

**PHASE I ENVIRONMENTAL SITE ASSESSMENT  
CALVADA EYE PROPERTY  
PAHRUMP, NEVADA  
NYE COUNTY PARCEL NOS. 42-071-03, 42-071-05,  
AND 42-901-02 THROUGH 42-901-10**

**PREPARED FOR:**  
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September 23, 2004  
Project No. 301637001

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

Subject: Phase I Environmental Site Assessment  
Calvada Eye Property  
Pahrump, Nevada  
Nye County Parcel Nos. 42-071-03, 42-071-05, and 42-901-02 through 42-901-10

Dear Mr. Rodewald:

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

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

Sincerely,  
**NINYO & MOORE**



Andrew D. Stuart  
Staff Environmental Scientist



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

ADS/RMT/ltk

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## EXECUTIVE SUMMARY

Ninyo & Moore was retained by Nye County to perform a Phase I Environmental Site Assessment (ESA) of approximately 31.84 acres known as the Calvada Eye (Nye County Parcel Nos. 42-071-03, 42-071-05, and 42-901-02 through 42-901-10). The subject site is located on portions of Sections 23, 24, and 25, within Township 20 South, Range 53 East in Pahrump, Nye County, Nevada. Historical research, document review, and site assessment activities were conducted during the week of September 13, 2004.

In summary, the following items were noted:

- The subject site consists of approximately 31.84 acres surrounded by Calvada Boulevard North. The subject site is developed with three buildings, including one modular building and a multi-family residential building, both with associated covered parking.
- Based on a review of available historical sources, parcel 42-071-03, which comprises a portion of the subject site, was developed as a sales office for a property development company in the early 1970s. Subsequent property uses consisted of a sales office, a restaurant, a casino, a library, and a temporary court house. Parcel 42-071-05, which comprises a portion of the subject site, was historically undeveloped land. Parcels 42-901-02 through 42-901-10 which comprise the remainder of the subject site, are developed for multi-family residential use.
- Review of environmental databases indicated that two facilities in the vicinity of the subject site have handled hazardous materials or waste and/or have been listed as having reported releases of hazardous substances or petroleum products. The subject site was not listed.
- No aboveground storage tanks (ASTs) or evidence of current or past on-site underground storage tanks (USTs) (i.e., fill pipes and vent pipes) were observed on the subject site.
- Three pad-mounted transformers were observed on the property. However, all three were specifically labeled as containing no PCBs.
- Areas of water intrusion and associated visible mold were observed within the main building located on parcel 42-071-03. In addition, visible mold was observed on suspect asbestos material (i.e. wall texture, joint compound, ceiling tiles, drywall, etc.). No samples were obtained to determine if asbestos is present on mold impacted building materials.

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



## **1. INTRODUCTION**

Ninyo & Moore was retained by Nye County to perform a Phase I Environmental Site Assessment (ESA) of approximately 31.84 acres known as the Calvada Eye (Nye County Parcel Nos. 42-071-03, 42-071-05, and 42-901-02 through 42-901-10). The subject site is located on portions of Sections 23, 24, and 25, within Township 20 South, Range 53 East in Pahrump, Nye County, Nevada (hereinafter referred to as the site, subject site, or subject property). The following sections identify the purpose, the involved parties, the scope of work, and the limitations and exceptions associated with the ESA.

### **1.1. Purpose**

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

### **1.2. Involved Parties**

Mr. Andrew Stuart of Ninyo & Moore conducted the site reconnaissance on September 16, 2004, and performed regulatory inquiries. Mr. Robert M. Troisi of Ninyo & Moore performed project oversight and quality review.

### **1.3. Scope of Work**

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

- Performance of a site reconnaissance to visually identify areas of possibly contaminated surficial soil or surface water, improperly stored hazardous materials, possible sources

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of polychlorinated biphenyls (PCBs), and possible risks of contamination from activities at the site and adjacent properties.

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

#### **1.4. Limitations and Exceptions**

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

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



The findings and conclusions are based on an analysis of the observed site conditions and the referenced literature. It should be understood that the conditions of a site could change with time as a result of natural processes or the activities of man at the 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. Ninyo & Moore cannot warrant or guarantee that not finding indicators of any particular hazardous material means that this particular hazardous material or any other hazardous materials do not exist on the site. Additional research, including invasive testing, can reduce the uncertainty, but no techniques now commonly employed can eliminate the uncertainty altogether.

### **1.5. User Reliance**

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

## **2. PROPERTY DESCRIPTION**

### **2.1. Property Location and Description**

The subject site consists of 11 individual parcels comprising approximately 31.84 acres. The subject property is located between the eastbound and westbound lanes of Calvada Boulevard North on portions of Sections 23, 24, and 25, within Township 20 South, Range 53 East in Pahrump, Nye County, Nevada.

The site location is presented on Figure 1. Additional information concerning the site and surrounding properties is presented on Figure 2. Photographs taken during the site

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reconnaissance are presented in Appendix A. A copy of the Nye County Assessor parcel information is included in Appendix B.

## **2.2. Current Property Uses/Operations**

The following paragraphs present a description of the structures present at the site, any tenants currently occupying the site, the activities being conducted on site, the heating and cooling systems utilized in any site buildings, the sewage disposal system, and the potable water provider for the site.

### **2.2.1. Site Description**

**APN 42-071-03** – This parcel comprises approximately 2.71 acres. Property usage consists of two unoccupied buildings, two ponds, a pedestrian walking bridge, associated covered and uncovered parking areas, and access roads. Landscaping includes mature trees, grass, groomed hedges, and bushes. Nye County property records list the address for this parcel as 2101 East Calvada Boulevard North.

The main building is of wood-frame construction with slab-on-grade foundations and exterior walls composed of stucco. Interior finishes include painted gypsum wallboard, linoleum, ceramic tile, vinyl sheet flooring, and carpeting. The other building is of modular design. Two manufactured homes were placed side by side and were connected during a renovation event. Interior finishes include painted gypsum wallboard, ceiling tiles, and carpeting.

**APN 42-071-05** - This parcel comprises approximately 28.49 acres. Property usage consists of vacant, undeveloped land with limited vegetation. Nye County property records list the address for this parcel as 2001 East Calvada Boulevard North.

**APN 42-901-02 through 42-901-10** - These parcels comprise approximately 0.64 acres. Property usage consists of multi-family residences known as Calvada Club Villas No. 1,

spaces 1 through 8 and common areas. Each unit occupies one parcel. Each unit is part of the single structure. Nye County property records list the address for these parcels as 2001 East Calvada Boulevard North.

#### **2.2.2. Occupants**

The subject property is currently unoccupied except for the residences located on parcels 42-901-02 through 42-901-10.

#### **2.2.3. Heating and Cooling Systems**

The cooling units are pad-mounted outside the buildings. Heating is provided by heat pumps that are located within each building. Electricity is used in each building for water heaters, laundry appliances, heat pumps, and kitchen ranges/stoves. There is no natural gas used at the property.

#### **2.2.4. Sewage Disposal/Septic Systems**

The subject property is connected to a municipal sewage system. No septic systems were observed on the subject property.

#### **2.2.5. Potable Water**

The subject property is connected to a municipal drinking water distribution network.

### **2.3. Adjacent Properties**

The subject property is surrounded by Calvada Boulevard. Adjoining properties to the east are developed as commercial properties and multi-family residences. Adjoining residential properties to the southwest are under construction. The remaining adjoining properties are undeveloped, partially graded lots.

### **3. PHYSICAL SETTING**

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

#### **3.1. Site Topography**

The United States Geological Survey (USGS) Pahrump, Nevada, 7.5-minute series topographic map, provisional edition 1984, shows the site to be at an elevation of approximately 820 feet above mean sea level with drainage of the site generally toward the west. A copy of the topographic map is included in Appendix C.

#### **3.2. Site Geology**

The Pahrump Valley is a structural basin of late Mesozoic and Tertiary age block faulting origin (beginning about 100 million years ago). Deposits in the Pahrump Valley are mainly Tertiary age (from 67 to 2 million years old) and Quaternary Age (from 2 million years old to the present) unconsolidated sediments derived from the surrounding uplifted mountain ranges, which are composed of sedimentary and igneous rocks. The mountains to the north, east, and west, are mostly sedimentary rocks, predominantly carbonates (limestone and dolomite) of Paleozoic and Mesozoic age (between 586 and 67 million). The southern and southeastern ranges are for the most part volcanic rocks-primarily Tertiary and andesite lava flows.

#### **3.3. Site Hydrology**

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

### **3.3.1. Surface Waters**

No natural surface water bodies, including ponds, streams, or other bodies of water, are present on the site. However, two municipally-supplied ponds were observed on the site. The ponds are automatically fed with municipal water once a predetermined low level of water is detected. According to the Federal Emergency Management Agency flood insurance rate map for the subject site, the site is located outside of the 100-year floodplain. A flood zone map is included in Appendix D.

### **3.3.2. Groundwater**

The groundwater aquifer system within Pahrump Valley is complex, consisting of coarse-grained alluvial sand and gravel, interbedded with fine-grained valley fill deposits. In general, two principal separate aquifers exist in Pahrump Valley: a series of deep, confined (artesian) water bearing zones, and a shallow, relatively unconfined aquifer (non-artesian water table). The majority of the groundwater withdrawn in the valley is from the deeper aquifer zones and is located at depths estimated up to 200 feet for most valley locations. Ninyo & Moore's representatives did not observe any seeps or springs at the subject site during the reconnaissance.

Review of the Nevada Division of Water Resources well log database indicates that groundwater in the shallow aquifer may occur approximately 30 to 100 feet below ground surface in the vicinity of the subject property. Based on the local topography, groundwater flow direction in the area is likely to be toward the west. Well log database information is presented in Appendix E.

## **4. HISTORICAL LAND USE**

Ninyo & Moore conducted a historical record search for both the site and surrounding areas. This included a review of one or more of the following sources that were found to be both reasonably ascertainable and useful for the purposes of this Phase I ESA: historical aerial photographs,

historical fire insurance maps, historical topographic maps, land use records, interviews with property representatives, and reviews of prior environmental assessment reports regarding the site.

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

#### 4.1. Historical Aerial Photographs

Historical aerial photographs were available and reviewed for the site and surrounding areas. A listing of the photographs reviewed is presented in Table 1. Table 2 summarizes notable observations from each photograph.

**Table 1 – Aerial Photographs Reviewed**

Date	Photograph Identification	Scale	Source
1984	7-12	1 = 14,400	A
1994	4-4 and 4-5	1 = 24,000	A
Sources: A – Continental Aerial Photo, Inc. B – Nye County GIS Website			

**Table 2 – Aerial Photograph Summary**

Year	Aerial Photograph Description
1984	The subject property is developed with two office buildings, one multi-family residence, associated landscaping, two ponds, covered parking areas, and access roads. Calvada Boulevard encircles the subject property. Surrounding properties to the north, south, east, and west are undeveloped, partially graded lots with unpaved access roads.
1994	No significant changes since 1984.

#### 4.2. Fire Insurance Maps

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

#### 4.3. Historical Topographic Maps

The USGS Pahrump, Nevada, 7.5-minute series topographic map, provisional edition 1984, depicts the site as developed property with five structures including: three buildings and two



covered parking areas. Two ponds are evident on the subject property. Land with unpaved roads is evident to the north, south, east, and west of the subject property.

#### **4.4. Interviews**

Mr. Bob Jones, the client contact, provided site location information and current operational details of the subject property.

#### **4.5. Previous Reports and Documents**

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

### **5. ENVIRONMENTAL DATABASE SEARCH**

A computerized environmental information database search was performed by *Environmental FirstSearch™* (*FirstSearch™*) on September 15, 2004. The *FirstSearch™* search included federal, state, and local databases. A summary of the environmental databases searched, their corresponding search radii, and number of noted sites of environmental concern, is presented in Table 3. In addition, the complete *FirstSearch™* report and a description of the assumptions and approaches to the database search is provided in Appendix F. The review was conducted to evaluate whether the site or properties within the vicinity of the site have been identified as having experienced significant unauthorized releases of hazardous substances or other events with potentially adverse environmental effects.

**Table 3 – Summary of Environmental Database Search**

Database Name	Agency	Search Radius (mile)	Sites Listed
National Priority List (NPL)	USEPA	1	0
Sites currently or formerly under review by US EPA (CERCLIS/NFRAP)	USEPA	0.5	0
RCRA Treatment, Storage, and Disposal (TSD) Facilities	USEPA	0.5	0
RCRA Corrective Action w/o TSD (CORRACTS)	USEPA	1	0
RCRA Generators List (GEN)	USEPA	0.25	0
RCRA No Longer Regulated List (NLR)	USEPA	0.12	0
Emergency Response Notification System (ERNS) List	USEPA	0.12	0
State Sites	NDEP	1	1
Permitted as solid waste landfills, incinerators, or transfer stations (SWL)	NDEP	0.5	0
Registered UST and AST Lists	NDEP	0.25	0
Leaking Underground Storage Tank (LUST) Lists	NDEP	0.5	1

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

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

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

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

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

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**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 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 site.

**United States Environmental Protection Agency, RCRA 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 hazardous waste, and is 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 site.

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

This database identifies USEPA-listed facilities that report generation of less than 100 kilograms 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 0.125-mile radius of the site.

