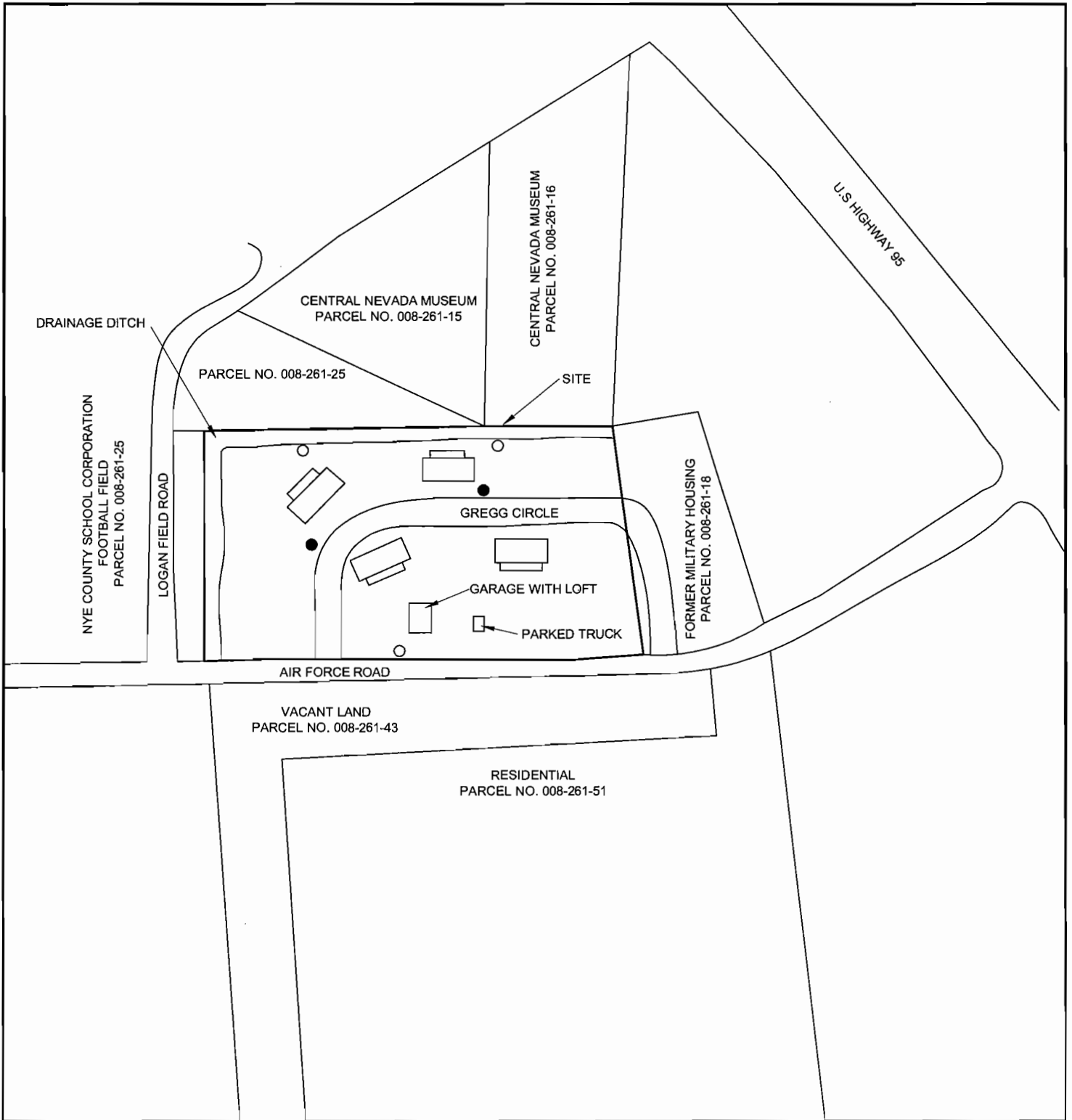
**FIGURES**





NOTE: DIMENSIONS, DIRECTIONS, AND LOCATIONS ARE APPROXIMATE.  
 REFERENCE: 2009 GOOGLE EARTH

|             |       |   |  |                        |
|-------------|-------|---|--|------------------------|
|             |       | <b>SITE LOCATION</b>  |  | FIGURE<br><br><b>1</b> |
|             |       | PHASE I ENVIRONMENTAL SITE ASSESSMENT<br>PARCEL NO. 008-261-19<br>TONOPAH, NEVADA |  |                        |
| PROJECT NO. | DATE  |   |  |                        |
| 302966001   | 11/09 |   |  |                        |



**LEGEND**



Unoccupied mobile home trailer



Pole-mounted transformer



Sewer manhole cover

NOTE: DIMENSIONS, DIRECTIONS, AND LOCATIONS ARE APPROXIMATE.  
REFERENCE: 2009 GOOGLE EARTH

|                                 |       |   |          |
|---------------------------------|-------|---|----------|
| <b><i>Ninyo &amp; Moore</i></b> |       | <b>SITE PLAN</b>  | FIGURE   |
| PROJECT NO.                     | DATE  | PHASE I ENVIRONMENTAL SITE ASSESSMENT<br>PARCEL NO. 008-261-19<br>TONOPAH, NEVADA | <b>2</b> |
| 302966001                       | 11/09 |   |          |

**APPENDIX A**  
**SITE PHOTOGRAPHS**





**Photograph 1: View of subject site, facing northeast.**



**Photograph 2: View of subject site, facing northwest.**



**Photograph 3: View of garage and loft located near southern margin of subject site, facing northwest.**



**Photograph 4: View of unoccupied mobile home, facing northwest.**



**Photograph 5: View of northern adjoining Central Nevada Museum, facing southeast.**



**Photograph 6: View of eastern adjoining former military housing property (parcel 008-261-18), facing northwest.**





**Photograph 7: View of southern adjoining vacant and residential properties, facing south across Air Force Road.**



**Photograph 8: View of southern adjoining vacant property (parcel 008-261-43), facing south.**



**Photograph 9: View of eastern adjoining school football field, facing northwest across Logan Field Road.**



**Photograph 10: View of drainage ditch on western margin of subject site, facing north.**





**Photograph 11: View of drainage ditch on northern margin of subject site, facing east.**



**Photograph 12: View of sewer manhole cover on subject site.**



**Photograph 13: View of water spigot adjacent to site mobile home.**

**APPENDIX B**

**PROPERTY RECORDS DOCUMENTATION**

- B-1 - Nye County Tax Assessor Records
- B-2 - Environmental Lien Search Report

**APPENDIX B-1**

**PROPERTY RECORDS DOCUMENTATION**

Nye County Tax Assessor Records



**Parcel Detail for Parcel # 008-261-19**

**Location**

Property Location T2N R42E S1 BLM HOUSING AREA

Town TONOPAH

Subdivision Lot Block

Property Name T2N R42E S1 BLM HOUSING AREA

**Description**

Total Acres 2.702      Ag Acres .000      W/R Acres .000

Improvements

|   |                   |                 |
|---|-------------------|-----------------|
| Single-fam Detached 0                               | Non-dwell Units 0 | Bdrm/Bath 0/.00 |
| Single-fam Attached 0                               | MH Hookups 0      | Stories .0      |
| Multi-fam Units 0                                   | Wells 0           |                 |
| Mobile Homes 0                                      | Septic Tanks 0    |                 |
| Total Dwelling Units 0                              | Bldg Sq Ft 0      |                 |
| <input type="button" value="Improvement List"/>     | Garage Sq Ft 0    | Attch/Detch     |
| <input type="button" value="Improvement Sketches"/> | Basement Sq Ft 0  | Finished 0      |

**Ownership**

Assessed Owner Name NYE CO TREAS TRSTE 03/04

Mailing Address P O BOX 473  
%UNKNOWN OWNER  
TONOPAH, NV 89049-0473

Legal Owner Name NYE CO TREAS TRSTE 03/04

Vesting Doc#, Date 659378 06/05/06 Book/Page /

Map Document #s

**Appraisal Classifications**

Current Land Use Code 100     

Zoning

Re-appraisal Group 5      Re-appraisal Year 2005

Orig Constr Year      Weighted Year

**Valuation**

|                   | Working Year<br>2010-11 | Closed/Reopened<br>Year 2009-10 | Prior Year<br>2008-09 |
|-------------------|-------------------------|---------------------------------|-----------------------|
| Land              | 36,960                  | 36,960                          | 36,960                |
| Improvements      | 0                       | 0                               | 0                     |
| Personal Property | 0                       | 0                               | 0                     |
| Ag Land           | 0                       | 0                               | 0                     |
| Exemptions        | 0                       | 0                               | 0                     |
| Net Assessed      | 36,960                  | 36,960                          | 36,960                |



**Ownership History for Parcel # 008-261-19**

| Current Owners  |      |
|---|------|
| Name  | From |
| NYE CO TREAS TRSTE 03/04<br>P O BOX 473<br>%UNKNOWN OWNER<br>TONOPAH, NV 89049-0473 | 2007 |

| Prior Owners |      |    |
|--------------|------|----|
| Name         | From | To |
|              |      |    |

NOTE: This is not a complete history and should not be used in place of a title search.

Close Window

**Additional Locations for Parcel # 008-261-19**

| # | Dir | Street or Other Description | Unit #(s) |
|---|-----|-----------------------------|-----------|
|   |     | BLM HOUSING                 |           |

Close Window

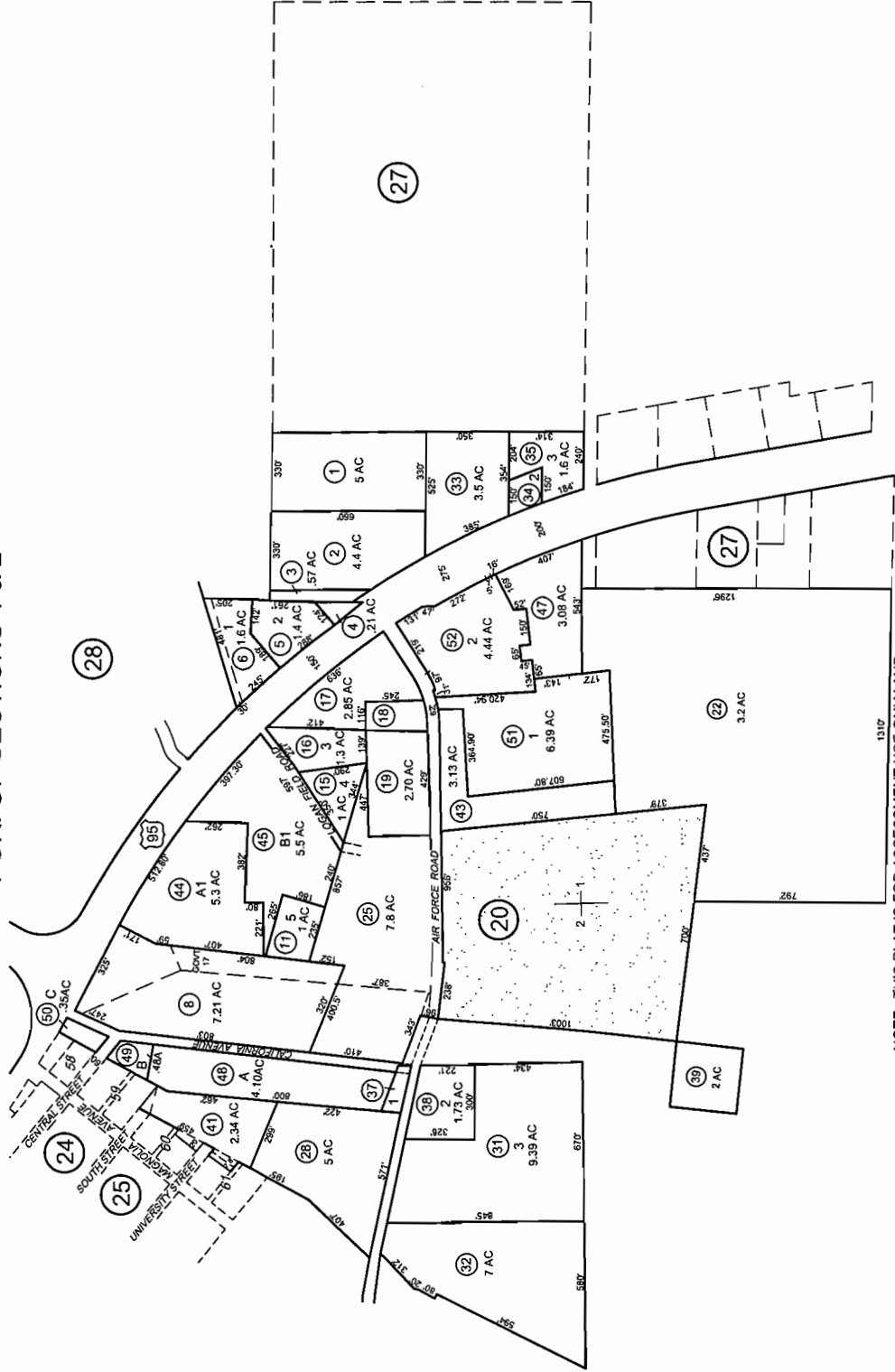
08-26



REV. 10-29-85  
 04-27-88  
 10-14-91  
 09-06-94  
 11-16-94  
 12-21-94  
 03-30-99  
 10-07-99  
 04-15-02  
 10-26-08  
 04-14-09



T2N, R42E  
 POR. OF SECTIONS 1 & 2



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.

