

October 2, 2007
Project No. 302327001

Dr. James Marble
Nye County Department of Natural Resources
401 Frontage Road
Pahrump, Nevada 89048

Subject: Phase I Environmental Site Assessment Report Addendum
Parcel Nos. 08-061-04 and 08-061-05
Tonopah, Nevada

Reference: Ninyo and Moore, 2007, Phase I Environmental Site Assessment Report
Parcel Nos. 08-061-04 and 08-061-05, Tonopah, Nevada, dated August 8

Dear Dr. Marble:

This report is an addendum to the referenced Phase I Environmental Site Assessment (ESA) report for the ESA performed on approximately 0.39 acres located on two parcels of commercial and residential property located on the northwest corner of Knapp Avenue and Central Street in Tonopah, Nevada. At the time of the initial site reconnaissance, a former commercial auto repair garage located on the subject site was locked and Ninyo & Moore was unable to gain access to the interior of the building. Based on the historical use of this structure as an auto repair garage and its possible environmental significance, Ninyo & Moore concluded that a site reconnaissance of the interior of the site structure should be performed as outlined in American Society for Testing and Materials (ASTM) Practice E 1527-05, Sections 9.2.1 and 9.2.2.

On August 30, 2007, Mr. Gregory A. Beck of Ninyo & Moore met with Mr. James Eason, Tonopah Town Manager, and performed a site reconnaissance of the interior of the former commercial auto repair garage. The results of that site reconnaissance are presented below.

INTERIOR OBSERVATIONS

The approximately 2,700 square-foot commercial auto repair garage was constructed in 1983 and is constructed of corrugated aluminum sheeting over a metal frame. The interior of the site building consisted of a main service area with two bays with roll-up access doors, an approximately

4-foot deep service trench, a tire mounting and balancing machine, and an oil burning heater; a former painting booth; a parts storage room; a shop bathroom; an office with an outside door and attached bathroom; and an open elevated storage area on top of the storage room, shop bathroom, and office. Select photographs taken during the building reconnaissance are appended to this report.

Stains or Corrosions

Interior staining of the concrete flooring was observed at the bottom of the service trench, beneath an air compressor, in the vicinity of two used oil drums, and beneath approximately 15, 1- and 5-gallon containers of used motor oil and auto paint located near the oil heater. Based on the limited extent of the stains observed, there is a low likelihood that they represent an environmental concern to the subject site at this time.

Drains and Sumps

No floor drains or sumps were observed inside the site building.

Odors

No odors of environmental concern were noted inside the site building.

Pools of Liquid

No interior pools of liquid were observed inside the site building.

Drums

One 55-gallon drum of unused motor oil, holding approximately 10 gallons of liquid, and one empty approximately 20-gallon oil drum were located on the west side of the service bay. One full and one empty 55-gallon drum of used oil was located inside the parts storage room located on the east side of the service bay. Oil staining of the concrete floor in the vicinity of these drums was evident.

Hazardous Substances or Petroleum Containers

Approximately 15, 1- and 5-gallon containers of used oil and auto paint were located along the east wall of the paint booth, near the north wall of the service bay. Evidence of minor

leakage from these containers was observed. A small number of miscellaneous retail-sized paint spray cans and containers of grease were located on shelves in the service bay area.

Solid Waste

Miscellaneous solid waste (i.e. paper, plastic bottles, metal, and glass) was observed in the service trench and in the service bay area of the site building.

Unidentified Substance Containers

No unidentified substance containers were observed inside the site building.

Storage Tanks

No evidence of underground storage tanks (i.e., fill pipes, vent pipes, and emergency power generators) or aboveground storage tanks was observed inside the site building.

CONCLUSIONS

This Phase I ESA addendum was performed in conformance with the scope and limitations of the American Society for Testing and Materials Practice E 1527-05. This assessment has revealed no evidence of recognized environmental conditions, 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” inside the site building.

RECOMMENDATIONS

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

- The used and unused motor oil stored inside the site building in various size containers including 55-gallon and 20-gallon drums and 1- and 5-gallon plastic containers should be removed from the building and disposed of in accordance with applicable local, state, and federal regulations.

QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

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

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined by §312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

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

I, Gregory A. Beck, 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.




Gregory A. Beck, C.E.M.
Certified Environmental Manager
No. 1874
Expires: May 27, 2008

10-2-07
Date

We appreciate the opportunity to be of service to you on this project.