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

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

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**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. The subject site was not listed in this database. According to the information provided, one unnamed facility located at 1470 Calvada Boulevard, 0.70 miles west of the site, had a confirmed release of non-PCB containing mineral oil to soil, reported on February 21, 2003. Regulatory closure was granted on December 15, 2003. Based on this information, there is a low likelihood that this facility represents an environmental concern to the subject site at this time.

**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 site.

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

Information regarding underground and aboveground storage tanks (ASTs) registered with the Nevada Department of Conservation and Natural Resources is provided on the agency's UST 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 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.

One facility Terrible Herbst #143, located at the intersection of Calvada Boulevard and State Route 160 and 0.30 miles northeast of the subject site, was listed as a LUST facility.

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According to information provided, a release of gasoline was reported on April 16, 1998, based on an odor complaint. As a result, soil was excavated and hauled off site without being sampled. The facility was granted regulatory closure on May 18, 1998. Based on this information, there is a low likelihood that this facility represents an environmental concern to the subject site at this time.

## **6. SITE RECONNAISSANCE**

On September 16, 2004, Mr. Andrew Stuart 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. Select photographs taken during the site reconnaissance are included in Appendix A.

### **6.1. Physical Limitations**

Ninyo & Moore was unable to enter the interior of the residential properties on the subject parcel. The units were occupied by tenants and the site contact did not have access to the building. Inspection of the exterior of the building was performed from the surrounding property and adjoining Calvada Boulevard. At the time of the site reconnaissance, the weather was sunny and clear with a temperature of approximately 90 degrees Fahrenheit.

### **6.2. Use and Storage of Hazardous Substances and Petroleum Products**

Three 5-gallon buckets of paint were observed stored in a storage area within the main building. No leaks or staining were observed in the area of the stored paint buckets.

### **6.3. Storage and Disposal of Hazardous Wastes**

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



#### **6.4. Unidentified Substance Containers**

No unidentified substance containers were observed on the subject property.

#### **6.5. Aboveground and Underground Storage Tanks**

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

#### **6.6. Evidence of Releases**

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

#### **6.7. Polychlorinated Biphenyls (PCBs)**

Three pad-mounted transformers were observed on the property. However, all three were specifically labeled as containing no PCBs.

#### **6.8. Wastewater Systems**

Numerous floor drains and one apparent grease trap were observed within the kitchen area of the main building. Most of the floor drains had been filled with concrete.

#### **6.9. Storm Water Systems**

No storm water systems were observed on the site.

#### **6.10. Wells**

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



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### **6.11. Additional Issues**

A localized subsurface depression bordered by stockpiled soil was noted immediately to the southwest of the green space area on parcel 42-071-05. Dead vegetation was observed within the depression but is believed to have collected there through wind migration. The purpose or cause of the depression, whether natural or man-made, is unknown.

Areas of water intrusion and associated visible mold were observed within the main building located on parcel 42-071-03. In addition, visible mold was observed on suspect asbestos material (i.e. wall texture, joint compound, ceiling tiles, drywall, etc.). No samples were obtained to determine if asbestos is present on mold impacted building materials. There were no other issues of environmental concern at the subject site at the time of the site reconnaissance.

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

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

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

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

- The subject site consists of approximately 31.84 acres surrounded by Calvada Boulevard North. The subject site is developed with three buildings, including one modular building and a multi-family residential building, both with associated covered parking.
- Based on a review of available historical sources, parcel 42-071-03, which comprises a portion of the subject site, was developed as a sales office for a property development company in the early 1970s. Subsequent property uses consisted of a sales office, a restaurant, a casino, a library, and a temporary court house. Parcel 42-071-05, which comprises a portion of the subject site, was historically undeveloped land. Parcels 42-901-02 through 42-901-10 which comprise the remainder of the subject site, are developed for multi-family residential use.

- No ASTs or evidence of current or past on-site USTs (i.e., fill pipes and vent pipes) were observed on the subject site.
- Review of environmental databases indicated that two facilities in the vicinity of the subject site have handled hazardous materials or waste and/or have been listed as having reported releases of hazardous substances or petroleum products. The subject site was not listed.
- Three pad-mounted transformers were observed on the property. However, all three were specifically labeled as containing no PCBs.
- Areas of water intrusion and associated visible mold were observed within the main building located on parcel 42-071-03. In addition, visible mold was observed on suspect asbestos material (i.e. wall texture, joint compound, ceiling tiles, drywall, etc.). No samples were obtained to determine if asbestos is present on mold impacted building materials.

## **7.2. Conclusions**

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

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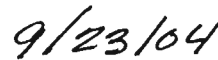
**8. NEVADA CERTIFIED ENVIRONMENTAL MANAGER**

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

*I, Robert M. Troisi, 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.*



Robert M. Troisi, C.E.M.  
Certified Environmental Manager  
No. 1247  
Expires: January 5, 2005



Date

## 9. SELECTED REFERENCES

Aerial Photographs, Pahrump, Nevada, Continental Aerial Photo, Inc.

*Environmental FirstSearch*™ Report dated September 15, 2004.

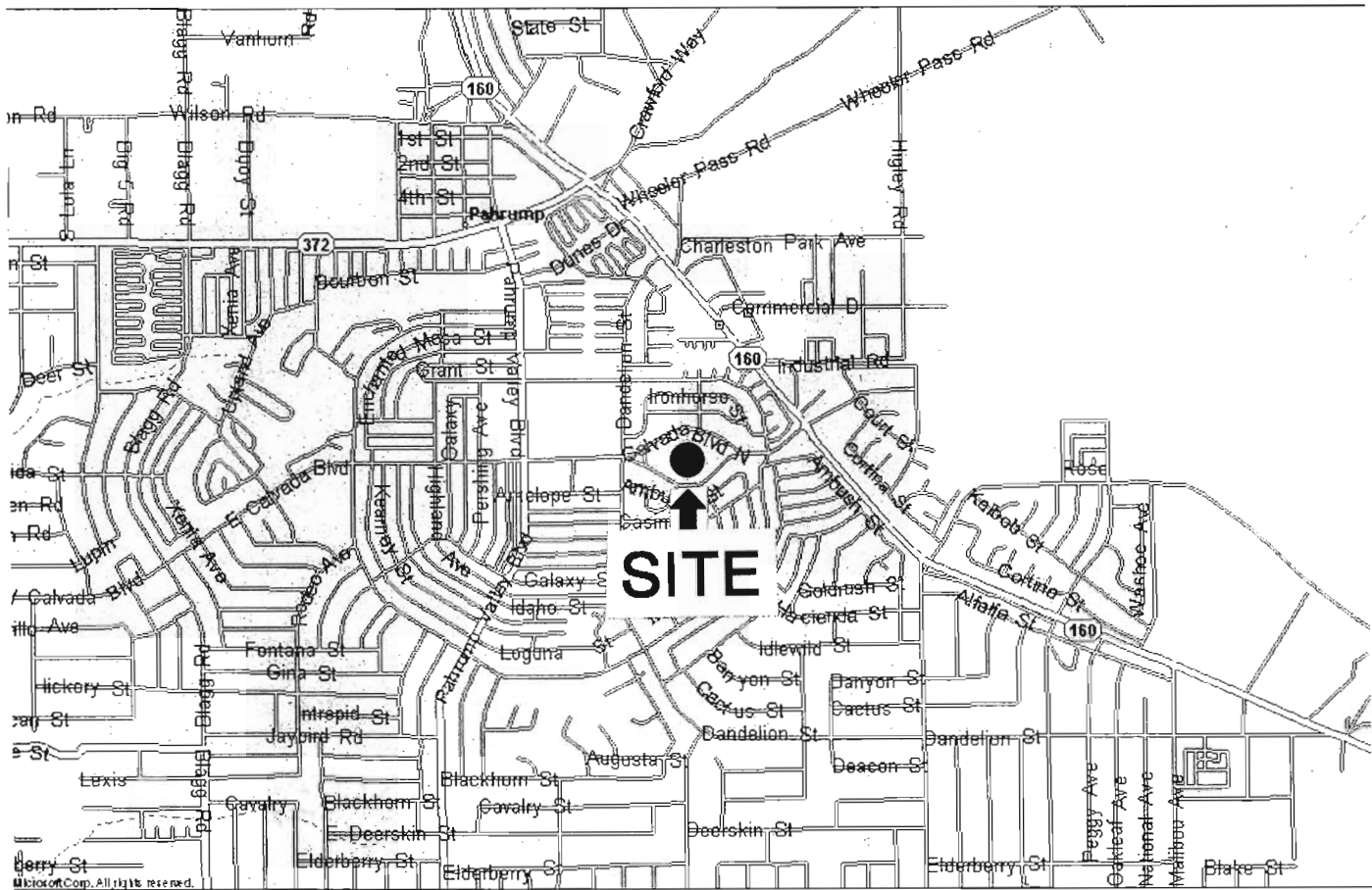
Federal Emergency Management Agency, 1995, Nye County, Nevada and Incorporated Areas,  
Online Flood Insurance Rate Map Database.

Nevada Division of Water Resources, 2004, Online Well Log Database.

Southern Nevada Geographic Information System (GIS) Website.

United States Geological Survey, Pahrump, Nevada: 7.5-minute series (topographic), Scale  
1:24,000, provisional edition 1984.

## FIGURES



REFERENCE: Microsoft MapPoint 2002.

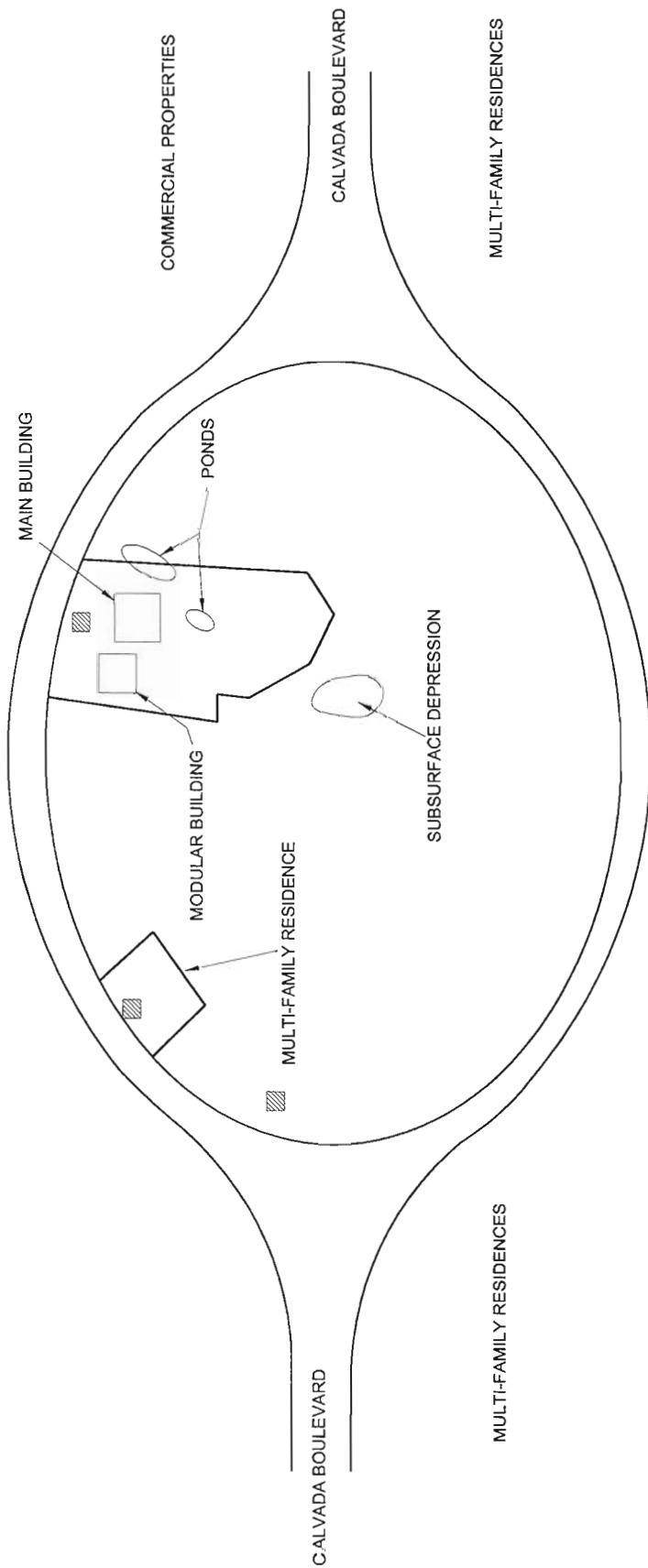


**SITE LOCATION MAP**  
 PHASE I ENVIRONMENTAL SITE ASSESSMENT  
 CALVADA EYE PROPERTY  
 PAHRUMP, NEVADA


PROJECT NO.	DATE
301518001	07/2004

FIGURE  
**1**





LEGEND

 Transformers

NOTE: All dimensions and directions are approximate.



