



**Reno Office**  
815 Maestro Dr.  
Reno, NV 89511  
Ph: 775.829.2245  
Fax: 775.829.2213

**Las Vegas Office**  
6280 S. Valley View Blvd.  
Suite 604  
Las Vegas, NV 89118  
Ph: 702.260.4961  
Fax: 702.260.4968

[www.mcgin.com](http://www.mcgin.com)

# PHASE I ENVIRONMENTAL SITE ASSESSMENT

**McGill Ball Park  
56 South 4<sup>th</sup> Street  
McGill  
White Pine County  
Nevada**

| Soil and Groundwater Remediation

| Regulatory Compliance

| Environmental Audits

| Hydrogeology

| Hazmat Response

***Prepared for:***

***White Pine County  
957 Campton Street  
Ely, Nevada 89301***

***On behalf of:  
Rural Desert Southwest Brownfields Coalition***

***May 30, 2012  
Project No. 804.11.Task2***

## TABLE OF CONTENTS

1.	INTRODUCTION.....	1
	1.1 Purpose .....	1
	1.2 Conditions of Contract .....	1
	1.3 User Responsibilities .....	1
	1.4 Scope of Work .....	1
2.	SITE CHARACTERISTICS.....	2
	2.1 Site Location .....	2
	2.2 Site Description and Current Usage.....	2
	2.3 Adjacent Properties.....	2
3.	ENVIRONMENTAL SETTING .....	3
	3.1 Regional Physiographic Setting .....	3
	3.2 Geologic Conditions.....	3
	3.3 Surface Water Conditions .....	3
	3.4 Groundwater Conditions .....	3
4.	SITE RECONNAISSANCE .....	4
	4.1 Methodology .....	4
	4.2 Site Description.....	4
	4.3 Surrounding Properties .....	4
	4.4 Observations During Reconnaissance .....	4
	4.5 PCB Sources .....	6
5.	SITE HISTORY AND LAND USE .....	7
	5.1 City Street Directories .....	7
	5.2 Historic Aerial Photograph Review.....	7
	5.3 Sanborn Fire Insurance Maps .....	7
	5.4 Historic Topographic Maps .....	7
	5.5 White Pine County Assessor's Office.....	8
	5.6 Personal Interviews.....	8
	5.6.1 Jim Garza, Director .....	8
	5.6.2 Nate Wilson, Day Engineering.....	8
	5.6.3 Paul Johnson, White Pine County School District .....	8
6.	REGULATORY AGENCY REVIEW .....	9
	6.1 Environmental Data Resources (EDR) Radius Map Report .....	9
	6.2 Nevada Division of Environmental Protection.....	9
7.	POTENTIAL ENVIRONMENTAL HAZARDS .....	10
	7.1 Asbestos and Lead-Based Paint .....	10
	7.2 Radon.....	10
	7.3 Mold.....	10
8.	SUMMARY AND CONCLUSIONS.....	11
	8.1 Subject Property Concerns .....	11
	8.1.1 Recognized Environmental Conditions.....	11
	8.1.2 Historical Recognized Environmental Conditions .....	11

8.2 Surrounding Property Concerns..... 11  
8.3 Conclusions ..... 11  
9. LIMITATIONS..... 12  
9.1 General..... 12  
9.2 Data Gaps ..... 12  
10. SIGNATURES OF ENVIRONMENTAL PROFESSIONALS ..... 13  
11. REFERENCES..... 14

**FIGURES**

- Figure 1 Project Location Map
- Figure 2 Site Map
- Figure 3 Day Engineering: McGill Ball Park Improvements Exhibit

**APPENDICES**

- Appendix A User Questionnaires
- Appendix B Assessor’s Map and Parcel Information
- Appendix C Site Photographs
- Appendix D Historic Aerial Photographs
- Appendix E Sanborn Maps and Historic Topographic Maps
- Appendix F EDR Radius Map Report
- Appendix G Resumes

## EXECUTIVE SUMMARY

*The subject property is located at 56 South 4<sup>th</sup> Street in McGill, Nevada and is comprised of one parcel approximately 4.75 acres in area. McGinley and Associates, Inc. (MGA) has performed a Phase I Environmental Site Assessment (ESA) of this property at the request of White Pine County on behalf of the Rural Desert Southwest Brownfields Coalition to determine recognized environmental conditions (RECs) in connection with the subject property.*

*The subject property presently consists of two conjoined baseball fields, their accompanying grandstands, an out-of-service aerial lighting system, a children's play area, bathroom facility, and associated utilities. The entire facility is secured with chain-link fencing. Each aerial light pole contains an associated transformer that appears to be rusted. In addition, two pad-mounted transformers with "PCB Free" stickers were observed proximal to the bathroom and located near the southeast corner of the property. The baseball field grandstands appear to be dilapidated and unsafe in some areas. A friable, hard fiber-like material was observed to be utilized as siding for the main ball field grandstand and a portion of the secondary ball field grandstand. Older paint also was observed on much of the wood utilized for the stands and appeared to be flaking in most areas. The children's play area located south of the ball fields consists of typical play equipment and a dilapidated bathroom facility. The equipment appeared to be older and out-of-use. Broken floor tiles were observed to be scattered on the ground in the area adjacent to the entrance to the bathroom. The slope of the property is flat in the vicinity of the baseball field but steepens on the southern portion with slopes going from east to west. The general slope in the vicinity of the subject property is from east to west.*

*Access to the property is gained via an unnamed road to the south that is utilized as an entrance to the McGill Elementary School parking lot or G Avenue located adjacent to the north. The subject property is bordered on the north by G Avenue with residential property beyond. South of the subject property is the unnamed street with residential property and a school maintenance shop beyond. To the east of the property is the McGill Elementary School and its associated parking lot. West of the subject property is Highway 93 with residential property beyond.*

*The subject property is located within Steptoe Valley of east-central Nevada at an elevation of approximately 6,217 feet above mean sea level. Average minimum and maximum annual temperatures for McGill, Nevada during the period from 1892 to 2012 are approximately 33.2 and 61.3 degrees Fahrenheit, respectively, while total annual precipitation averages about 8.87 inches. The subsurface geology of the subject property has been mapped as Quaternary alluvium. Surficial soils at the subject site have been mapped as Palino-Shabliss association. The soil unit is described as well drained with very low hydraulic conductivity of saturated soil and very low available water capacity.*

*No streams, ponds, or wetlands were observed on the subject property and the subject property is not located within a 100-year flood zone. The closest major surface water body to the subject property is a system of creeks located within one mile to the west and within the Steptoe Valley. The creeks flow to the northwest towards the Steptoe Slough and eventually into Bassett Lake. Groundwater conditions on the subject property have not been positively ascertained. However, depth to groundwater in the area of the subject property is estimated to be approximately 20 to 30 feet below ground surface (bgs). Groundwater flow direction is likely toward Steptoe Valley to the west. No wells were observed on the subject property at the time of the site visit and a search of the State of Nevada Division of Water Resources (NDWR) database did not indicate any wells on the property.*

*Reconnaissance of the publicly accessible, easily visible portions of those properties located immediately adjacent to the subject property did not reveal site conditions that serve as a recognized environmental condition to the subject property.*

*A historical assessment indicates that the McGill Ball Park is reported to be one of the oldest ball parks*



*in the State of Nevada. It was constructed by Nevada Consolidated Copper (NCC) in the early 1900s, providing its employees with a place for recreational activities. The park has a rich history of hosting state tournaments for town leagues and high school. In the past, NCC performed construction renovations to make the ball field more modern, including the installation of lightpoles with lights and a roof for the bleachers. In 1961, the ball park became the property of White Pine County School District when the company ceased operations. In 1994, the Board of County Commissioners were granted the property via quit claim.*

*A regulatory review was performed to search for regulatory sites located within a one-mile radius of the subject property. The subject property was not identified in the search as a regulatory site. The regulatory review found three underground storage tank (UST) sites. It appears that all three sites are improperly mapped and are actually located at distances well beyond the search distance. In addition, MGA reviewed sites which EDR was not able to map and which are referred to as orphan sites. A review of these sites appears to indicate that each are at locations that are considered likely to be hydrologically downgradient from, or cross gradient to, the subject property, have had no reported releases, have had no reported violations of hazardous waste regulations, and/or have received regulatory closure. For this reason, the sites are considered unlikely to cause, or to have caused in the past, environmental impact to the subject property.*

*Identification and sampling for the presence of mold, asbestos, lead-based paint, and radon gas were beyond the Scope of Work for this Phase I ESA. Given the age and dilapidated condition of the onsite structure, however, MGA is of the opinion that the risk of asbestos and lead-based paint within building materials is a recognized environmental condition for the subject property. In addition, Polychlorinated Biphenyls (PCBs) may be present within the eight lighting transformers found at the park and these issues will need to be addressed prior to the proposed renovations of the park.*

*Upon conclusion of our Phase I ESA, and based on the information reviewed, this assessment has revealed evidence of recognized environmental conditions (RECs) in connection with the subject property. These RECs are as follows:*

- Based on the estimated age of the aerial transformers, it is likely that Polychlorinated Biphenyls (PCBs) are present within the eight transformers found at the park.*
- Based on the age of the ball park grandstand structures and information revealing possible renovations occurring at the facility prior to 1978, it is likely that asbestos containing materials and lead-based paint may have been utilized during these renovations. Further, the siding of the grandstands and much of the paint were observed to be in a friable condition.*

*Therefore, MGA is of the opinion that due to these RECs, further environmental investigations are warranted on the subject property at this time. MGA recommends the aerial transformers, which are proposed to be replaced, be tested for PCB concentrations and disposed via local, state, and federal regulations. Further, MGA recommends that an asbestos and lead-based paint survey be performed on the building materials within structures located on the subject property that are proposed to be renovated or demolished.*

# 1. INTRODUCTION

## 1.1 Purpose

This report presents the findings of a Phase I Environmental Site Assessment (ESA) performed on the property addressed at 56 S. 4<sup>th</sup> Street, McGill, Nevada. McGinley and Associates, Inc. (MGA) conducted this investigation for the purpose of identifying *recognized environmental conditions* (RECs) on the property and/or nearby properties in accordance with the 2005 American Society of Testing and Materials (ASTM) standards for the performance of Phase I Environmental Site Assessments (ASTM E 1527-05), as well as the standards established by the U.S. Environmental Protection Agency (EPA) in 2006 for conducting All Appropriate Inquiry (AAI).

## 1.2 Conditions of Contract

MGA performed this work for White Pine County on behalf of the Rural Desert Southwest Brownfields Coalition pursuant to Work Order No: BFCAMGA2 executed April 16, 2012.

## 1.3 User Responsibilities

In accordance with ASTM E 1527-05, the user of this Phase I ESA is required to provide information to help identify the possibility of RECs. In order to obtain this information, a questionnaire was provided to a representative of White Pine County. A copy of the completed questionnaire can be found in Appendix A.

## 1.4 Scope of Work

The scope of work performed and procedures utilized included the following tasks:

- **Environmental setting review** to determine potential pathways for the migration of contaminants onto, or off of, the subject property;
- **Site reconnaissance** of the subject property and observation of adjacent properties and vicinity by a qualified person under the direct supervision of an MGA Certified Environmental Manager;
- **Review of site history/land use** through historic aerial photographs, a historic topographic map, local jurisdiction records, and a personal interview;
- **Review of regulatory agency records** to identify and assess any listings of regulatory permits, registrations, or enforcement actions at the subject site or proximal sites, through both a commercial database search and agency inquiries; and,
- **Preparation of this report** that describes all work performed and presents a discussion of the results.

## 2. SITE CHARACTERISTICS

### 2.1 Site Location

The property investigated for this Phase I Environmental Site Assessment is addressed at 56 S. 4<sup>th</sup> Street, McGill, White Pine County, Nevada. The subject property lies in the eastern portion of Steptoe Valley between the Duck Creek Range and the Egan Range (Figure 1). It is listed as White Pine County Assessor's Parcel number 004-034-01 and is located within Section 28, Township 18 North, Range 64 East of the Mount Diablo Base and Meridian (MDB&M). A copy of the Assessor's Map that depicts the subject property is provided herein as Appendix B.

### 2.2 Site Description and Current Usage

The subject property presently consists of two conjoined baseball fields, their accompanying grandstands, an out-of-service aerial lighting system, a children's play area, bathroom facility, and associated utilities. The entire facility is secured with chain-link fencing. Each aerial light pole contains an associated transformer that appears to be rusted. In addition, two pad-mounted transformers with "PCB Free" stickers were observed proximal to the bathroom and located near the southeast corner of the property. The baseball field grandstands appear to be dilapidated and unsafe in some areas. A friable, hard fiber-like material was observed to be utilized as siding for the main ball field grandstand and a portion of the secondary ball field grandstand. Older paint also was observed on much of the wood utilized for the stands and appeared to be flaking in most areas. The children's play area located south of the ball fields consists of typical play equipment and a dilapidated bathroom facility. The equipment appeared to be older and out-of-use. Broken floor tiles were observed to be scattered on the ground in the area adjacent to the entrance to the bathroom. The slope of the property is flat in the vicinity of the baseball field but steepens on the southern portion with slopes going from east to west. The general slope in the vicinity of the subject property is from east to west. Access to the property is gained via an unnamed road to the south that is utilized as an entrance to the McGill Elementary School parking lot or G Avenue located adjacent to the north. The layout of the subject property is illustrated in Figure 2.

Utilities supplied to the subject property include power (NV Energy), water and sewer (Ruth-McGill Water and Sewer), and propane (private).

### 2.3 Adjacent Properties

The subject property is bordered by the following:

North:	G Road with residential properties beyond.
South:	Unnamed entrance road with residential property and a White Pine County School District maintenance building beyond.
East:	McGill Elementary School and associated parking lot.
West:	S. 4 <sup>th</sup> Street (Highway 93) with residential properties beyond.

