

**PHASE I ENVIRONMENTAL SITE ASSESSMENT  
40.0-ACRE PARCEL  
CARVER'S RODEO GROUNDS  
ROUND MOUNTAIN, NEVADA  
PARCEL #010-201-02**

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

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

September 30, 2003  
Project No. 301290001

September 30, 2003  
Project No. 301290001

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

Subject: Phase I Environmental Site Assessment  
40.0-Acre Parcel  
Carver's Rodeo Grounds  
Round Mountain, Nevada 89045  
Parcel # 010-201-02

Dear Mr. Rodewald:

In accordance with the Work Authorization dated May 30, 2003, 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**



George C. Morris  
Staff Environmental Scientist



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

GCM/RMT/ltk

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

**TABLE OF CONTENTS**

	<u>Page</u>
EXECUTIVE SUMMARY .....	ES-1
1. INTRODUCTION .....	1
1.1. Purpose .....	1
1.2. Involved Parties .....	1
1.3. Scope of Work .....	1
1.4. Limitations and Exceptions .....	2
1.5. User Reliance .....	3
2. PROPERTY DESCRIPTION .....	3
2.1. Property Location and Description .....	3
2.2. Current Property Uses/Operations .....	3
2.2.1. Site Description .....	4
2.2.2. Occupants .....	4
2.2.3. Heating and Cooling Systems .....	4
2.2.4. Sewage Disposal/Septic Systems .....	4
2.2.5. Potable Water .....	4
2.3. Adjacent Properties .....	4
3. PHYSICAL SETTING .....	5
3.1. Site Topography .....	5
3.2. Site Geology .....	5
3.3. Site Hydrology .....	6
3.3.1. Surface Waters .....	6
3.3.2. Groundwater .....	6
4. HISTORICAL LAND USE .....	7
4.1. Historical Property Ownership .....	7
4.2. Historical Aerial Photographs .....	7
4.3. City Directories .....	8
4.4. Fire Insurance Maps .....	8
4.5. Historical Topographic Maps .....	8
4.6. Building Permits and Plans .....	8
4.7. Interviews .....	9
4.8. Previous Reports and Documents .....	9
5. ENVIRONMENTAL DATABASE SEARCH .....	9
5.1. Subject Site .....	12
5.2. Off-Site Properties of Environmental Concern .....	12
6. SITE RECONNAISSANCE .....	12
6.1. Physical Limitations .....	13
6.2. Use and Storage of Hazardous Substances and Petroleum Products .....	13
6.3. Storage and Disposal of Hazardous Wastes .....	13
6.4. Unidentified Substance Containers .....	13

6.5.	Aboveground and Underground Storage Tanks .....	13
6.6.	Evidence of Releases .....	13
6.7.	Polychlorinated Biphenyls (PCBs) .....	13
6.8.	Wastewater Systems .....	14
6.9.	Storm Water Systems .....	14
6.10.	Wells .....	14
6.11.	Additional Issues .....	14
7.	FINDINGS, OPINIONS, AND CONCLUSIONS .....	14
7.1.	Findings and Opinions .....	14
7.2.	Conclusions .....	15
8.	NEVADA CERTIFIED ENVIRONMENTAL MANAGER .....	16
9.	SELECTED REFERENCES .....	17

**Tables**

Table 1 – Aerial Photographs Reviewed .....	8
Table 2 – Aerial Photographs Summary .....	8
Table 3 – Summary of Environmental Database Search .....	9

**Figure**

Figure 1 – Site Map

**Appendices**

- Appendix A – Site Photographs
- Appendix B – Nye County Assessors Parcel Information
- Appendix C – Historical Topographic Map
- Appendix D – Flood Insurance Map
- Appendix E – Well Log Database
- Appendix F – Aerial Photograph
- Appendix G – Environmental Database Search

## **EXECUTIVE SUMMARY**

Ninyo & Moore was retained by Nye County to perform a Phase I Environmental Site Assessment (ESA) of the 40.0-acre parcel (Nye County Parcel #010-201-02) located on State Route 376, in Round Mountain, Nye County, Nevada. Historical research, document review, and site assessment activities were conducted on June 12 and 13, 2003.

In summary, the following items were noted:

- The site consists of one parcel totaling 40.0 acres.
- No aboveground storage tanks or evidence of current or past on-site underground storage tanks (i.e., fill pipes and vent pipes) were observed on the subject site during the site reconnaissance.
- One pole-mounted electrical transformer was observed on the subject site.
- Two out-houses and a small masonry block structure for restrooms that are adjacent to the rodeo arena were observed on the subject site.
- A trap shooting area was observed on the west portion of the subject site.
- A motorcross track is located in the southwest portion of the site.
- According to the Federal Emergency Management Agency flood insurance rate map, the site is outside the 100-year floodplain.
- The review of the environmental database reported one listed site within the respective search radii that has handled hazardous materials or wastes and/or has been listed as having reported releases of hazardous substances or petroleum products. The subject site was not listed.

Ninyo & Moore has performed this Phase I ESA in conformance with the scope and limitations of the American Society for Testing and Materials Practice E 1527-00, of the property (#010-201-02) on State Route 376, in Round Mountain, Nevada. Any exceptions to, or deletions from, this practice are described in Section 6.1 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property at this time.

## **1. INTRODUCTION**

Ninyo & Moore conducted a Phase I Environmental Site Assessment (ESA) of the 40.0-acre parcel (Nye County Parcel #010-201-02) located on State Route 376, in Round Mountain, Nevada (hereinafter referred to as site or subject site) for Nye County. The following sections identify the purpose, the involved parties, the scope of work, and the limitations and exceptions associated with the ESA.

### **1.1. Purpose**

In accordance with the American Society for Testing and Materials (ASTM) Standards on Environmental Site Assessments for Commercial Real Estate E 1527-00, the objective of the ESA is to identify recognized environmental conditions (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.”

### **1.2. Involved Parties**

Mr. George Morris of Ninyo & Moore conducted the site reconnaissance on June 12 and 13, 2003, and performed interviews and regulatory inquiries. Mr. Lance Beckert and Mr. Robert M. Troisi of Ninyo & Moore performed project oversight and quality review.

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

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

- Performance of a site reconnaissance to visually identify areas of possibly contaminated surficial soil or surface water, improperly stored hazardous materials, possible sources of polychlorinated biphenyls (PCBs), and possible risks of contamination from activities at the site and adjacent properties.
- Review of readily available local regulatory agency files for the 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, building department records, 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, opinions, 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 site is located on one parcel totaling 40.0 acres located on State Route 376, in Round Mountain, Nevada. The subject site is located in Section 30, Township 11 North, Range 43 East, Nye County, Nevada. Additional information concerning the site is presented on Figure 1. Photographs taken during the site reconnaissance are presented in Appendix A. Copies of the Nye County Assessor Parcel Information are 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 the site building, the sewage disposal system, and the potable water provider for the site.