0 200  
APPROXIMATE SCALE IN FEET

SITE MAP

PHASE I ENVIRONMENTAL SITE ASSESSMENT  
CALVADA EYE PROPERTY  
PAHRUMP, NEVADA

PROJECT NO. 301637001	DATE 09/2004
--------------------------	-----------------

FIGURE  
2

**Ninyo & Moore**

Phase I Environmental Site Assessment  
Calvada Eye Property  
Nye County Parcel Nos. 42-071-03, 42-071-05,  
and 42-901-02 through 42-901-10

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September 23, 2004  
Project No. 301637001

**APPENDIX A**  
**Site Photographs**



**Photograph 1: View of the entrance road and main building from the eastern entrance area, facing west.**

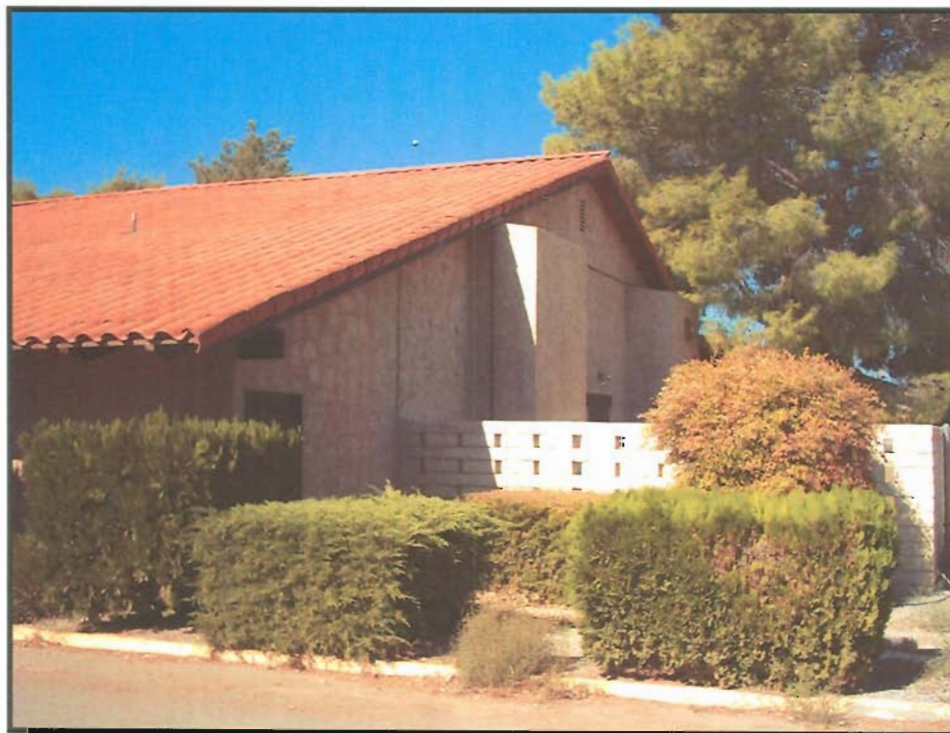


**Photograph 2: View of eastern pond from middle of site, facing east.**





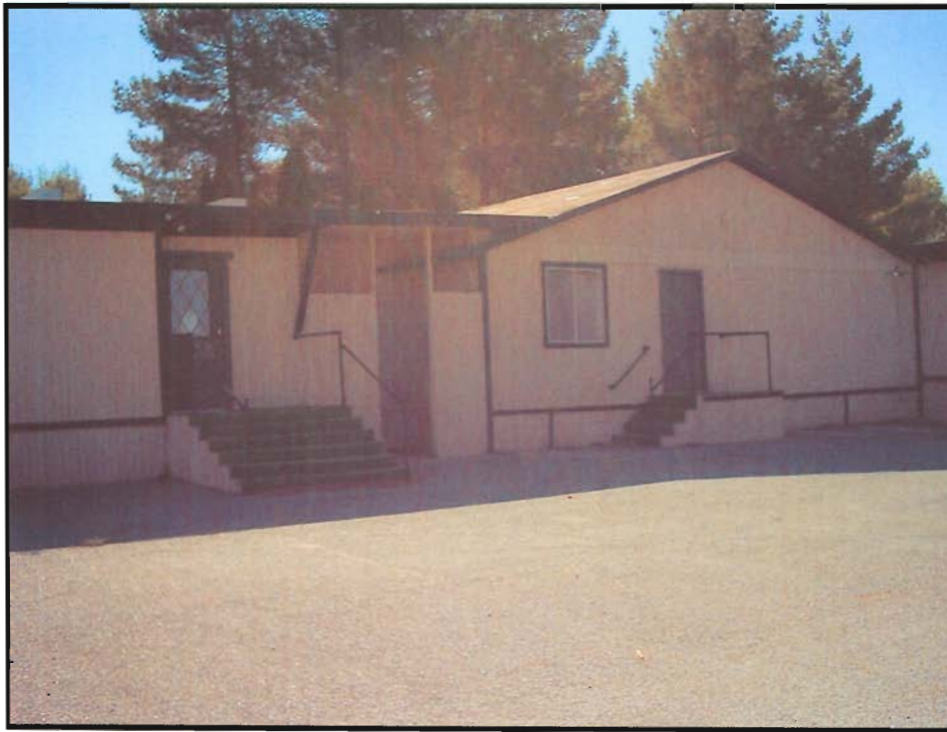
**Photograph 3: View across site at multi-family residence from the middle of the site, facing north.**



**Photograph 4: View of the east side of the main site building, facing north.**



**Photograph 5: View of the south side of the office space building, facing northwest.**



**Photograph 6: View of the north side of the office space building, facing south.**





**Photograph 7: View of water intrusion areas and associated visible mold within the main building.**

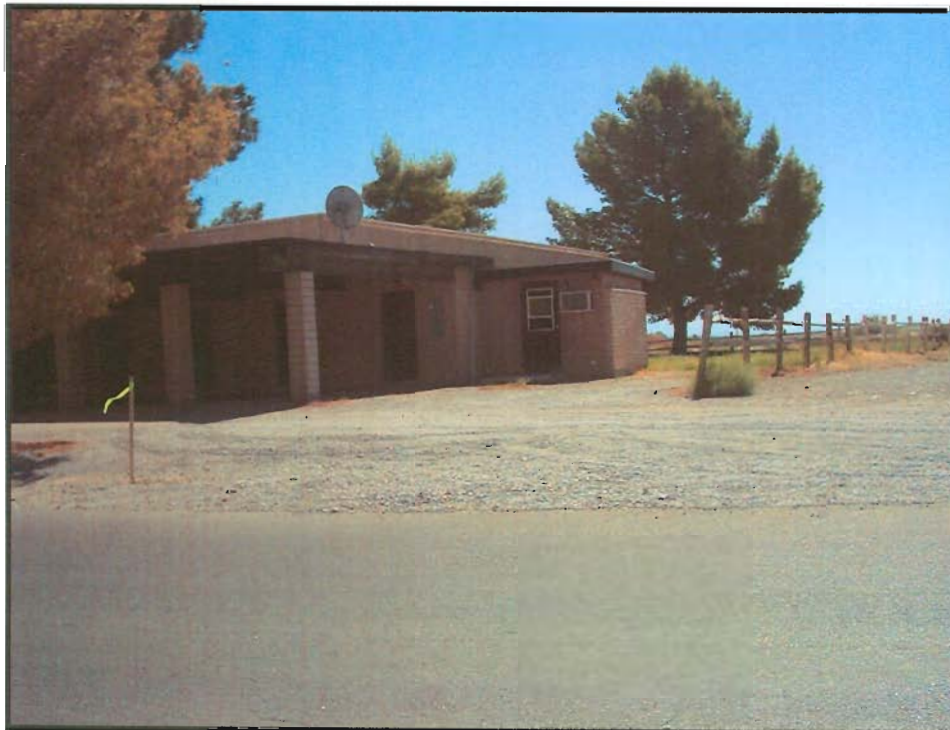


**Photograph 8: View of the undeveloped portion of the site from the west side of the site, facing east.**





**Photograph 9: View of a typical office within the office building.**



**Photograph 10: View of the multi-family residence from Calvada Boulevard, facing south.**

Phase I Environmental Site Assessment  
Calvada Eye Property  
Nye County Parcel Nos. 42-071-03, 42-071-05,  
and 42-901-02 through 42-901-10

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September 23, 2004  
Project No. 301637001

**APPENDIX B**  
**Nye County Tax Assessor Parcel Information**



## Nye County, NV

### County Assessor

### Property Information Search



MAP showing parcel location (PDF  
format)

Treasurer's Parcel Information for this  
parcel

<b>Parcel ID:</b>	<b>4207103</b>
Parcel Owner:	ROCKLIN/REDDING LLC
Mailing Address 1:	278 SUSSEX PL
Mailing Address 2:	
City State Zip:	CARSON CITY, NV 89703
Vesting Doc Date:	2004.01.21
Deed Number:	579902
Brief Legal Description:	F#81177 P.3 2.713AC 039
Parcel Subdivision:	CALVADA VALLEY
Parcel Address:	2101 E CALVADA BLVD NORTH
Parcel Acreage:	2.71
Land Use Code:	40
Appraisal Date:	2000.11.13
Residence Constr Yr:	
Weighted Year:	
Residence Sq Ft:	
Garage Sq Ft:	
Garage Attchd/Dtchd:	
Land Value:	\$90,245
Improvements:	\$196,230
Personal Property Value:	

#### Disclaimer:

On-line data current as of 2004-09-14

The Nye County Assessor's Office makes every effort to produce the most accurate information as possible. No warranties, expressed or implied, are provided for the data here, its use, or its interpretation. The Assessor's maps are for assessment use only and do not represent a survey. No liability is assumed as to the accuracy of the data delineated on the maps.



## Nye County, NV

### County Assessor

### Property Information Search



MAP showing parcel location (PDF  
format)

Treasurer's Parcel Information for this  
parcel

<b>Parcel ID:</b>	<b>4207105</b>
Parcel Owner:	LEISURE HOMES CORP
Mailing Address 1:	2280 N CORPORATE CI DR #100
Mailing Address 2:	**D#579902**
City State Zip:	HENDERSON, NV 89074
Vesting Doc Date:	
Deed Number:	
Brief Legal Description:	F#81177 P.1-PT. 28.492AC 039
Parcel Subdivision:	CALVADA VALLEY
Parcel Address:	2001 E CALVADA BLVD NORTH
Parcel Acreage:	28.49
Land Use Code:	10
Appraisal Date:	
Residence Constr Yr:	
Weighted Year:	
Residence Sq Ft:	
Garage Sq Ft:	
Garage Attchd/Dtchd:	
Land Value:	\$83,580
Improvements:	
Personal Property Value:	

#### Disclaimer:

On-line data current as of 2004-09-14

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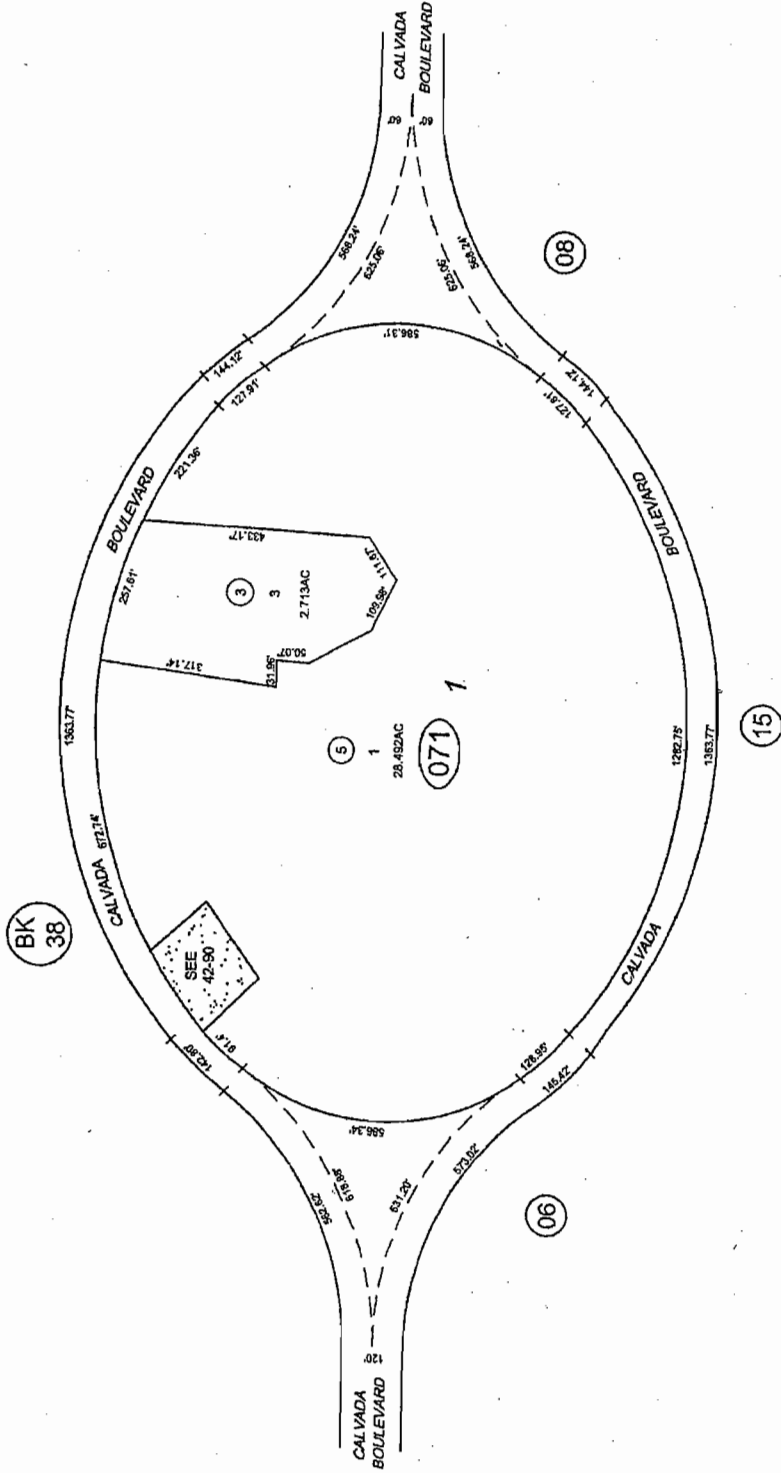
42-07



REV. 01-24-87  
11-03-88  
03-19-92



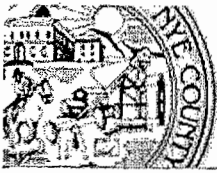
T.20S., R.53E.  
POR. SEC. 23,24 & 25



MAY81/JH  
CAD FILE 12-10-01/CM  
NYE COUNTY ASSESSOR

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.