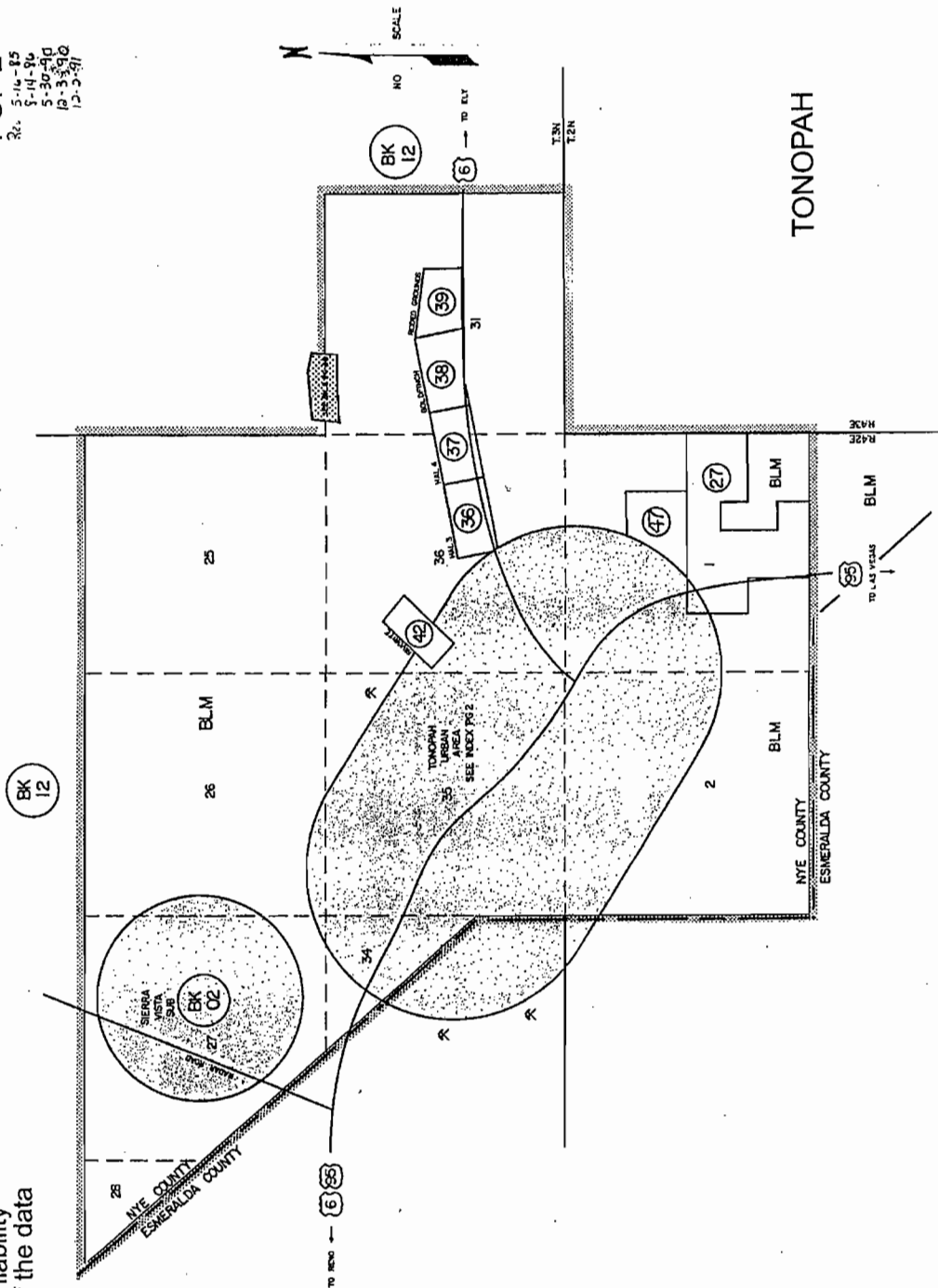
DEC. 82/WTB - bjb  
 CAD FILE 10-28-08/NG  
 NYE COUNTY ASSESSOR

\\fp-pah\users\ngrossell\APN Books\Updates 2009.03.04\108-26-090414-ng.dwg, 4/14/2009 4:42:43 PM

Nye County  
 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.

POR. T2&3N  
 POR. R42 & 43E

BOOK 08  
 INDEX MAP  
 1 OF 2  
 3-2, 5-14-85  
 5-14-90  
 5-30-90  
 12-3-90  
 12-3-91



JANNA/PLW  
 NYE CO. ASSESSOR





**Legal Description for Parcel # 008-261-19**

| Legal Description            | Sect/<br>Lot | Town/<br>Block | Range | Acres |
|------------------------------|--------------|----------------|-------|-------|
| T2N R42E S1 BLM HOUSING AREA | 1            | 2N             | 42E   | 2.702 |

Close Window

| Improvement List for Parcel # 008-261-19       |        |                               |      |           |                  |                 |       |              |
|--|--------|-------------------------------|------|-----------|------------------|-----------------|-------|--------------|
| Grp #  | Impr # | Description                   | Year | Cnt/ Size | Replacement Cost | Assessment Date | RCNLD |              |
| *  | ***    | *** No Improvements Found *** | **** | *****     | *****            | *****           | ***** |              |
| RCNLD: Replacement Cost New, Less Depreciation |        |                               |      |           |                  |                 |       |              |
|  |        |                               |      |           |                  |                 |       | Close Window |

**Sketches for Parcel # 008-261-19**

|                           |
|---------------------------|
| Sketches                  |
| *** No Sketches Found *** |

Close Window



**APPENDIX B-2**  
**PROPERTY RECORDS DOCUMENTATION**  
Environmental Lien Search Report



## Environmental Lien Search

November 11, 2009

### CLIENT

**Ninyo and Moore  
Attn: Ryan Jones  
6700 Paradise Road, Suite E  
Las Vegas, Nevada 89119**

### SITE

**No Site Address  
Tonopah, NV 89049  
Nye County**

**Client #: 302966001**

---

**Banks Project #: ES58861**

## LIEN SEARCH REPORT

### PROPERTY DESCRIPTION

**LEGAL DESCRIPTION:** See Attached  
**SUBJECT PARCEL NUMBER:** 008-261-19  
**CURRENT OWNER(S):** Nye County Board of Commissioners

### Lien Search Result

Researcher's Note: No vesting deed could be located into the Nye County Board of Commissioners. The density of transactions to and from this entity would require thousands of possible documents be reviewed to determine the current vesting document. Such a search would take a number of weeks and would be considered time and cost prohibitive.

No Environmental Liens on file for The Nye County Board of Commissioners. Nevada does not appear to be a Superlien State.

## LIEN SEARCH REPORT

### RESEARCH NOTES

Notes:

ASTM Notes: ASTM E 1527-05, on Historical Use Information requires a review of “*Reasonably Ascertainable standard historical sources.*”

“Reasonably Ascertainable means information that is publicly available, obtainable from a source with reasonable time and cost constraints, and practically reviewable.”

This task requires reviewing only as many of the standard historical sources as are necessary, and that are reasonably ascertainable and likely to be useful.

Banks Environmental Data, Inc. has determined that the ASTM E 1527-05, Section 8.3.4.4 requirements (as it pertains to methods and locations of research) have been met for the subject property searched in this report.

Environmental Liens: No environmental liens or activity/use limitations (AUL’s) identified.

---

### RESOURCES & LIMITATIONS

Banks Environmental Data, Inc. (Banks) has completed your request for an Environmental Lien Search for the above site. The information in this report has been produced from a limited search of the public land records and/or real property records of the county back to at least the mid 1980’s up through the indicated date as shown on this report. This limited search includes only environmental liens and restrictions. This report is being provided for use only as a limited part of an overall Phase I Environmental Site Assessment as performed by a qualified Environmental Engineer/Consultant as specified in the ASTM Standard E 1527-05 and as specified in the Comprehensive Environmental Response, Compensation and Liabilities Act of 1980, as amended, and may not be relied upon for any other purpose.

This report is not to be considered an Abstract, a Title Commitment, Title Opinion, Title Guaranty, or a representation of the legal status of the property. The information presented is simply a report of instruments filed of record pertaining to the above property and was obtained from the county public records. No guaranty as to the integrity or correctness of said records is implied.



## LIEN SEARCH REPORT

### GLOSSARY

There are certain terms used in Chain of Title searches, which may require clarification. This glossary is designed to provide definitions for some of the most common terms.

|                               |   |
|-------------------------------|---|
| <b>1. ENVIRONMENTAL LIEN:</b> | The Environmental Lien is a record of a document/instrument filed by the City, County, State or Federal Government that prevents the conveyance of a property because of severe environmental problems existing on the premises.  |
| <b>2. BREAK IN CHAIN:</b>     | <p>There may appear to be a break in the chain of title as indicated when the sequential tracing of ownership fails. An example of a break would be: <i>Smith to Jones. . . Jones to Wilson. . . White to Black</i>. The missing link is from Wilson to White. There are several possible reasons for this occurrence.</p> <ul style="list-style-type: none"> <li>• Due to the size or other physical characteristics of the property, there could be multiple owners at any time when tracing the history of the ownership of the property.</li> <li>• There could be an “easement title” over some portion of the property, allowing for use of that portion for a specific purpose.</li> <li>• There could be a “multi-percentage interest” in the property, with concurrent multiple owners making up 100% of the fee title. Then, a percentage owner deeds out his particular interest or a percentage of this interest to one or more parties. This causes a perceived break in the chain.</li> </ul> |
| <b>3. EASEMENT:</b>           | An easement is the right to enter and use another person’s property: a non-possessor right to use another person’s real property. Traditionally easements are granted to utility companies and other service organizations or as a right of access to another property.   |
| <b>4. MULTIPLE OWNERS:</b>    | <p>When “others” or “et al” appears on the report in the owner category, it indicates multiple ownership of a single parcel, with too many names to record in summary. It is frequently used to denote more than a single owner. If the owners are a married couple, both names may appear on the report or may be denoted by “et ux”.</p> <p>The term “owners” is usually used to indicate owners of multiple parcels, all recorded under a document that covers the multiple parcels.</p>   |
| <b>5. MULTIPLE PARCELS:</b>   | Some properties are created by combining several adjoining parcels into one large parcel. When this occurs; there might be several different owners until the time of unification of the property. Sometimes the ownership appears to be cloudy until each owner conveys his/her interest to the single owner of the new larger parcel.   |

**DISCLAIMER**

The information contained in this report has been obtained from publicly available sources and other secondary sources of information produced by entities other than Banks Environmental Data, Inc (Banks). Although great care has been taken by Banks in compiling and checking the information contained in this report to insure that it is current and accurate, Banks disclaims any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence or otherwise, and for any consequences arising therefrom. The data provided hereunder neither purports to be nor constitutes legal or medical advice. It is further understood that Banks makes no representations or warranties of any kind. Including, but not limited to, the warranties of fitness for a particular purpose of merchantability, nor any such representations or warranties to be implied with respect to the data furnished, and banks assumes no responsibility with respect to our customer’s, its employees’, clients’, or customers’ use thereof. Banks shall not be liable for any special, consequential, or exemplary damages resulting in whole or in part, from customer’s use of the data. Liability on the part of Banks Environmental Data, Inc (Banks) is limited to the monetary value paid for this report. The report is valid only for the geographical parameters specified on the cover page of this report, and any alteration or deviation from this description will require a new report. This report does not constitute a legal or licensed opinion.

659378

Official Records Nye County Nevada  
Requested By: Nye County Treasurer  
06/05/06 4:30 PM  
Donna L. Motis, Recorder  
Fee: \$ State: \$ Dep: cw  
Non-Conformity Fee \$

Trust Tax Deed

(Title of Document)

This cover page must be typed or printed.