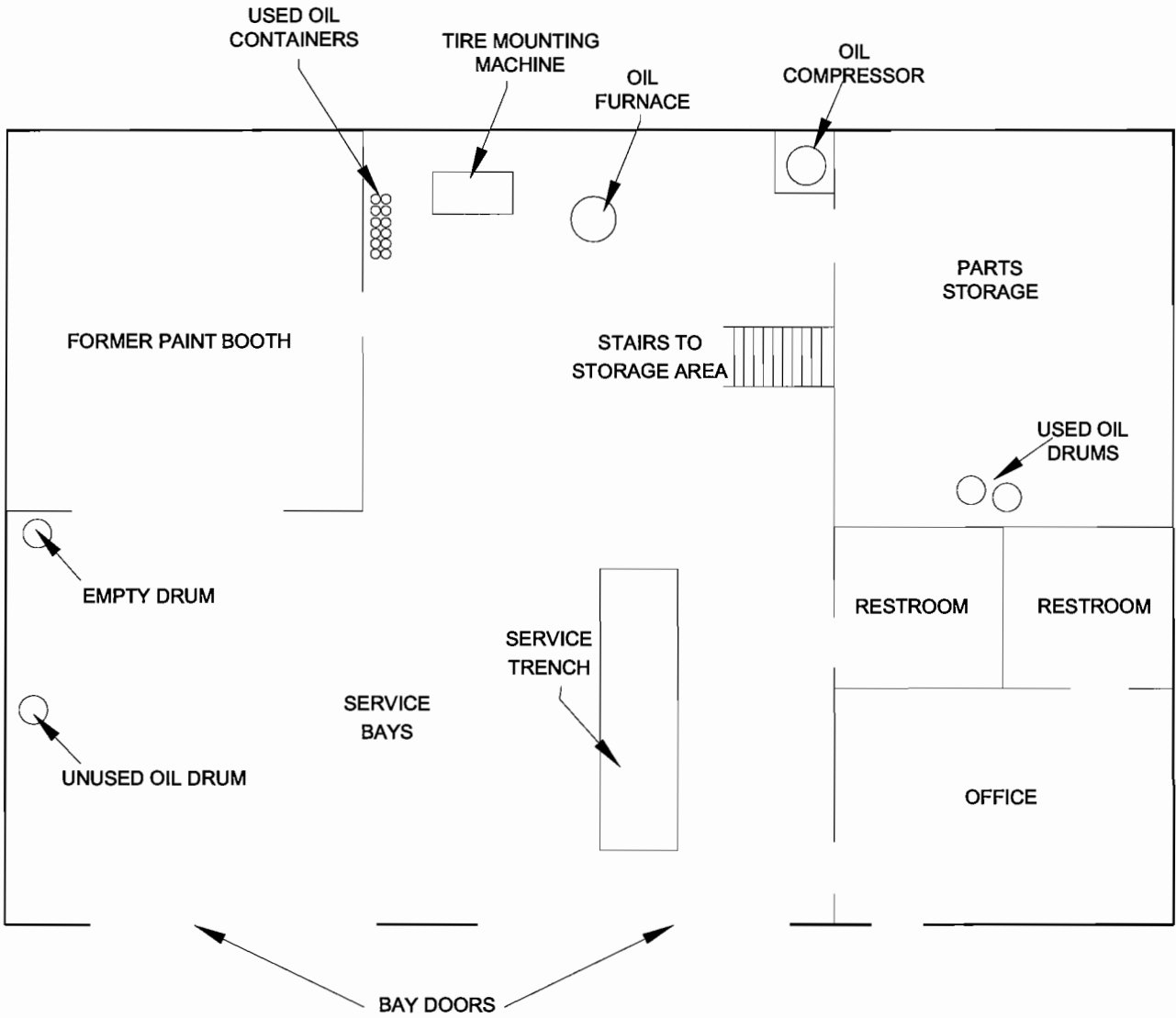
Sincerely,
NINYO & MOORE


Gregory A. Beck, C.E.M.
Senior Environmental Scientist
Operations Manager

GB/ltk

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

Attachments: Figure 1 - Site Plan
Appendix - Site Photographs



NOTE: Dimensions, directions, and locations are approximate.

		SITE PLAN		FIGURE 1
		PHASE I ENVIRONMENTAL SITE ASSESSMENT ADDENDUM NORTHWEST CORNER OF KNAPP AVENUE AND CENTRAL STREET APN 08-061-04 AND 08-061-05 TONOPAH, NEVADA		
PROJECT NO.	DATE			
302327001	10/07			