### **3. ENVIRONMENTAL SETTING**

#### **3.1 Regional Physiographic Setting**

The subject property is located within Steptoe Valley of east-central Nevada at an elevation of approximately 6,217 feet above mean sea level. Average minimum and maximum annual temperatures for McGill, Nevada during the period from 1892 to 2012 are approximately 33.2 and 61.3 degrees Fahrenheit, respectively, while total annual precipitation averages about 8.87 inches (Western Regional Climate Center (WRCC), 2012).

#### **3.2 Geologic Conditions**

The subsurface geology of the subject property has been mapped as Quaternary alluvium (Fritz, 1963). Surficial soils at the subject site have been mapped as Palino-Shabliss association. The soil unit is described as well drained with very low hydraulic conductivity of saturated soil and very low available water capacity (Natural Resources Conservation Service, 2010).

#### **3.3 Surface Water Conditions**

No streams, ponds, or wetlands were observed on the subject property and the subject property is not located within a 100-year flood zone. The closest major surface water body to the subject property is a system of creeks located within one mile to the west and within the Steptoe Valley. The creeks flow to the northwest towards the Steptoe Slough and eventually into Bassett Lake. Runoff from the site during storm events will travel overland towards the west. According to the Federal Emergency Management Agency (FEMA), the site is not located within a 100-year flood zone.

#### **3.4 Groundwater Conditions**

Based upon a review of well logs for the area, as provided on-line by the Nevada Division of Water Resources (NDWR), depth to groundwater in the area of the subject property is estimated to vary from approximately 20 to 30 feet below ground surface (bgs). Groundwater flow direction is likely toward Steptoe Valley to the west. No wells were observed on the subject property at the time of the site visit and a search of the State of Nevada Division of Water Resources (NDWR) database did not indicate any wells on the property.

## 4. SITE RECONNAISSANCE

### 4.1 Methodology

For the purpose of assessing current site conditions, a visit to the subject property and surrounding areas was conducted on April 24, 2012 under mild and sunny conditions. During the site visit, observations were made to identify *recognized environmental conditions (RECs)*. As defined by ASTM E 1527-05, a *recognized environmental condition* is the presence, or likely presence, of any hazardous substances or petroleum products on the property under conditions that indicate an existing release, a past release, or a material threat of a release of hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term REC is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of enforcement action if brought to the attention of appropriate governmental agencies. Photographs taken during the site reconnaissance are provided in Appendix C.

### 4.2 Site Description

The subject property exists on one parcel of land. The parcel (APN 004-034-01) is currently developed with two conjoined baseball parks and an adjacent children's play area.

The subject property is approximately 4.75 acres in area and is not currently utilized by the community due to the dilapidated state of the facility. A chain-link fence surrounds the property with entrance gained via a locked gate on the eastern edge of the property. The two baseball fields were observed to consist of all-grass infield and outfields. The two fields are connected to each other in the outfield portions of each field. Aerial lighting for the fields is provided via eight pole-mounted lighting systems. Each pole-system appeared to contain a transformer. The transformers appeared to be rusted and old. Grandstands are located at each field and consist of stadium-style seating consisting of wood benches. The benches appeared to have been painted green in the past but currently appear weathered and in disrepair. The metal portions of the stands are painted green and some areas were observed to be of friable condition. Portions of the grandstand walls were observed to be covered with a fiber-like siding material that appeared to be friable at the time of the site visit.

The children's play area located adjacent and to the west of the baseball fields appeared to be in a state of disrepair. The bathroom structure, located on the eastern edge of the play area, also appeared to be in a state of disrepair. Multiple floor tiles and other debris were noted proximal to the bathroom doorway and the interior of the bathroom was observed to be in a dilapidated state. Utilities observed in this area consisted of two pad-mounted transformers with labels indicating they were PCB free. In addition, what appeared to be a utility vault with a vent pipe was observed proximal to the transformers.

### 4.3 Surrounding Properties

The subject property lies within a residential area consisting of single-family residences intermixed with schools and parks. The commercial center of McGill is located to the north along S. 4<sup>th</sup> Street (U.S. Highway 93). Reconnaissance of the publicly accessible portions of those properties located immediately adjacent to the subject property revealed no RECs.

### 4.4 Observations During Reconnaissance

An MGA representative visited the subject site on April 24, 2012. The entire site was walked and observed for RECs. The following is a list of some of the items of interest that were looked for

during the site visit. If the item was not discovered, it will be noted as “Not Observed”. If the item was observed during the site visit, it will be noted as “**Observed**” and a short description of the observation will follow.

- Staining or discoloration of soil and/or pavement Not Observed
- Wastewater systems, septic systems, sumps, and/or seeps. Not Observed
- Wells Not Observed
- Patched areas of asphalt or concrete Not Observed
- Standing surface water, ponds, farm tanks, etc... Not Observed
- Railroad spurs Not Observed
- UST systems / vent pipes Not Observed
- Aboveground Storage Tanks Not Observed
- Suspect PCB containing equipment Not Observed

*Eight aerial transformers were observed on the subject property. The transformers appear to be older and rusted. No stains were observed on the exterior of the transformer or on the pole structure.*

**Observed**

- Paint booths, spray rigs, etc. Not Observed
- Unorthodox heating and ventilation systems Not Observed

*It appears that a possible steam heating system was utilized at the site in the past. Currently, what appeared to be a propane heating unit was observed within a shed proximal to the bathroom structure on the northeastern portion of the subject property.*

**Observed**

- Emergency generators Not Observed
- Unusual odors Not Observed
- Dumping, disturbed soils, direct burial activity Not Observed
- Floor drains Not Observed
- Air emissions Not Observed

- Industrial or manufacturing activities Not Observed
- Distressed, discolored or stained vegetation Not Observed
- Oil or gas well exploration or refinery activities Not Observed
- Surface water contamination Not Observed
- Farm waste, feed lot spoils, or manure stockpile Not Observed
- Prolonged use, misapplication or storage of pesticides Not Observed
- Discharges, or run-off of potential contaminants from off-site sources Not Observed
- Basements and/or subsurface vaults

*Utility vaults were observed on the property. One vault appeared to have a venting system as its cover and may have been utilized in the past to vent heat build-up within the vault.*

**Observed**

#### 4.5 PCB Sources

Eight aerial transformers were observed on eight pole-mounted lighting systems utilized by the baseball fields. The transformers appeared to be rusted but without staining. Historic information for the subject property appears to indicate that the aerial transformers are privately owned and not serviced by the local power company. In addition, it appears that the transformers were installed prior to 1961, and therefore, a possibility exists that the fluid within the transformers contain PCBs.

## 5. SITE HISTORY AND LAND USE

A historical assessment of the subject property was performed through a search and review of City street directories, Sanborn fire insurance maps, historic aerial photographs, County records, and interviews. The purpose of the historical assessment was to identify *historical recognized environmental conditions (HRECs)* associated with the property. As defined in ASTM E 1527-05, a *historical recognized environmental condition* is one that, in the past, would have been considered a *recognized environmental condition*, but which may or may not be considered as such currently. A summary of our historical assessment is presented below.

### 5.1 City Street Directories

City directory listings for the subject property and surrounding properties as published by the R.L. Polk Company, were reviewed for the years 1964 through 1979 via a report provided by Environmental Data Resources (EDR).

The city street directories indicate that the McGill Community League Ball Park was listed in the 1964, 1971, and 1979 Polk's City Directory. The address listed for the ball park was 19 G Street. No other listings were provided in the report.

### 5.2 Historic Aerial Photograph Review

Historic aerial photographs were provided by EDR covering the area of the subject property for the years 1974, 1976, 1982, 1990, 1994, 1999, and 2006. A current aerial photograph was observed online utilizing various websites. Aerial photographs for years other than these dates were not reviewed.

Each of the aerial photographs reviewed were taken at a relatively high altitude and a few are not particularly clear. The subject property appears as a baseball field/park in all photographs reviewed. No potential RECs were noted in any of the historical aerial photographs reviewed. A copy of the aerial photograph report reviewed is provided in Appendix D.

### 5.3 Sanborn Fire Insurance Maps

Sanborn fire insurance maps were not published for the area surrounding the subject property. A certified report of those findings is included in Appendix E.

### 5.4 Historic Topographic Maps

Historic topographic maps were provided by EDR covering the area of the subject property for the years 1952, 1958, 1978, and 1993. Topographic maps for years other than these dates were not reviewed. The earliest map reviewed (1952) appears to show the subject property as developed with a structure or park. A large tailings pond is displayed within the center of Steptoe Valley. In addition, a copper smelter, which appears to be located to the northeast of the subject property, is labeled and displayed on the map. The 1958 map displays a copper mill in the vicinity of the previously mapped copper smelter. The mill appears to be at a higher elevation, but cross-gradient to the subject property. The more recent maps display the elementary school buildings east of the subject property as well as a more detailed drawing of the copper mill located cross-gradient. A review of these maps do not appear to indicate potential environmental issues associated with the subject property or upgradient sources. A copy of the historic topographic map report is provided in Appendix E.



## **5.5 White Pine County Assessor's Office**

According to the White Pine County, Nevada Assessor's Office, the subject property is listed as parcel number 004-034-01. The property is approximately 4.75 acres in area and is currently owned by the White Pine County Commissioners. The subject property is listed as having an original construction year of 1930 and consisting of 12 non-dwelling units. Former owners of the site are listed as the White Pine County School District (1961 – 1994) and Kennecott (unknown – 1961). No other information was provided.

## **5.6 Personal Interviews**

### **5.6.1 Jim Garza, Director**

Prior to the site reconnaissance, a representative for White Pine County was interviewed with regard to site history and known or suspected environmental issues associated with the subject property. Mr. Jim Garza, Director of White Pine County Economic Development, was able to provide historical information regarding the previous use of the property. Mr. Garza indicated that, although unknown, it was generally thought within the community that the grandstand structure may have been constructed utilizing building materials made of asbestos-containing materials and lead-based paint. Mr. Garza was not aware of any other potential issues associated with the subject property.

### **5.6.2 Nate Wilson, Day Engineering**

In addition to Mr. Garza, a representative for the Civil Engineering firm which contracts its consulting services to White Pine County, Mr. Nate Wilson, was interviewed prior to the site visit. Mr. Wilson indicated that according to the local power company, the transformers were tested in the 1993-1994 school year for the White Pine County School District. However, the results were unknown because the tests were performed on consumer owned transformers and those results were not retained. Therefore, the existence of PCBs within the aerial transformers are unknown.

### **5.6.3 Paul Johnson, White Pine County School District**

Mr Paul Johnson, a representative for the White Pine County School District was interviewed regarding his knowledge of the subject property. Mr. Johnson was not aware of any environmental issues associated with the McGill Ball Park. Mr. Johnson was also unfamiliar with previous tests performed on the aerial transformers and was not aware of any issues associated with the transformers.

## **6. REGULATORY AGENCY REVIEW**

A regulatory agency review was conducted through both a commercial database search (Environmental Data Resources, Inc. (EDR)) and agency inquiries. The purpose of this regulatory agency review was to ascertain if regulatory actions have been imposed on the subject property, or on properties within the radius guidelines established by the 2005 ASTM Standards for Environmental Site Assessments.

### **6.1 Environmental Data Resources (EDR) Radius Map Report**

At the request of MGA, EDR performed a review of federal, state, and local environmental databases. A copy of the EDR report is included herein as Appendix F. Included within the report are summaries of the regulatory databases reviewed, a listing of sites identified within the search radius, detailed data on the identified sites, and maps showing the locations of facilities reported to have had regulatory action. MGA reviewed and evaluated all of the sites in the EDR report.

The EDR database search was conducted using a 1-mile search radius starting from the subject property. The regulatory agency review did not identify the subject property as a regulatory site. The EDR database search also identified other sites within a 1-mile search radius starting from the subject property. Within this search radius, three UST sites were identified. It appears that all three sites are improperly mapped and are actually located at distances well beyond the search distance. For this reason, the sites are considered unlikely to cause, or to have caused in the past, environmental impact to the subject property.

Additional environmental records searched or considered proprietary by EDR found no other sites within the search distance. The EDR database search also identified a number of sites that could not be mapped due to insufficient address information. MGA reviewed all of these sites and has determined that each are located far from the subject property, are at locations that are considered likely to be hydrologically downgradient from, or cross gradient to, the subject property, have had no reported releases, have had no reported violations of hazardous waste regulations, and/or have received regulatory closure. For this reason, the unmapped sites are considered unlikely to cause, or to have caused in the past, environmental impact to the subject property.

### **6.2 Nevada Division of Environmental Protection**

Based on the EDR regulatory search report and site reconnaissance, no regulatory files were requested to be reviewed at NDEP.

## 7. POTENTIAL ENVIRONMENTAL HAZARDS

A review of site-specific, potential environmental hazards was conducted for the purpose of identifying environmental issues not subject to regulatory enforcement action, but which may nevertheless be considered a *Business Environmental Risk* to the user of this Phase I ESA.

### 7.1 Asbestos and Lead-Based Paint

Asbestos containing material (ACM) has been identified as a potential health hazard, particularly when that material is friable and becomes damaged. Identification and sampling for the presence of ACM are beyond the Scope of Work (as outlined in Section 1.4 of this Report) for this Phase I ESA. However, given the age of the on-site structure MGA is of the opinion that asbestos containing materials are likely to be found within building materials utilized in the on-site structures. MGA recommends that a qualified inspector be contacted to provide an asbestos assessment on the on-site structures prior to future renovation.

In addition, due to the age of the structures located on the subject property, there is a potential that paint utilized for the structures may contain lead. Therefore, MGA recommends that a qualified inspector be contacted to provide a lead-based paint survey on the on-site structures prior to future renovation.

### 7.2 Radon

Radon gas is a colorless, toxic gas derived from the radioactive decay of uranium and other minerals, which are often found within bedrock and unconsolidated sediments. Radon gas can enter homes and other structures through floor cracks and other openings that are in direct contact with the underlying geologic materials. Sampling for the presence of radon gas is beyond the Scope of Work (as outlined in Section 1.4 of this Report) for this Phase I ESA. However, MGA has reviewed the U.S. Environmental Protection Agency (EPA) published map of radon zones for the State of Nevada. According to the map, McGill is identified as having a radon potential of 0% and an average radon level of 1.8 pCi/L. The U.S. EPA recommended action level for radon gas is 4 pCi/L.