**UNIT 3  
CALVADA VALLEY**



## Nye County, NV County Assessor Property Information Search



MAP showing parcel location (PDF  
format)

Treasurer's Parcel Information for this  
parcel

<b>Parcel ID:</b>	<b>4290102</b>
Parcel Owner:	LEISURE HOMES CORP
Mailing Address 1:	2280 N CORPORATE CI DR #100
Mailing Address 2:	
City State Zip:	HENDERSON, NV 89074
Vesting Doc Date:	
Deed Number:	
Brief Legal Description:	SPACE 1 853.48 SQ FT 027
Parcel Subdivision:	CALVADA CLB VLA#1
Parcel Address:	2001 E CALVADA BLVD NORTH #001
Parcel Acreage:	0.02
Land Use Code:	21
Appraisal Date:	2000.11.28
Residence Constr Yr:	1981
Weighted Year:	
Residence Sq Ft:	853
Garage Sq Ft:	
Garage Attchd/Dtchd:	
Land Value:	\$1,150
Improvements:	\$10,069
Personal Property Value:	

**Disclaimer:**

On-line data current as of 2004-09-14

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**Nye County, NV**  
**County Assessor**  
**Property Information Search**



MAP showing parcel location (PDF  
 format)

Treasurer's Parcel Information for this  
 parcel

<b>Parcel ID:</b>	<b>4290103</b>
Parcel Owner:	LEISURE HOMES CORP
Mailing Address 1:	2280 N CORPORATE CI DR #100
Mailing Address 2:	
City State Zip:	HENDERSON, NV 89074
Vesting Doc Date:	
Deed Number:	
Brief Legal Description:	SPACE 8 853.48 SQ FT 027
Parcel Subdivision:	CALVADA CLB VLA#1
Parcel Address:	2001 E CALVADA BLVD NORTH #008
Parcel Acreage:	0.02
Land Use Code:	21
Appraisal Date:	2000.11.28
Residence Constr Yr:	1981
Weighted Year:	
Residence Sq Ft:	853
Garage Sq Ft:	
Garage Attchd/Dtchd:	
Land Value:	\$1,150
Improvements:	\$10,069
Personal Property Value:	

**Disclaimer:**

On-line data current as of 2004-09-14

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**Nye County, NV**  
**County Assessor**  
**Property Information Search**



MAP showing parcel location (PDF  
format)

Treasurer's Parcel Information for this  
parcel

<b>Parcel ID:</b>	<b>4290104</b>
Parcel Owner:	LEISURE HOMES CORP
Mailing Address 1:	2280 N CORPORATE CI DR #100
Mailing Address 2:	
City State Zip:	HENDERSON, NV 89074
Vesting Doc Date:	
Deed Number:	
Brief Legal Description:	SPACE 7 1,003.86 SQ FT 027
Parcel Subdivision:	CALVADA CLB VLA#1
Parcel Address:	2001 E CALVADA BLVD NORTH #007
Parcel Acreage:	0.02
Land Use Code:	21
Appraisal Date:	2000.11.28
Residence Constr Yr:	1981
Weighted Year:	
Residence Sq Ft:	1004
Garage Sq Ft:	
Garage Attchd/Dtchd:	
Land Value:	\$1,150
Improvements:	\$11,481
Personal Property Value:	

**Disclaimer:**

On-line data current as of 2004-09-14

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## Nye County, NV

### County Assessor

### Property Information Search



MAP showing parcel location (PDF  
format)

Treasurer's Parcel Information for this  
parcel

<b>Parcel ID:</b>	<b>4290105</b>
Parcel Owner:	LEISURE HOMES CORP
Mailing Address 1:	2280 N CORPORATE CI DR #100
Mailing Address 2:	
City State Zip:	HENDERSON, NV 89074
Vesting Doc Date:	
Deed Number:	
Brief Legal Description:	SPACE 6 623.88 SQ FT 027
Parcel Subdivision:	CALVADA CLB VLA#1
Parcel Address:	2001 E CALVADA BLVD NORTH #006
Parcel Acreage:	0.01
Land Use Code:	21
Appraisal Date:	2000.11.28
Residence Constr Yr:	1981
Weighted Year:	
Residence Sq Ft:	624
Garage Sq Ft:	
Garage Attchd/Dtchd:	
Land Value:	\$1,150
Improvements:	\$7,431
Personal Property Value:	

#### Disclaimer:

On-line data current as of 2004-09-14

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## Nye County, NV

### County Assessor

### Property Information Search



MAP showing parcel location (PDF  
format)

Treasurer's Parcel Information for this  
parcel

<b>Parcel ID:</b>	<b>4290106</b>
Parcel Owner:	LEISURE HOMES CORP
Mailing Address 1:	2280 N CORPORATE CI DR #100
Mailing Address 2:	
City State Zip:	HENDERSON, NV 89074
Vesting Doc Date:	
Deed Number:	
Brief Legal Description:	SPACE 5 624.24 SQ FT 027
Parcel Subdivision:	CALVADA CLB VLA#1
Parcel Address:	2001 E CALVADA BLVD NORTH #005
Parcel Acreage:	0.01
Land Use Code:	21
Appraisal Date:	2000.11.28
Residence Constr Yr:	1981
Weighted Year:	
Residence Sq Ft:	624
Garage Sq Ft:	
Garage Attchd/Dtchd:	
Land Value:	\$1,150
Improvements:	\$7,431
Personal Property Value:	

**Disclaimer:**

On-line data current as of 2004-09-14

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## Nye County, NV County Assessor Property Information Search



MAP showing parcel location (PDF  
format)

Treasurer's Parcel Information for this  
parcel

<b>Parcel ID:</b>	<b>4290107</b>
Parcel Owner:	LEISURE HOMES CORP
Mailing Address 1:	2280 N CORPORATE CI DR #100
Mailing Address 2:	
City State Zip:	HENDERSON, NV 89074
Vesting Doc Date:	
Deed Number:	
Brief Legal Description:	SPACE 4 623.88 SQ FT 027
Parcel Subdivision:	CALVADA CLB VLA#1
Parcel Address:	2001 E CALVADA BLVD NORTH #004
Parcel Acreage:	0.01
Land Use Code:	21
Appraisal Date:	2000.11.28
Residence Constr Yr:	1981
Weighted Year:	
Residence Sq Ft:	624
Garage Sq Ft:	
Garage Attchd/Dtchd:	
Land Value:	\$1,150
Improvements:	\$7,431
Personal Property Value:	

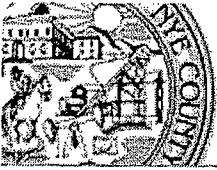
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**Nye County, NV**  
**County Assessor**  
**Property Information Search**



MAP showing parcel location (PDF  
 format)

Treasurer's Parcel Information for this  
 parcel

<b>Parcel ID:</b>	<b>4290108</b>
Parcel Owner:	LEISURE HOMES CORP
Mailing Address 1:	2280 N CORPORATE CI DR #100
Mailing Address 2:	
City State Zip:	HENDERSON, NV 89074
Vesting Doc Date:	
Deed Number:	
Brief Legal Description:	SPACE 3 624.24 SQ FT 027
Parcel Subdivision:	CALVADA CLB VLA#1
Parcel Address:	2001 E CALVADA BLVD NORTH #003
Parcel Acreage:	0.01
Land Use Code:	21
Appraisal Date:	2000.11.28
Residence Constr Yr:	1981
Weighted Year:	
Residence Sq Ft:	624
Garage Sq Ft:	
Garage Attchd/Dtchd:	
Land Value:	\$1,150
Improvements:	\$7,431
Personal Property Value:	

**Disclaimer:**

On-line data current as of 2004-09-14

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## Nye County, NV

### County Assessor

### Property Information Search



MAP showing parcel location (PDF  
format)

Treasurer's Parcel Information for this  
parcel

<b>Parcel ID:</b>	<b>4290109</b>
Parcel Owner:	LEISURE HOMES CORP
Mailing Address 1:	2280 N CORPORATE CI DR #100
Mailing Address 2:	
City State Zip:	HENDERSON, NV 89074
Vesting Doc Date:	
Deed Number:	
Brief Legal Description:	SPACE 2 1,003.86 SQ FT 027
Parcel Subdivision:	CALVADA CLB VLA#1
Parcel Address:	2001 E CALVADA BLVD NORTH #002
Parcel Acreage:	0.02
Land Use Code:	21
Appraisal Date:	2000.11.28
Residence Constr Yr:	1981
Weighted Year:	
Residence Sq Ft:	1004
Garage Sq Ft:	
Garage Attchd/Dtchd:	
Land Value:	\$1,150
Improvements:	\$11,481
Personal Property Value:	

#### Disclaimer:

On-line data current as of 2004-09-14

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## Nye County, NV

### County Assessor

### Property Information Search



MAP showing parcel location (PDF  
format)

Treasurer's Parcel Information for this  
parcel

<b>Parcel ID:</b>	<b>4290110</b>
Parcel Owner:	CALVADA CLUB VILLAS I OWNERS
Mailing Address 1:	%PENZEL,SHIRLEY M
Mailing Address 2:	4310 PARADISE RD
City State Zip:	LAS VEGAS, NV 89109-6597
Vesting Doc Date:	
Deed Number:	
Brief Legal Description:	COMMON AREA &PT.F#8117 L.1 027
Parcel Subdivision:	CALVADA CLB VLA#1
Parcel Address:	2001 E CALVADA BLVD NORTH
Parcel Acreage:	0.53
Land Use Code:	24
Appraisal Date:	2000.11.28
Residence Constr Yr:	
Weighted Year:	
Residence Sq Ft:	
Garage Sq Ft:	
Garage Attchd/Dtchd:	
Land Value:	\$3,640
Improvements:	\$7,254
Personal Property Value:	

#### Disclaimer:

On-line data current as of 2004-09-14

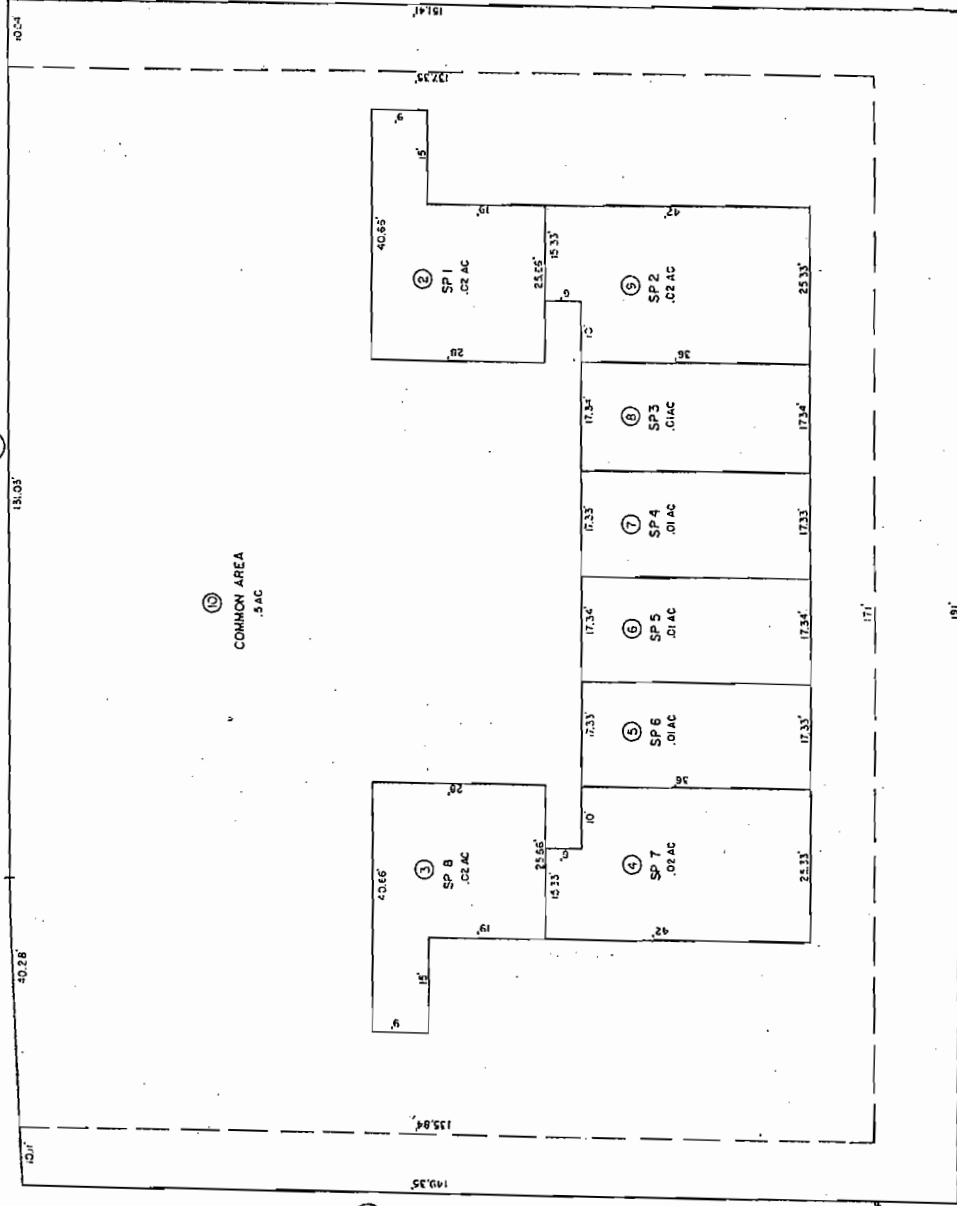
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NOTE: This plat is for assessment use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon.