Unofficial

NYE COUNTY, STATE OF NEVADA

TRUST TAX DEED

FOR THE FISCAL YEAR A.D. 2003/04

**KNOW ALL MEN BY THESE PRESENTS**

**THAT WHEREAS, GARY S. BUDAHL, AS COUNTY TREASURER AND EX-OFFICIO TAX RECEIVER IN AND FOR THE COUNTY OF NYE, STATE OF NEVADA, DID ON THE FIFTH (5) DAY OF JUNE 2006, SEIZE SAID PROPERTY, AFTER FIRST HAVING GIVEN DUE PUBLISHED NOTICE OF SUCH SEIZURE BY ADVERTISING THE SAME AS REQUIRED BY LAW, ALL OF THE PROPERTY HERINAFTER DESCRIBED, FOR THE TAXES, COSTS AND PENALTIES THEN EXISTING AGAINST SAID PROPERTY, TO WIT: FOR THE FISCAL YEAR A.D. 2003/04. WHICH SAID TAXES, COSTS AND PENALTIES WERE A LEGAL LIEN AGAINST THE SAID PROPERTY TO GARY S. BUDAHL, AS COUNTY TREASURER OF SAID COUNTY AND STATE, IN TRUST FOR THE USE AND BENEFIT OF SAID COUNTY AND STATE.**

**NOW THEREFORE, THIS INDENTURE WITNESSETH: THAT BY REASON OF THE PREMISES AND THE STATUTES OF NEVADA IN SUCH CASES MADE AND PROVIDED, I, GARY S. BUDAHL, AS COUNTY TREASURER AND EX-OFFICIO TAX RECEIVER IN AND FOR SAID COUNTY AND STATE, HAVE GRANTED, BARGAINED AND CONVEYED UNTO GARY S. BUDAHL, COUNTY TREASURER, AND TO HIS SUCCESSORS IN OFFICE, IN TRUST FOR THE USE AND BENEFIT OF SAID COUNTY AND STATE DO BY THESE PRESENTS GRANT, BARGAIN, SELL AND CONVEY UNTO THE SAID GARY S. BUDAHL, COUNTY TREASURER, IN TRUST, ALL OF THE FOLLOWING DESCRIBED PROPERTY AND REAL ESTATE SITUATED IN THE SAID COUNTY AND STATE, FOR THE TAXES, COSTS AND PENALTIES DULY LEVIED UPON AND EXISTING AGAINST THE HEREINAFTER DESCRIBED PERSONS, REAL ESTATE AND IMPROVEMENTS THEREON SITUATE, AND WHICH SAID TAXES, COSTS AND PENALTIES WERE A PROPER AND LEGAL CHARGE UPON AND AGAINST SAID PROPERTY FOR THE FISCAL YEAR A.D. 2003/04 AND IN TRUST FOR YEARS A.D. 2004/05 AND A.D. 2005/06.**

**THAT IS TO SAY:**

**TO HAVE AND HOLD ALL AND SINGULAR THE FOREGOING DESCRIBED PREMISES, TOGETHER WITH THE APPURTENANCES THEREUNTO BELONGING, OR IN ANYWISE APPERTAINING, UNTO THE SAID GARY S. BUDAHL, COUNTY TREASURER, AND HIS SUCCESSORS IN**





**APPENDIX C**  
**REGULATORY RECORDS DOCUMENTATION**

*TRACK ► INFO SERVICES, LLC*

# **Environmental FirstSearch™ Report**

Target Property:

**APN 008-261-19**

**TONOPAH NV 89049**

Job Number: 302966001

**PREPARED FOR:**

Ninyo & Moore  
6700 Paradise Road, Suite E  
Las Vegas, Nevada 89119

10-28-09



*Tel: (866) 664-9981*

*Fax: (818) 249-4227*

# *Environmental FirstSearch*

## *Search Summary Report*

**Target Site:** APN 008-261-19

TONOPAH NV 89049

### FirstSearch Summary

| Database                 | Sel | Updated  | Radius | Site | 1/8 | 1/4 | 1/2 | 1/2> | ZIP | TOTALS |
|--------------------------|-----|----------|--------|------|-----|-----|-----|------|-----|--------|
| NPL                      | Y   | 09-11-09 | 1.00   | 0    | 0   | 0   | 0   | 0    | 0   | 0      |
| NPL Delisted             | Y   | 09-11-09 | 0.50   | 0    | 0   | 0   | 0   | -    | 0   | 0      |
| CERCLIS                  | Y   | 07-28-09 | 0.50   | 0    | 0   | 0   | 0   | -    | 0   | 0      |
| NFRAP                    | Y   | 07-28-09 | 0.50   | 0    | 0   | 0   | 0   | -    | 0   | 0      |
| RCRA COR ACT             | Y   | 10-14-09 | 1.00   | 0    | 0   | 0   | 0   | 0    | 0   | 0      |
| RCRA TSD                 | Y   | 10-14-09 | 0.50   | 0    | 0   | 0   | 0   | -    | 0   | 0      |
| RCRA GEN                 | Y   | 10-14-09 | 0.25   | 0    | 0   | 0   | -   | -    | 0   | 0      |
| RCRA NLR                 | Y   | 10-14-09 | 0.12   | 0    | 0   | -   | -   | -    | 0   | 0      |
| Federal IC / EC          | Y   | 08-06-09 | 0.25   | 0    | 0   | 0   | -   | -    | 0   | 0      |
| ERNS                     | Y   | 09-13-09 | 0.12   | 0    | 0   | -   | -   | -    | 0   | 0      |
| Tribal Lands             | Y   | 12-01-05 | 1.00   | 0    | 0   | 0   | 0   | 0    | 0   | 0      |
| State/Tribal Sites       | Y   | 04-06-09 | 1.00   | 0    | 0   | 0   | 0   | 0    | 0   | 0      |
| State/Tribal SWL         | Y   | 06-27-02 | 0.50   | 0    | 0   | 0   | 0   | -    | 0   | 0      |
| State/Tribal LUST        | Y   | 04-06-09 | 0.50   | 0    | 0   | 0   | 0   | -    | 0   | 0      |
| State/Tribal UST/AST     | Y   | 04-03-09 | 0.25   | 0    | 0   | 0   | -   | -    | 0   | 0      |
| State/Tribal EC          | Y   | NA       | 0.25   | 0    | 0   | 0   | -   | -    | 0   | 0      |
| State/Tribal IC          | Y   | NA       | 0.25   | 0    | 0   | 0   | -   | -    | 0   | 0      |
| State/Tribal VCP         | Y   | NA       | 0.50   | 0    | 0   | 0   | 0   | -    | 0   | 0      |
| State/Tribal Brownfields | Y   | 04-06-09 | 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:** 10-28-09  
**Requestor Name:** Ryan Jones  
**Standard:** ASTM-05

**Search Type:** COORD  
**Job Number:** 302966001  
**Filtered Report**

**Target Site:** APN 008-261-19  
 TONOPAH NV 89049

*Demographics*

|                                |                        |                       |
|--------------------------------|------------------------|-----------------------|
| <b>Sites:</b> 0                | <b>Non-Geocoded:</b> 0 | <b>Population:</b> NA |
| <b>Radon:</b> -0.1 - 7.6 PCI/L |                        |                       |

*Site Location*

|                   | <u>Degrees (Decimal)</u> | <u>Degrees (Min/Sec)</u> | <u>UTMs</u>                  |
|-------------------|--------------------------|--------------------------|------------------------------|
| <b>Longitude:</b> | -117.219926              | -117:13:12               | <b>Easting:</b> 480706.17    |
| <b>Latitude:</b>  | 38.05938                 | 38:3:34                  | <b>Northing:</b> 4212220.397 |
|                   |                          |                          | <b>Zone:</b> 11              |

*Comment*

|                 |
|-----------------|
| <b>Comment:</b> |
|-----------------|

*Additional Requests/Services*

|                                      |                  |
|--------------------------------------|------------------|
| <b>Adjacent ZIP Codes:</b> 0 Mile(s) | <b>Services:</b> |
|--------------------------------------|------------------|

| <u>ZIP Code</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                |             |
| Historical Topos       | No                |             |
| City Directories       | No                |             |
| Title Search/Env Liens | No                |             |
| Municipal Reports      | No                |             |
| Online Topos           | Yes               | 10/28/09    |

***Environmental FirstSearch  
Selected Sites Summary Report***

**Target Property:** APN 008-261-19  
TONOPAH NV 89049

**JOB:** 302966001

**TOTAL:** 0      **GEOCODED:** 0      **NON GEOCODED:** 0      **SELECTED:** 0

| <b>Page No.</b> | <b>DB Type</b> | <b>Site Name/ID/Status</b> | <b>Address</b> | <b>Dist/Dir</b> | <b>Map ID</b> |
|-----------------|----------------|----------------------------|----------------|-----------------|---------------|
|-----------------|----------------|----------------------------|----------------|-----------------|---------------|

---



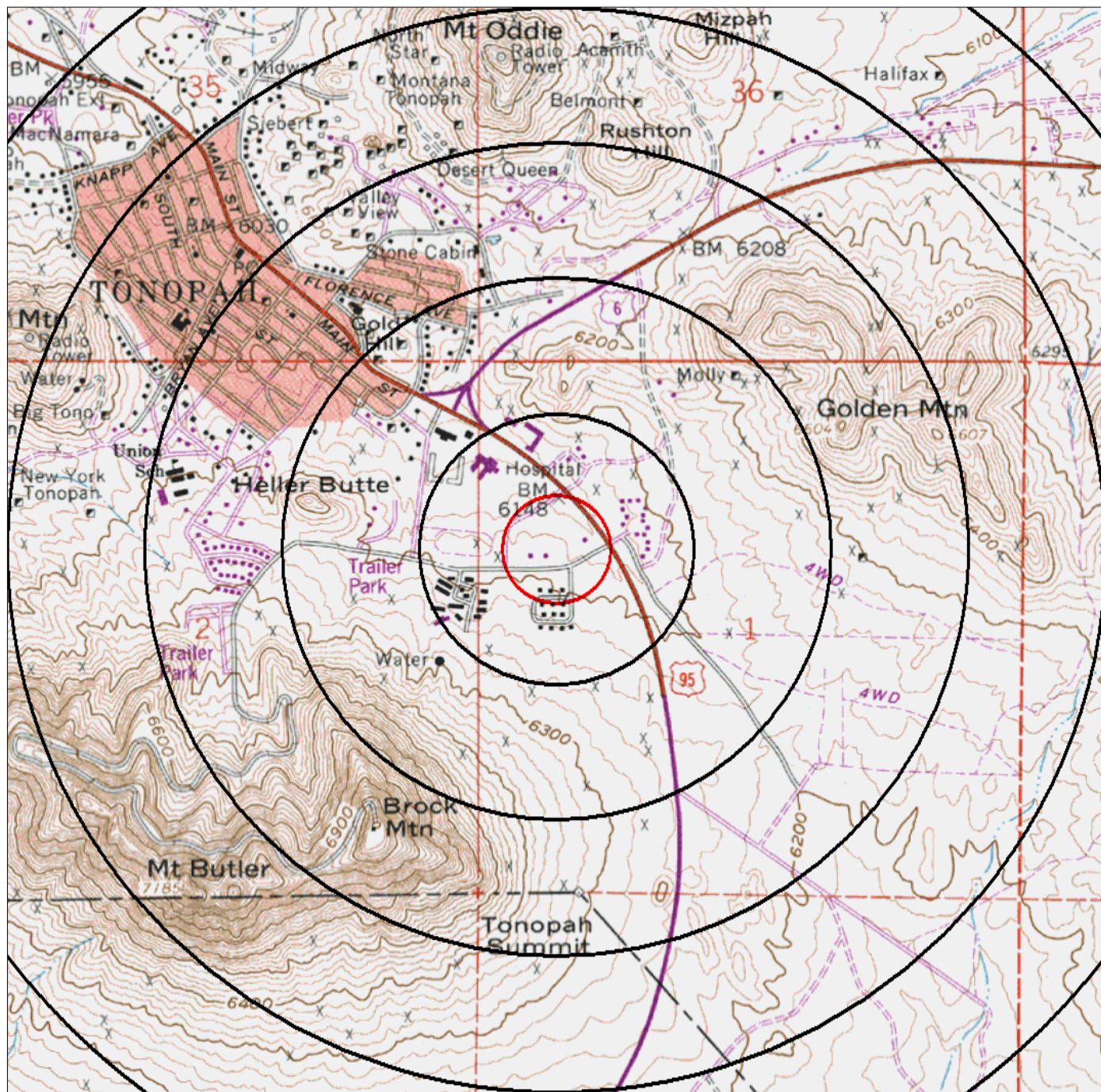


# Environmental FirstSearch

Topo : 1.00 Mile Radius

Single Map

APN 008-261-19, TONOPAH NV 89049



**Source:**

Target Site (Latitude: 38.05938 Longitude: -117.219926) .....

Identified Site, Multiple Sites, Receptor .....

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste .....

Tribal Land .....