### **2.2.1. Site Description**

The site consists of one 40.0-acre parcel (Nye County Parcel #010-201-02). A rodeo arena, stables, motorcross track, trap shooting area, and rock crawling pit were observed on the subject site at the time of the reconnaissance. Natural vegetation covers the ground surface in the undeveloped areas of the site. A water well is located on site and supplies water to the livestock at the arena. One pole-mounted transformer was located on the subject site that did not appear to have any leaks at this time.

### **2.2.2. Occupants**

The site is currently not occupied by any permanent residents. Although, we observed several individuals tending to the livestock at the site on a daily basis.

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

There were no heating and cooling systems located on the property at the time of this report.

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

Two outdoor restroom facilities were located on the site. However, these facilities have been permanently out of use for several years. A septic system is connected to a leach field on the north side of the structure.

### **2.2.5. Potable Water**

There are no potable water systems in place at the property at this time. However, there is a groundwater well that supplies water to the livestock holding pens on the subject site.

## **2.3. Adjacent Properties**

The site is bounded to the north by vacant land and Highway 376. Northeast of the site is the Carver's Café and Bar and Carver's Ranch. The site is bounded to the east by Carver's County Laundromat and Fleetguard Sales and Service. The site is bounded by vacant land on the south. There were several abandoned automobiles and piles of scrap metal observed

on the vacant land north of the site. We did not observe any environmental conditions within this area during our site reconnaissance that would adversely impact the subject site.

### **3. PHYSICAL SETTING**

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

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

The USGS Carvers Quadrangle Nevada – Nye County, 7.5-minute series topographic map, dated 1971, shows the site to be at an elevation of approximately 5,660 feet above mean sea level with the surface drainage of the site trending to the northeast. A copy of the map is included in Appendix C.

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

The subject site is located in northwestern Nye County, which lies near the center of the Great Basin portion of the Basin and Range physiographic province. Within this area, subparallel north-trending elongate mountain ranges rise abruptly from and are separated by broad intermontane valleys.

The subject site is located in Smoky Valley flanked by the Toiyabe Mountain Range to the west and the Toquima Mountain Range to the east. The Toiyabe Range is more than 100 miles long and between 7 and 10 miles wide, except south of North Twin River where it is more than 15 miles in width. At its southern end, the Toiyabe Range merges with the Shoshone Mountains on the west. Lower Paleozoic rocks comprised of quartzite, slate, and limestone unconformably succeeded by Permian sedimentary strata and intruded by several large Cretaceous and Tertiary granitic plutons and dykes, are exposed continuously along the east flank of the range as far south as Peavine Canyon. The Toquima Range extends for

approximately 70 miles southward from Hickison Summit in Lander County to a broad divide at the northern end of the San Antonio Mountains.

The subject site soils are described on the geologic map as Quaternary alluvium, colluvium and talus deposits. These deposits are chiefly comprised of mixtures of gravelly sand and silty sand from erosion of the Toiyabe Range to the west. The fluvial gravels on the flanks of the mountain ranges grade to fluvial sand and silts in the valley, which include eolian and playa deposits.

### **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. 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 copy of the flood insurance map is included in Appendix D.

#### **3.3.2. Groundwater**

Based on our review of the USGS Carver's, Nevada topographic map, the assumed groundwater flow direction is trending toward the northeast, as is the surface topography. There are several historical references of artesian flow in the general vicinity of the site. The topographic map depicts artesian "flowing wells" east of the subject site. Review of historical files revealed an artesian well was located east of the subject site that was 500 feet deep and producing water at 90 gallons per minute without pumping to an irrigation reservoir.

The Nevada Division of Natural Resources well log database listed no water wells within Section 30, Township 11 North, Range 43 East. However, currently there is a

water well located on the subject property used to supply water for the livestock. Review of the well log database for the adjoining section to the east, Section 29, references a well with a measured depth to static groundwater at 22 feet below ground surface (bgs). A copy of the well log database information is included in Appendix E.

#### **4. HISTORICAL LAND USE**

Ninyo & Moore conducted a historical record search for 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.

Based on the review of historical sources, the site has no previous history of development aside from the present uses. The following sections summarize information obtained from the historical sources utilized for this assessment.

##### **4.1. Historical Property Ownership**

The client provided a limited title search for review and a property ownership record was found on the website of the Nye County Assessor. According to the record, the subject site is currently owned by the Nye County Parks and Recreation Commission and the parcel number is #010-201-02. The Nye County Assessor website did not reveal any information pertaining to a potential recognized environmental condition.

##### **4.2. Historical Aerial Photographs**

Historical aerial photographs were only available from the United States Geological Survey aerial photograph archives on the subject site and surrounding areas. A listing of the photographs reviewed is presented in Table 1. Table 2 summarizes notable observations

**4.7. Interviews**

Mr. Kenny Berg and Ms. Tinker Fannin provided site location information. The site was being used as a rodeo arena, trap range, motor cross track, and rock crawling pit at the time of the site reconnaissance.

**4.8. Previous Reports and Documents**

No previous environmental reports or documents were available for review.

**5. ENVIRONMENTAL DATABASE SEARCH**

A computerized environmental information database search was performed by *Environmental FirstSearch™* (*FirstSearch™*) on June 10, 2003. The *FirstSearch™* search included federal, state, and local databases. A summary of the environmental databases searched, their corresponding search radii, and number of noted sites of environmental concern, is presented in Appendix G. In addition, a complete description of the assumptions and approach to the database search is provided in Appendix G. The review was conducted to evaluate whether the site or properties within the vicinity of the site have been 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 (GNRTR)	USEPA	Site and Adjoining Properties	0
Emergency Response Notification System (ERNS) List	USEPA	0.12	0
State Sites	NDEP	1	0
Permitted as solid waste landfills, incinerators, or transfer stations (SWL)	NDEP	0.5	0
Registered UST and AST Lists	NDEP	Site and Adjoining Properties	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 property was 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 property was listed within a 1/2-mile radius of the 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's Resource Conservation and Recovery Act (RCRA) program. No property was listed within a 1/2-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 property was listed within a 1-mile radius of the site.

**United States Environmental Protection Agency, RCRA Generator (GNRTR)**

This database identifies USEPA-listed facilities that report generation of reportable quantities of hazardous waste under the RCRA program for the identification and tracking of hazardous waste. The list consists of properties that generate hazardous waste, and is not

necessarily indicative of sites where a release of hazardous substances has occurred. The subject site and adjoining properties were not listed.

**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.

**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 sites were listed within a 1-mile radius of the 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. The agency release date for this list is August 23, 2000. No facilities were listed within a 1/2-mile radius of the site.

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

Information regarding underground and aboveground storage tanks 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. The subject and adjoining properties were not listed.

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

The LUST Information System is maintained by the Nevada Department of Conservation and Natural Resources. It includes sites with tanks under investigation, for potential leaks, confirmed leaks, and those to be closed.

The subject site was not listed. However, there was one facility listed. It was the Nevada Department of Transportation facility located approximately 0.5 miles southeast of the site at State Route 376, NY-53.36 in Round Mountain, Nevada. The facility is considered to be downgradient of the site. This facility had a confirmed release from the USTs to the soil and obtained regulatory closure from the NDEP in November 1995. Based on the current regulatory status of this case and the assumed direction of groundwater flow, there is low likelihood that this facility presents an environmental risk to the subject site at this time.