Nye County

T.20S., R.53E.  
POR. SEC. 23 & 24

42-90



JAN 87/SMA  
NYE CO ASSESSOR

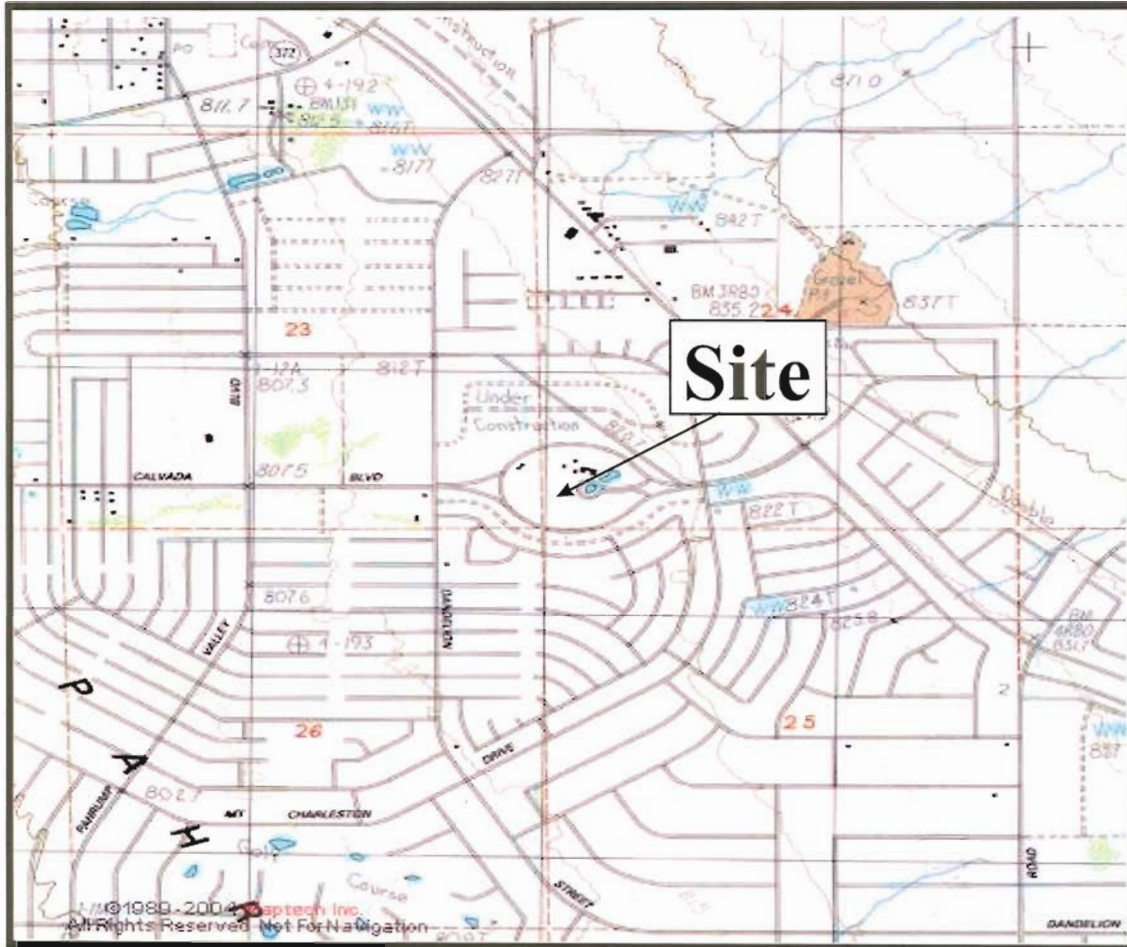
CALVADA CLUB  
VILLAS NO. 1

Phase I Environmental Site Assessment  
Calvada Eye Property  
Nye County Parcel Nos. 42-071-03, 42-071-05,  
and 42-901-02 through 42-901-10

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September 23, 2004  
Project No. 301637001

**APPENDIX C**  
**Historical Topographic Map**



Source: USGS Pahrump, Nevada, 7.5-minute series topographic map, provisional edition 1984.

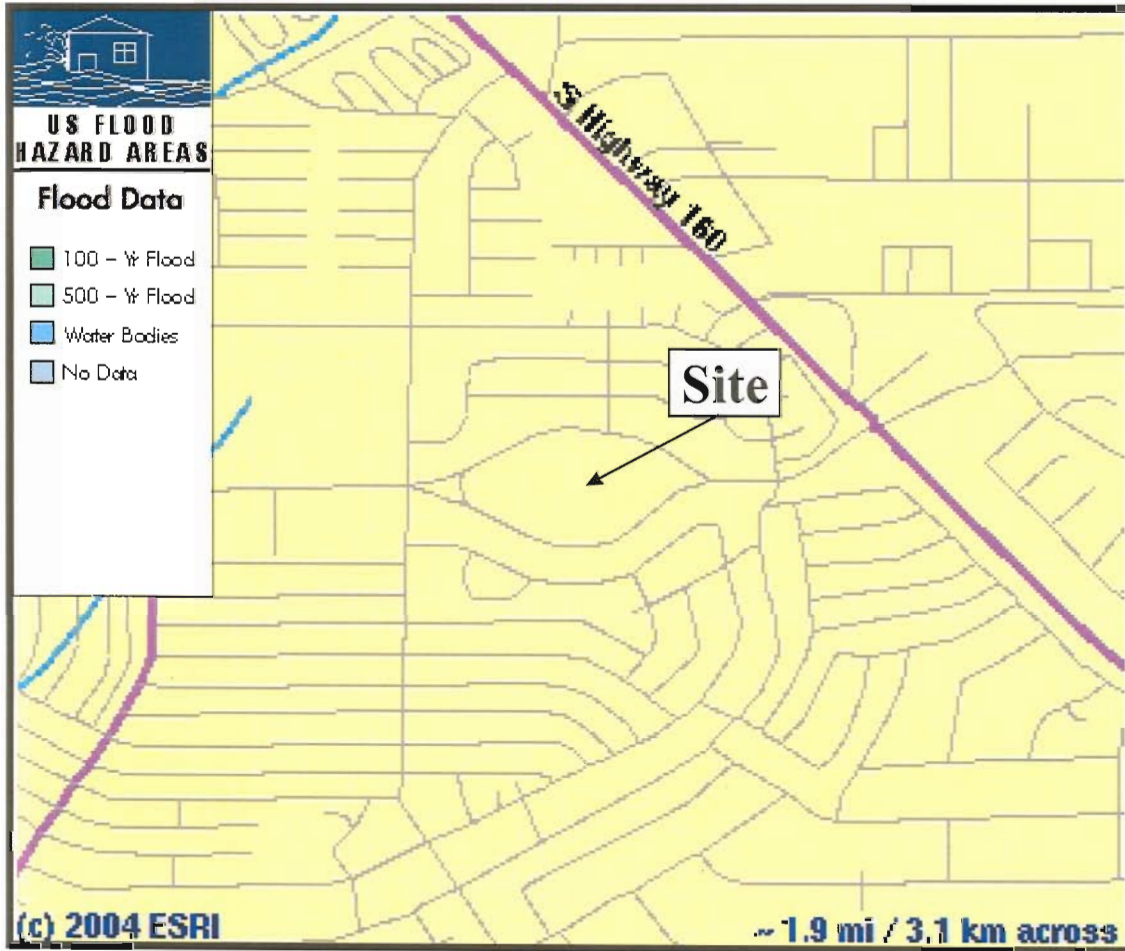
Phase I Environmental Site Assessment  
Calvada Eye Property  
Nye County Parcel Nos. 42-071-03, 42-071-05,  
and 42-901-02 through 42-901-10

---

September 23, 2004  
Project No. 301637001

**APPENDIX D**  
**Flood Zone Map**





Source: ESRI/FEMA Flood Map Database.

Phase I Environmental Site Assessment  
Calvada Eye Property  
Nye County Parcel Nos. 42-071-03, 42-071-05,  
and 42-901-02 through 42-901-10

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September 23, 2004  
Project No. 301637001

**APPENDIX E**  
**Well Log Database**

## Nevada Division of Water Resources

### Well Log Database

#### Query Results

Basin	County	Qtr-Qtr	Section	Twp	Rng	Owner	Date Complete	Well Log #	Driller Lic#	Total Depth	Static Water Level	Casing Diameter	APN	Work Type	Proposed Use	App #
162	32023	NE NE	23	20S	53E	CENTRAL NEVADA UTILITIES	1/8/2002	85516	1426				38-391-14	R	P	46316
162	32023	NE NE	23	20S	53E	SADDLE WEST	1/20/1998	73673	1642	200			38-441-15	P	P	25311
162	32023	NE SW	23	20S	53E	SCHIMMICK, JON	7/11/1997	67285	1642	140	65	8.62	28-453-08	N	H	
162	32023	NW NE	23	20S	53E	PAHRUMP RANCH CO	4/18/1958	63781	45	430	30	16		D	I	
162	32023	NW NE	23	20S	53E	WILLIAMS, W J	12/16/1966	63779	476	200		8.75		N	H	
162	32023	NW SE	23	20S	53E	TOWN OF PAHRUMP	11/13/1998	73698	1642	425	57	16	38-561-02	N	P	63611
162	32023	SW NW	23	20S	53E	PAHRUMP RANCH CO	2/18/1952	1880	40	632		16		D	I	10492
162	32023	SW SW	23	20S	53E	PITTS, JESSE & ROSEMARY	2/19/2002	85777	2086	160	68	6.62	41-431-19	N	H	
162	32023	SW SW	23	20S	53E	CORDERMAN, RICHARD	10/1/1981	63778	725	140	48	8		N	H	
162	32023	SW SW	23	20S	53E	MURPHY, RON	2/25/1988	29795	1426	140	32	8.62	28-461-03	N	H	

#### Code Definitions

Enter Well Log # to view detailed information:

## Nevada Division of Water Resources

## Well Log Database

## Query Results

Basin	County	Qtr- Qtr	Section	Twp	Rng	Owner	Date Complete	Well Log #	Driller Lic#	Total Depth	Static Water Level	Casing Diameter	APN	Work Type	Proposed Use	App #
162	32023	NE NE	24	20S	53E	GARDNER, GARY	10/20/1985	27457	1081	137	37	8.62		N	H	
162	32023	NE NE	24	20S	53E	GARDNER, GARY	10/15/1985	27456	1081	130	35	8.62		N	H	
162	32023	NE NE	24	20S	53E	TROSTBREF, JACK	2/20/1973	63790	476	345	241	8.62		N	H	
162	32023	NE NW	24	20S	53E	CENTRAL NEVADA UTILITIES	11/30/1998	73127	1642	400		8.62	35- 381- 09	P	P	36272
162	32023	NE NW	24	20S	53E	FARBER, JOE	6/18/1980	21572	588	400	156	8.62		N	P	36272
162	32023	NE NW	24	20S	53E	WARD, PEARL	7/29/1966	9147	418	415				D	I	19991
162	32023	NE SW	24	20S	53E	PARSONS, ROMA	3/20/1970	11016	476	200	97	10.75		N	P	25311
162	32023	NE SW	24	20S	53E	BARNETT, BILL	7/10/1968	63782	476	175	155	8.75		N	H	
162	32023	NE SW	24	20S	53E	VALLEY ELECTRIC ASSOCIATION	12/21/1962	15489	192	200	86	8		N	C	29537
162	32023	NW	24	20S	53E	HUFFMAN, BOB	10/1/1986	27988	1427	182	95	10.75		D	H	
162	32023	NW NW	24	20S	53E	FLOYD, RON	11/1/1966	9514	476	279	54	8.75		N	C	23109
162	32023	NW NW	24	20S	53E	BULLDOG CONSTRUCTION	10/22/1999	77465	1642	140	63	6.625	39- 013- 10	N	H	
162	32023	NW NW	24	20S	53E	FLOYD, RONALD	6/11/1998	71774	1426	260	75		35- 571- 17	P	P	23109
162	32023	NW SW	24	20S	53E	WILLIAMS, W J	4/5/1967	9472	476	485	62	16		N	I	10491
162	32023	NW SW	24	20S	53E	PAHRUMP RANCH CO	10/26/1948	63791		140		10		R	I	10491
162	32023	NW SW	24	20S	53E	SUTTON	10/16/1972	63788	476	120	17	8.62		N	H	
162	32023	SE NW	24	20S	53E	SULLIVAN, V	8/28/1997	67738	1812	140	48	8.62	28- 513- 05	N	H	
162	32023	SE NW	24	20S	53E	FARBER, JOE	12/13/1983	34511	588	192	103	8.62		N	P	36777
162	32023	SE NW	24	20S	53E	LAUTE, JIM	6/8/1983	24931	1081	150	92	8.62		N	P	36808
162	32023	SE NW	24	20S	53E	HUFFMAN, R H & HAFEN, M K	5/12/1992	38447	1812					P	P	34634
162	32023	SE NW	24	20S	53E	MANKINS, LESLIE A	2/1/1973	12928	476	300	137	8.62		N	P	26419
162	32023	SE NW	24	20S	53E	STANCHAN, JOHN	5/1/1970	12494	476	300	126	8.75		N	C	25702
162	32023	SE SW	24	20S	53E	THOMAS, RAY	6/15/1944	12035		897		13		N	I	10998
162	32023	SW NE	24	20S	53E	DAFFER, DAN	1/10/1987	28192	1426	400	197	8.62	35- 411- 01	N	N	43792
162	32023	SW NE	24	20S	53E	BATEMAN, VIRGIL	5/24/1971	63784	418	200	148	8		N	H	

162	32023	SW NW	24	20S	53E	WULFENSTEIN, RAY	9/15/1971	12999	476	300	135	8.62	N	P	26373
162	32023	SW NW	24	20S	53E	RUSSELL AVERY & ASSOCIATES	11/17/1972	12756	581	200	135	8.62	N	C	26333
162	32023	SW NW	24	20S	53E	HAYNES, PERRY	7/24/1980	63785	588	138	34	8.62	N	H	
162	32023	SW NW	24	20S	53E	MILLET, H M	3/7/1958	63787	212	200	36	10.75	N	H	
162	32023	SW NW	24	20S	53E	VALLEY VIEW INC	10/10/1979	20547	1081	200	125	8.62	N	P	37000

**Code Definitions**

Enter Well Log # to view detailed information:

## Nevada Division of Water Resources

## Well Log Database

## Query Results

Basin	County	Qtr- Qtr	Section	Twp	Rng	Owner	Date Complete	Well Log #	Driller Lic#	Total Depth	Static Water Level	Casing Diameter	APN	Work Type	Proposed Use	App #
162	32023	NE NE	25	20S	53E	VENEMAN, MARVIN	1/22/1988	29644	1081	140	40	8.62		N	H	
162	32023	NE NE	25	20S	53E	SIGL, ANTON	12/22/2003	91704	2086	170	95	6.62	42- 562- 04	N	H	
162	32023	NE NW	25	20S	53E	DOPYERA, DEBORAH	5/4/2000	80223	2086	160	67	6.62	42- 372- 21	N	H	
162	32023	NE SE	25	20S	53E	AMERICAN BUILDERS	5/21/1999	75239	1642	140	81	6.62	42- 561- 04	N	H	
162	32023	NE SE	25	20S	53E	GRELLER, RICHARD	4/8/2004	92990	2063	160	65	6	42- 381- 16	N	H	
162	32023	NE SE	25	20S	53E	SMITH, KENNETH & ROSETTA	3/11/2004	92647	1324	190	105	8.62	42- 561- 44	N	H	
162	32023	NE SE	25	20S	53E	VINCENT, GEORGE	12/21/1998	73044	1642	140	68	6.62	42- 381- 14	N	H	
162	32023	NE SE	25	20S	53E	WARD, JOE	5/3/1996	51656	1642	140	58	8.62	42- 561- 40	N	H	
162	32023	NE SE	25	20S	53E	BILLSON, HAROLD	9/1/1998	72428	1812	200	95	8.62	42- 561- 05	N	H	
162	32023	NE SW	25	20S	53E	CASCIOPPO, ANTHONY	2/7/1997	60810	1642	140	75	8.62	42- 372- 18	N	H	
162	32023	NE SW	25	20S	53E	RABON, MARK	11/22/1999	77929	2086	140	61	6.62	42- 373- 24	N	H	
162	32023	NW NE	25	20S	53E	WILLIAMS, WALT	11/18/1960	5590	280	783	25	16		N	I	17815
162	32023	NW NW	25	20S	53E	SANTO	7/28/1999	76440	2086	160	62	6.62	42- 561- 13	N	H	
162	32023	NW SE	25	20S	53E	HILLEBRAND, ROSEMARIE	5/3/1996	52042	1642	140	55	8.62	42- 372- 23	N	H	
162	32023	NW SE	25	20S	53E	HOWARD, SCOTT & JEANNA	3/25/1997	64346	1812	200	93	8.62	42- 561- 37	N	H	
162	32023	NW SE	25	20S	53E	PERRIAR, LLOYD	8/7/1975	63798	725	200	75	8		N	H	
162	32023	NW SE	25	20S	53E	CENTRAL NEVADA UTILITIES	2/21/1996	50930	1642	200			42- 381- 01	P	H	
162	32023	NW SE	25	20S	53E	HOWARD, SCOTT	5/30/1997	65479	1642	140	78	8.62	42- 381- 23	N	H	
162	32023	NW SE	25	20S	53E	SHOVAN, JIM	4/16/2001	86557	1642	180	63	6.625	42- 381- 21	N	H	
162	32023	NW SE	25	20S	53E	ADSIT, HELEN	8/30/1975	63792	725	200	86	8		N	H	



162	32023	NW SE	25	20S	53E	MCKINNON, JOHN	3/15/1996	51010	1812	200	97	8.62	42- 561- 09	N	H
162	32023	NW SE	25	20S	53E	STOVER, BILL	1/23/2003	89617	1650	185	68	6	42- 561- 46	N	H
162	32023	SE NW	25	20S	53E	EVERS, BOB	1/15/2001	82621	2086	160	63	6.62	42- 372- 21	N	H
162	32023	SE SE	25	20S	53E	HANSEN, ELMER	12/19/1990	63796	1573	140	56	8.62		N	H
162	32023	SE SE	25	20S	53E	MOJAVE HOMES	3/26/2004	92640	2063	160	86	6	42- 562- 08	N	H
162	32023	SE SE	25	20S	53E	GIBSON, BILL	10/28/1999	77181	1812	200	100	8.62	42- 562- 06	N	H
162	32023	SE SE	25	20S	53E	SEARS, RICHARD	3/14/1995	47456	1812	180	95	8.62	42- 562- 05	N	H
162	32023	SE SE	25	20S	53E	TUCKER, SYLVESTER	1/10/1996	50592	1812	180	94	8.62	42- 563- 02	N	H
162	32023	SE SE	25	20S	53E	MOORE, FREDERICK	1/25/1999	73782	1642	200	87	8.62	42- 562- 21	N	H
162	32023	SE SW	25	20S	53E	CALLAHAN, JOE & KATHY	6/11/1981	63793	725	120	39	8		N	H
162	32023	SE SW	25	20S	53E	CARTER, IRA	4/13/1999	74919	1812	160	65	8.62	42- 552- 08	N	H
162	32023	SE SW	25	20S	53E	MURPHY, RON	8/29/1997	68467	1642	140	63	8.62	42- 552- 36	N	H
162	32023	SE SW	25	20S	53E	PAYNE, RONALD & BONNIE	2/16/2000	78959	1650	150	74	6		N	H
162	32023	SE SW	25	20S	53E	U B C CONSTRUCTION	12/15/2000	81947	2063	140	65	6.625	45- 552- 38	N	H
162	32023	SE SW	25	20S	53E	STOCKSLAGR, GEORGE	5/31/1978	63803	725	120	35	8		N	H
162	32023	SE SW	25	20S	53E	PAYNE, ORVIS	1/9/1995	47440	1642	140	53	8.62	42- 561- 26	N	H
162	32023	SW NE	25	20S	53E	RAMBEAU, LLOYD	3/28/1981	63800	588	140	36	8.62		N	H
162	32023	SW SE	25	20S	53E	FALCONE	5/5/1977	63794	643	120	31	8.62		N	H
162	32023	SW SE	25	20S	53E	MCKASLE, CLETUS & RUTH	9/21/1995	48668	1812	200	83	8.62	42- 561- 34	N	H
162	32023	SW SE	25	20S	53E	JONES, ELVIN	1/20/1999	73143	1812	200	94	8.62	42- 561- 36	N	H
162	32023	SW SE	25	20S	53E	ROBERT ALLEN BUILDERS	3/26/2004	92637	2063	160	84	6	42- 561- 23	N	H
162	32023	SW SE	25	20S	53E	BRADBURY, GEORGE	6/17/2003	89915	2086	160	62	6.62	42- 561- 30	R	H
162	32023	SW SE	25	20S	53E	BOTO	7/14/2000	80676	1650	160	68	6	42- 561- 29	N	H
162	32023	SW SE	25	20S	53E	STOVER, BILLY & MAY	9/2/1998	72427	1812	180	86	8.62	42- 561- 31	N	H
162	32023	SW SE	25	20S	53E	MOORE, BILL	8/30/1998	73715	1916	140	83	6	42- 563- 14	N	H
162	32023	SW SE	25	20S	53E	SMITH, CLIFFORD	7/29/1980	63801	588	140	57	8.62		N	H

162	32023	SW SE	25	20S	53E	MURPHY, RONNIE	11/27/1998	73075	1642	140	58	6.62	42- 563- 15	N	H	
162	32023	SW SE	25	20S	53E	MURPHY, RONNIE	11/27/1998	73074	1642	140	56	6.62	45- 563- 13	N	H	
162	32023	SW SE	25	20S	53E	NEVADA STATE CONSTRUCTION	1/7/1999	73020	1812	200	78	8.62	42- 563- 11	N	H	
162	32023	SW SE	25	20S	53E	AGUILAR, ELISEO & MARIE	4/3/1997	64362	1812	180	79	8.62	42- 561- 22	N	H	
162	32023	SW SW	25	20S	53E	JOHNSON CONSTRUCTION	6/9/2004	93475	2086	200	85	6.62	42- 561- 12	N	H	
162	32023	SW SW	25	20S	53E	LETTOW, WOLFGANG	3/4/1998	70761	725	140	45	8	28- 562- 02	N	H	
162	32023	SW SW	25	20S	53E	SMITH, BILL & AMY	8/31/2001	84274	1324	160	63	8.62	42- 552- 30	N	H	
162	32023	SW SW	25	20S	53E	LETTOW, WOLFGANG	6/20/1997	66604	725	140	44	8	28- 562- 01	N	H	
162	32023	SW SW	25	20S	53E	MILTON, THOMAS	2/11/1995	47172	725	160	89		42- 563- 17	N	K	42563
162	32023	SW SW	25	20S	53E	SHEREDA, RON & MARIAN	4/7/1994	44172	1324	160	53	8.62	41- 011- 07	N	H	
162	32023	SW SW	25	20S	53E	MILLER	4/8/2004	93200	2086	200	105	6.62	42- 552- 35	N	H	
162	32023	SW SW	25	20S	53E	VIANNA, MANUAL & JUDITH	11/30/1999	77898	1812	160	66	8.62	42- 551- 12	N	H	

**Code Definitions**

Enter Well Log # to view detailed information:

**APPENDIX F**  
**Environmental Database Search**

**TRACK ► INFO SERVICES, LLC**

# **Environmental FirstSearch™ Report**

**TARGET PROPERTY:**

**PAHRUMP NV 89048**

Job Number: 301637001

**PREPARED FOR:**

Ninyo and Moore

6700 Paradise Road, Suite E

Las Vegas, Nevada 89119

09-15-04



*Tel: (323) 664-9981*

*Fax: (323) 664-9982*

## *Environmental FirstSearch Search Summary Report*

### Target Site:

PAHRUMP NV 89048

### FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	06-15-04	1.00	0	0	0	0	0	0	0
CERCLIS	Y	06-23-04	0.50	0	0	0	0	-	0	0
NFRAP	Y	06-23-04	0.12	0	0	-	-	-	0	0
RCRA TSD	Y	07-12-04	0.50	0	0	0	0	-	0	0
RCRA COR	Y	07-12-04	1.00	0	0	0	0	0	0	0
RCRA GEN	Y	07-12-04	0.25	0	0	0	-	-	0	0
RCRA NLR	Y	07-12-04	0.12	0	0	-	-	-	0	0
ERNS	Y	12-31-03	0.12	0	0	-	-	-	0	0
State Sites	Y	07-30-04	1.00	0	0	0	0	1	1	2
SWL	Y	06-27-02	0.50	0	0	0	0	-	0	0
REG UST/AST	Y	12-08-03	0.25	0	0	0	-	-	0	0
Leaking UST	Y	07-30-04	0.50	0	0	0	1	-	0	1
- TOTALS -				0	0	0	1	1	1	3