Based on the information reviewed, MGA is of the opinion that the risk of radon gas accumulation is not likely an environmental concern at the subject property at this time. However, should the user of this Phase I ESA wish to gain confidence with regard to the risk of radon gas, it is recommended that the on-site structure be tested.

### 7.3 Mold

Molds are naturally occurring organisms that live and reproduce on moist surfaces. Within the interior of a structure, the presence of mold can lead to asthma, allergic reactions, and respiratory problems. Identification and sampling for the presence of mold are beyond the Scope of Work (as outlined in Section 1.4 of this Report) for this Phase I ESA. Should the user of this Phase I ESA wish to gain confidence with regard to the risk of mold contamination within the building, it is recommended that the on-site structure be tested by a mold consultant.

## 8. SUMMARY AND CONCLUSIONS

McGinley and Associates, Inc. (MGA) has performed this Phase I Environmental Site Assessment in accordance with the scope and limitations of ASTM Practice E 1527 – 05 for the subject property located at 56 S. 4<sup>th</sup> Street, McGill, Nevada. A summary of our environmental conclusions is presented below.

### 8.1 Subject Property Concerns

#### 8.1.1 Recognized Environmental Conditions

*Recognized environmental conditions* were noted for the subject property and are as follows:

- Based on the estimated age of the aerial transformers, it is likely that Polychlorinated Biphenyls (PCBs) are present within the eight transformers found at the park.
- Based on the age of the ball park grandstand structures and information revealing possible renovations occurring at the facility prior to 1978, it is likely that asbestos containing materials and lead-based paint may have been utilized during these renovations. Further, the siding of the grandstands and much of the paint were observed to be in a friable condition.

#### 8.1.2 Historical Recognized Environmental Conditions

No *historical recognized environmental conditions (HREC)* were noted for the subject property.

### 8.2 Surrounding Property Concerns

No *recognized environmental conditions* were noted on the publicly accessible portions of those properties located immediately adjacent to the subject site.

### 8.3 Conclusions

McGinley & Associates, Inc. (MGA) has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of the McGill Ball Park located at 56 S. 4<sup>th</sup> Street, McGill, Nevada. Any exceptions to, or deletions from, this practice are described in Section 9 of this report.

Upon conclusion of our Phase I ESA, and based on the information reviewed, this assessment has revealed evidence of recognized environmental conditions (RECs) in connection with the subject property. These RECs are as follows:

- Based on the estimated age of the aerial transformers, it is likely that Polychlorinated Biphenyls (PCBs) are present within the eight transformers found at the park.
- Based on the age of the ball park grandstand structures and information revealing possible renovations occurring at the facility prior to 1978, it is likely that asbestos containing materials and lead-based paint may have been utilized during these renovations. Further, the siding of the grandstands and much of the paint were observed to be in a friable condition.

Therefore, MGA is of the opinion that due to these RECs, further environmental investigations are warranted on the subject property at this time. MGA recommends the aerial transformers, which are proposed to be replaced, be tested for PCB concentrations and disposed via local, state, and federal regulations. Further, MGA recommends that an asbestos and lead-based paint survey be performed on the building materials within structures located on the subject property that are proposed to be renovated or demolished.

## 9. LIMITATIONS

### 9.1 General

The conclusions and recommendations presented above are based upon the agreed scope of work outlined in the above report. McGinley and Associates, Inc. makes no warranties or guarantees as to the accuracy or completeness of information obtained from others. It is possible that information exists beyond the scope of this investigation. Additional information, which is not available to McGinley and Associates, Inc. at the time of writing the Report, may result in a modification of the conclusions and recommendations presented. The services performed by McGinley and Associates, Inc. have been conducted in a manner consistent with the level of care ordinarily exercised by members of our profession currently practicing under similar conditions. This report is not a legal opinion, but may under certain circumstances be prepared at the direction of counsel, may be in anticipation of litigation, and may be classified as an attorney-client communication or as an attorney work product.

This report has been prepared for the sole use of the addressee of this report, and cannot be released without consent from McGinley & Associates Inc. If a third party relies on the information provided in this report, McGinley and Associates, Inc. accepts no responsibility for damages suffered by the third party as a result of reliance of information contained in this report, and that nothing contained in this report shall create a contractual relationship or cause the third party to bring suit against McGinley & Associates, Inc.

### 9.2 Data Gaps

Several data gaps were identified during the course of performance of this Phase I ESA. The data gaps are as follows:

- Aerial photographs prior to 1974 were not available for review.
- Sanborn Maps were not published for McGill, Nevada.
- City Directory listings prior to 1964 were not available for review.

Although these data gaps exist, other historical evidence was available to provide information detailing the history of the property. Therefore, MGA is of the opinion that, should this data become available, the conclusions drawn herein would be unlikely to change.

## 10. SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

We certify that, to the best of our knowledge and belief, we meet the definition of Environmental Professionals, as defined in ASTM E 1527-05. We have specific qualifications based on education, training, and experience to assess a property of this nature, history, and setting. We have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312. Resumes of the environmental professionals utilized in performance of this Phase I ESA are attached in Appendix H.

Respectfully Submitted:

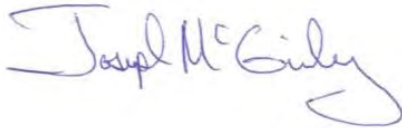
**McGinley and Associates, Inc.**



Brett Bottenberg, C.E.M. #1690, Exp. Date 10/7/13  
Project Manager

### **Reviewed by:**

I 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.



Joseph M. McGinley, C.E.M. #1036, Exp. Date 11/12  
Principal

## 11. REFERENCES

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

Environmental Data Resources, April 25, 2012. *Aerial Photo Decade Package*, Inquiry Number: 3308784.5.

Environmental Data Resources, April 24, 2012. *Certified Sanborn Map Report*, Inquiry Number: 3308784.3.

Environmental Data Resources, April 26, 2012. *City Directory Abstract*, Inquiry Number: 3308784.6.

Environmental Data Resources, April 24, 2012. *Historical Topographic Map Report*, Inquiry Number: 3308784.4.

Environmental Data Resources, April 24, 2012. *Radius Map Report with GeoCheck*, Inquiry Number: 3308784.2s.

Federal Emergency Management Agency (FEMA), November 16, 2011. *White Pine County Unincorporated & Incorporated Area, Flood Insurance Rate Map (FIRM) 32033C3007B*.

Fritz, William H., 1963, *Nevada Bureau of Mines, Geologic Map and Sections of the Southern Cherry Creek and Northern Egan Ranges, White Pine County, Nevada*. Cherry Creek, Egan Range, NEV, Map 35.

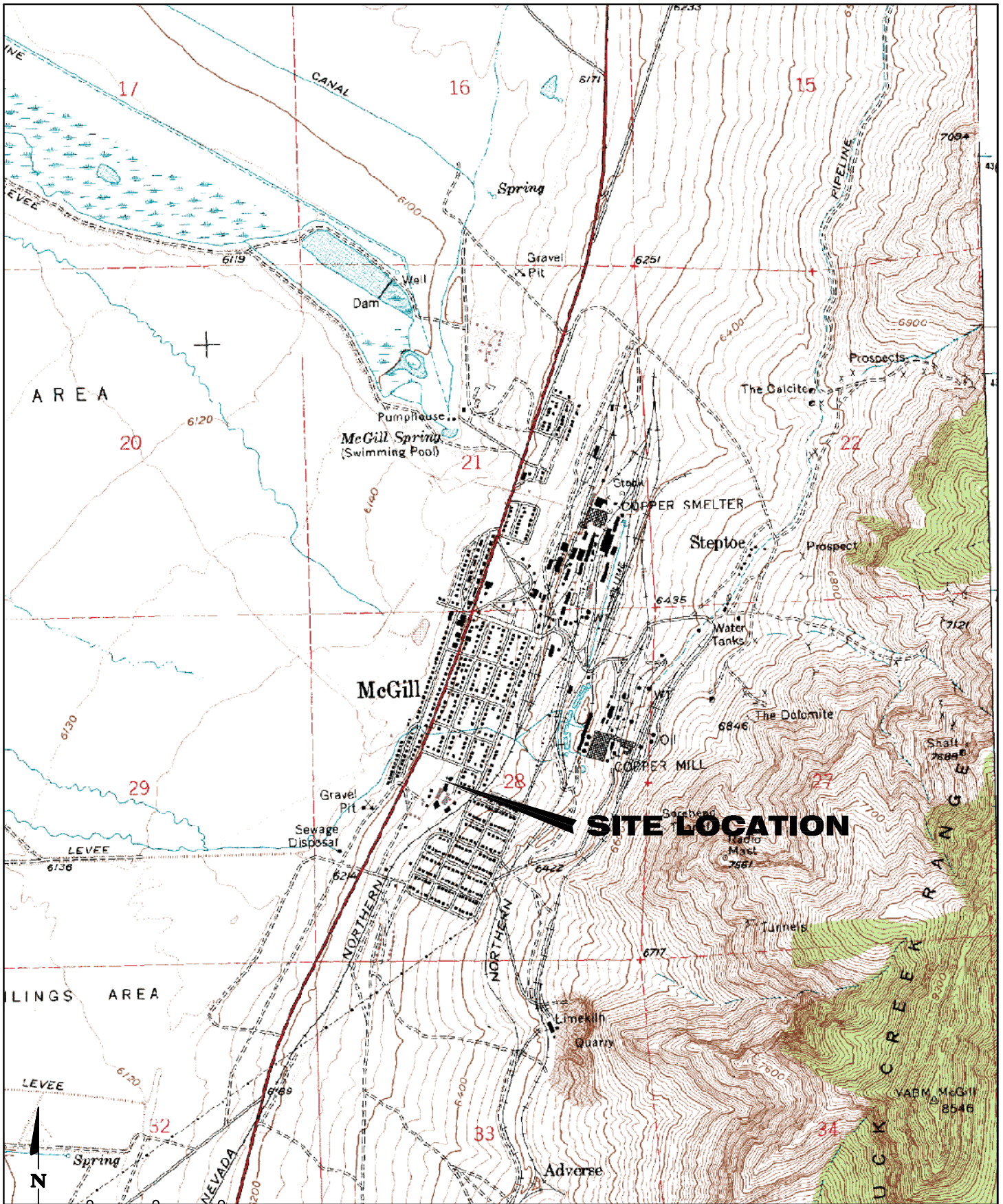
Nevada Division of Water Resources (on-line), <http://water.nv.gov>, Well log database.

Natural Resources Conservation Service. *Soil Survey Area: Western White Pine County Area, Parts of White Pine and Eureka Counties. Survey Area Data: Version 5, Jan 5, 2010*. United States Department of Agriculture.

Western Regional Climate Center (WRCC), 2012. Desert Research Institute Website.

White Pine County Assessor's Office.