**5.1. Subject Site**

No major construction has been performed at the time of site reconnaissance.

**5.2. Off-Site Properties of Environmental Concern**

Based on current and past land use of the properties surrounding the subject site, these properties do not present an environmental concern to the subject site at this time.

**6. SITE RECONNAISSANCE**

On June 12 and 13, 2003, a representative of Ninyo & Moore conducted site reconnaissance. 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**

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

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

No hazardous substances or petroleum products were observed on the subject site.

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

Evidence of hazardous wastes on site was neither observed nor reported during the site reconnaissance.

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

No evidence of unidentified substance containers was observed during the reconnaissance of the subject site.

### **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 during the site reconnaissance.

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

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

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

One pole-mounted transformer was observed on site and there was no visual evidence of leaking.

### **6.8. Wastewater Systems**

Wastewater systems, such as clarifiers, sumps, pits, grease traps, and floor drains, were not observed on the site. However, a leach field that was attached to the out-of-use restrooms was observed at the site at the time of the site reconnaissance.

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

Storm water systems were not observed on the site during site reconnaissance.

### **6.10. Wells**

One water well was observed at the subject site and is utilized for supplying the livestock with water. No groundwater monitoring wells were observed at the site at the time of the site reconnaissance.

### **6.11. Additional Issues**

No additional issues are present at this time.

## **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 following presents a summary of findings and opinions associated with the ESA performed for the subject site.

- The site consists of one parcel totaling 40.0 acres.
- No aboveground storage tanks or evidence of current or past on-site underground storage tanks (i.e., fill pipes and vent pipes) were observed on the subject site during the site reconnaissance.
- One pole-mounted electrical transformer was observed on the subject site.

- Two out-houses and a small masonry block structure for restrooms that are adjacent to the rodeo arena were observed on the subject site.
- A trap shooting area was observed on the west portion of the subject site.
- A motorcross track is located in the southwest portion of the site.
- According to the Federal Emergency Management Agency flood insurance rate map, the site is outside the 100-year floodplain.
- The review of the environmental database reported one listed site within the respective search radii that has handled hazardous materials or wastes and/or has been listed as having reported releases of hazardous substances or petroleum products. The subject site was not listed.

## **7.2. Conclusions**

Ninyo & Moore has performed this Phase I ESA in conformance with the scope and limitations of the ASTM Practice E 1527-00, of the 40-Acre parcel identified as #010-201-02 on State Route 376, in Round Mountain, Nevada. Any exceptions to, or deletions from, this practice are described in Section 6.1 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property at this time.

**8. NEVADA CERTIFIED ENVIRONMENTAL MANAGER**

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

*I, 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, Round Mountain, Nevada, United States Geological Survey.

*Environmental FirstSearch*<sup>TM</sup> Report dated June 10, 2003.

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

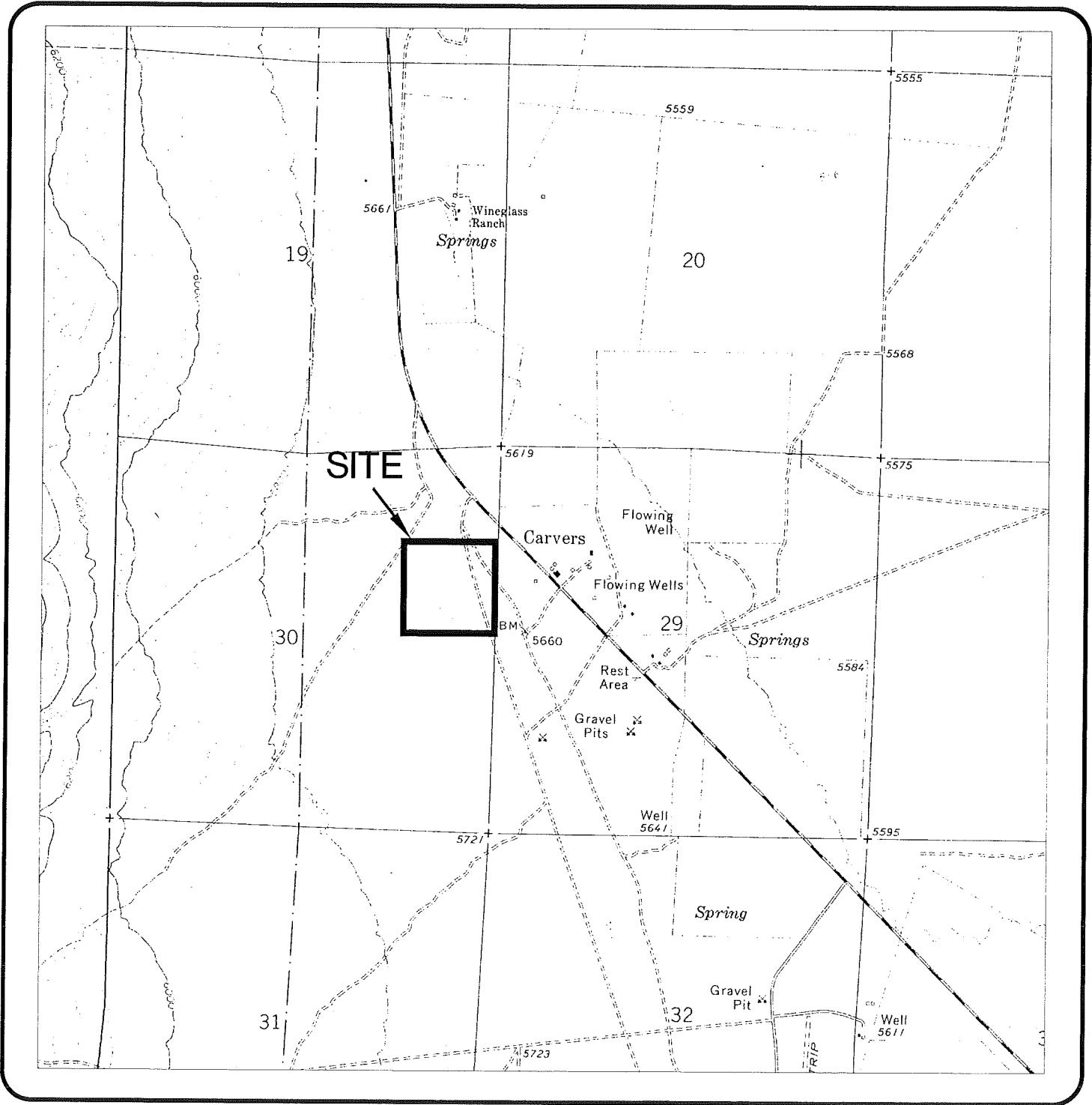
Kleinhampl, Frank J., Ziony, Joseph I., Geology of Northern Nye County, Nevada, Bulletin 99A, 1985.