### 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:** 09-15-04  
**Requestor Name:** Andrew Stuart  
**Standard:** ASTM

**Search Type:** AREA  
**Job Number:** 301637001  
**Filtered Report**

**TARGET ADDRESS:**

PAHRUMP NV 89048

*Demographics*

<b>Sites:</b> 3	<b>Non-Geocoded:</b> 1	<b>Population:</b> NA
<b>Radon:</b> NA		

*Site Location*

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>		<u>UTMs</u>
<b>Longitude:</b>	-115.97726	-115:58:38	<b>Easting:</b>	591956.458
<b>Latitude:</b>	36.192341	36:11:32	<b>Northing:</b>	4005565.877
			<b>Zone:</b>	11

*Comment*

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

*Additional Requests/Services*

<p><b>Adjacent ZIP Codes:</b> 0 Mile(s)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">ZIP Code</th> <th style="text-align: center;">City Name</th> <th style="text-align: center;">ST</th> <th style="text-align: center;">Dist/Dir</th> <th style="text-align: center;">Sel</th> </tr> </thead> <tbody> <tr> <td colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>	ZIP Code	City Name	ST	Dist/Dir	Sel						<p><b>Services:</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">Requested?</th> <th style="text-align: center;">Date</th> </tr> </thead> <tbody> <tr> <td>Sanborns</td> <td style="text-align: center;">No</td> <td></td> </tr> <tr> <td>Aerial Photographs</td> <td style="text-align: center;">No</td> <td></td> </tr> <tr> <td>Topographical Maps</td> <td style="text-align: center;">No</td> <td></td> </tr> <tr> <td>City Directories</td> <td style="text-align: center;">No</td> <td></td> </tr> <tr> <td>Title Search</td> <td style="text-align: center;">No</td> <td></td> </tr> <tr> <td>Municipal Reports</td> <td style="text-align: center;">No</td> <td></td> </tr> <tr> <td>Online Topos</td> <td style="text-align: center;">No</td> <td></td> </tr> </tbody> </table>		Requested?	Date	Sanborns	No		Aerial Photographs	No		Topographical Maps	No		City Directories	No		Title Search	No		Municipal Reports	No		Online Topos	No	
ZIP Code	City Name	ST	Dist/Dir	Sel																															
	Requested?	Date																																	
Sanborns	No																																		
Aerial Photographs	No																																		
Topographical Maps	No																																		
City Directories	No																																		
Title Search	No																																		
Municipal Reports	No																																		
Online Topos	No																																		



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

**TARGET SITE:**

PAHRUMP NV 89048

**JOB:** 301637001

**TOTAL:** 3                    **GEOCODED:** 2                    **NON GEOCODED:** 1                    **SELECTED:** 2

<b>ID</b>	<b>DB Type</b>	<b>Site Name/ID/Status</b>	<b>Address</b>	<b>Dist/Dir</b>	<b>Map ID</b>
2	LUST	TERRIBLE HERBST #143 7-000124	CALVADA BLVD AND STATE ROUTE 1 PAHRUMP NV 89041	0.30 NE	2
1	STATE	VALLEY ELECTRIC ASSOCIATION G-000013	1470 CALVADA BOULEVARD PAHRUMP NV	0.70 NW	1

# Environmental FirstSearch

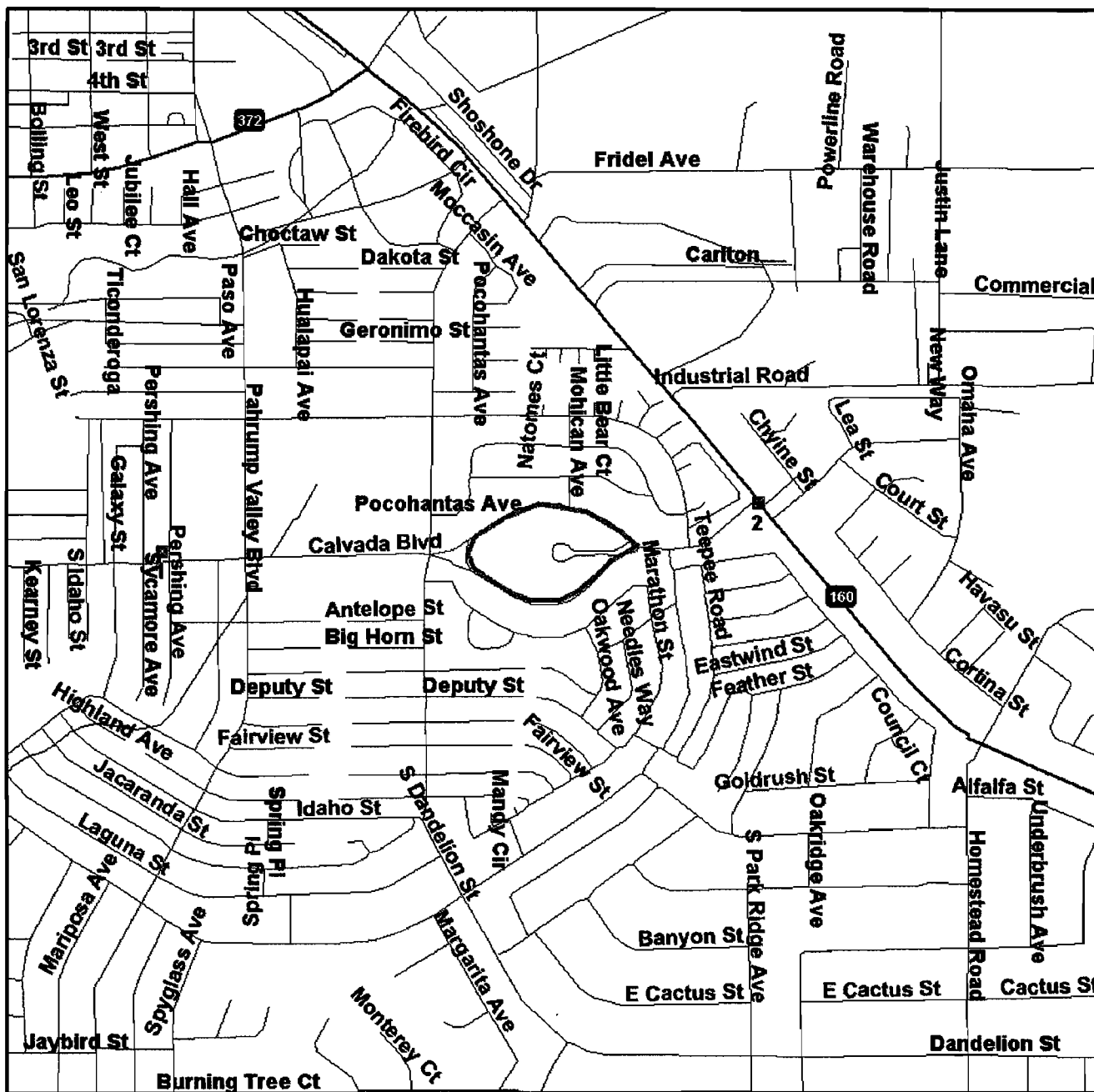
1 Mile Radius from Area

ASTM: All Databases

Environmental  
FIRSTSEARCH



, PAHRUMP NV 89048



Source: 1999 U.S. Census TIGER Files

- Area Polygon .....
- Identified Site, Multiple Sites, Receptor .....
- NPL, Solid Waste Landfill (SWL) or Hazardous Waste .....
- Railroads .....

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

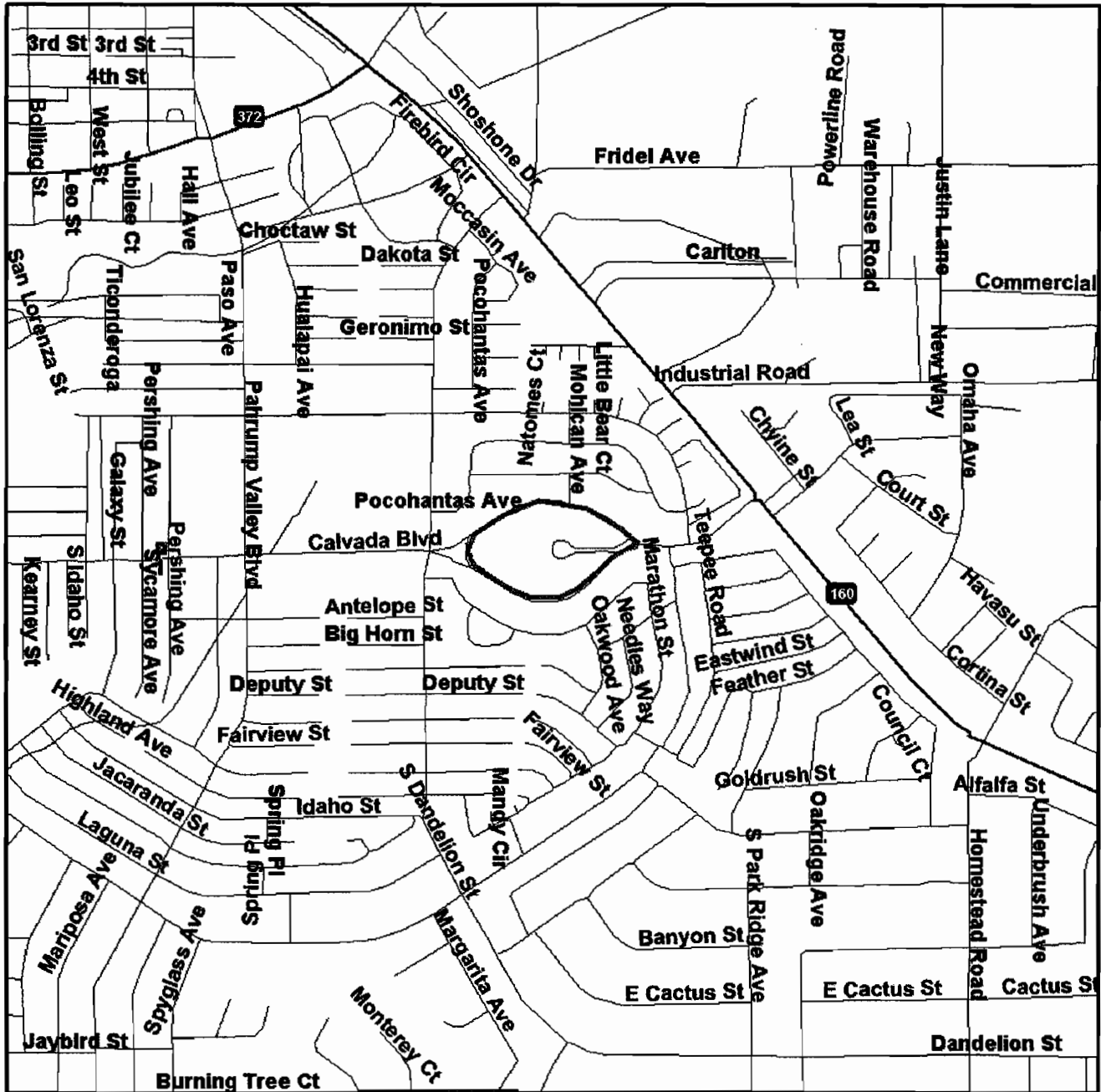


# Environmental FirstSearch

1 Mile Radius from Area  
ASTM: NPL, RCRACOR, STATE



, PAHRUMP NV 89048



Source: 1999 U.S. Census TIGER Files

- Area Polygon
- Identified Site, Multiple Sites, Receptor
- NPL, Solid Waste Landfill (SWL) or Hazardous Waste
- Railroads