**FIGURE 1**

**PROJECT LOCATION MAP**  
 -SHOWING-  
**McGILL BALL PARK**  
**McGILL, NEVADA**

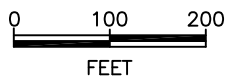
DESIGNED	BH		
DRAWN	TAD		
CHECKED			
APPROVED			
No.	DESCRIPTION	BY	DATE



McGinley & Associates

SCALE: AS SHOWN	REVISION
JOB NO. MCGILL	<b>A</b>





REVISIONS/REFERENCE	DESIGNED	BH	
	DRAWN	TAD	
	CHECKED		
	APPROVED		
	No.	DESCRIPTION	BY
△			
△			
△			

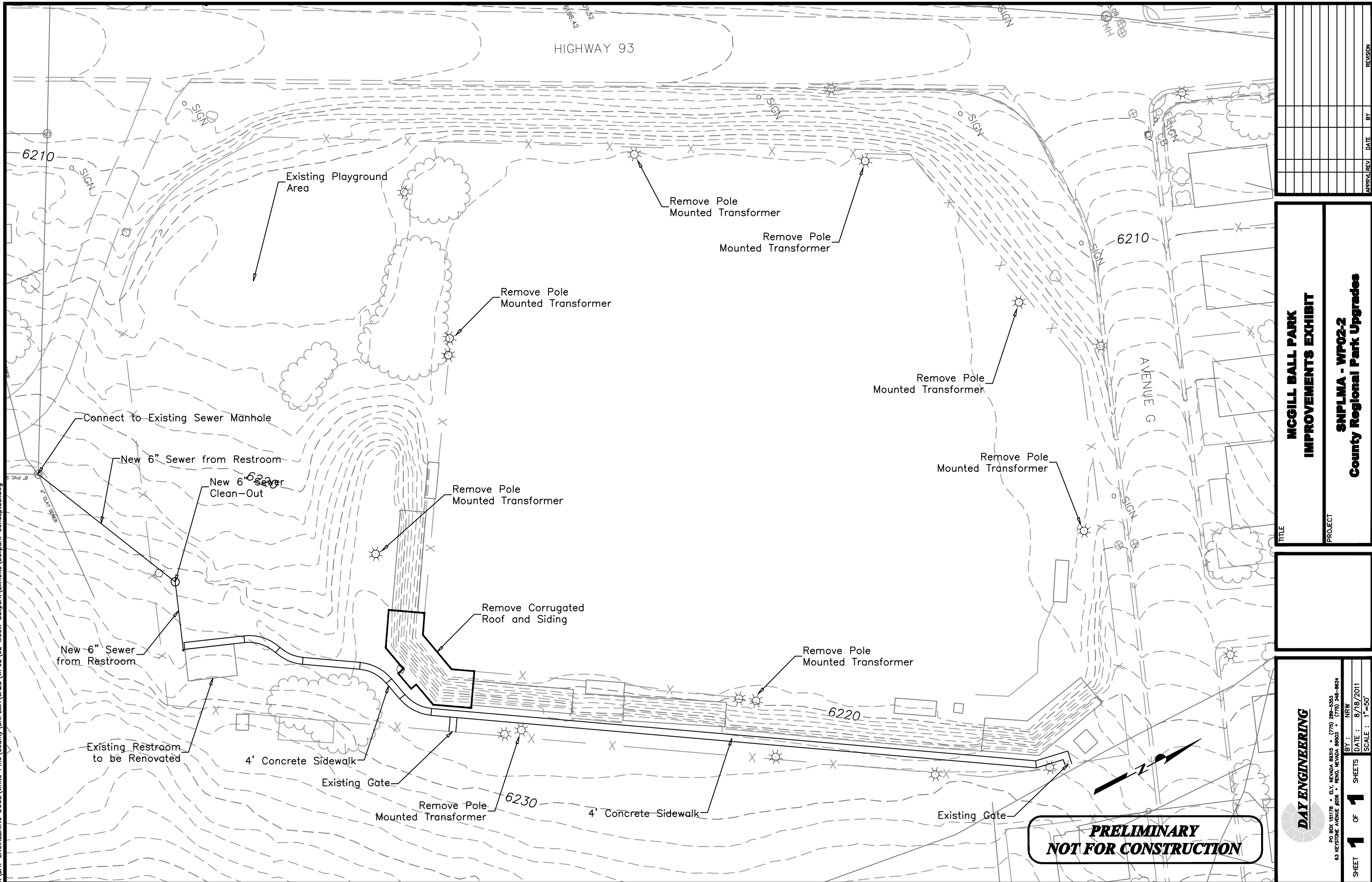
**FIGURE 2**

**SITE MAP**  
 -SHOWING-  
**McGILL BALL PARK**  
**McGILL, NEVADA**



McGinley & Associates

SCALE: AS SHOWN	REVISION
JOB NO. MCGILL	△ A



NO.	DATE	BY	REVISION

**TITLE**  
**MCGILL BALL PARK**  
**IMPROVEMENTS EXHIBIT**

**PROJECT**  
**SNPLMA - WP02-2**  
**County Regional Park Upgrades**



**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

**DAY ENGINEERING**

PO BOX 151178 • ELY, NEVADA 89315 • (775) 288-5353  
 63 KEYSTONE AVENUE #200 • Reno, NEVADA 89503 • (775) 348-8824

BY : NRW  
 DATE : 8/18/2011  
 SCALE : 1"=50'

SHEETS 1 OF 1  
 SHEET 1

# **APPENDIX A**

---

## **User Questionnaires**



# USER QUESTIONNAIRE

Property Address: 56 South 4<sup>th</sup> Street, McGill, NV (APN: 004-034-01)

In order to qualify for one of the *Landowner Liability Protection (LLP's)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "*Brownfields Amendments*"), the *user* must provide the following information (if available) to the environmental professional. Failure to provide this information could result in a determination that "*all appropriate inquiry*" is not complete.

(1.) Environmental Cleanup liens that are filed or recorded against the site (40 CFR 312.25).

Are you aware of any environmental cleanup liens against the *property* that are filed or recorded under federal, tribal, state, or local law?

*No*

(2.) Activity and land use limitations (AUL's) that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).

Are you aware of any AUL's, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under the federal, tribal, state, or local law?

*Most of the deeds from KCC stated that if the property should be sold, it could not be use as a brothel, or house of illrepute,*

(3.) Specialized Knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).

As the *user* of this ESA do you have any specialized knowledge or experience related to the *property* or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the *property* or an adjoining *property* so that you would have specialized knowledge of the chemicals and the processes used by this type of business?

*adjoining property belongs to the WPC school district Ball Park has always been used as a ball park, adjoining property has always been a school, other adjoining property was housing for school teachers*

(4.) Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29).

Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the *property*?

*Property has not been sold, it was gifted by KCC, assessor might have an asset value*

Initials:

*JG by JSP*

# USER QUESTIONNAIRE

Property Address: 56 South 4<sup>th</sup> Street, McGill, NV (APN: 004-034-01)

(5.) Commonly known or reasonably ascertainable information about the property (40 CFR 312.30).  
Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user,

(a.) Do you know the past uses of the property?

Community Ball Park was maintained by KCC before they gifted it to the school district in 1960 school gifted to WPC

(b.) Do you know of specific chemicals that are present or once were present at the property?

light things (Lighting Transformers)

(c.) Do you know of spills or other chemical releases that have taken place at the property?

No

(d.) Do you know of any environmental cleanups that have taken place at the property?

No

(6.) The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).

As the user of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property?

Lighting transformers need to be tested for possible contamination. The siding and covers over the dugouts and grandstands need to be tested for asbestos and lead based paint.

*Jim Garza, Director*

Signature & Title

by DSP White Pine County Community and Economic Development

May 30, 2012

Date

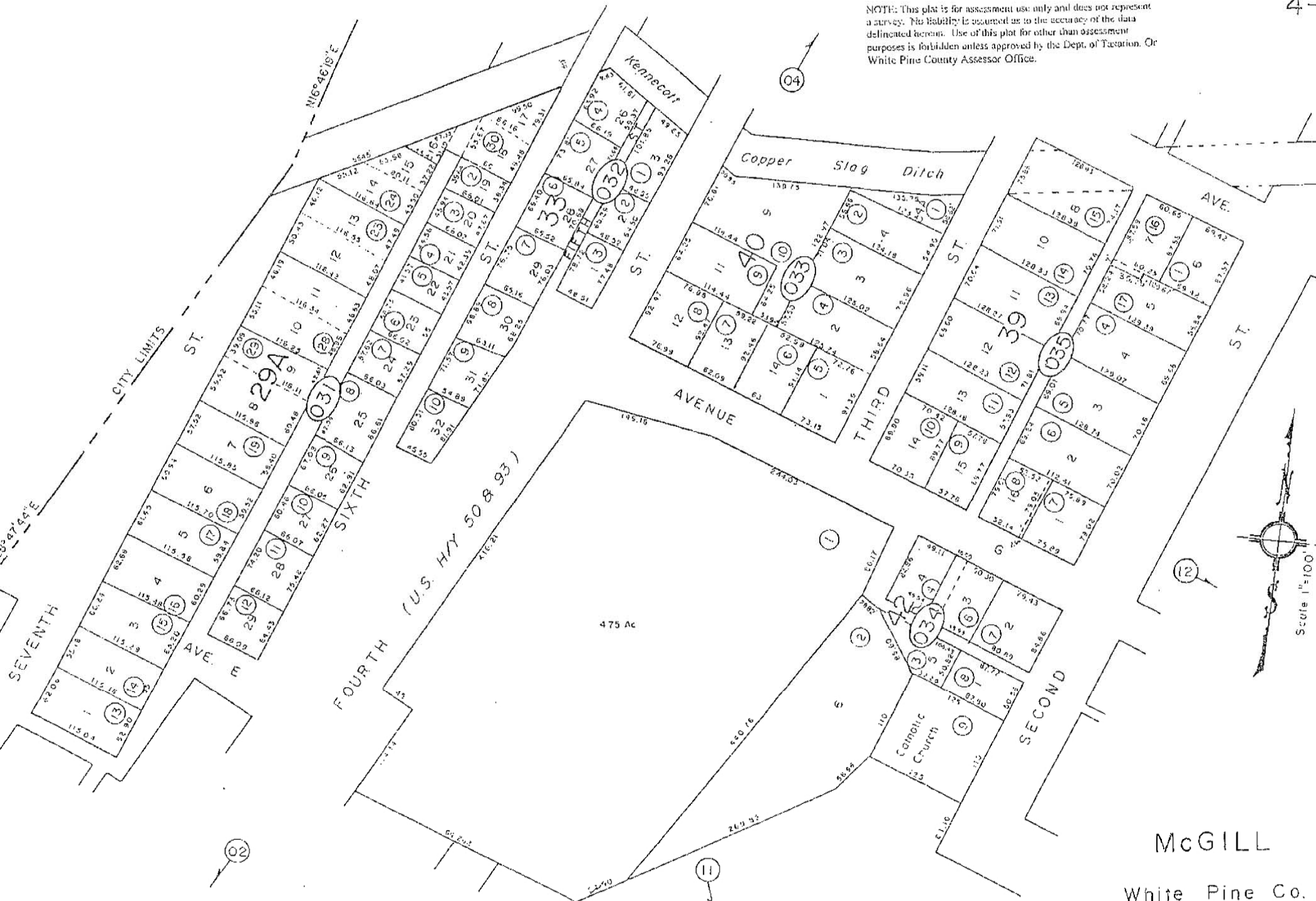
Initials: JG by DSP

# **APPENDIX B**

## **Assessor's Map and Parcel Information**

---

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 herein. Use of this plat for other than assessment purposes is forbidden unless approved by the Dept. of Taxation. Or White Pine County Assessor Office.



REV. JUNE 16, 1971  
 Prepared by: Reynolds & Co. Comm.  
 1970  
 2300 N. Main Enterprises  
 133 S. Main St.

McGILL  
 White Pine Co.

00000100



[Assessor Home](#)

[Back to Search List](#)

[Personal Property](#)

[Sales Data](#)

[Secured Tax Inquiry](#)

[Recorder Search](#)

**Parcel Detail for Parcel # 004-034-01**

**Location**

Property Location [MCGILL BALL PARK](#)

Town

[Add'l Addresses](#)

Subdivision [MCGILL](#) Lot Block

Property Name

[Legal Description](#)

**Ownership**

Assessed Owner Name [WHITE PINE COUNTY COMMISSIONERS](#)

Mailing Address [953 CAMPTON ST ELY, NV 89301](#)

[Ownership History](#)

[Document History](#)

Legal Owner Name [WHITE PINE COUNTY COMMISSIONERS](#)

Vesting Doc#, Date [00/00/00](#) Book/Page [222/300](#)

Map Document #s

**Description**

Total Acres [4.750](#) Ag Acres [.000](#) W/R Acres [.000](#)

Improvements

Single-fam Detached <a href="#">0</a>	Non-dwell Units <a href="#">12</a>	Bdrm/Bath <a href="#">0/00</a>
Single-fam Attached <a href="#">0</a>	MH Hookups <a href="#">0</a>	Stories <a href="#">.0</a>
Multi-fam Units <a href="#">0</a>	Wells <a href="#">0</a>	
Mobile Homes <a href="#">0</a>	Septic Tanks <a href="#">0</a>	
Total Dwelling Units <a href="#">0</a>	Bldg Sq Ft <a href="#">0</a>	
	Garage Sq Ft <a href="#">0</a>	Attch/Detch
	Basement Sq Ft <a href="#">0</a>	Finished <a href="#">0</a>

[Improvement List](#)

**Appraisal Classifications**

Current Land Use Code [690](#) [Code Table](#)

Zoning

Re-appraisal Group [5](#) Re-appraisal Year [2010](#)

Orig Constr Year [1930](#) Weighted Year

**Assessed Valuation**

Assessed Values	2012-13	2011-12	2010-11
Land	<a href="#">4,816</a>	<a href="#">4,816</a>	<a href="#">4,823</a>
Improvements	<a href="#">20,515</a>	<a href="#">18,995</a>	<a href="#">18,615</a>
Personal Property	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>
Ag Land	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>
Exemptions	<a href="#">25,331</a>	<a href="#">23,811</a>	<a href="#">23,438</a>
Net Assessed Value	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>
Increased (New) Values			
Land	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>
Improvements	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>
Personal Property	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>

**Taxable Valuation**

Taxable Values	2012-13	2011-12	2010-11
Land	<a href="#">13,760</a>	<a href="#">13,760</a>	<a href="#">13,780</a>
Improvements	<a href="#">58,614</a>	<a href="#">54,271</a>	<a href="#">53,186</a>
Personal Property	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>
Ag Land	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>
Exemptions	<a href="#">72,374</a>	<a href="#">68,031</a>	<a href="#">66,966</a>
Net Taxable Value	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>
Increased (New) Values			
Land	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>
Improvements	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>
Personal Property	<a href="#">0</a>	<a href="#">0</a>	<a href="#">0</a>



**Ownership History for Parcel # 004-034-01**

<b>Current Owners</b>	
<u>Name</u>	<u>From</u>
<a href="#">WHITE PINE COUNTY COMMISSIONERS</a> <a href="#">953 CAMPTON ST</a> <a href="#">ELY, NV 89301-0000</a>	<a href="#">1994</a>

<b>Prior Owners</b>		
<u>Name</u>	<u>From</u>	<u>To</u>
<a href="#">W.P. SCHOOL DISTRICT 222-300</a>	<a href="#">1961</a>	<a href="#">1994</a>
<a href="#">KENNECOTT 235-373</a>	<a href="#">0</a>	<a href="#">1961</a>

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

Close Window

### Legal Description for Parcel # 004-034-01

<u>Legal Description</u>	<u>Sect/ Lot</u>	<u>Town/ Block</u>	<u>Range</u>	<u>Acres</u>
THAT CERTAIN TRACT OF LAND, DESIGNATED AS NO. 12,				
LOCATED IN W1/2 SEC. 28, T. 18N., R. 64 E.,				
M.D.B.&M AS SHOWN AND DELINEATED ON PLAT OF SURVEY				
NO. 33, SHEET NO. 7, OF MCGILL TOWNSITE, AS FILED				
WITH THE RECORDER OF WHITE PINE COUNTY, ELY,				
NEVADA, FILE NO. 100104, ON MARCH 29, 1956 BY				
F.W. MILLARD & SON, AND FURTHER DESCRIBED AS				
FOLLOWS:				
BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT,				
WHENCE THE S.W. CORNER OF SEC. 28, T.18N., R.64E.,				
M.D.B. & M., BEARS S. 29°41'32" W., 2951.77 FEET:				
THENCE N. 27°58'36" E., 114.14 FEET,				
THENCE N. 62°01'24" W., 45.00 FEET,				
THENCE N. 27°58'36" E., 416.21 FEET,				
THENCE S. 80°18'03" E., 149.16 FEET,				
THENCE S. 69°34'40" E., 244.03 FEET,				
THENCE S. 18°18'09" W., 86.17 FEET,				
THENCE S. 32°27'52" W., 440.76 FEET,				
THENCE S. 59°09'56" W., 54.90 FEET,				
THENCE N. 69°27'42" w., 292.59 FEET TO THE PLACE				
OF BEGINNING. SAID DESCRIBED TRACT COMPRISING				
4.757 ACRES				

The assessor's legal descriptions are for information purposes only and are insufficient for transferring title.  
Please refer to your last recorded deed or map.