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

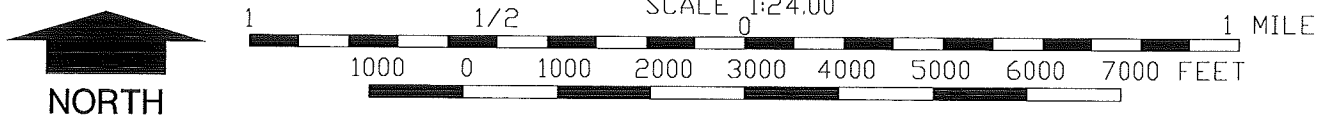
Southern Nevada Geographic Information System (GIS) Website.

United States Geological Survey, 1971, Carver's Quadrangle, Nevada: 7.5-minute series (topographic), Scale 1:24,000.

**FIGURES**



REFERENCE: USGS, Carvers Quadrangle, Nevada-Nye County 7.5 Minute Series Topographic: dated 1971.



**SITE LOCATION MAP**

NYE COUNTY/CARVER'S RODEO GROUNDS  
ROUND MOUNTAIN, NEVADA

PROJECT NO.	DATE
301290001	09/2003

FIGURE  
**1**

STATE HIGHWAY 376

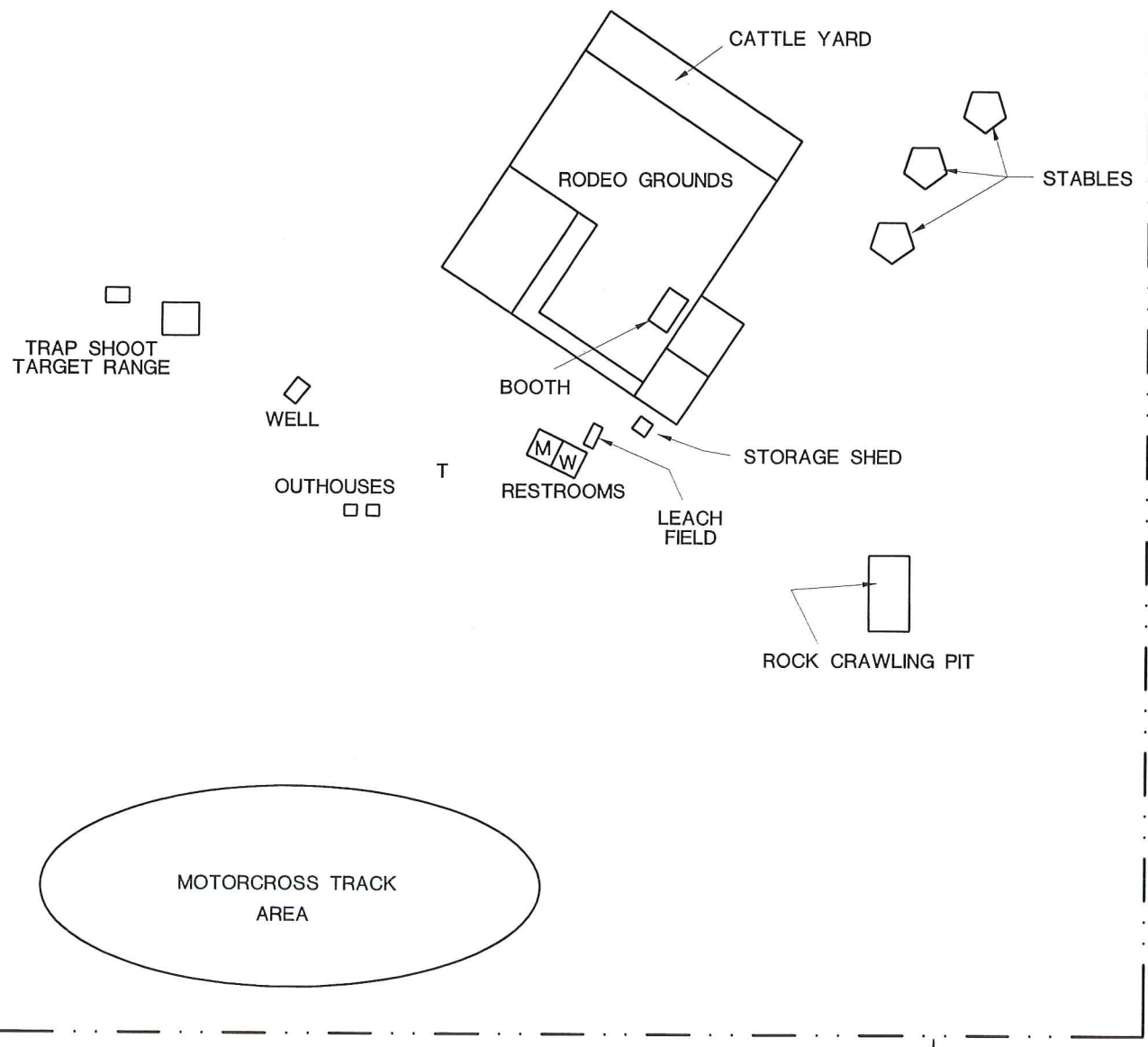
VACANT LAND

COMMERCIAL PROPERTIES

VACANT LAND

VACANT LAND

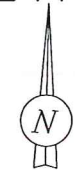
VACANT LAND



**LEGEND**

T Indicates pole-mounted transformer

NOTE: All dimensions and directions are approximate.



**Ninyo & Moore**

**SITE MAP**

NYE COUNTY/CARVER'S RODEO GROUNDS  
ROUND MOUNTAIN, NEVADA

PROJECT NO.  
301290001

DATE  
06/2003

FIGURE  
2



**APPENDIX A**

**Site Photographs**



**Photograph 1: Southwest corner of subject site with view facing north.**



**Photograph 2: Southeast corner of subject site with view facing north.**



**Photograph 3: Subject site with view facing east toward adjoining properties.**



**Photograph 4: Subject site with view of the rodeo arena.**



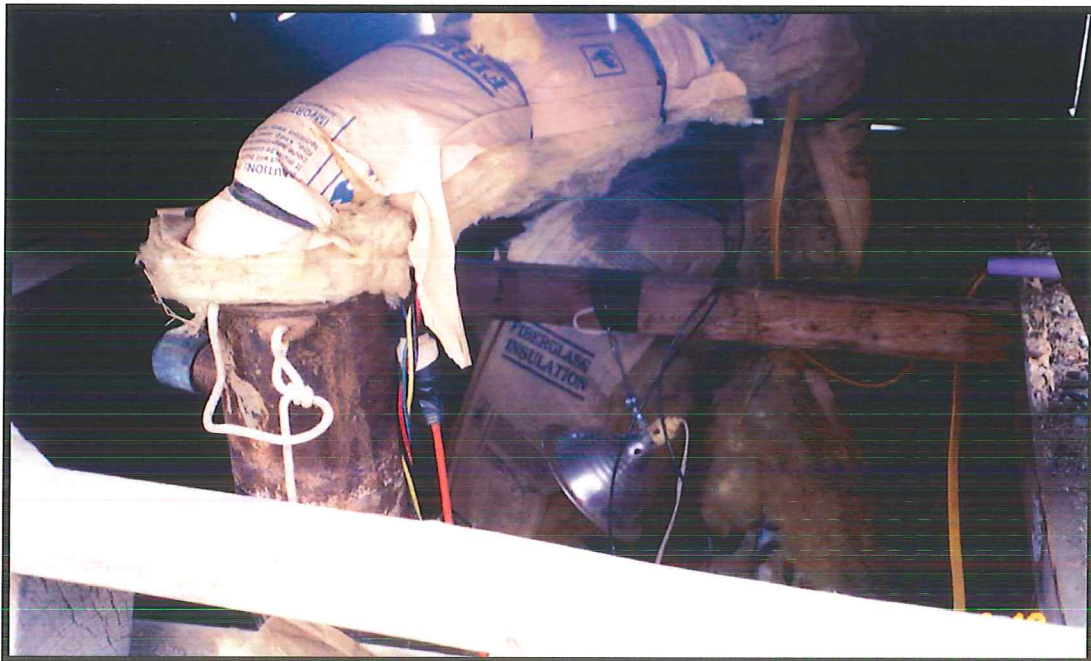
**Photograph 5: Motorcross track at southwest portion of the subject site with view facing east.**