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

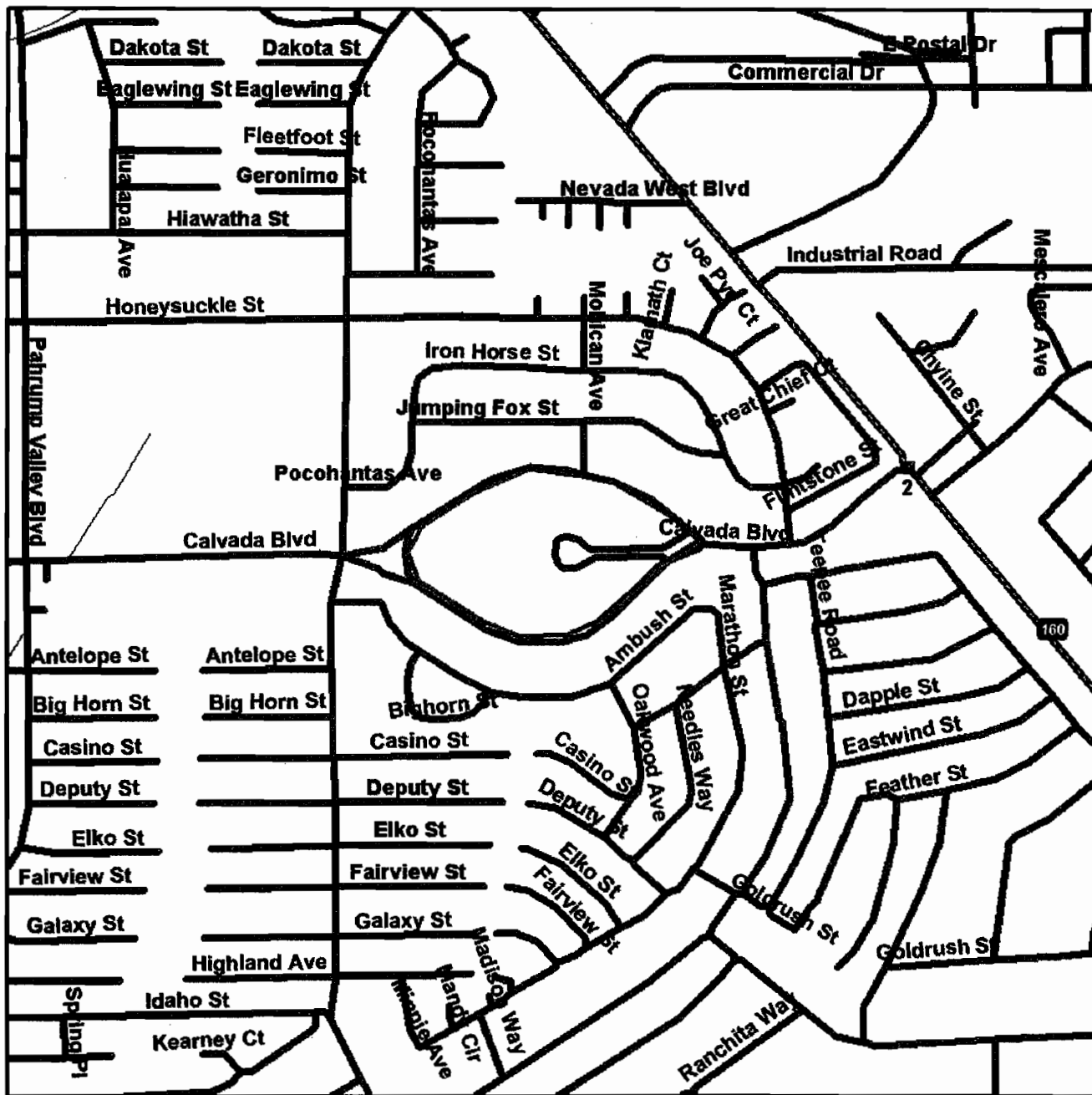


# Environmental FirstSearch

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



, PAHRUMP NV 89048



Source: 1999 U.S. Census TIGER Files

- Area Polygon .....
- Identified Site, Multiple Sites, Receptor .....
- NPL, Solid Waste Landfill (SWL) or Hazardous Waste .....
- Railroads .....

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

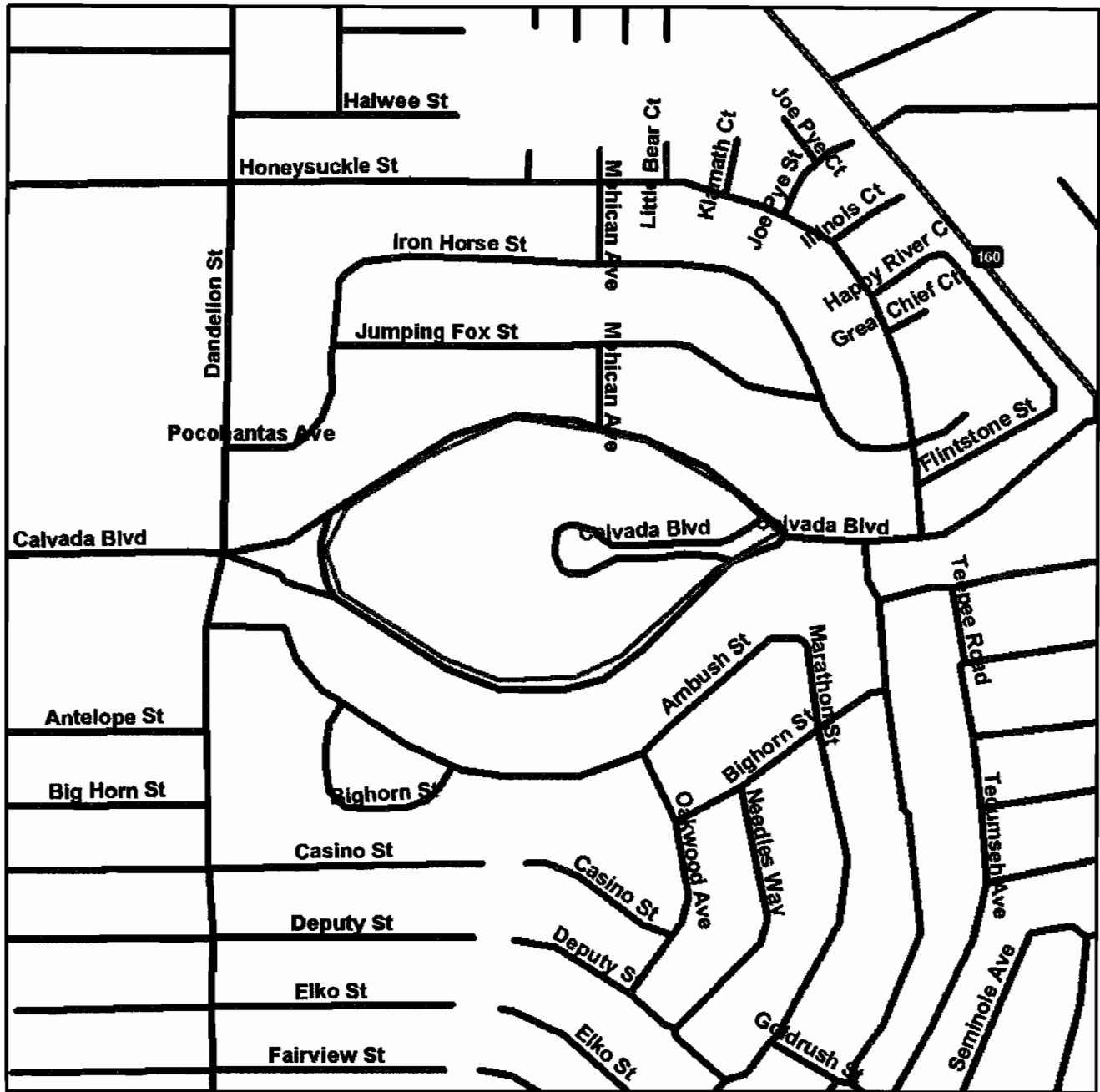


# Environmental FirstSearch

.25 Mile Radius from Area  
ASTM: RCRAGEN, UST



, PAHRUMP NV 89048



Source: 1999 U.S. Census TIGER Files

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

**Environmental FirstSearch  
Site Detail Report**

**TARGET SITE:**

PAHRUMP NV 89048

**JOB:** 301637001

**LEAKING UNDERGROUND STORAGE TANKS**

**SEARCH ID:** 2

**DIST/DIR:** 0.30 NE

**MAP ID:** 2

**NAME:** TERRIBLE HERBST #143  
**ADDRESS:** CALVADA BLVD AND STATE ROUTE 160  
PAHRUMP NV 89041

**REV:** 07/06/00  
**ID1:** 7-000124

**CONTACT:**

**ID2:**  
**STATUS:**  
**PHONE:**

**RELEASE INFORMATION**

**Discrete Releases at Facility:**

**Date Release Reported to NDEP:** 4/16/1998  
**Activity Type:** Investigation

**Type of Media Impacted:** Soil  
**Type of Container:**  
**From Which Release Occurred:** UST  
**Substance Released:** Gasoline  
**Description of Contaminant:** odor complaint; soil hauled off w/out sampling

**Date of Last Action:** - -  
**Last Action Agency Memo:**

**Date of Next Action:** - -  
**Next Action Memo:**

**Date of Closure:** 5/18/1998  
**Regulatory Type of Closure:** Clean Close

**RESPONSIBLE PARTY INFORMATION (if available)**

**Responsible Party Name:**  
**Responsible Party Company:**  
**Responsible Party Address:**

**AGENCY TRACKING INFORMATION**

**Petroleum Fund ID Number:**  
**NDEP Case Officer:** arushana  
**Location of Paper File:** NDEP: Las Vegas  
**State Div of Emergency:**  
**Management Tracking Number:**

**Company of Nevada Certified Manager Conducting Cleanup:** Broadbent & Associates, Inc.  
**Phone Number of Certified Manager Conduction Cleanup:**  
**Name of Certified Manager Conducting Cleanup:** Dave Howard  
**Address of Certified Manager Conducting Cleanup:**

**Last Modification of the Discrete Activity:** 7/9/1998  
**Last NDEP User to Modify a Discrete Activity:** ARUSHANA



**Environmental FirstSearch  
Site Detail Report**

**TARGET SITE:**

PAHRUMP NV 89048

**JOB:** 301637001

STATE SITE

**SEARCH ID:** 1

**DIST/DIR:** 0.70 NW

**MAP ID:** 1

**NAME:** VALLEY ELECTRIC ASSOCIATION  
**ADDRESS:** 1470 CALVADA BOULEVARD  
PAHRUMP NV

**REV:** 04/09/03  
**ID1:** G-000013

**CONTACT:**

**ID2:**  
**STATUS:**  
**PHONE:**

**RELEASE INFORMATION**

**Discrete Releases at Facility:**

**Date Release Reported to NDEP:** 2/21/2003  
**Activity Type:** Confirmed Release

**Type of Media Impacted:** Soil  
**Type of Container**  
**From Which Release Occurred** Other  
**Substance Released:** Other  
**Description of Contaminant:** Non-PCB Mineral Oil

**Date of Last Action:**  
**Last Action Agency Memo:**

**Date of Next Action:**  
**Next Action Memo:**  
**Date of Closure:** 12/15/2003  
**Regulatory Type of Closure:** Clean w/ Remed

**RESPONSIBLE PARTY INFORMATION (if available)**

**Responsible Party Name:** Brent Crowther  
**Responsible Party Company:** Valley Electric Association, Inc.  
**Responsible Party Address:** Post Office Box 237PahrumpNV89041

**AGENCY TRACKING INFORMATION**

**Petroleum Fund ID Number:**  
**NDEP Case Officer:** lpeterso  
**Location of Paper File:** NDEP: Carson City  
**State Div of Emergency**  
**Management Tracking Number**

**Company of Nevada Certified Manager Conducting Cleanup:**  
**Phone Number of Certified Manager Conduction Cleanup:**  
**Name of Certified Manager Conducting Cleanup:**  
**Address of Certified Manager Conducting Cleanup:** ,  
**Last Modification of the Discrete Activity:** 12/15/2003 12:58:14 PM  
**Last NDEP User to Modify a Discrete Activity:** lpeterso

**Environmental FirstSearch  
Federal Databases and Sources**

**ASTM Databases:**

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

*Updated quarterly.*

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

*Updated quarterly.*

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

*Updated quarterly.*

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

*Updated semi-annually.*

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

*Updated quarterly.*

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

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

**ASTM Databases (continued):**

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

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

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

*All RCRA databases are Updated quarterly*

**Environmental FirstSearch  
Federal Databases and Sources**

**Non-ASTM Databases:**

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

*Updated quarterly.*

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

*Updated quarterly*

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

*Updated semi-annually.*

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

*Updated Periodically*

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

*Updated Periodically*

**PADS: PCB Activity Database System**

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

*Updated semi-annually.*

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

*Updated Periodically*

**Non-ASTM Databases (continued):**

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

*Updated semi-annually.*

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

*Updated quarterly*

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

*Updated semi-annually.*

**Environmental FirstSearch  
Nevada Databases and Sources**

**CORRECTIVE ACTION CASES** (STATE SITES)

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

Phone: (702) 687-4670

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

**LEAKING UNDERGROUND STORAGE TANKS** (LUST)

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

Phone: (702) 687-4670

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

**UNDERGROUND STORAGE TANKS** (UST)

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

Phone: (702) 687-4670

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

**ABOVE GROUND STORAGE TANKS** (AST)

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

Phone: (702) 687-4670

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



**Environmental FirstSearch  
Nevada Databases and Sources (continued)**

**Please Note:**

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

**SOLID WASTE LANDFILLS (SWL)**

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

Phone: (702) 687-4670

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

**WASHOE COUNTY LEAKING UNDERGROUND STORAGE TANKS (LUST)**

Source: Washoe County Department of Environmental Health

Phone: (702) 328-2434

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

***Environmental FirstSearch***  
***Street Name Report for Streets within .25 Mile(s) of Target Property***

**TARGET SITE:**

PAHRUMP NV 89048

**JOB:** 301637001

<b>Street Name</b>	<b>Dist/Dir</b>	<b>Street Name</b>	<b>Dist/Dir</b>
Calvada Blvd	0.08 SW		
Casino	0.20 SW		
Dandelion St	0.08 NW		
Deputy	0.25 SW		
Mount Charleston Dr	0.11 SE		