Close Window

# **APPENDIX C**

---

## **Site Photographs**



**Photograph 1:**  
Northern edge of site looking West



**Photograph 2:**  
Southern edge of site looking East



**Photograph 3:**  
Eastern edge of site looking south



**Photograph 4:**  
Western edge of site looking north





**Photograph 5:**  
Adjacent property to the north – residential



**Photograph 6:**  
Adjacent property to the south – residential



**Photograph 7:**  
Adjacent property to the south – school maintenance building



**Photograph 8:**  
Adjacent property to the east – residential





**Photograph 9:**  
Adjacent property to the east – school



**Photograph 10:**  
Adjacent property to the west – residential





**Photograph 11:**  
View of site looking NE from the SWC



**Photograph 12:**  
View of site looking NW



**Photograph 13:**  
**View of main ball field looking East**



**Photograph 14:**  
**View of play area looking West**





**Photograph 15:**  
View of main field bleachers looking NE



**Photograph 16:**  
View of grandstands – main ball field



**Photograph 17:**  
View of siding – main field



**Photograph 18:**  
View of grandstands – secondary field





**Photograph 19:**  
**View of bleachers – main field**



**Photograph 20:**  
**View of typical siding and green paint on bleachers**



**Photograph 21:**  
**View of siding and roofing – main field bleachers**



**Photograph 22:**  
**View of siding on bleachers – below grade**





**Photograph 23:**  
Close-up view of siding - bleachers



**Photograph 24:**  
View of pad-mounted transformers with utility vault venting system

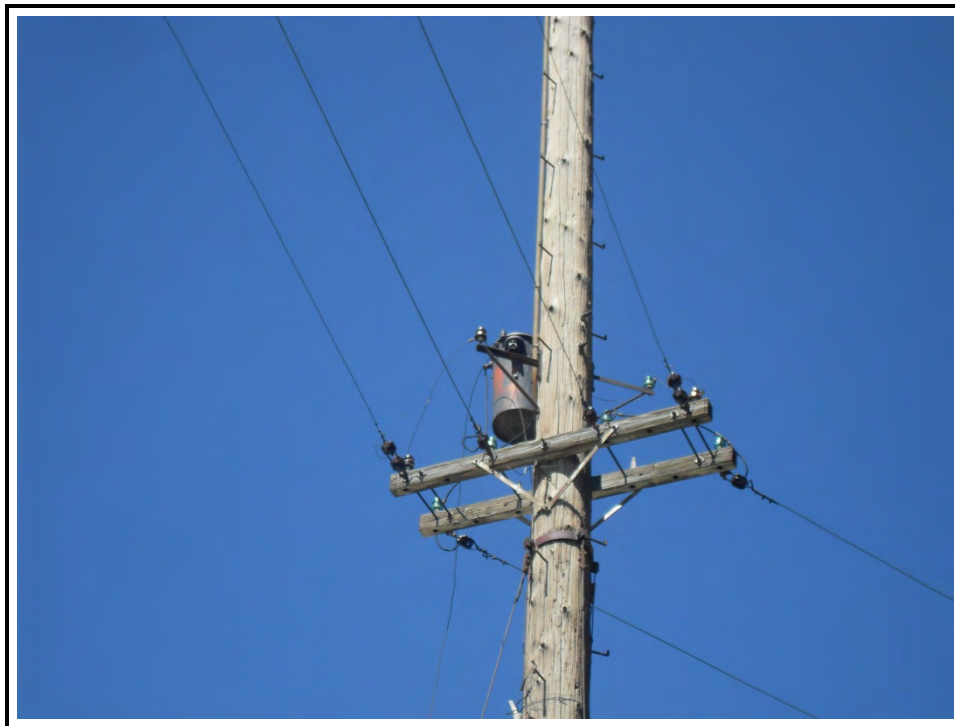


**Photograph 25:**  
**Pad-mounted transformer PCB-free sticker**



**Photograph 26:**  
**View of pole-mounted transformers**





**Photograph 27:**  
Close-up view of pole-mounted transformer



**Photograph 28:**  
View of bathroom structure of SEC



**Photograph 29:**  
**View of scattered bathroom tiles proximal to bathroom structure**



**Photograph 30:**  
**View of bathroom interior**



**Photograph 31:**  
**Propane heater equipment in shed adjacent to bathroom (outside of fenced area)**

# **APPENDIX D**

## **Historic Aerial Photographs**

---



**Mcgill Ball Park**

56 South 4th Street

Ely, NV 89301

Inquiry Number: 3308784.5

April 25, 2012

## The EDR Aerial Photo Decade Package

# EDR Aerial Photo Decade Package

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

**When delivered electronically by EDR, the aerial photo images included with this report are for ONE TIME USE ONLY. Further reproduction of these aerial photo images is prohibited without permission from EDR. For more information contact your EDR Account Executive.**

***Thank you for your business.***  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

## **Disclaimer - Copyright and Trademark Notice**

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report AS IS. Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2012 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.



**Date EDR Searched Historical Sources:**

Aerial Photography April 25, 2012

**Target Property:**

56 South 4th Street

Ely, NV 89301

<u><i>Year</i></u>	<u><i>Scale</i></u>	<u><i>Details</i></u>	<u><i>Source</i></u>
1974	Aerial Photograph. Scale: 1"=1000'	Panel #: 39114-D7, McGill, NV;/Flight Date: August 10, 1974	EDR
1976	Aerial Photograph. Scale: 1"=1000'	Panel #: 39114-D7, McGill, NV;/Flight Date: October 09, 1976	EDR
1982	Aerial Photograph. Scale: 1"=1000'	Panel #: 39114-D7, McGill, NV;/Flight Date: August 05, 1982	EDR
1990	Aerial Photograph. Scale: 1"=750'	Panel #: 39114-D7, McGill, NV;/Flight Date: September 10, 1990	EDR
1994	Aerial Photograph. Scale: 1"=750'	Panel #: 39114-D7, McGill, NV;/Flight Date: June 25, 1994	EDR
1999	Aerial Photograph. Scale: 1"=500'	Panel #: 39114-D7, McGill, NV;/Composite DOQQ - acquisition dates: August 29, 1999	EDR
2006	Aerial Photograph. Scale: 1"=500'	Panel #: 39114-D7, McGill, NV;/Flight Year: 2006	EDR



Subject Property



INQUIRY #: 3308784.5

YEAR: 1974

| = 1000'





Subject Property



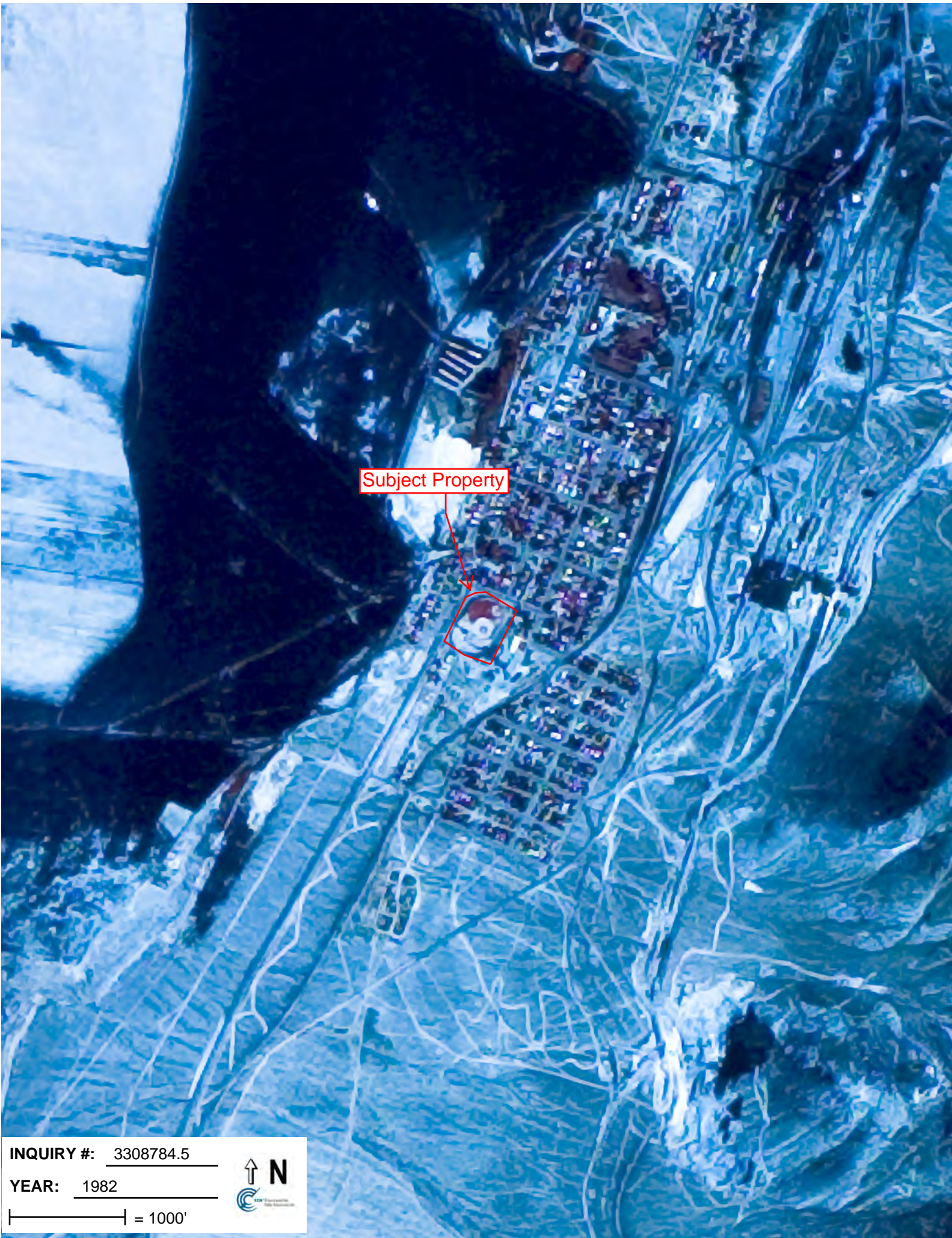
INQUIRY #: 3308784.5

YEAR: 1976

| = 1000'







Subject Property



INQUIRY #: 3308784.5

YEAR: 1982

| = 1000'







Subject Property

INQUIRY #: 3308784.5

YEAR: 1990

| = 750'







Subject Property

INQUIRY #: 3308784.5

YEAR: 1994

| = 750'







Subject Property

INQUIRY #: 3308784.5

YEAR: 1999

| = 500'







Subject Property

INQUIRY #: 3308784.5

YEAR: 2006

| = 500'



# **APPENDIX E**

## **Sanborn Maps and Historic Topographic Maps**

---





**Mcgill Ball Park**

56 South 4th Street

Ely, NV 89301

Inquiry Number: 3308784.3

April 24, 2012

## Certified Sanborn® Map Report

# Certified Sanborn® Map Report

4/24/12

**Site Name:**

McGill Ball Park  
56 South 4th Street  
Ely, NV 89301

**Client Name:**

McGinley Associates  
815 Maestro Drive  
Reno, NV 89511



EDR Inquiry # 3308784.3

Contact: Brett Bottenberg

The complete Sanborn Library collection has been searched by EDR, and fire insurance maps covering the target property location provided by McGinley Associates were identified for the years listed below. The certified Sanborn Library search results in this report can be authenticated by visiting [www.edrnet.com/sanborn](http://www.edrnet.com/sanborn) and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by Sanborn Library LLC, the copyright holder for the collection.

## Certified Sanborn Results:

**Site Name:** McGill Ball Park  
**Address:** 56 South 4th Street  
**City, State, Zip:** Ely, NV 89301  
**Cross Street:**  
**P.O. #** NA  
**Project:** LVBEC002  
**Certification #** 3C59-44B9-B377



Sanborn® Library search results  
Certification # 3C59-44B9-B377

## UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- Library of Congress
- University Publications of America
- EDR Private Collection

*The Sanborn Library LLC Since 1866™*

## Limited Permission To Make Copies

McGinley Associates (the client) is permitted to make up to THREE photocopies of this Sanborn Map transmittal and each fire insurance map accompanying this report solely for the limited use of its customer. No one other than the client is authorized to make copies. Upon request made directly to an EDR Account Executive, the client may be permitted to make a limited number of additional photocopies. This permission is conditioned upon compliance by the client, its customer and their agents with EDR's copyright policy; a copy of which is available upon request.

### Disclaimer - Copyright and Trademark notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2012 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.



**Mcgill Ball Park**

56 South 4th Street

Ely, NV 89301

Inquiry Number: 3308784.4

April 24, 2012

# EDR Historical Topographic Map Report

# EDR Historical Topographic Map Report

Environmental Data Resources, Inc.s (EDR) Historical Topographic Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topographic Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the early 1900s.