**Photograph 6: Trap shooting area at the west portion of the subject site, view facing west.**



**Photograph 7: Pole mounted transformer centrally located on the subject site.**



**Photograph 8: Well head piping at the water supply well on the subject site.**



**Photograph 9: Carver's Café and Bar northeast of the subject site across State Highway 376.**



**Photograph 10: Adjacent property to the east (Carver's Country Laundromat).**

**APPENDIX B**

**Nye County Assessor Parcel Information**

# Nye County, NV

County Assessor

Property Information Search



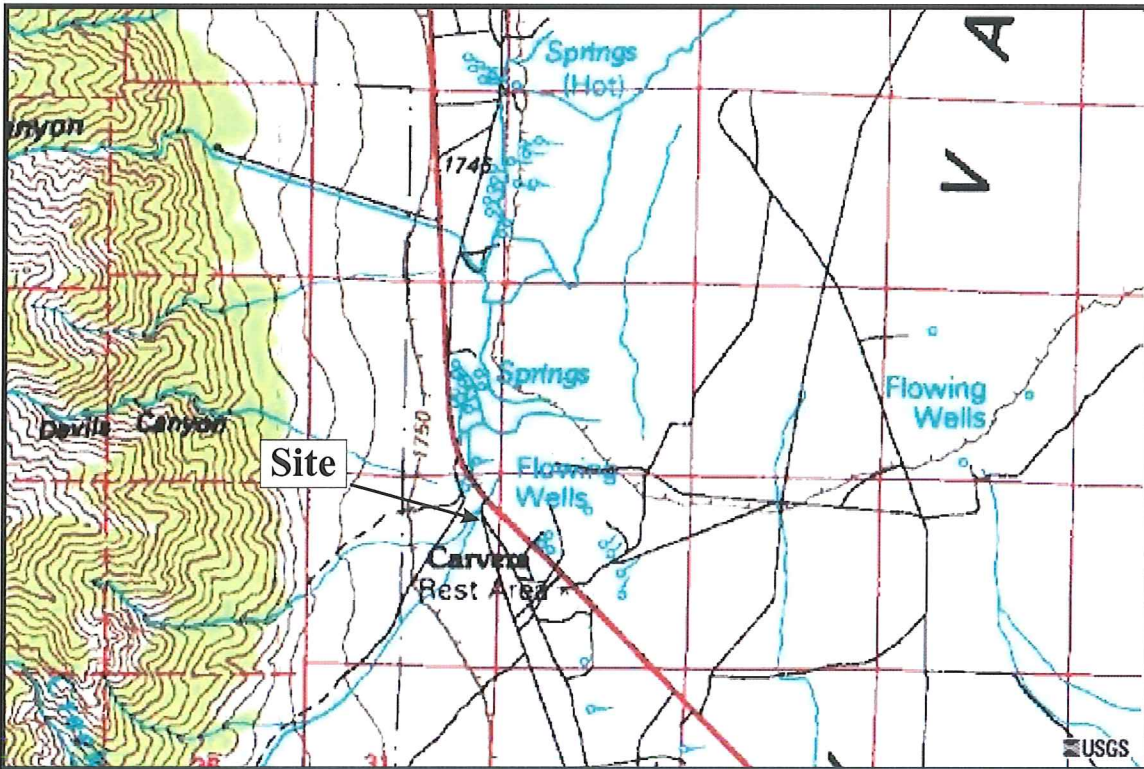
<b>Parcel ID:</b>	1020102 [MAP]
Parcel Owner:	NYE CO PARK & RECREATION COMMIS
Mailing Address 1:	P O BOX 153
Mailing Address 2:	
City State Zip:	TONOPAH, NV 89049-0153
Vesting Doc Date:	
Deed Number:	
Brief Legal Description:	T11N R43E S30 SE NE 40 AC
Parcel Subdivision:	CARVER'S REST AREA
Parcel Address:	SMOKY VALLEY
Parcel Acreage:	40.00
Land Use Code:	10
Appraisal Date:	
Residence Constr Yr:	
Weighted Year:	
Residence Sq Ft:	
Garage Sq Ft:	
Garage Attchd/Dtchd:	