Map Name: TONOPAH Date Created: 1960-- Date Revised: 1982--

Map Reference Code: 38117-A2-TF-024

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius



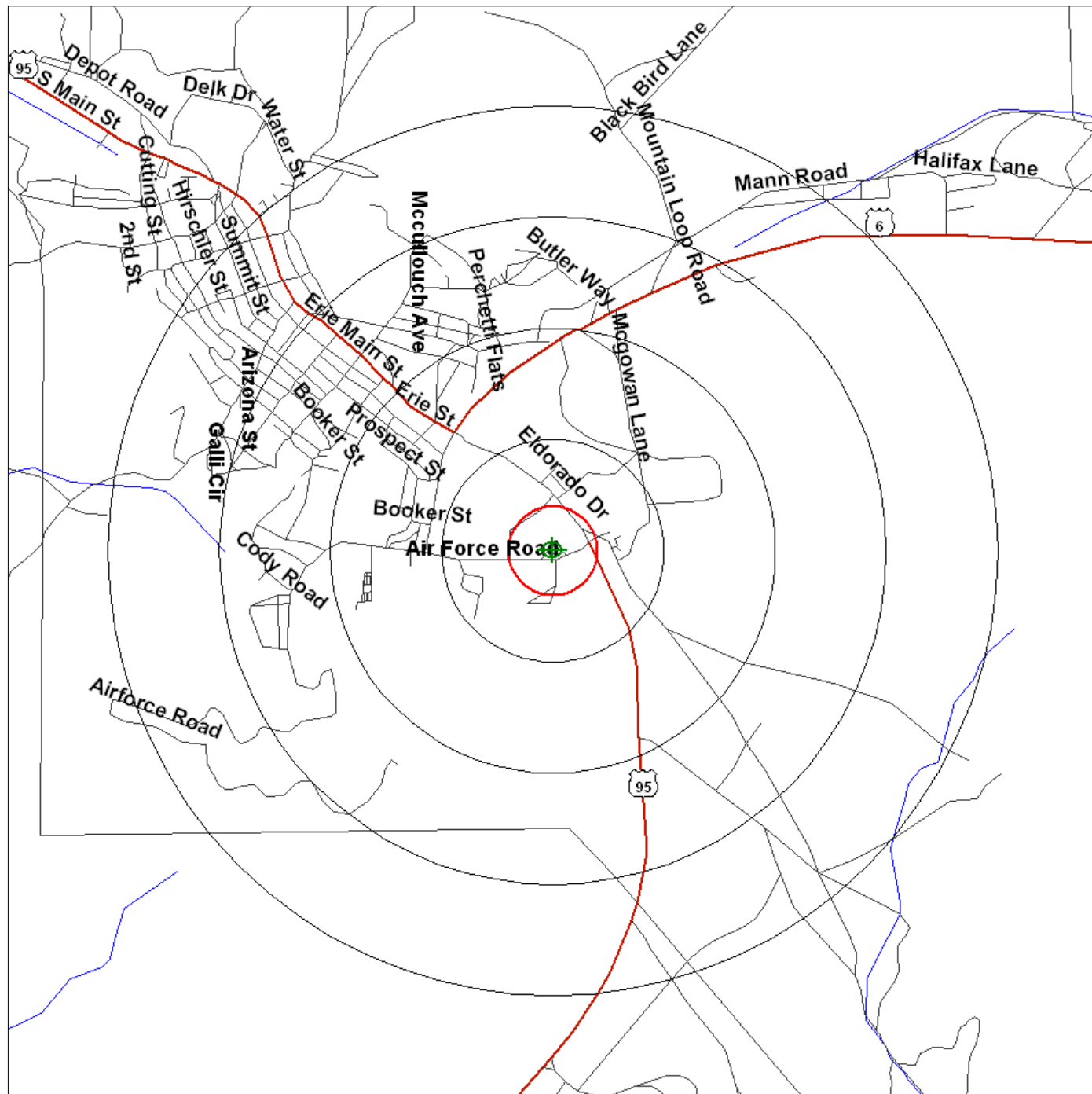


# Environmental FirstSearch

1 Mile Radius  
Single Map:



**APN 008-261-19, TONOPAH NV 89049**



Source: U.S. Census TIGER Files

- Target Site (Latitude: 38.05938 Longitude: -117.219926) .....
- Identified Site, Multiple Sites, Receptor .....
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste .....
- Triballand.....
- Railroads .....
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



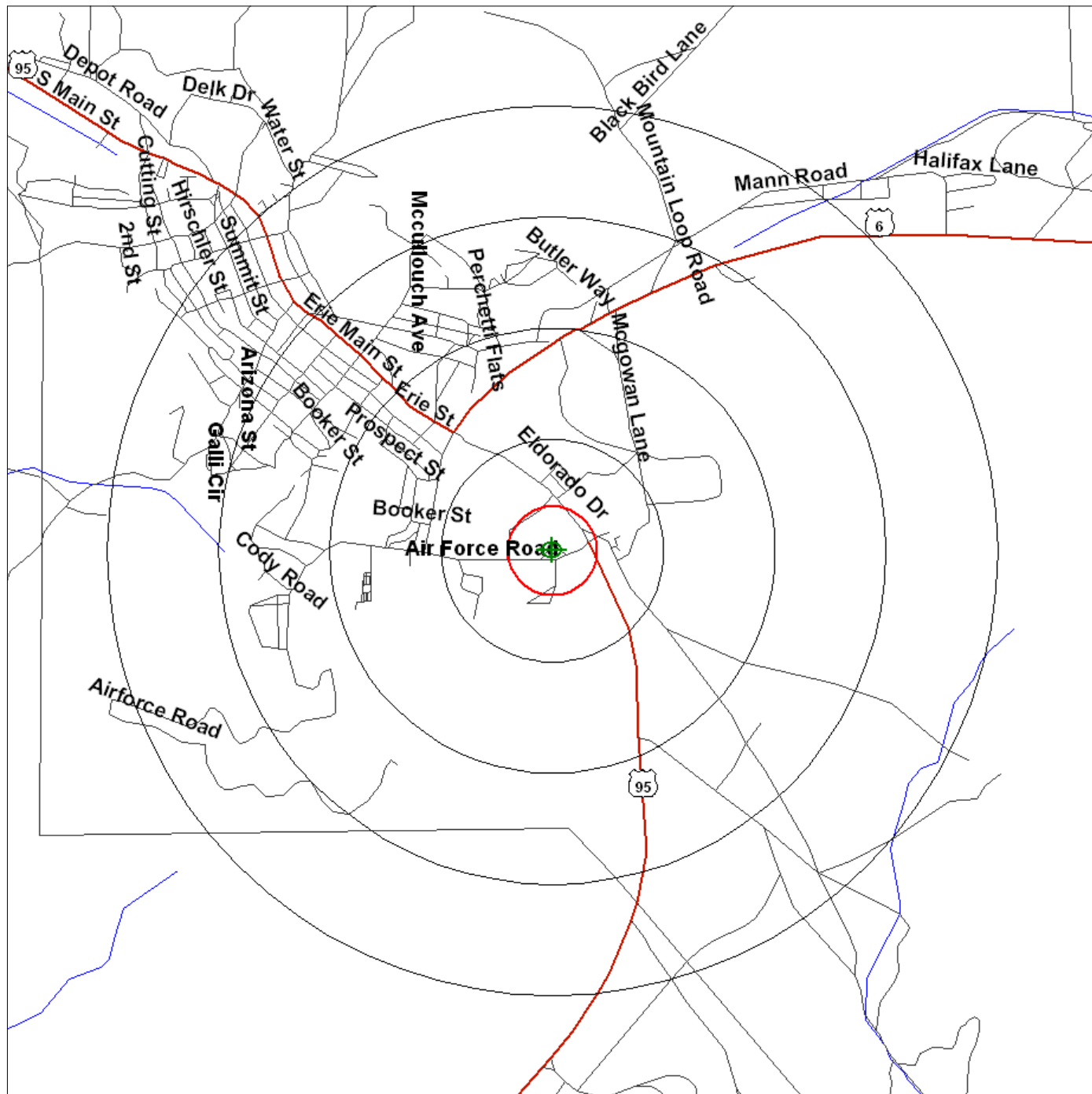


# Environmental FirstSearch

1 Mile Radius  
ASTM-05: NPL, RCACOR, STATE



**APN 008-261-19, TONOPAH NV 89049**

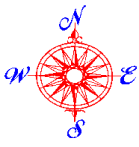


Source: U.S. Census TIGER Files

- Target Site (Latitude: 38.05938 Longitude: -117.219926) .....
- Identified Site, Multiple Sites, Receptor .....
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste .....
- Triballand.....
- Railroads .....
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius







# Environmental FirstSearch

.5 Mile Radius  
ASTM-05: Multiple Databases



**APN 008-261-19, TONOPAH NV 89049**



Source: U.S. Census TIGER Files

- Target Site (Latitude: 38.05938 Longitude: -117.219926) .....
  - Identified Site, Multiple Sites, Receptor .....
  - NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste .....
  - Triballand.....
  - Railroads .....
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



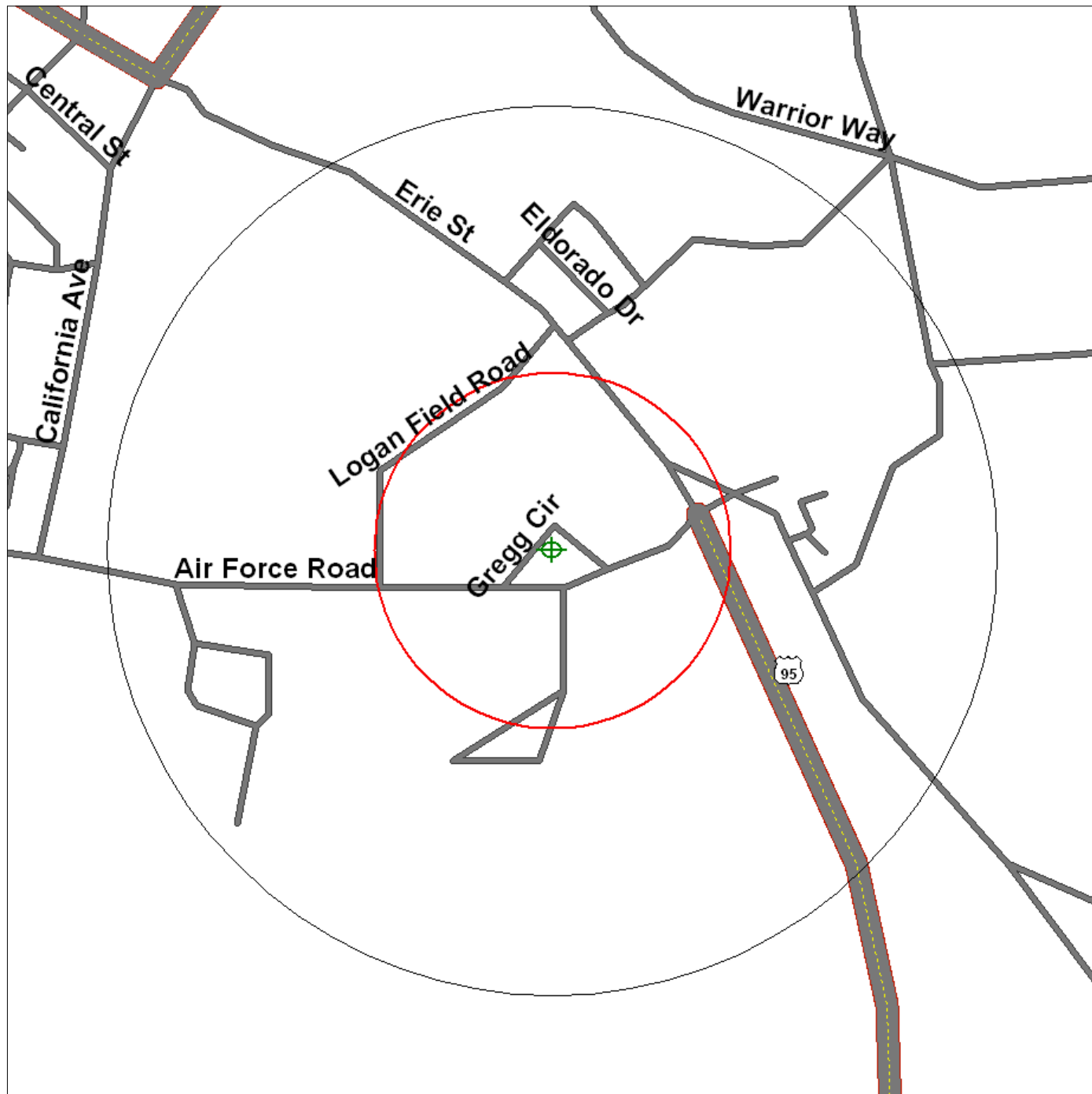


# Environmental FirstSearch

.25 Mile Radius  
ASTM-05: RC RAGEN, UST



**APN 008-261-19, TONOPAH NV 89049**



Source: U.S. Census TIGER Files

- Target Site (Latitude: 38.05938 Longitude: -117.219926) .....
- Identified Site, Multiple Sites, Receptor .....
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste .....
- Triballand.....
- Railroads .....



Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



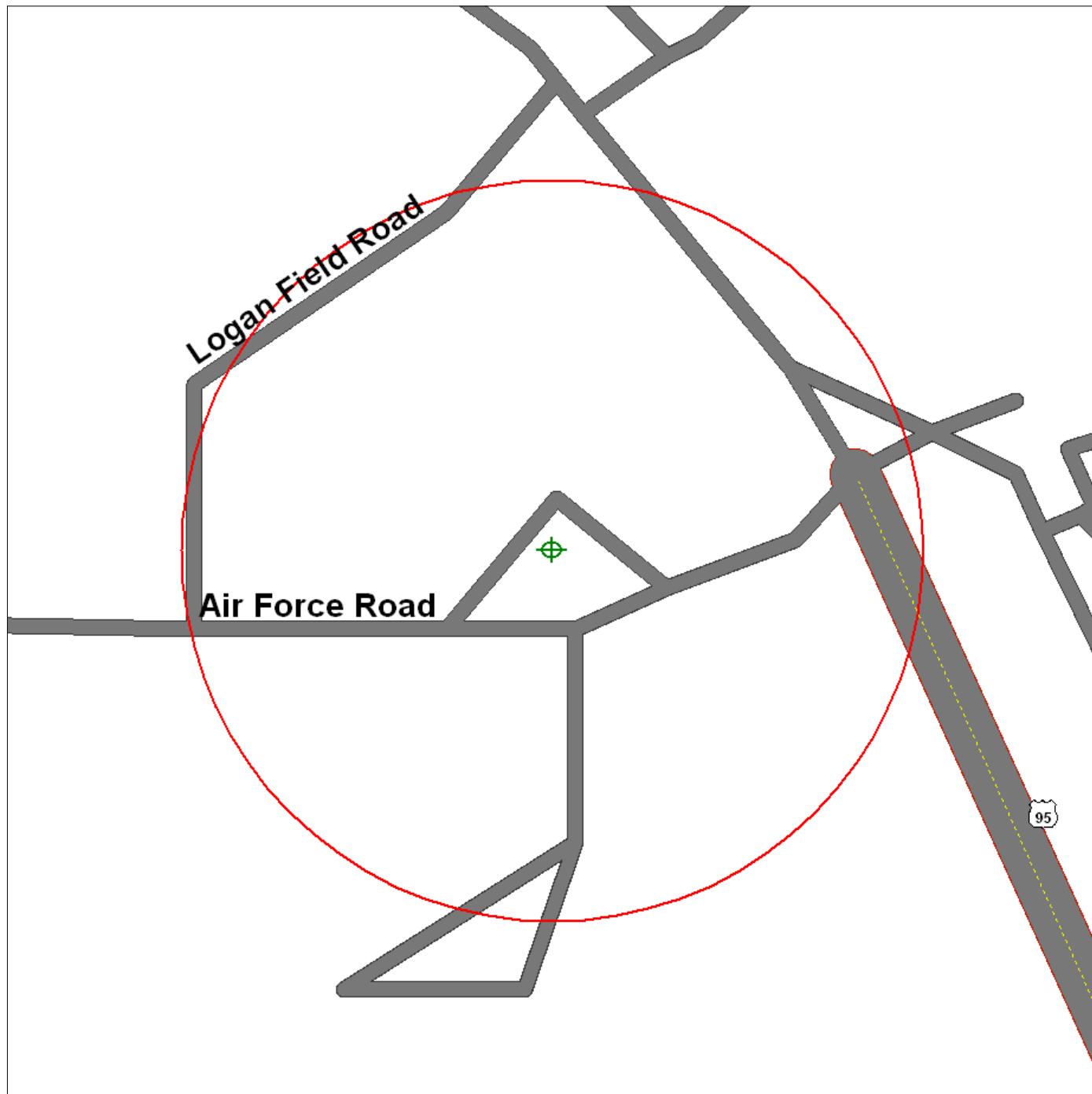


# Environmental FirstSearch

.12 Mile Radius  
ASTM-05: ERNS, RCRANLR



**APN 008-261-19, TONOPAH NV 89049**



Source: U.S. Census TIGER Files

- Target Site (Latitude: 38.05938 Longitude: -117.219926) .....
  - Identified Site, Multiple Sites, Receptor .....
  - NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste .....
  - Triballand.....
  - Railroads .....
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



*Environmental FirstSearch*  
*Site Detail Report*

**Target Property:** APN 008-261-19  
TONOPAH NV 89049

**JOB:** 302966001

No sites were found!

## Environmental FirstSearch Descriptions

**NPL: EPA NATIONAL PRIORITY LIST** - The National Priorities List is a list of the worst hazardous waste sites that have been identified by Superfund. Sites are only put on the list after they have been scored using the Hazard Ranking System (HRS), and have been subjected to public comment. Any site on the NPL is eligible for cleanup using Superfund Trust money.

A Superfund site is any land in the United States that has been contaminated by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.

FINAL - Currently on the Final NPL

PROPOSED - Proposed for NPL

**NPL DELISTED: EPA NATIONAL PRIORITY LIST Subset** - Database of delisted NPL sites. The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

DELISTED - Deleted from the Final NPL

**CERCLIS: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM (CERCLIS)**- CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL.

PART OF NPL- Site is part of NPL site

DELETED - Deleted from the Final NPL

FINAL - Currently on the Final NPL

NOT PROPOSED - Not on the NPL

NOT VALID - Not Valid Site or Incident

PROPOSED - Proposed for NPL

REMOVED - Removed from Proposed NPL

SCAN PLAN - Pre-proposal Site

WITHDRAWN - Withdrawn

**NFRAP: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM ARCHIVED SITES** - database of Archive designated CERCLA sites that, to the best of EPA's knowledge, assessment has been completed and 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.

NFRAP – No Further Remedial Action Plan

P - Site is part of NPL site

D - Deleted from the Final NPL

F - Currently on the Final NPL

N - Not on the NPL

O - Not Valid Site or Incident

P - Proposed for NPL

R - Removed from Proposed NPL

S - Pre-proposal Site

W – Withdrawn

**RCRA COR ACT: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES** - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

RCRAInfo facilities that have reported violations and subject to corrective actions.

**RCRA TSD: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM**

**TREATMENT, STORAGE, and DISPOSAL FACILITIES.** - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

Facilities that treat, store, dispose, or incinerate hazardous waste.

**RCRA GEN: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM GENERATORS** - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984. Facilities that generate or transport hazardous waste or meet other RCRA requirements.

LGN - Large Quantity Generators

SGN - Small Quantity Generators

VGN – Conditionally Exempt Generator.

Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List) facilities.

**RCRA NLR: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES** - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

Facilities not currently classified by the EPA but are still included in the RCRAInfo database. Reasons for non classification:

Failure to report in a timely matter.

No longer in business.

No longer in business at the listed address.

No longer generating hazardous waste materials in quantities which require reporting.

**Federal IC / EC: EPA BROWNFIELD MANAGEMENT SYSTEM (BMS)** - database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant Programs.

**FEDERAL ENGINEERING AND INSTITUTIONAL CONTROLS-** Superfund sites that have either an engineering or an institutional control. The data includes the control and the media contaminated.

**ERNS: EPA/NRC EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS)** - Database of incidents reported to the National Response Center. These incidents include chemical spills, accidents involving chemicals (such as fires or explosions), oil spills, transportation accidents that involve oil or chemicals, releases of radioactive materials, sightings of oil sheens on bodies of water, terrorist incidents involving chemicals, incidents where illegally dumped chemicals have been found, and drills intended to prepare responders to handle these kinds of incidents. Data since January 2001 has been received from the National Response System database as the EPA no longer maintains this data.

**Tribal Lands: DOI/BIA INDIAN LANDS OF THE UNITED STATES** - Database of areas with boundaries established by treaty, statute, and (or) executive or court order, recognized by the Federal Government as territory in which American Indian tribes have primary governmental authority. The Indian Lands of the United States map layer shows areas of 640 acres or more, administered by the Bureau of Indian Affairs. Included are Federally-administered lands within a reservation which may or may not be considered part of the reservation.

**State/Tribal Sites: NV DOC CORRECTIVE ACTION CASES-** 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.

**State/Tribal SWL: NV DOC SOLID WASTE LANDFILLS**-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.

**State/Tribal LUST: NV DOC LEAKING UNDERGROUND STORAGE TANKS**- 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.

**WASHOE COUNTY LEAKING UNDERGROUND STORAGE TANKS**- 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.

**State/Tribal UST/AST: NV DOC/EPA 9 UNDERGROUND STORAGE TANKS**- This division maintains an inventory of underground storage tanks.

**INDIAN LANDS UST LIST**-A listing of underground storage tanks currently on Indian lands under federal jurisdiction. Nevada Indian Lands USTs are administered by US EPA Region 9.

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

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.

**State/Tribal Brownfields: NV DOC/EPA BROWNFIELDS SITES**- The Bureau of Corrective Actions maintains a list of brownfield sites as part of its listing of clean-up evaluations and actions regarding sites with actual or potential contamination that could affect groundwater. The NDEP defines a brownfield as an abandoned, idled, or underused industrial or commercial properties taken out of productive use because of real or perceived risks from environmental contamination.

Brownfields Management System (BMS) is an analytical database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant Programs.

**RADON: NTIS NATIONAL RADON DATABASE** - EPA radon data from 1990-1991 national radon project collected for a variety of zip codes across the United States.



## Environmental FirstSearch Database Sources

**NPL: EPA** Environmental Protection Agency

*Updated quarterly*

**NPL DELISTED: EPA** Environmental Protection Agency

*Updated quarterly*

**CERCLIS: EPA** Environmental Protection Agency

*Updated quarterly*

**NFRAP: EPA** Environmental Protection Agency.

*Updated quarterly*

**RCRA COR ACT: EPA** Environmental Protection Agency.

*Updated quarterly*

**RCRA TSD: EPA** Environmental Protection Agency.

*Updated quarterly*

**RCRA GEN: EPA** Environmental Protection Agency.

*Updated quarterly*

**RCRA NLR: EPA** Environmental Protection Agency

*Updated quarterly*

**Federal IC / EC: EPA** Environmental Protection Agency

*Updated quarterly*

**ERNS: EPA/NRC** Environmental Protection Agency

*Updated semi-annually*

**Tribal Lands: DOI/BIA** United States Department of the Interior

*Updated annually*

**State/Tribal Sites: NV DOC** The Nevada Department of Conservation and Natural Resources, Division of

Environmental Protection (NDEP), Bureau of Corrective Actions

*Updated quarterly/when available*

**State/Tribal SWL:** *NV DOC* The Nevada Department of Conservation and Natural Resources, Division of Environmental Protection (NDEP), Bureau of Corrective Actions

*Updated annually/when available*

**State/Tribal LUST:** *NV DOC* The Nevada Department of Conservation and Natural Resources, Division of Environmental Protection (NDEP), Bureau of Corrective Actions

Phone: (775) 687-4670

Washoe County Department of Environmental Health

*Updated quarterly/when available*

**State/Tribal UST/AST:** *NV DOC/EPA 9* The Nevada Department of Conservation and Natural Resources, Division of Environmental Protection (NDEP), Bureau of Corrective Actions

Phone: (775) 687-4670

US EPA Region 9, Underground Storage Tank Program

*Updated quarterly/when available*

**State/Tribal Brownfields:** *NV DOC/EPA* The Nevada Department of Conservation and Natural Resources, Division of Environmental Protection (NDEP), Bureau of Corrective Actions