***Thank you for your business.***  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

## **Disclaimer - Copyright and Trademark Notice**

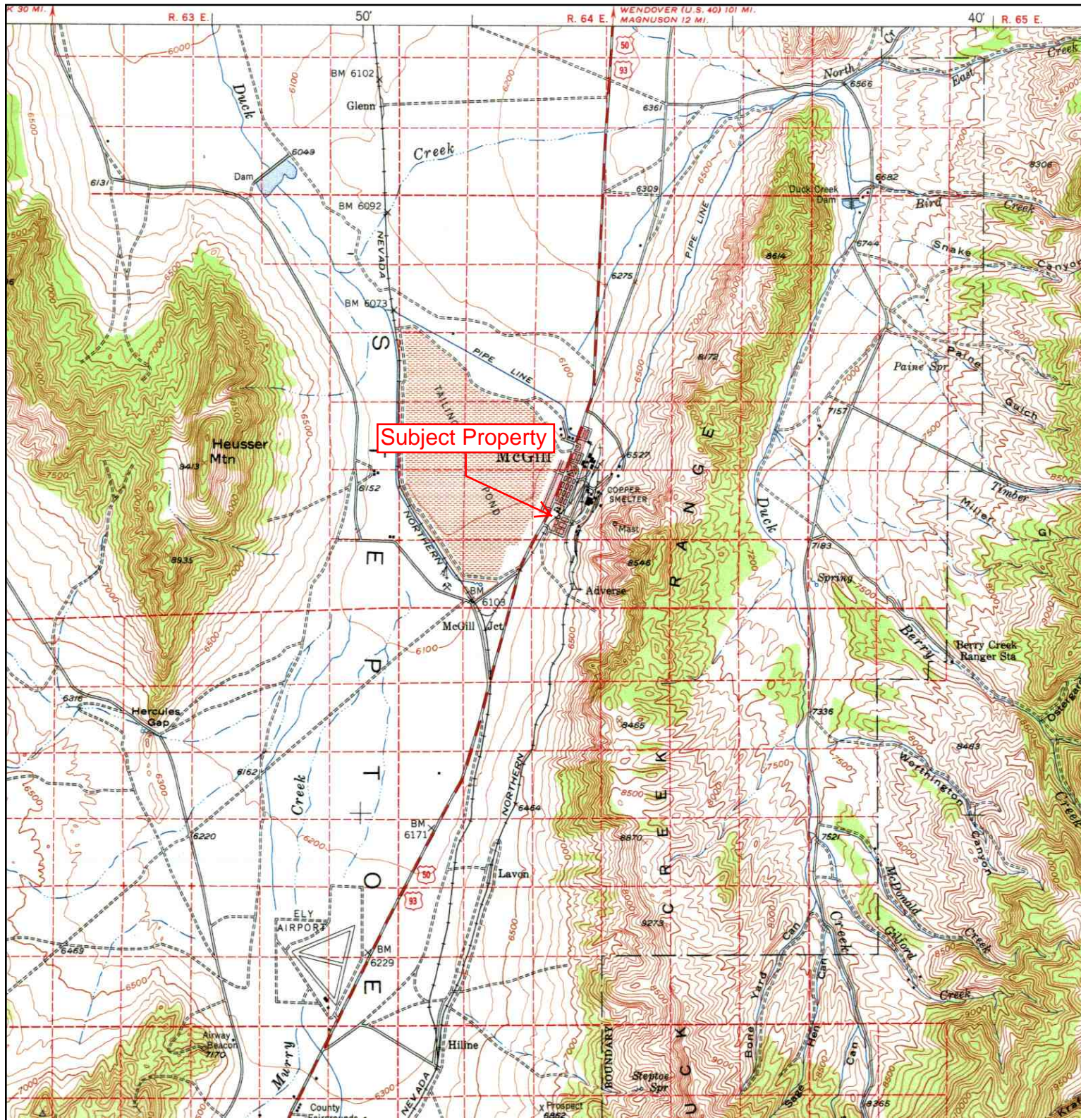
This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report AS IS. Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2012 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.



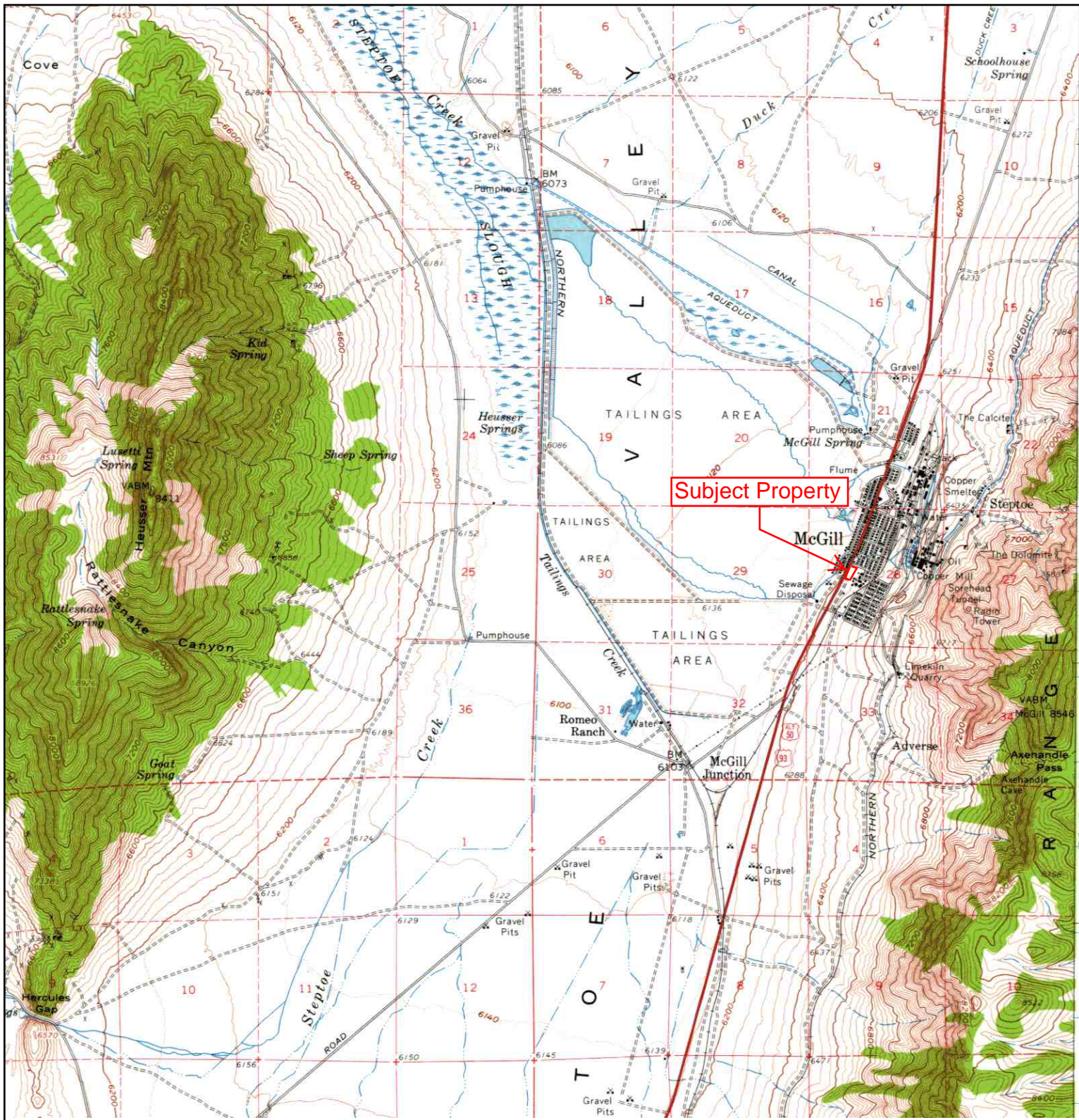
# Historical Topographic Map



 <b>N</b>	<b>TARGET QUAD</b>	<b>SITE NAME:</b> McGill Ball Park	<b>CLIENT:</b> McGinley Associates
	<b>NAME:</b> ELY	<b>ADDRESS:</b> 56 South 4th Street	<b>CONTACT:</b> Brett Bottenberg
	<b>MAP YEAR:</b> 1952	<b>LAT/LONG:</b> 39.3985 / -114.7814	<b>INQUIRY#:</b> 3308784.4
	<b>SERIES:</b> 30		<b>RESEARCH DATE:</b> 04/24/2012
	<b>SCALE:</b> 1:125000		



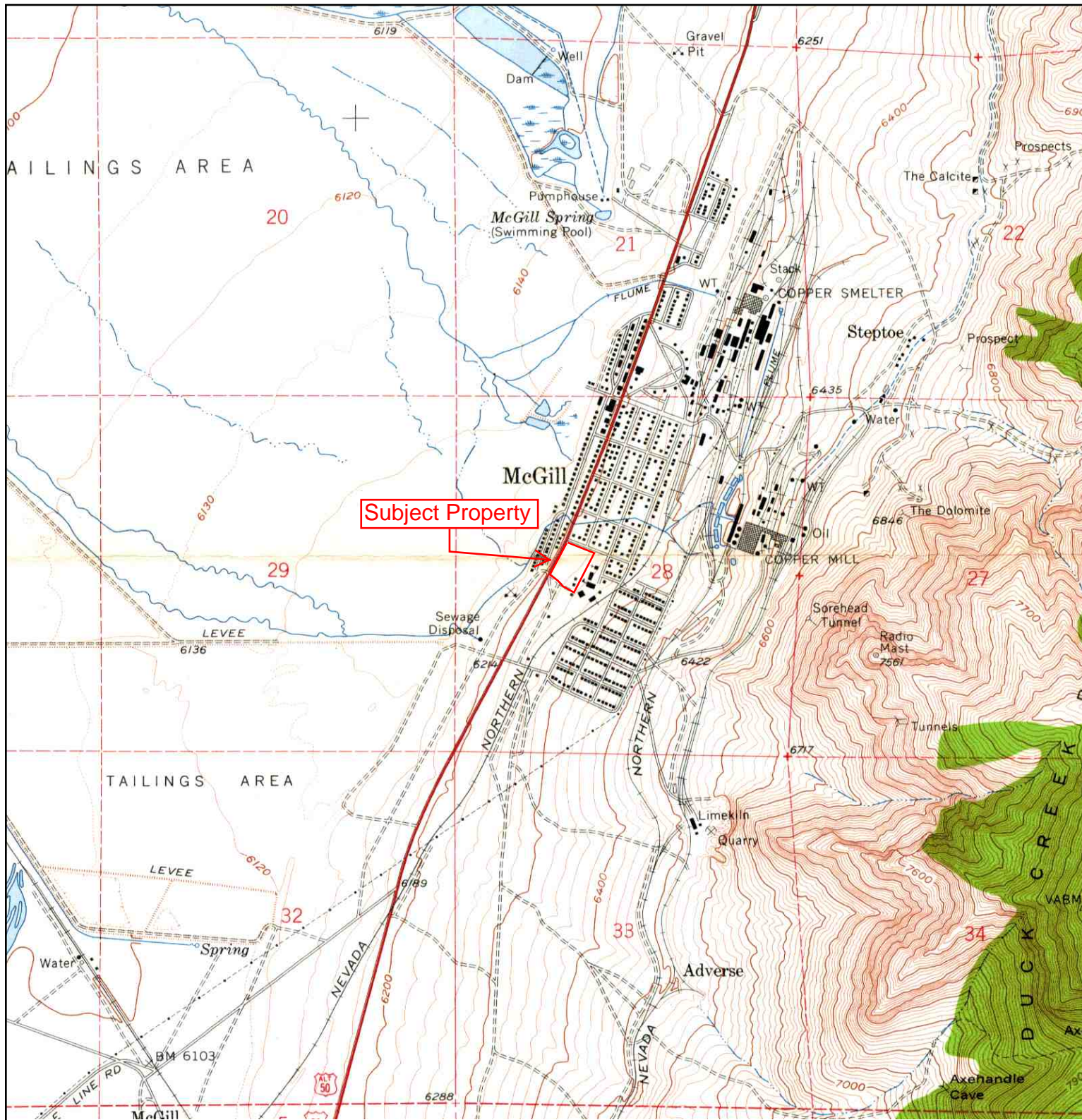
# Historical Topographic Map



	<b>TARGET QUAD</b>	<b>SITE NAME:</b> McGill Ball Park	<b>CLIENT:</b> McGinley Associates	
	<b>NAME:</b> MCGILL	<b>ADDRESS:</b> 56 South 4th Street	<b>CONTACT:</b> Brett Bottenberg	
	<b>MAP YEAR:</b> 1958	<b>LAT/LONG:</b> 39.3985 / -114.7814	<b>INQUIRY#:</b> 3308784.4	<b>RESEARCH DATE:</b> 04/24/2012
	<b>SERIES:</b> 15			
	<b>SCALE:</b> 1:62500			