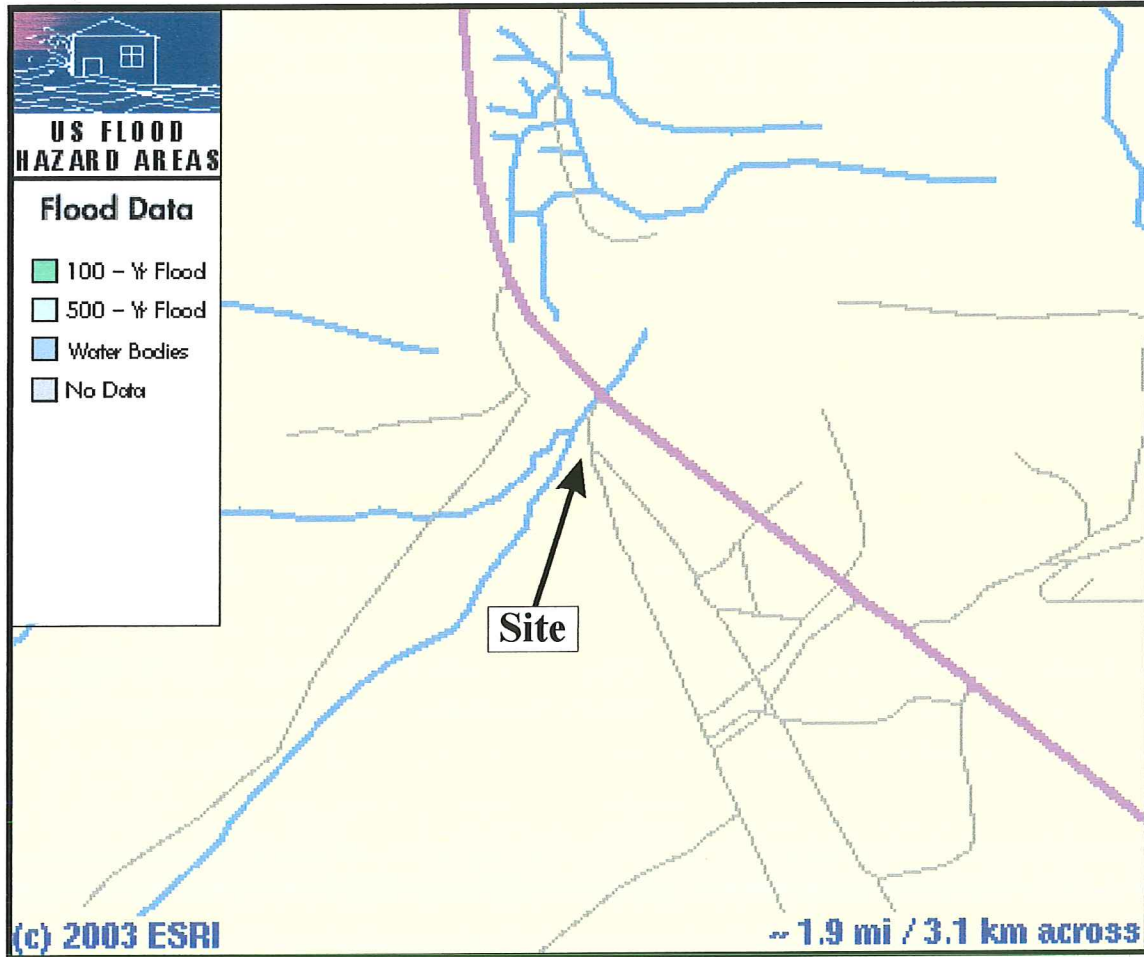
**APPENDIX C**

**Historical Topographic Map**



Source: USGS Carvers Quadrangle, 7.5-minute Series Topographic Map 1971  
(Elevation contours in meters)

**APPENDIX D**  
**Flood Insurance Map**



Source: ESRI/FEMA Flood Map Database.

**APPENDIX E**

**Well Log Database**

## Nevada Division of Water Resources

### Well Log Database

#### Query Results

Basin	County	Qtr- Qtr	Section	Twp	Rng	Owner	Date Complete	Well Log #	Driller Lic#	Total Depth	Static Water Level	Casing Diameter	APN	Work Type	Proposed Use	App #
137B	32023		29	11N	43E	WILKERSON, CHARLIE	5/8/1989	31607	1442	135	22	6		N	H	
137B	32023	SE NW	29	11N	43E	TERRAS, TRAVIS	4/18/1995	48151	1442	150		6.62	10- 371- 13	N	H	
137B	32023	SE NW	29	11N	43E	CARVER, GARY E	4/18/1984	25306	1190	146	-4	8		N	H	
137B	32023	SE SW	29	11N	43E	BERG, CARL W	5/23/1995	49223	1442	200	0	8.62	10- 381- 38	N	H	
137B	32023	SW NW	29	11N	43E	BERG, KENNETH & BOBBIE	7/7/1997	68713	1442	125		6.62	10- 361- 05	N	H	
137B	32023	SW NW	29	11N	43E	NDOT	2/10/1999	77144	1869	25		2.375	10- 331- 11	N	G	
137B	32023	SW NW	29	11N	43E	NDOT	2/10/1999	77143	1869	20		2.375	10- 331- 11	N	G	
137B	32023	SW NW	29	11N	43E	NDOT	6/19/2000	80408	1869	25			10- 33- 11	P	G	
137B	32023	SW NW	29	11N	43E	NDOT	6/19/2000	80407	1869	20			10- 33- 11	P	G	
137B	32023	SW NW	29	11N	43E	CARVER, GARY	4/19/1990	33360	1441	210		10		D	I	48070
137B	32023	SW NW	29	11N	43E	BERG, KENNETH	7/2/1985	26747	1187	135		8		N	P	48080
137B	32023	SW SE	29	11N	43E	CARVER, DICK	10/17/2001	85023	1786	165	100	6.62		N	H	
137B	32023	SW SE	29	11N	43E	BERG, RONALD	3/14/1996	56900	1442	300		12.75	10- 381- 39	R	I	26278

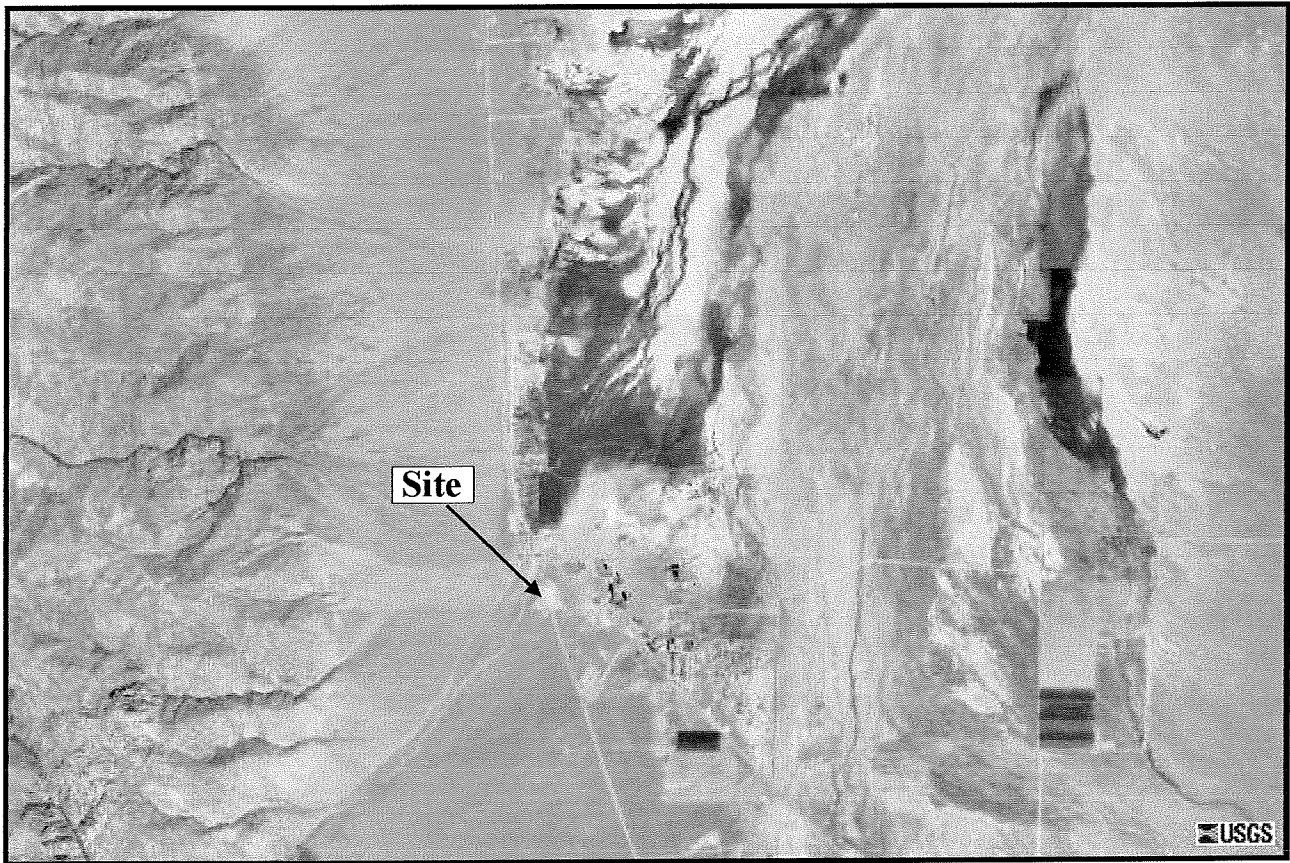
#### Code Definitions

Enter Well Log # to view detailed information:

**APPENDIX F**

**Aerial Photograph**





Source: TerraServer-USA website; USGS Photograph, May 30, 1994.