Phone: (775) 687-4670

*Updated when available*

**RADON:** *NTIS* Environmental Protection Agency, National Technical Information Services

*Updated periodically*

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

**Target Property:** APN 008-261-19  
 TONOPAH NV 89049

**JOB:** 302966001

| <b>Street Name</b> | <b>Dist/Dir</b> | <b>Street Name</b>   | <b>Dist/Dir</b> |
|--------------------|-----------------|----------------------|-----------------|
| 20 Yard            | 0.36 NW         | Magnolia Ave         | 0.35 NW         |
| Air Force Rd       | 0.02 SE         | Mann Rd              | 0.88 NE         |
| Airforce Rd        | 0.55 SW         | Mc Quillan St        | 0.98 NW         |
| Arizona St         | 0.57 NW         | McCullough Ave       | 0.67 NW         |
| Bailey Ln          | 0.83 NW         | McCullough Creek     | 0.60 NW         |
| Belmont Ave        | 0.51 NW         | McCullough Ave       | 0.61 NW         |
| Black Bird Ln      | 0.96 NE         | McGowan Ln           | 0.29 NE         |
| Booker St          | 0.28 NW         | Merlin Rocky Ct      | 0.51 NW         |
| Brougner Ave       | 0.83 NW         | Midway Gulch Rd      | 0.93 NW         |
| Bryan Ave          | 0.66 NW         | Mineral St           | 0.74 NW         |
| Burro Ave          | 0.71 NW         | Mizpah Cir           | 0.47 NW         |
| Butler Ave         | 0.45 NW         | Montana St           | 0.78 NW         |
| Butler Way         | 0.60 NE         | Mountain Loop Rd     | 0.75 NE         |
| California Ave     | 0.28 NW         | Nikki Ave            | 0.42 NW         |
| Central St         | 0.33 NW         | Occidental Dr        | 0.60 NW         |
| Charles St         | 0.79 NW         | Oddie Ave            | 0.93 NW         |
| Cody Rd            | 0.59 SW         | Perchetti Flats      | 0.53 NW         |
| Conner Dr          | 0.15 NW         | Prospect St          | 0.30 NW         |
| Corona Ave         | 0.93 NW         | Queen                | 0.68 NW         |
| Court House Rd     | 0.51 NW         | S Main St            | 0.76 NW         |
| Crescent Dr        | 0.61 NW         | Sawtooth Rd          | 0.30 NW         |
| Cross Ave          | 0.68 NW         | Silver Cir           | 0.67 NW         |
| Cross St           | 0.75 NW         | Silver Creek         | 0.61 NW         |
| Desert Queen Dr    | 0.60 NW         | South Rd             | 0.38 NW         |
| Desert Queen Rd    | 0.61 NW         | South St             | 0.62 NW         |
| Edwards St         | 0.95 NW         | St Patrick St        | 0.54 NW         |
| Eldorado Dr        | 0.14 NE         | Stewart St           | 0.98 NW         |
| Ellis St           | 0.57 NW         | Summit St            | 0.37 NW         |
| Erie Main St       | 0.61 NW         | Thomas Rd            | 0.55 SW         |
| Erie St            | 0.08 NE         | Tonopah Ave          | 0.53 NW         |
| Eureka St          | 0.78 NW         | United States Highwa | 0.34 NW         |
| Everett St         | 0.76 NW         | United States Highwa | 0.09 NE         |
| Florence Ave       | 0.47 NW         | University St        | 0.53 NW         |
| Frankee St         | 0.44 NW         | Utah Arizona St      | 0.59 NW         |
| Galli Cir          | 0.78 NW         | Utah St              | 0.65 NW         |
| Gregg Cir          | 0.02 SE         | Valley View Ave      | 0.51 NW         |
| Hertel Ave         | 0.54 NW         | Van Skee Ln          | 0.84 NW         |
| Howerton Hill      | 0.12 NE         | Ve Tr                | 0.96 NW         |
| Idaho Cir          | 0.59 NW         | Victoria Rd          | 0.51 SW         |
| Idaho St           | 0.57 NW         | Warrior Way          | 0.29 NE         |
| Ketten Rd          | 0.62 NE         | Water St             | 0.93 NW         |
| Logan Field Rd     | 0.07 NW         |                      |                 |

## **APPENDIX D**

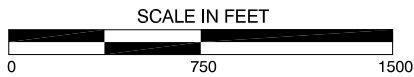
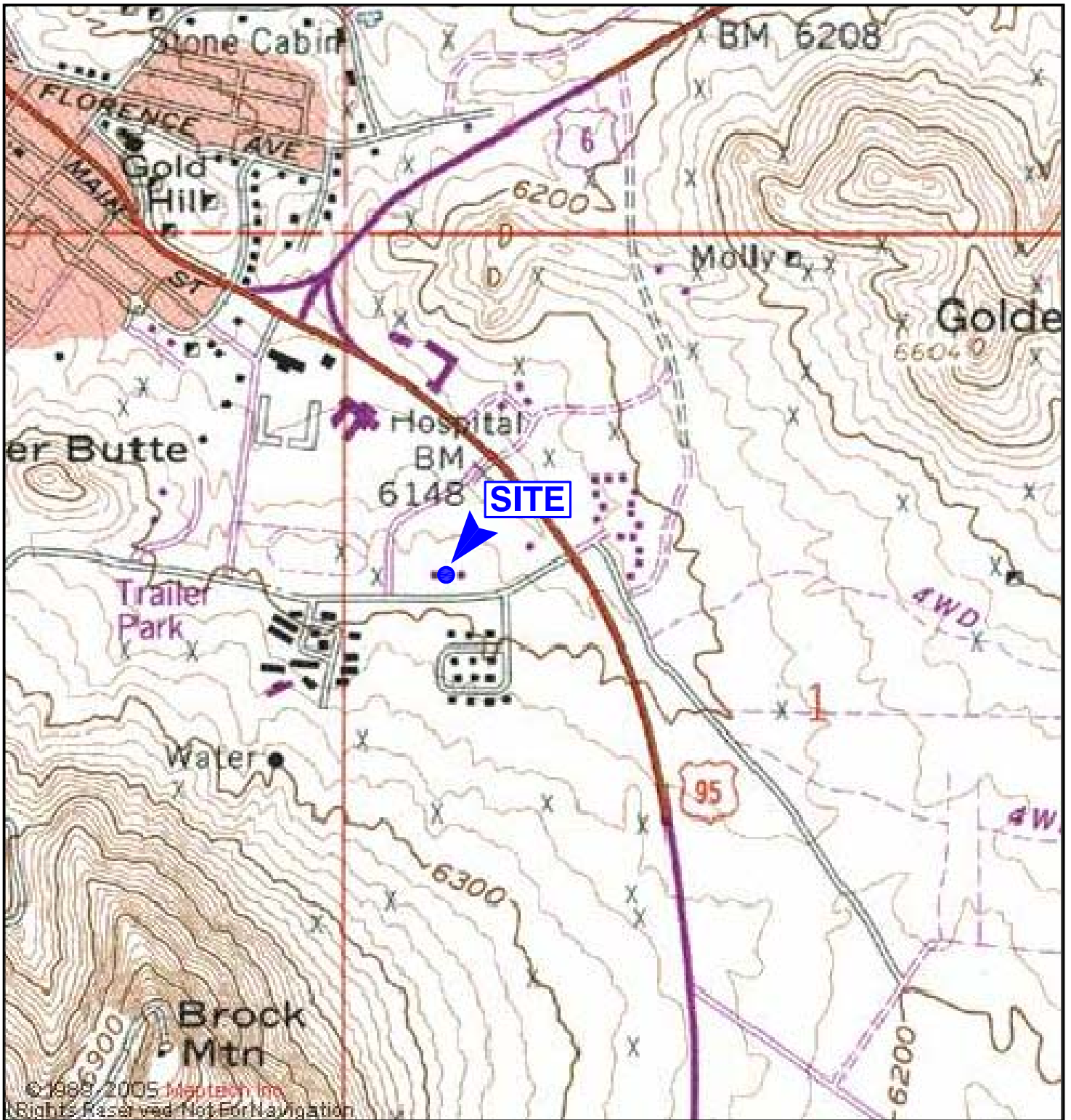
### **HISTORICAL RESEARCH DOCUMENTATION**

- D-1 - Historical Topographic Maps
- D-2 - Aerial Photograph

**APPENDIX D-1**

**HISTORICAL RESEARCH DOCUMENTATION**

Historical Topographic Maps



NOTE: DIMENSIONS, DIRECTIONS, AND LOCATIONS ARE APPROXIMATE.  
 REFERENCE: USGS TONOPAH QUADRANGLE, 7.5 MINUTE SERIES TOPOGRAPHIC MAP, DATED 1960 (PHOTOREVISED 1982).

|             |       |   |            |
|-------------|-------|---|------------|
|             |       | <b>TOPOGRAPHIC MAP</b><br>PHASE I ENVIRONMENTAL SITE ASSESSMENT<br>PARCEL NO. 008-261-19<br>TONOPAH, NEVADA | FIGURE     |
|             |       |   | <b>D-1</b> |
| PROJECT NO. | DATE  |   |            |
| 302966001   | 11/09 |   |            |



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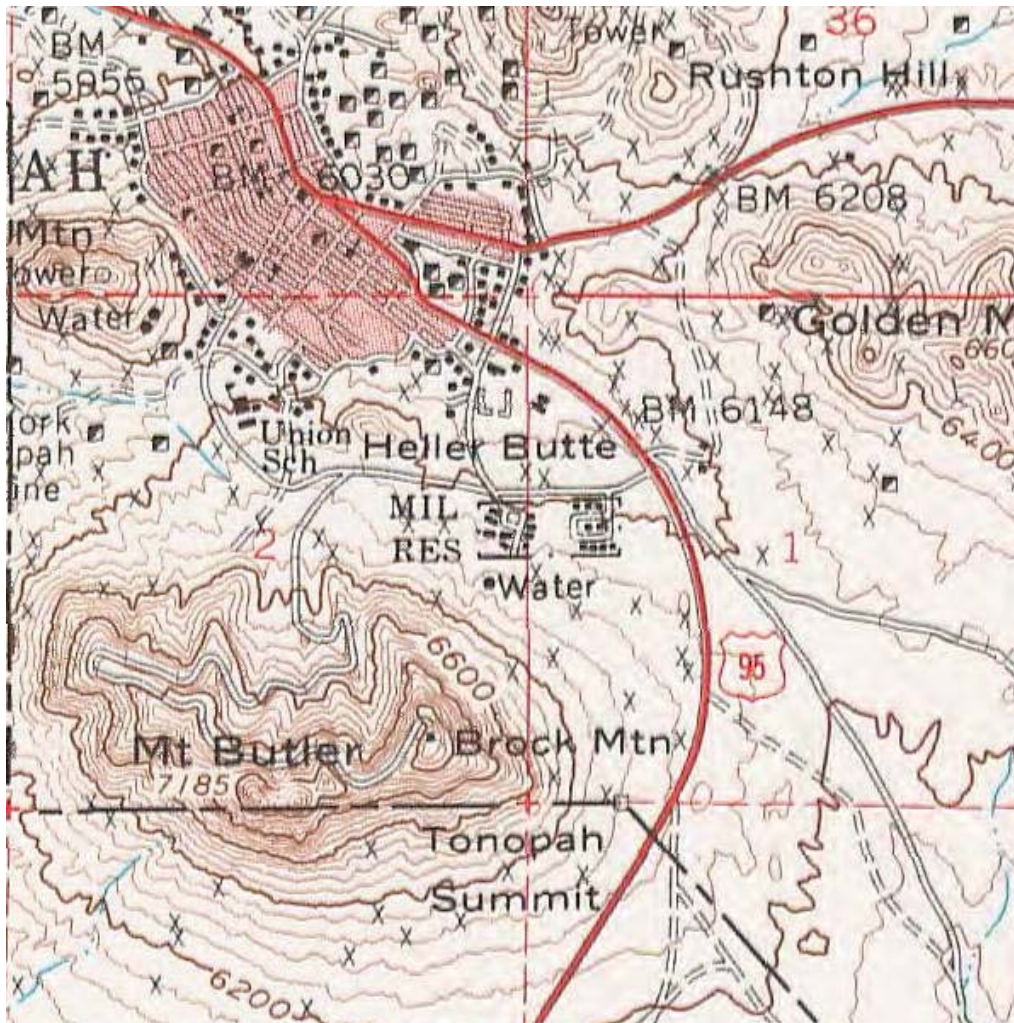
# Nevada in Maps

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[back to results](#) · [previous](#) · [next](#)



Tonopah (1961, Rp. 1968)



|   |  |
|---|--|
| <b>Title</b>                                | Tonopah (1961, Rp. 1968)   |
| <b>View map image in other file formats</b> | <a href="ftp://dataworks.library.unr.edu/Keck/HistTopoNV/tonopah_1961r68.djvu">ftp://dataworks.library.unr.edu/Keck/HistTopoNV/tonopah_1961r68.djvu</a> (435K);<br><a href="ftp://dataworks.library.unr.edu/Keck/HistTopoNV/tonopah_1961r68.jpg">ftp://dataworks.library.unr.edu/Keck/HistTopoNV/tonopah_1961r68.jpg</a> (3.5Mb);<br><a href="ftp://dataworks.library.unr.edu/Keck/HistTopoNV/tonopah_1961r68.tif">ftp://dataworks.library.unr.edu/Keck/HistTopoNV/tonopah_1961r68.tif</a> (102.5Mb);<br><a href="ftp://dataworks.library.unr.edu/Keck/HistTopoNV/georeferenced/tonopah_1961r68.zip">ftp://dataworks.library.unr.edu/Keck/HistTopoNV/georeferenced/tonopah_1961r68.zip</a> |
| <b>Creator</b>                              | Geological Survey (U.S.)   |
| <b>Searchable Date</b>                      | 1961   |
| <b>Original Date</b>                        | 1961   |
| <b>Electronic Publication Date</b>          | 2004   |
| <b>Original Publisher</b>                   | Washington, D.C.: U.S. Geological Survey   |
| <b>Electronic Publisher</b>                 | Mary B. Ansari Map Library   |
| <b>Description</b>                          | 1 map : col. ; 65 x 45 cm. or smaller; Relief shown by contours and spot heights; Title supplied by cataloger; Edition of 1961, reprinted 1968; Contour interval 40 feet. Datum is mean sea level; Scale 1:62,500; Polyconic proj. (W117° 15--W117°00/N38°15--N38°00)  |
| <b>Subject</b>                              | Nye County (Nev.) -- Maps, Topographic   |