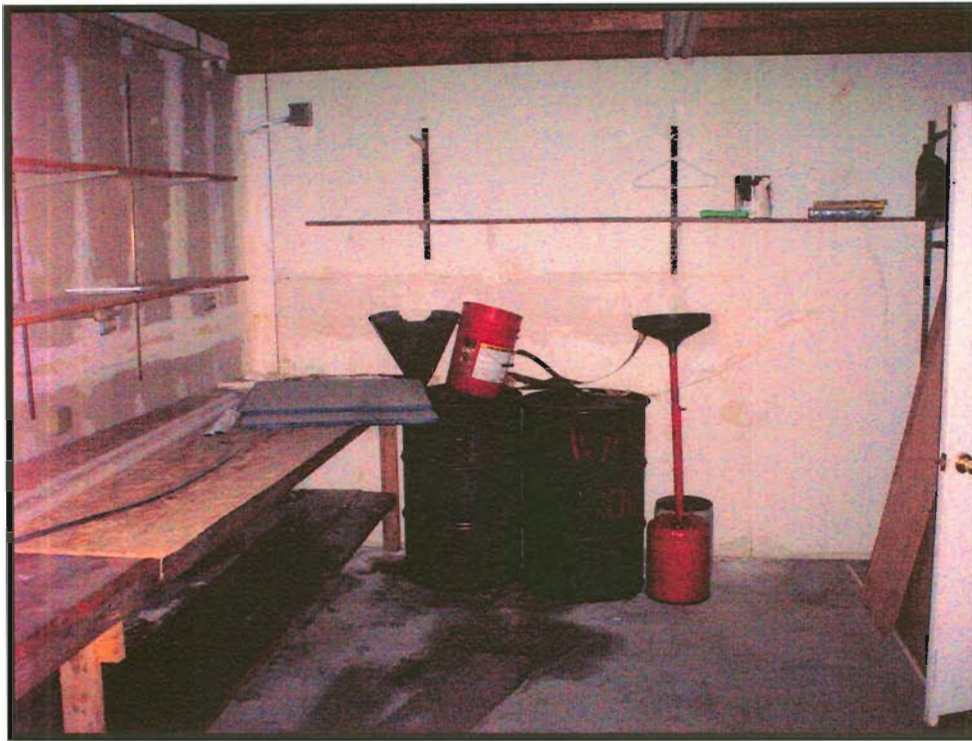
APPENDIX
SITE PHOTOGRAPHS



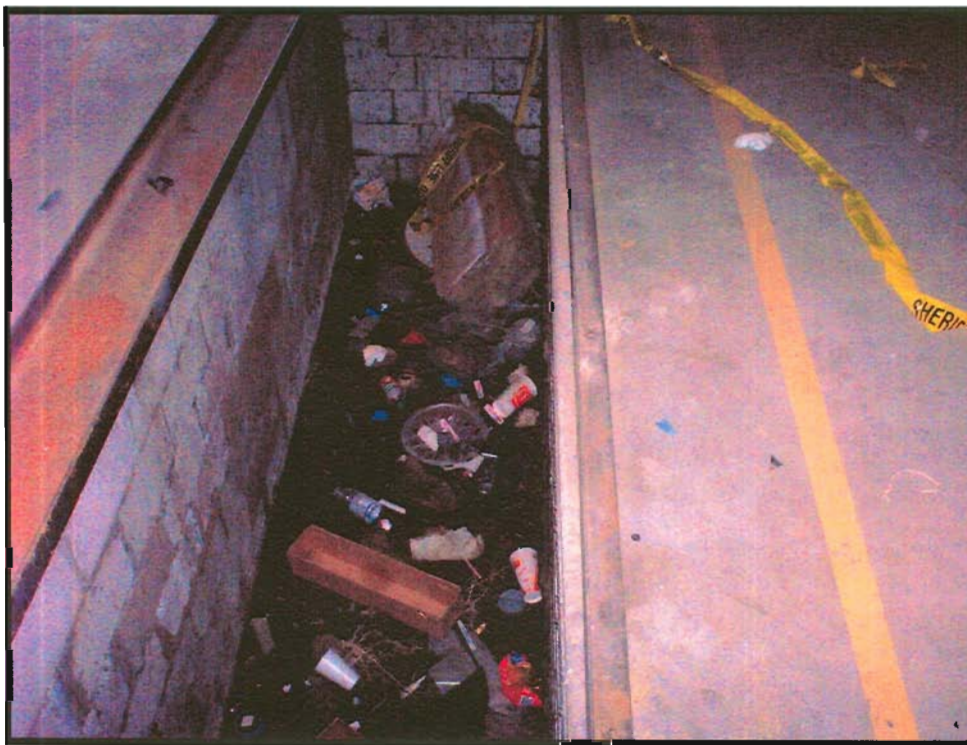
Photograph 1: View of commercial auto repair garage on subject parcel 08-061-05, facing northwest across Knapp Avenue.



Photograph 2: View of used oil and paint containers inside site building.



Photograph 3: View of used oil drums (one empty and one full) inside parts storage room.



Photograph 4: View of service trench inside service bay area.