**APPENDIX G**

**Environmental Database Search**

*TRACK > INFO SERVICES, LLC*

# **Environmental FirstSearch™ Report**

TARGET PROPERTY:

**ROUND MOUNTAIN NV 89045**

Job Number: 301290001

**PREPARED FOR:**

Ninyo and Moore  
3155 East Patrick Lane  
Las Vegas, NV 89120

06-10-03



*Tel: (323) 664-9981*

*Fax: (323) 664-9982*

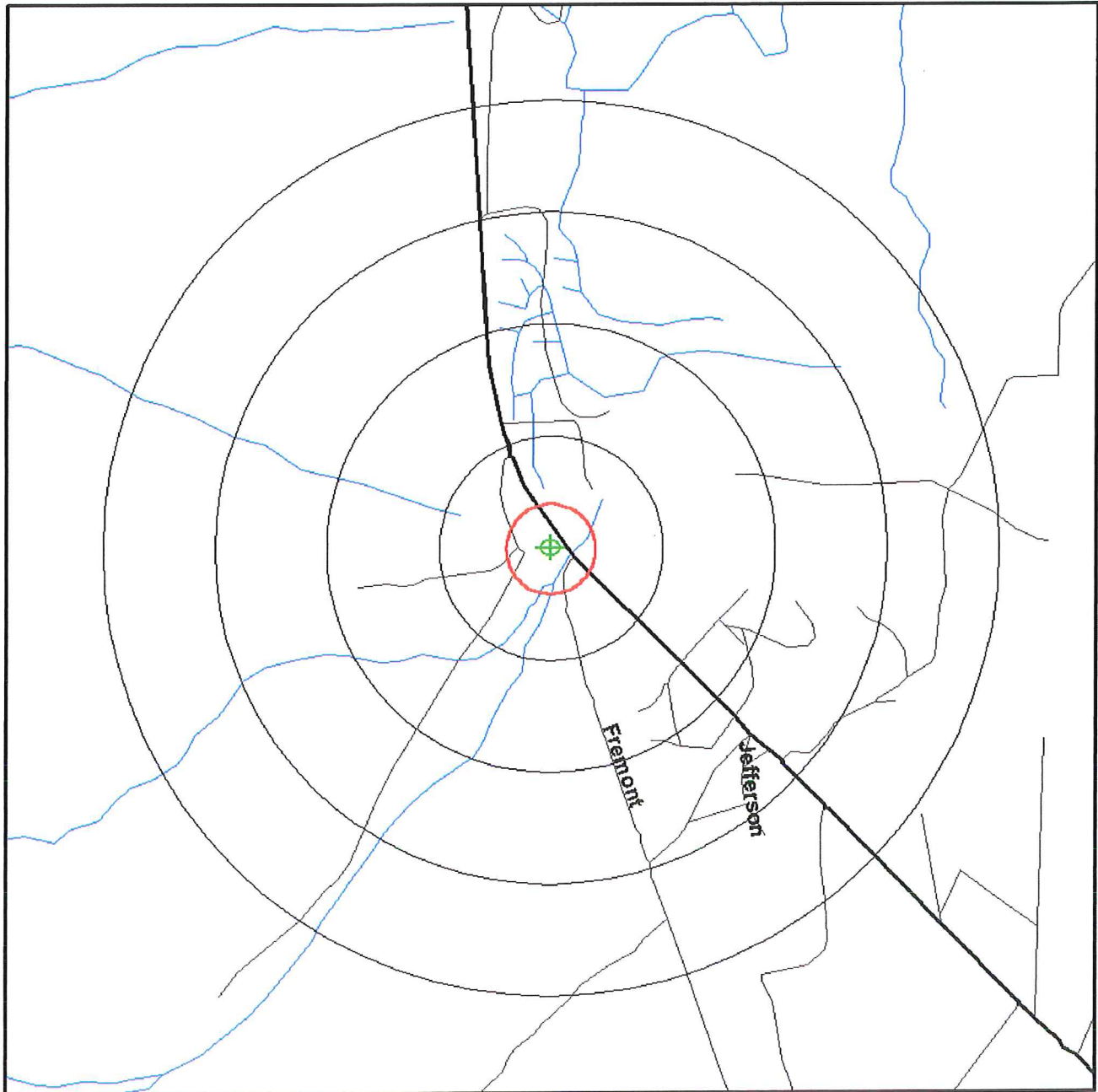


# Environmental FirstSearch

1 Mile Radius  
ASTM Map: NPL, RCRACOR, STATE Sites



**, ROUND MOUNTAIN NV 89045**



Source: 1999 U.S. Census TIGER Files

Target Site (Latitude: 38.789944 Longitude: -117.184514) .....