**APPENDIX D-2**

**HISTORICAL RESEARCH DOCUMENTATION**

Aerial Photograph





NOTE: DIMENSIONS, DIRECTIONS, AND LOCATIONS ARE APPROXIMATE.  
 REFERENCE: 2009 GOOGLE EARTH

|                          |               |                          |        |
|--------------------------|---------------|--------------------------|--------|
| <b>Ninyo &amp; Moore</b> |               | <b>AERIAL PHOTOGRAPH</b> | FIGURE |
| PROJECT NO.<br>302966001 | DATE<br>11/09 |                          |        |

**APPENDIX E**

**INTERVIEW DOCUMENTATION**

E-1 - Owner Interview Documentation

E-2 - Local Governmental Officials Interview Documentation

**APPENDIX E-1**  
**INTERVIEW DOCUMENTATION**  
Owner Interview Documentation

## PHASE I ENVIRONMENTAL SITE ASSESSMENT SITE INFORMATION QUESTIONNAIRE

Please answer the following questions in good faith and to the best of your knowledge, and provide as much detail as possible. Thank you for your assistance.

|  |                                       |
|--|---------------------------------------|
| <b>General Information</b>   |                                       |
| Site Name: Parcel 008-261-19   |                                       |
| Street Addresses (list all addresses, current and historical):<br>Unaddressed Parcel - Air Force Road and Logan Field Road |                                       |
| Assessor's Parcel Number(s): Parcel 008-261-19   |                                       |
| City/State/Zip: Tonopah, NV, 89049   |                                       |
| Site Owner: Nye County   |                                       |
| Current Site Occupants (name and nature of business):  |                                       |
| <b>Site Description</b>  |                                       |
| Size of Site (acreage/square feet):  | 2.702 Acres                           |
| Date(s) of construction of current buildings:  | Unknown                               |
| No. of Buildings/No. of Floors:  | 5 buildings; 2 vacant lots            |
| Square Footage of Building(s):   | Unknown                               |
| Construction Type (tilt-up, wood-framed, etc.):  | 1 building (block & wood); 4 trailers |
| Current Site Use(s)/Dates of Operation:  | Vacant                                |
| Type of heating/cooling system(s): (electric, natural gas, other):   | Electric/Propane                      |
| Location of heating/cooling system (roof, boiler room, etc.):  | Ground & Internal                     |
| <b>Utility Information</b>   |                                       |
| Name of water supplier:  | Tonopah Public Utilities              |
| Name of electrical/natural gas utility company:  | NV Energy                             |
| Name of sewer services provider:   | Tonopah Public Utilities              |
| Is site on a septic system?  | No                                    |
| Trash pick-up/waste management method:   | Hoss Disposal                         |
| <b>Equipment On the Site (please list number and location of current or historical features)</b>                           |                                       |
| Underground storage tanks?   | n/a                                   |
| Aboveground storage tanks?   | n/a                                   |
| Elevators/type (hydraulic, traction)?  | n/a                                   |
| Hydraulic lifts?   | n/a                                   |
| Electrical transformers?   | n/a                                   |



### PHASE I ENVIRONMENTAL SITE ASSESSMENT SITE INFORMATION QUESTIONNAIRE

Please answer the following questions in good faith and to the best of your knowledge, and provide as much detail as possible. Thank you for your assistance.

|  |  |
|--|--|
| Floor drains?  | n/a  |
| Sumps and/or clarifiers?   | n/a  |
| Wells (water, oil, geothermal, dry, groundwater)?  | n/a  |
| Pipelines crossing the site (underground or aboveground)?  | n/a  |
| <b>Hazardous Building Materials</b>  |  |
| Any asbestos-containing materials on the site?   | Unknown  |
| Any lead-based paint on the site?  | Unknown  |
| <b>Hazardous Materials/Wastes</b>  |  |
| Please describe on-site processes involving the use of chemicals.<br>Unknown.  |  |
| Are hazardous materials present on the site, including pesticides, maintenance supplies, pool chemicals? If so, please describe the materials and method of storage.<br>Unknown. |  |
| Are hazardous wastes generated or stored on the site? If so, please describe the wastes and method of storage and disposal. Unknown.   |  |
| <b>Site History</b>  |  |
| What is the history of the site? What activities have occurred on the site in the past (e.g., ranching, residential, auto maintenance, etc.)?<br>Residential Units.              |  |
| Has the site been used for any of the following (circle or describe):  |  |
| <ul style="list-style-type: none"> <li>• Gas Station</li> <li>• Automotive Repair</li> <li>• Dry Cleaning</li> <li>• Commercial printing</li> </ul>                              | <ul style="list-style-type: none"> <li>• Photo Developing Laboratory</li> <li>• Agricultural (farming or ranching)</li> <li>• <u>Junkyard or Staging Area</u></li> <li>• Landfill or Recycling Facility</li> <li>• Shooting range</li> </ul> |
| Were any structures or features (sheds, barns, homes, etc.) located on the site in the past that have since been demolished or are no longer obvious? Yes. Trailer pad sites.    |  |
| Has there been any dumping or burning of trash on the site (legally or illegally)? Unknown.  |  |
| Have fill soils ever been brought to the site (e.g., to fill in a canyon, provide foundation for a structure, etc.)? Yes.  |  |
| Have any major building renovation/demolition activities been performed at the site? Unknown.  |  |
| How deep is groundwater at the site? Unknown.  |  |

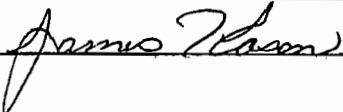
## PHASE I ENVIRONMENTAL SITE ASSESSMENT SITE INFORMATION QUESTIONNAIRE

Please answer the following questions in good faith and to the best of your knowledge, and provide as much detail as possible. Thank you for your assistance.

|   |
|---|
| <p><b>Environmental Issues</b></p> <p>Are you aware of any current or former environmental issues at the site or at any nearby properties (spills, cleanups, groundwater contamination, etc.)? If so, please describe.</p> <p>Unknown.</p>  |
| <p>Are you aware of any of the following issues associated with the site or adjacent properties (circle or describe):</p> <ul style="list-style-type: none"> <li>• Surface water run-on or run-off problems - No</li> <li>• Standing water - No</li> <li>• Stained soil - No</li> <li>• Distressed vegetation/wildlife - No</li> <li>• Foul odors – No</li> </ul>   |
| <p>Are you aware of any contamination existing in soils or groundwater on the site, currently or in the past? No.</p>   |
| <p>Are you aware of any environmental cleanup liens or deed restrictions against the site that are filed or recorded under federal, tribal, state or local law? No.</p>   |
| <p>Are you aware of any activity and/or land use limitations, such as engineering controls, land use restrictions, or institutional controls that are in place at the site and /or have been filed or recorded in a registry under federal, tribal, state or local law?</p> <p>No.</p>  |
| <p>As the user of this Phase I ESA, do you have any specialized knowledge or experience related to the site or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the site or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? <b>(User only)</b></p> <p>No.</p>   |
| <p>Does the purchase price being paid for the site reasonably reflect the fair market value of the site? if you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the site? Unknown</p>  |
| <p>Are you aware of commonly known or reasonably ascertainable information about the site that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as the user,</p> <ul style="list-style-type: none"> <li>• do you know the past uses of the site?</li> <li>• do you know of any specific chemicals that are present or once were present?</li> <li>• do you know of any spills or other chemical releases that have taken place?</li> <li>• do you know of any environmental cleanups that have taken place?</li> </ul> <p style="padding-left: 40px;">Air Force Housing – Department of Defense</p> |
| <p>As the user of this Phase I ESA, based on your knowledge and experience related to the site, are there any obvious indicators that point to the presence or likely presence of contamination at the site? <b>(User only)</b></p> <p>None.</p>  |

## PHASE I ENVIRONMENTAL SITE ASSESSMENT SITE INFORMATION QUESTIONNAIRE

Please answer the following questions in good faith and to the best of your knowledge, and provide as much detail as possible. Thank you for your assistance.

|  |                                   |                              |
|--|-----------------------------------|------------------------------|
| <b>Environmental Reports, Permits and Documentation</b>  |                                   |                              |
| Are there any environmental permits for equipment/activities on the site? None.  |                                   |                              |
| Are you aware of any previous environmental reports or other documents that have been prepared regarding the site? None.   |                                   |                              |
| What is the reason that this Phase I ESA is being conducted?<br>For redevelopment or reuse for housing.  |                                   |                              |
| What is the type of site transaction that will occur? (e.g., sale, purchase, refinance, exchange, etc.)<br>Unknown   |                                   |                              |
| Can you provide contact information for former owners, occupants, or managers of the site?<br>U.S. Air Force – Department of Defense   |                                   |                              |
| Can you provide copies of title reports, tax records, land title records, zoning or land use records for the site?<br>Nye County Staff can assist.   |                                   |                              |
| Who is the site contact, and how can they best be reached?   |                                   |                              |
| James Eason, Town Manager<br>775-482-6336  | BEC Environmental<br>702-304-9830 | Nye County Staff<br>775-482- |
| Any other persons who are knowledgeable about the history or environmental status of the site? If so, please provide contact information.<br>U.S. Air Force – Department of Defense                  |                                   |                              |
| Please inform us if there are any confidentiality concerns associated with preparation of this report. For example, would it be appropriate for us to interview neighbors, if necessary?<br>Unknown. |                                   |                              |
| Name of Individual Completing this Questionnaire: James Eason  |                                   |                              |
| Title/ Company: Town Manager/Town of Tonopah   |                                   |                              |
| Date Questionnaire Completed: 12/02/09   |                                   |                              |
| Signature/Date:   |                                   |                              |

**APPENDIX E-2**

**INTERVIEW DOCUMENTATION**

Local Governmental Officials Interview Documentation

## Ryan Jones

---

**Subject:** APNs 008-261-18, 008-261-19, 008-261-45, 008-271-15, and 008-271-16  
**Entry Type:** Phone call  
**Company:** NDEP - Carson City, NV.

**Start:** Wed 10/28/2009 3:15 PM  
**End:** Wed 10/28/2009 3:20 PM  
**Duration:** 5 minutes

Spoke with Gail White (File Review Manager) regarding the subject sites. She stated that no information is available for unaddressed properties.

**APPENDIX F**  
**ENVIRONMENTAL PROFESSIONAL QUALIFICATIONS**



# RYAN C. JONES, CEM

## PROJECT GEOLOGIST

### EDUCATION

BS, Geology, 2003, University of Southern Indiana, Evansville, Indiana

### REGISTRATIONS AND CERTIFICATIONS

CEM 2129 (Nevada)

Asbestos Abatement Consultant IM 1189 (Nevada)

AHERA-accredited Building Inspector for Asbestos

AHERA-accredited Contractor/Supervisor for Asbestos

EPA-certified Lead Inspector/Risk Assessor (Nevada)

EPA-certified Lead Inspector/Risk Assessor (Arizona)

40-Hour OSHA HAZWOPER Health and Safety Training

ACI Concrete Field Testing Technician - Grade I

NITON XRF Spectrum Analyzer

Visible Emissions Certification

Dust Monitor and Dust Control Certification

### PROFESSIONAL AFFILIATIONS

Association of Environmental and Engineering Geologists

Environmental Information Association

Mr. Jones' professional experience includes performing all phases of environmental surveys of residential, commercial, and industrial properties, including the assessment, quantification, and sampling of hazardous materials such as asbestos, lead-based paint and mold; performing Phase I Environmental Site Assessments, including historical property reviews, site reconnaissance, and data compilation; conducting groundwater monitoring, well injections, and sampling; and preparing comprehensive environmental reports.

### REPRESENTATIVE PROJECT EXPERIENCE

**Reid Gardner Power Station, Moapa, Nevada:** Project Manager during the preparation of quarterly monitoring reports for submission with a discharge monitoring report. Duties included collection of groundwater samples from over 80 monitoring wells, seven evaporation ponds, and five Muddy River samples; laboratory oversight; and preparation of written reports documenting our analysis, conclusions, and recommendations.

**Floyd Lamb State Park, Las Vegas, Nevada:** Project Geologist during a Phase I Environmental Site Assessment (ESA) for a 2,040-acre park. Mr. Jones' duties included reviewing federal, state, and county environmental records, historical site use documents, aerial photographs, and topographic maps; performing a site reconnaissance; and aiding in preparation of a Phase I ESA report documenting the work scope, findings, and conclusions and recommendations.