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



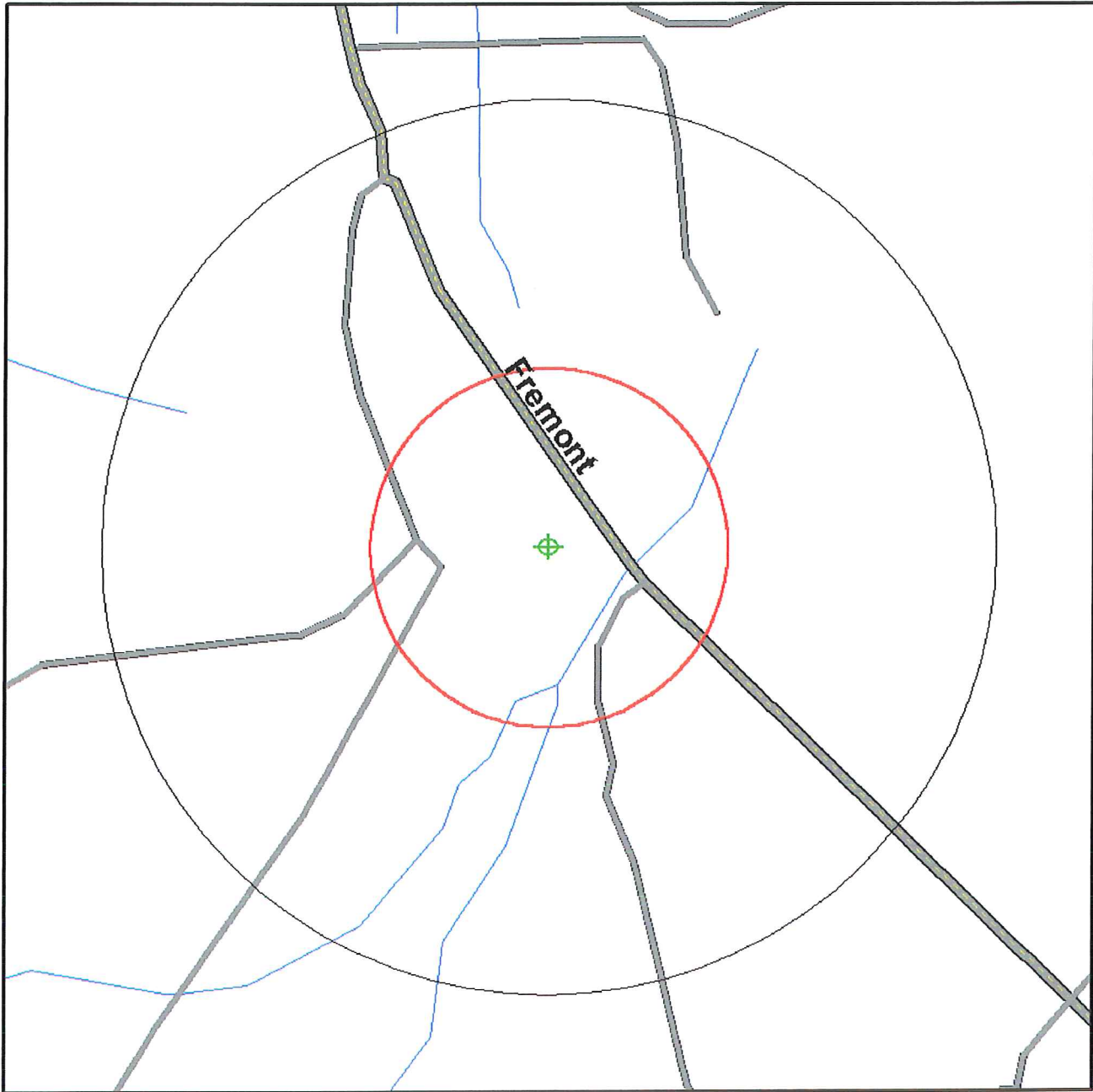
# Environmental FirstSearch

.25 Mile Radius

ASTM Map: RCRA GEN, ERNS, UST



, ROUND MOUNTAIN NV 89045



Source: 1999 U.S. Census TIGER Files

Target Site (Latitude: 38.789944 Longitude: -117.184514) .....



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  
Search Summary Report**

**Target Site:**

ROUND MOUNTAIN NV 89045

**FirstSearch Summary**

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	05-08-03	1.00	0	0	0	0	0	0	0
CERCLIS	Y	03-07-03	0.50	0	0	0	0	-	0	0
NFRAP	Y	03-07-03	0.12	0	0	-	-	-	0	0
RCRA TSD	Y	12-09-02	0.50	0	0	0	0	-	0	0
RCRA COR	Y	12-09-02	1.00	0	0	0	0	0	0	0
RCRA GEN	Y	12-09-02	0.25	0	0	0	-	-	0	0
RCRA NLR	Y	12-09-02	0.12	0	0	-	-	-	0	0
ERNS	Y	12-31-02	0.12	0	0	-	-	-	0	0
State Sites	Y	04-09-03	1.00	0	0	0	0	0	0	0
SWL	Y	06-27-02	0.50	0	0	0	0	-	0	0
REG UST/AST	Y	04-09-03	0.25	0	0	0	-	-	0	0
Leaking UST	Y	04-09-03	0.50	0	0	0	1	-	0	1
- TOTALS -				0	0	0	1	0	0	1

**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:** 06-10-03  
**Requestor Name:** George Morris  
**Standard:** ASTM

**Search Type:** COORD  
**Job Number:** 301290001  
**Filtered Report**

**TARGET ADDRESS:**

ROUND MOUNTAIN NV 89045

*Demographics*

<b>Sites:</b> 1	<b>Non-Geocoded:</b> 0	<b>Population:</b> NA
<b>Radon:</b> 0.6 - 3.1 PCIL		

*Site Location*

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
<b>Longitude:</b>	-117.184514	-117:11:4	<b>Easting:</b> 483975.061
<b>Latitude:</b>	38.789944	38:47:24	<b>Northing:</b> 4293275.528
			<b>Zone:</b> 11

*Comment*

**Comment:**

*Additional Requests/Services*

<b>Adjacent ZIP Codes:</b> 0 Mile(s)	<b>Services:</b>																																		
<table border="1"> <thead> <tr> <th>ZIP Code</th> <th>City Name</th> <th>ST</th> <th>Dist/Dir</th> <th>Sel</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	ZIP Code	City Name	ST	Dist/Dir	Sel						<table border="1"> <thead> <tr> <th></th> <th>Requested?</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Sanborns</td> <td>No</td> <td></td> </tr> <tr> <td>Aerial Photographs</td> <td>No</td> <td></td> </tr> <tr> <td>Topographical Maps</td> <td>No</td> <td></td> </tr> <tr> <td>City Directories</td> <td>No</td> <td></td> </tr> <tr> <td>Title Search</td> <td>No</td> <td></td> </tr> <tr> <td>Municipal Reports</td> <td>No</td> <td></td> </tr> <tr> <td>Online Topos</td> <td>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:** ROUND MOUNTAIN NV 89045

**JOB:** 301290001

**TOTAL:** 1      **GEOCODED:** 1      **NON GEOCODED:** 0      **SELECTED:** 0

<b>ID</b>	<b>DB Type</b>	<b>Site Name/ID/Status</b>	<b>Address</b>	<b>Dist/Dir</b>	<b>Map ID</b>
1	LUST	NEVADA DEPARTMENT OF TRANSPORTATION 7-000073	STATE ROUTE 376 NY-53.36 BIG SMOKEY NV 89045	0.50 SE	1





**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 (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.

To: Mary Ellen Giampaoli

Date: December 8, 2004

Firm:

Fax No:

Address: P.O. Box 127  
Blue Diamond, NV 89004

Telephone  
No:

From: Robert Troisi

Total Pages  
Including  
Transmittal:

Subject: 40.0-Acre Parcel  
Carver's Rodeo Grounds  
Round Mountain, Nevada  
Parcel #010-201-02

Project No: 301290001

Urgent       For Approval       For Your Use       Please Reply       As Requested  
Original Document:       Will Not Follow       Will Follow       By U.S. Mail       By Other

- Geotechnical Engineering
- Engineering Geology
- Materials Testing and Inspection
- Construction Management
- Engineering Design
- Environmental Engineering
- Environmental Site Assessments
- Regulatory Compliance and Permitting
- Water Quality and Resource Evaluations
- Hazardous Waste Management
- Soil and Groundwater Remediation
- Asbestos and Lead-Based Paint Surveys
- Geophysical Studies
- Mineral Resource Evaluations
- Value Engineering
- Forensic Studies
- Expert Witness Testimony