**Bonneville Underpass Remediation System, Las Vegas, Nevada:** Project Manager providing environmental consulting services for the Bonneville Avenue underpass remediation system located at the 600 Block of Bonneville Avenue, approximately 500 feet west of Main Street. Mr. Jones performed routine maintenance on the remediation system, conducted the quarterly groundwater monitoring and sampling, and prepared the quarterly monitoring report.

**Red Rock Hotel and Casino, Las Vegas, Nevada:** Project Manager during a mold remediation clearance evaluation for contaminated pool pump rooms. The affected areas were placed under negative pressure and mold-contaminated building materials were removed. Following visual inspections of the rooms, mold spore traps were used to collect air samples from discreet areas. Collected indoor air samples were compared to outdoor ambient air samples. Utilizing EPA recommended criteria, the pool pump rooms were cleared for re-occupancy.

**Former 5<sup>th</sup> Street School, Las Vegas, Nevada:** Asbestos/Lead Inspector during an asbestos and lead-based paint survey of six buildings for the purpose of renovation and demolition. Mr. Jones' duties included following AHERA and HUD guidelines for the collection of asbestos bulk samples and XRF/paint chip samples in each building, visual assessment of surfaces, data interpretation, and aiding in preparation of a comprehensive written report.

**Bellagio Hotel and Casino, Aquifer Pumping Test, Las Vegas, Nevada:** Staff Geologist for an aquifer pumping test performed for a new employee parking garage located at the Bellagio Hotel and Casino. Mr. Jones observed the installation a pumping well and four water monitoring wells, logged soil characteristics during drilling, conducted soil and water testing, and prepared a comprehensive written report. The results were used to plan appropriate disposal procedures for the soil cuttings generated during well installation and the groundwater generated during the aquifer pumping test.

**Ninyo & Moore**

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**REPRESENTATIVE PROJECT EXPERIENCE (continued)**

**New Economy Lot, McCarran International Airport, Clark County, Nevada:** Project Manager during preparation of a site-specific Health and Safety Plan (HASP) and an Environmental Management Plan (EMP) for an 11-parcel, 44.3-acre site formerly used for rental car facilities at the McCarran International Airport. Mr. Jones' duties included providing health and safety oversight of the contractor and monitoring compliance with the approved HASP; performing sampling and analysis of suspected contaminated soil encountered during construction activities; and managing segregation and disposal of excavated contaminated soil.

**City Center Resort, Las Vegas, Nevada:** Staff Geologist for aquifer pumping tests and a soil and groundwater sampling assessment for the City Center Resort located on the Bellagio property at 3600 Las Vegas Boulevard South. Duties included observing the installation of five observation wells and 20 pumping wells, collecting groundwater samples for laboratory analysis of volatile organic compounds, and collecting soil samples for analysis of extractable total petroleum hydrocarbons and metals, including arsenic, barium, cadmium, chromium, lead, mercury, selenium, and silver. Mr. Jones also prepared a final report including laboratory results, boring logs, figures, and conclusions and recommendations.

**Gateway Remediation System, Las Vegas, Nevada:** Senior Staff Geologist for this groundwater remedial action of a former gasoline station site. This major street improvement project had petroleum hydrocarbon contamination in the soil and groundwater in the proposed roadway realignment. Ninyo & Moore was contracted by the City of Las Vegas to remediate the site while maintaining traffic and pedestrian flow. Mr. Jones performed routine maintenance on the remediation system, injected hydrogen peroxide solution into selected monitoring wells, conducted the quarterly groundwater monitoring and sampling, and prepared the quarterly monitoring report.

**Reid Gardner Power Station, Moapa, Nevada:** Project Manager during the preparation of quarterly monitoring reports for submission with a discharge monitoring report. Duties included collection of groundwater samples from over 80 monitoring wells, seven evaporation ponds, and five Muddy River samples, oversight of laboratory, and preparation of written reports including documentation to support our analysis, conclusions, and recommendations.

**Caesar's Hotel and Casino, Former Dry Cleaning Facility Remediation, Las Vegas, Nevada:** Staff Geologist for the remediation of a former dry cleaner located in the basement of Caesar's Hotel and Casino. Mr. Jones observed the removal of a sanitary sewer drainpipe contaminated with tetrachloroethene (PCE); sampled associated soil and wastewater to assess the extent of contamination; and disposed of the sanitary sewer drainpipe and associated concrete floor slabs, floor drains, and wastewater appropriately. Mr. Jones's duties also included the preparation of a comprehensive written report.

**Rebel Oil, Las Vegas, Nevada:** Senior Staff Geologist for this former gasoline station remediation project, which included quarterly groundwater monitoring and injection of hydrogen peroxide into groundwater monitoring wells. Duties included collection of samples of groundwater, injection of hydrogen peroxide solution into selected monitoring wells, compilation of quarterly groundwater monitoring data into a database and quarterly monitoring report, design and oversight of remedial action, coordination of system and well abandonment, and coordination of contractors and project staff.

# GREGORY A. BECK, CEM

## CHIEF ENVIRONMENTAL SCIENTIST

### EDUCATION

MBA, 1990, University of North Florida,  
Jacksonville, Florida

MS, Biology, 1982, Florida Institute of  
Technology, Melbourne, Florida

BS, Biology, 1979, Florida Institute of  
Technology, Melbourne, Florida

### REGISTRATIONS AND CERTIFICATIONS

CEM 1874 (Nevada)

40-Hour OSHA HAZWOPER Health and  
Safety Training

Mr. Beck's professional experience includes acquisition, documentation and dissemination of data related to all phases of environmental investigations and projects. These activities include performance of a site reconnaissance, oversight of drilling activities, logging of subsurface geologic conditions, soil and groundwater sampling, and monitoring well installation, including development, purging, and monitoring. Mr. Beck also analyzes field, laboratory, and office data; and coordinates project-related work of staff personnel.

### REPRESENTATIVE PROJECT EXPERIENCE

**Brownfields Assessment Grant Administration, North Las Vegas, Nevada:** Project Manager during administration of a Brownfields Community-Wide Petroleum Assessment grant for the City of North Las Vegas. Mr. Beck's duties included implementing the administrative and programmatic conditions of the Cooperative Agreement establishing the grant conditions, including preparation and submission of quarterly progress reports and MBE/WBE Utilization Reports, management of Phase I and II Environmental Site Assessments (ESAs), submission of Phase I and II assessment reports, and coordinating closeout activities, including preparation of a Final Summary Report upon expiration of the grant.

**Cornerstone Redevelopment Area, Henderson, Nevada:** Project Manager for this Nevada Division of Environmental Protection (NDEP) Brownfields project involving preparation of a Phase I Environmental Site Assessment (ESA); submission of a Sampling and Analysis Plan (SAP) to the USEPA Region 9 for approval; performance of a Phase II ESA which included installation of groundwater monitoring wells; sampling and analysis of soil, groundwater, and surface water; and preparation of a report. Mr. Beck coordinated with state and local officials; provided supervision over field personnel and subcontractors to assure that activities conformed to the approved Sampling and Analysis Plan; prepared project reports and other documents; reviewed extensive regulatory files to determine the likely sources and extent of this contamination; and tracked project expenditures to assure that the budget was not exceeded.

**Supplemental Environmental Impact Statement, Clark County, Nevada:** Project Manager for preparation of the Hazardous Materials and Geologic Hazards sections of the SEIS. Mr. Beck reviewed state and federal regulations, geologic maps and literature; drafted new Hazardous Materials sections for the SEIS; and coordinated updating of the Geologic Hazards sections of the existing EIS.

**Apex Mine Processing Facility, St. George, Utah:** Project Manager for the oversight of decommissioning activities for a former manganese and tungsten processing facility outside St. George, Utah. Mr. Beck reviewed closure plans; reviewed laboratory analytical data; attended progress meetings; briefed the Bureau of Indian Affairs and the Shivwits Band of the Paiute Indian Tribe; and prepared response documents.

**Beatty Habitat Trails, Nye County, Nevada:** Project Manager during a Phase I ESA and mine audit survey of 7,230 acres of Bureau of Land Management land designated for inclusion in the Beatty Habitat Trails system. Mr. Beck performed a field survey of the designated acreage, including a field survey of abandoned mines and prospect holes located within 1/8-mile of the acreage; reviewed various historical databases, including aerial photographs; performed a database search of state and federal regulatory databases; and prepared various summary reports.

**REPRESENTATIVE PROJECT EXPERIENCE (continued)**

**Gowan Outfall, Lone Mountain Branch, North Las Vegas, Nevada:** Technical Reviewer for a Phase I Environmental Site Assessment (ESA) and Section 8 Environmental Analysis of 2 miles of reinforced concrete box flood control structure along Lone Mountain Road in North Las Vegas, Nevada. Mr. Beck provided technical support to the Project Manager; and reviewed Phase I ESA and Section 8 Environmental Analysis reports.

**Tonopah Airport, Tonopah, Nevada:** Project Manager for this state Brownfields financed project involving preparation of a Phase I Environmental Site Assessments (ESA) of the Tonopah Airport, formerly known as the Tonopah Army Air Force base, located on US Highway 6, 7 miles east of Tonopah, Nevada. The Phase I ESA identified recognized environmental conditions relating to leaking tanks and fuel product lines, spilled chemicals, and spilled petroleum products from maintenance facilities. Mr. Beck prepared a Sampling and Analysis Plan for the Phase II ESA to address these conditions, including installation of 26 soil borings in six general sampling areas and laboratory analysis of soil samples; and prepared a Phase II summary report.

**Wetlands Park and Flamingo Arroyo Trail, Clark County, Nevada:** Technical Advisor for 14 Phase I ESA of 27 parcels of undeveloped land comprising approximately 100 acres located adjacent to the Las Vegas and Flamingo Washes in Clark County, Nevada. The Phase I ESAs are part of the land acquisition process by Clark County Public Works for the proposed improvements at the Wetlands Park and the Flamingo Arroyo Trail. Duties included services as client liaison; providing technical support to the Project Manager; and reviewing the final reports.

**1600, 1630, and 1736 North Las Vegas Boulevard, North Las Vegas, Nevada:** Project Manager for a Phase I ESA and a Phase II ESA of four parcels totaling approximately 24 acres in North Las Vegas, Nevada. The Phase I and II ESAs were performed under Community-Wide Brownfields petroleum and hazardous substances assessment grants, respectively awarded to the City of North Las Vegas by the United States Environmental Protection Agency (EPA). Mr. Beck's duties included reviewing federal, state, and county environmental records, historical site use documents, aerial photographs, and topographic maps; coordinating a site reconnaissance, fieldwork, and installation of groundwater monitoring wells; preparing a Sampling and Analysis Plan; and preparing Phase I and Phase II ESA reports documenting the work scope, findings, and conclusions and recommendations.

**15 West Owens Avenue, Las Vegas, Nevada:** Project Manager during a Phase I ESA for a 4.86-acre parcel. Mr. Beck's duties included reviewing federal, state, and county environmental records, historical site use documents, aerial photographs, and topographic maps; coordinating a site reconnaissance; and preparing a Phase I ESA report documenting the work scope, findings, and conclusions and recommendations.

**1510 North Decatur Boulevard, Las Vegas, Nevada:** Project Manager during a Phase I ESA for a 7.89-acre parcel. Mr. Beck's duties included reviewing federal, state, and county environmental records, historical site use documents, aerial photographs, and topographic maps; coordinating a site reconnaissance; and preparing a Phase I ESA report documenting the work scope, findings, and conclusions and recommendations.

**Gowan Outfall, Lone Mountain Branch, North Las Vegas, Nevada:** Technical Reviewer for this Phase I ESA and Section 8 Environmental Analysis of approximately 2 miles of planned reinforced concrete box flood control structure along Lone Mountain Road in North Las Vegas, Nevada. Duties included providing technical support to the Project Manager and reviewing Phase I ESA and Section 8 Environmental Analysis reports.

**Lamb Boulevard Improvements, Interstate 15 to Clark County 215, North Las Vegas, Nevada:** Technical reviewer for a Phase I ESA and Section 14 Analysis of a flood control channel alignment comprised of two sections totaling 1.5 miles along Lamb Boulevard in North Las Vegas, Nevada. Duties included supervision and oversight of the review of historical records and regulatory files, performance of a site reconnaissance and interviews with site owners and/or operators to identify evidence of releases of petroleum or hazardous materials on or in the vicinity of the site, and preparation of a Phase I Environmental Site Assessment Report. For the Section 14 Analysis, duties included supervision and oversight of the review of the project impact on groundwater, land use, and recreation visual resources, socioeconomics, environmental justice, cultural resources, paleontologic resources, air quality, geology and soils, surface water, and terrestrial and aquatic biological resources.