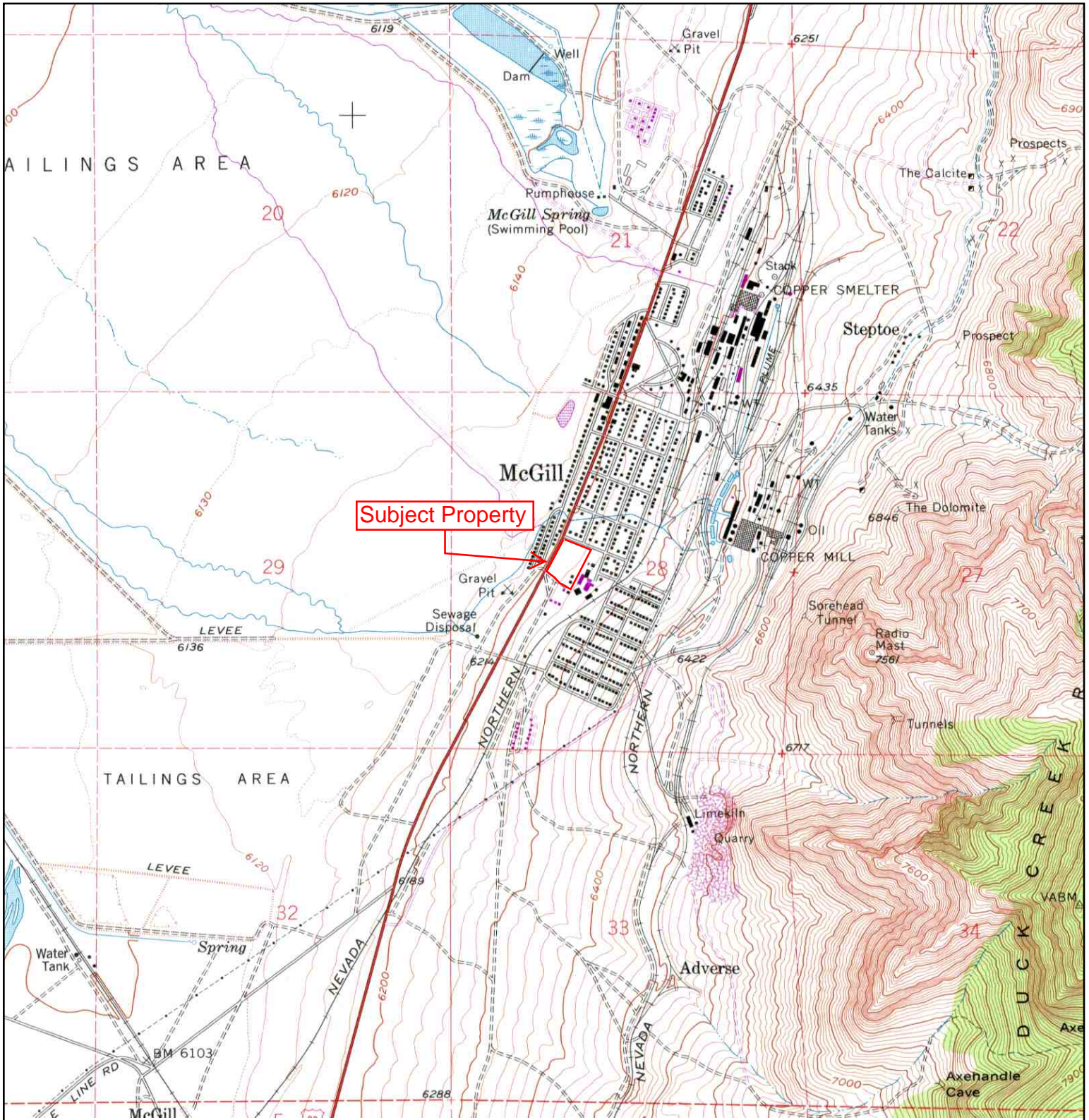
# Historical Topographic Map



<p>N</p>	<p><b>TARGET QUAD</b></p> <p>NAME: MCGILL</p> <p>MAP YEAR: 1958</p>	<p>SITE NAME: McGill Ball Park</p> <p>ADDRESS: 56 South 4th Street Ely, NV 89301</p> <p>LAT/LONG: 39.3985 / -114.7814</p>	<p>CLIENT: McGinley Associates</p> <p>CONTACT: Brett Bottenberg</p> <p>INQUIRY#: 3308784.4</p> <p>RESEARCH DATE: 04/24/2012</p>
	<p>SERIES: 7.5</p> <p>SCALE: 1:24000</p>		



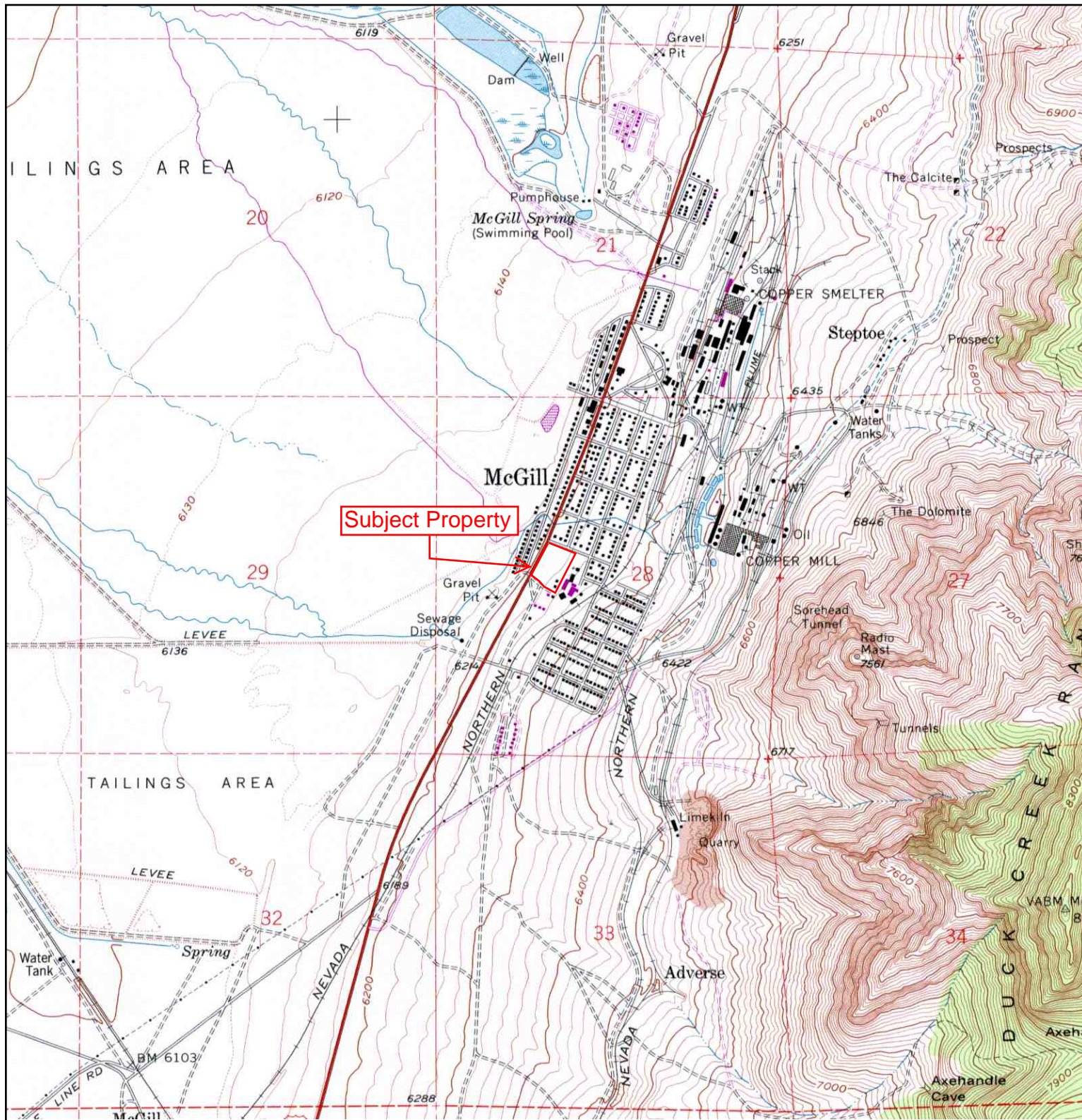
# Historical Topographic Map



<p>N</p>	<b>TARGET QUAD</b>	<b>SITE NAME:</b> McGill Ball Park	<b>CLIENT:</b> McGinley Associates
	NAME: MCGILL	<b>ADDRESS:</b> 56 South 4th Street	<b>CONTACT:</b> Brett Bottenberg
	MAP YEAR: 1978	Ely, NV 89301	<b>INQUIRY#:</b> 3308784.4
	PHOTOREVISED FROM :1958	<b>LAT/LONG:</b> 39.3985 / -114.7814	<b>RESEARCH DATE:</b> 04/24/2012
	SERIES: 7.5		
	SCALE: 1:24000		



# Historical Topographic Map



<p>N ↑</p>	<b>TARGET QUAD</b>	<b>SITE NAME:</b> McGill Ball Park	<b>CLIENT:</b> McGinley Associates
	NAME: MCGILL	ADDRESS: 56 South 4th Street	CONTACT: Brett Bottenberg
	MAP YEAR: 1993	Ely, NV 89301	INQUIRY#: 3308784.4
	REVISED FROM :1958	LAT/LONG: 39.3985 / -114.7814	RESEARCH DATE: 04/24/2012
	SERIES: 7.5		
	SCALE: 1:24000		

# **APPENDIX F**

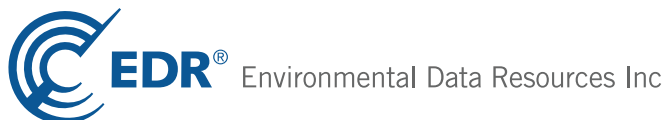
## **EDR Radius Map Report**

---

**McGill Ball Park**  
56 South 4th Street  
Ely, NV 89301

Inquiry Number: 3308784.2s  
April 24, 2012

## EDR Summary Radius Map Report



440 Wheelers Farms Road  
Milford, CT 06461  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

# TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
Executive Summary .....	ES1
Overview Map .....	2
Detail Map .....	3
Map Findings Summary .....	4
Map Findings .....	7
Orphan Summary .....	10
Government Records Searched/Data Currency Tracking .....	GR-1
 <b><u>GEOCHECK ADDENDUM</u></b>	
Physical Setting Source Addendum .....	A-1
Physical Setting Source Summary .....	A-2
Physical Setting SSURGO Soil Map .....	A-5
Physical Setting Source Map .....	A-9
Physical Setting Source Map Findings .....	A-11
Physical Setting Source Records Searched .....	A-34

***Thank you for your business.***  
 Please contact EDR at 1-800-352-0050  
 with any questions or comments.

### Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2012 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.



## EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

### TARGET PROPERTY INFORMATION

#### ADDRESS

56 SOUTH 4TH STREET  
ELY, NV 89301

#### COORDINATES

Latitude (North): 39.3985000 - 39° 23' 54.60"  
Longitude (West): 114.7814000 - 114° 46' 53.04"  
Universal Transverse Mercator: Zone 11  
UTM X (Meters): 691044.5  
UTM Y (Meters): 4363139.5  
Elevation: 6217 ft. above sea level

### USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: TP  
Source: USGS 7.5 min quad index

### AERIAL PHOTOGRAPHY IN THIS REPORT

Photo Year: 2010  
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:  
56 SOUTH 4TH STREET  
ELY, NV 89301

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft.) DIRECTION
<a href="#">A1</a>	WINFRED L BROWN-CLOS	US-93	UST	Lower	58, NNW
<a href="#">A2</a>	ELY HONOR CAMP-CLOSE	US-93	UST	Lower	58, NNW
<a href="#">A3</a>	CHUCK & BESSIES STAG	US-93	UST	Lower	58, NNW

# EXECUTIVE SUMMARY

## TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

## SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property. Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

UST: A review of the UST list, as provided by EDR, and dated 10/12/2011 has revealed that there are 3 UST sites within approximately 0.25 miles of the target property.

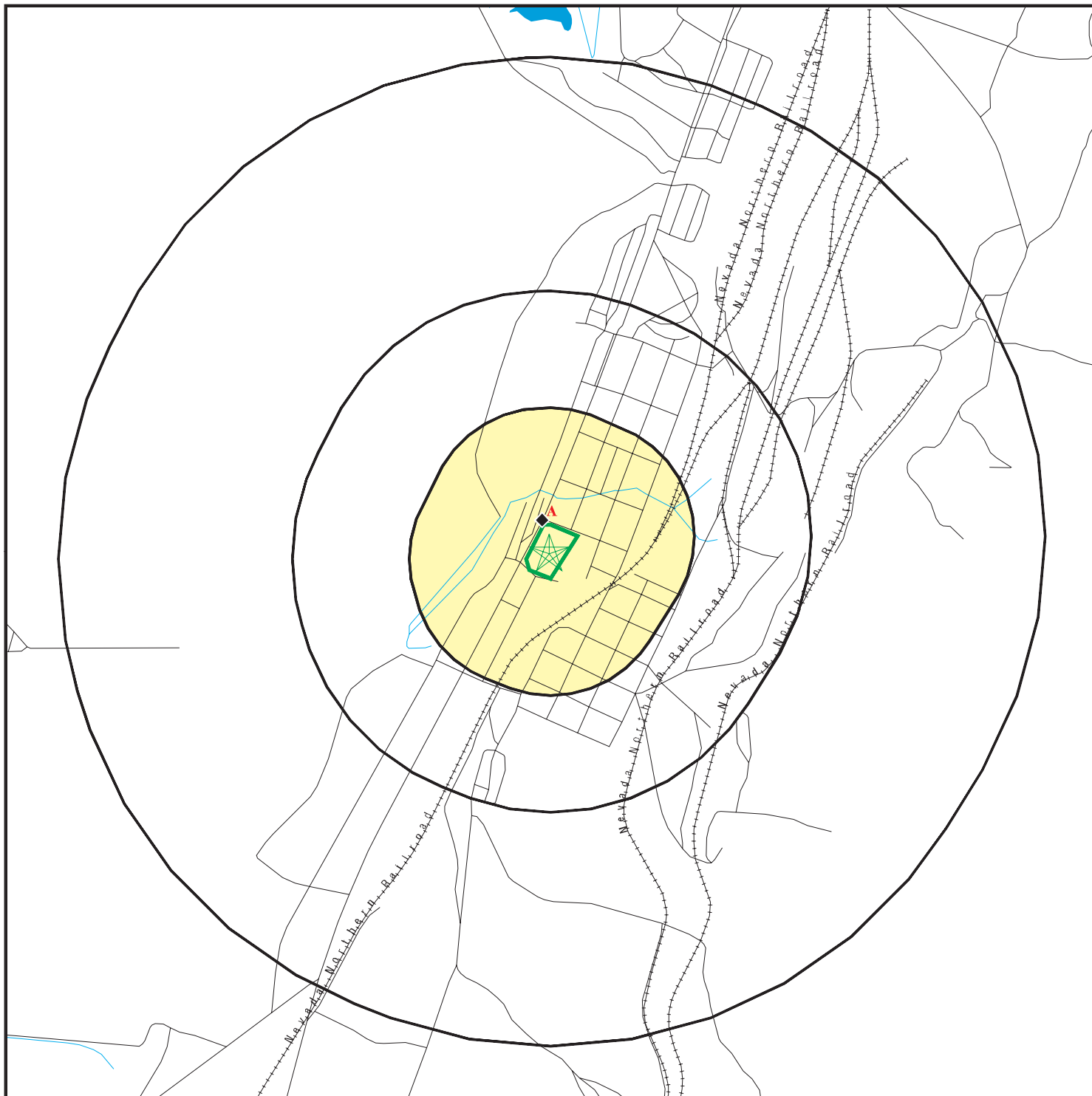
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WINFRED L BROWN-CLOS	US-93	NNW 0 - 1/8 (0.011 mi.)	A1	7
ELY HONOR CAMP-CLOSE	US-93	NNW 0 - 1/8 (0.011 mi.)	A2	7
CHUCK & BESSIES STAG	US-93	NNW 0 - 1/8 (0.011 mi.)	A3	7







## ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
ELY	1000200347	USDOJ BLM ELY	SR 5 BOX 1 PIOCHE HWY	89301	RCRA-NonGen, FINDS
ELY	U003379520	SAME AS 6000413	HWY 6	89301	AST
ELY	U004161269	R-PLACE	1690 S 7TH ST	89301	UST
ELY	S103875665	SWIMMING POOL	AULTMAN ST	89301	SHWS
ELY	1003879359	OLD WHITE PINE COUNTY DUMP	1/4 MI E OF PIOCHE HWY AND HER	89301	CERC-NFRAP
ELY	S105488564	MT. WHEELER POWER, INC.	GONDER SUBSTATION		SHWS
ELY	S105488570	SIERRA PACIFIC POWER COMPANY	GONDER SUBSTATION		SHWS
ELY	S106514191	ELY MICROWAVE HEADQUARTERS	INDUSTRIAL AND AVENUE A & NE		SHWS
ELY	S103877555	ELY MAXIMUM SECURITY PRISON	4488 N LAKAWANA	89301	SHWS
ELY	U001153433	ELY JET CENTER	1470 N MCGILL HWY	89301	UST
ELY	U004161207	COUNTY ROAD SHOP	MCGILL HWY	89301	UST
ELY	U004161206	TRAILSIDE GENERAL STORE - CLOSED	MCGILL HWY	89301	UST
ELY	U004161208	AIRPORT TERMINAL	MCGILL HWY	89301	UST
ELY	U004161209	FAA-CLOSED	MCGILL HWY	89301	UST
ELY	1000833249	GREAT BASIN IRRIGATION CO	51 MCGILL HWY	89301	RCRA-NonGen, FINDS
ELY	S103877554	WHITE PINE COUNTY SHOP	MCGILL HWY	89301	SHWS
ELY	1010787280	TRANS SECURITY ADMIN (TSA) WHITE P	1472 MCGILL HWY	89301	RCRA-NonGen
ELY	S103875686	MAJORS STATION	28 MILES SOUTH OF ELY	89301	SHWS
ELY	S106514186	KIMBERLY RADIO SITE	5 MILES NORTH OF KIMBERLY MOUN	89301	SHWS
ELY	1000305602	EGAN MILLING CO INC	1 MI N OF CY OF ELY SAN LDFL	89301	CERCLIS, FINDS
ELY	S109521844	FORMAN RANCH	NEAR ELY	89301	SHWS
ELY	U004161107	KOA OF ELY-CLOSED	PIOCHE HWY	89301	UST
ELY	1009393633	ELY-SHOSHONE SILVER SAGE TRAVEL CE	963 PIOCHE HIGHWAY, ELY NV 893	89301	INDIAN UST
ELY	S109521947	ROBINSON MINE , ROBINSON MINE WARE	RURAL		SHWS
ELY	S108250118	GOICOECHEA RANCH	STHY 892 & MILEPOST 30	89301	SHWS
ELY	S104178967	BALD MOUNTAIN MINE	STHY 228 OF JIGGS S	89301	SHWS
ELY	U001110887	COLD CREEK TRAILER PARK	N STRAWBERRY RD	89301	SHWS, UST
ELY	S108250098	FIRST SECURITY WAREHOUSE	USHY 93		SHWS
ELY	U004161259	MAJORS PLACE-CLOSED	USHY 93 & USHY 50	89301	UST
ELY	U004161289	MUNSON RANCH OIL FIELD	USHY 6	89301	UST
ELY	U004161398	SAME AS 6-000413	USHY 6	89301	UST
ELY	U004161343	NDOT-ELY-CLOSED	USHY 6	89301	UST
ELY	U004161134	NDOT-ELY-CLOSED	USHY 93 ALT	89301	UST
ELY	S108437369	IRON EAGLE EXPRESS MOBILE SOURCE ,	USHY 6		SHWS
ELY	S108437370	SILVER SAGE TRAVEL CENTER , SINCLA	963 USHY 50	89301	SHWS
ELY	S103875718	NEVADA DEPARTMENT OF TRANSPORTATIO	6580 USHY 6 NY -	89301	SHWS
ELY	S103875655	ELY CONSERVATION CAMP	16 USHY 93 MILES SOUTH	89301	SHWS
ELY	S109521792	AL PARK PETROLEUM	YANKEE MINE	89301	SHWS
ELY	S106878461	GALE OIL AND TIRE BULK FUEL	-	89301	SHWS
WHITE PINE COUNTY	S109521789	AIRCRAFT FUEL JETTISON	25 MILES EAST OF ELY		SHWS





# OVERVIEW MAP - 3308784.2s



-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  National Priority List Sites
-  Dept. Defense Sites



-  Indian Reservations BIA
-  Oil & Gas pipelines from USGS

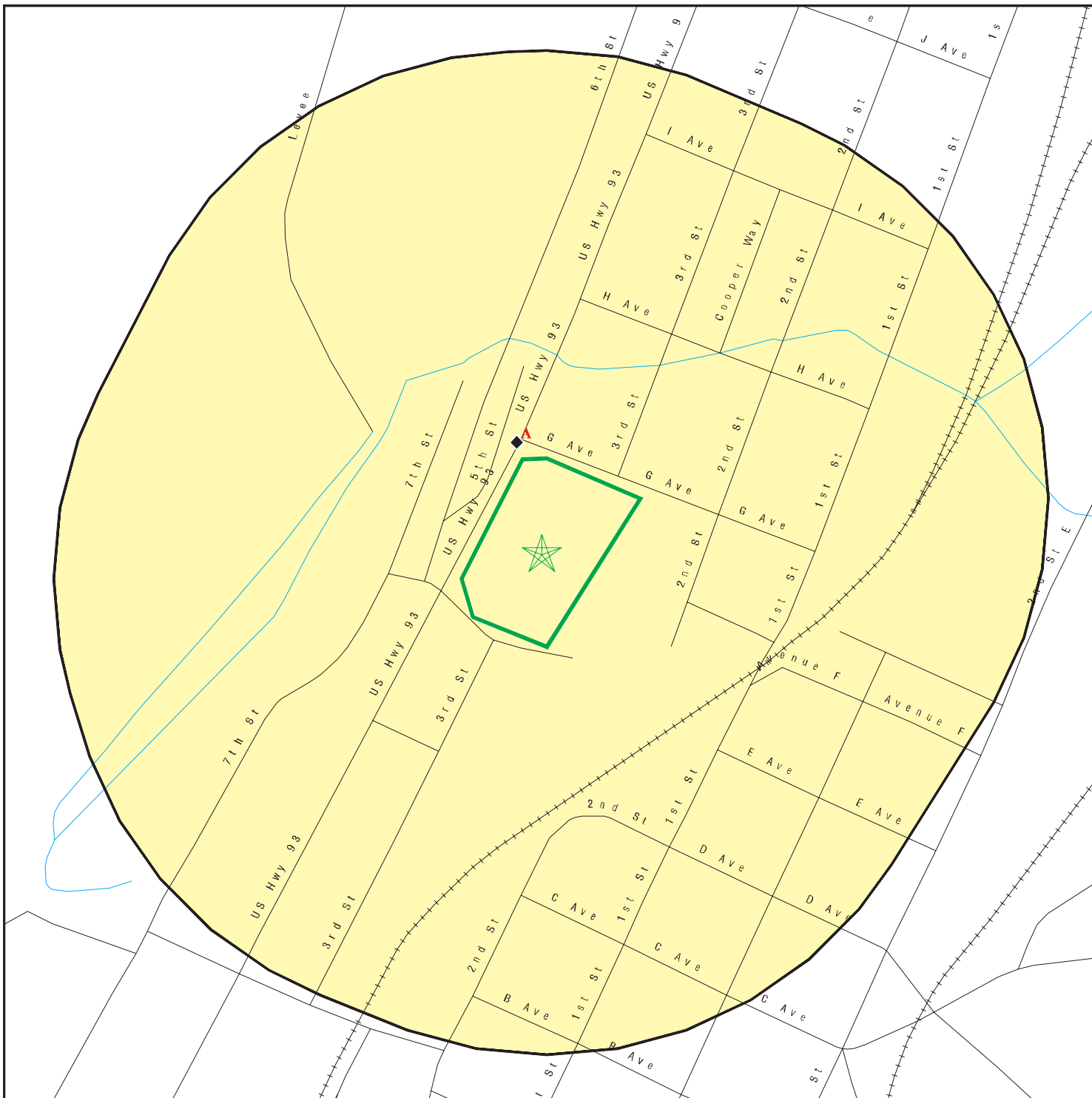









This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.




SITE NAME: McGill Ball Park  
 ADDRESS: 56 South 4th Street  
 Ely NV 89301  
 LAT/LONG: 39.3985 / 114.7814

CLIENT: McGinley Associates  
 CONTACT: Brett Bottenberg  
 INQUIRY #: 3308784.2s  
 DATE: April 24, 2012 2:34 pm

# DETAIL MAP - 3308784.2s



-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  Sensitive Receptors
-  National Priority List Sites
-  Dept. Defense Sites

-  0 1/16 1/8 1/4 Miles
-  Indian Reservations BIA
-  Oil & Gas pipelines from USGS



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: McGill Ball Park  
 ADDRESS: 56 South 4th Street  
 Ely NV 89301  
 LAT/LONG: 39.3985 / 114.7814

CLIENT: McGinley Associates  
 CONTACT: Brett Bottenberg  
 INQUIRY #: 3308784.2s  
 DATE: April 24, 2012 2:34 pm

## MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<b>STANDARD ENVIRONMENTAL RECORDS</b>								
<b><i>Federal NPL site list</i></b>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
<b><i>Federal Delisted NPL site list</i></b>								
Delisted NPL	1.000		0	0	0	0	NR	0
<b><i>Federal CERCLIS list</i></b>								
CERCLIS	0.500		0	0	0	NR	NR	0
FEDERAL FACILITY	1.000		0	0	0	0	NR	0
<b><i>Federal CERCLIS NFRAP site List</i></b>								
CERC-NFRAP	0.500		0	0	0	NR	NR	0
<b><i>Federal RCRA CORRACTS facilities list</i></b>								
CORRACTS	1.000		0	0	0	0	NR	0
<b><i>Federal RCRA non-CORRACTS TSD facilities list</i></b>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<b><i>Federal RCRA generators list</i></b>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
<b><i>Federal institutional controls / engineering controls registries</i></b>								
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
<b><i>Federal ERNS list</i></b>								
ERNS	TP		NR	NR	NR	NR	NR	0
<b><i>State- and tribal - equivalent CERCLIS</i></b>								
SHWS	1.000		0	0	0	0	NR	0
<b><i>State and tribal landfill and/or solid waste disposal site lists</i></b>								
SWF/LF	0.500		0	0	0	NR	NR	0
<b><i>State and tribal leaking storage tank lists</i></b>								
LUST	0.500		0	0	0	NR	NR	0
INDIAN LUST	0.500		0	0	0	NR	NR	0
<b><i>State and tribal registered storage tank lists</i></b>								
UST	0.250		3	0	NR	NR	NR	3

## MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
FEMA UST	0.250		0	0	NR	NR	NR	0
<b>State and tribal voluntary cleanup sites</b>								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
<b>State and tribal Brownfields sites</b>								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
<b>ADDITIONAL ENVIRONMENTAL RECORDS</b>								
<b>Local Brownfield lists</b>								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
<b>Local Lists of Landfill / Solid Waste Disposal Sites</b>								
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
<b>Local Lists of Hazardous waste / Contaminated Sites</b>								
US CDL	TP		NR	NR	NR	NR	NR	0
US HIST CDL	TP		NR	NR	NR	NR	NR	0
<b>Local Land Records</b>								
LIENS 2	TP		NR	NR	NR	NR	NR	0
LUCIS	0.500		0	0	0	NR	NR	0
<b>Records of Emergency Release Reports</b>								
HMIRS	TP		NR	NR	NR	NR	NR	0
<b>Other Ascertainable Records</b>								
RCRA-NonGen	0.250		0	0	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
DOD	1.000		0	0	0	0	NR	0
FUDS	1.000		0	0	0	0	NR	0
CONSENT	1.000		0	0	0	0	NR	0
ROD	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
MINES	0.250		0	0	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0



## MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
PADS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
AIRS	TP		NR	NR	NR	NR	NR	0
HMRI	TP		NR	NR	NR	NR	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH	0.500		0	0	0	NR	NR	0
FINANCIAL ASSURANCE	TP		NR	NR	NR	NR	NR	0

### EDR PROPRIETARY RECORDS

#### *EDR Proprietary Records*

Manufactured Gas Plants	1.000		0	0	0	0	NR	0
-------------------------	-------	--	---	---	---	---	----	---

#### NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
----------------------------------------------	------	-------------	--------------------------------

---

<b>A1</b> <b>NNW</b> < 1/8 0.011 mi. 58 ft.	<b>WINFRED L BROWN-CLOSED</b> <b>US-93</b> <b>ELY, NV 89301</b>  <a href="#">Click here for full text details</a>	<b>UST</b>	<b>U004161344</b> <b>N/A</b>
---------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------	------------	---------------------------------

Relative:  
Lower

**UST**  
 Tank Status: PERMANENTLY OUT OF USE  
 Tank Status: PERMANENTLY OUT OF USE  
 Tank Status: PERMANENTLY OUT OF USE  
 Tank Status: PERMANENTLY OUT OF USE

---

<b>A2</b> <b>NNW</b> < 1/8 0.011 mi. 58 ft.	<b>ELY HONOR CAMP-CLOSED</b> <b>US-93</b> <b>ELY, NV 89301</b>  <a href="#">Click here for full text details</a>	<b>UST</b>	<b>U004161180</b> <b>N/A</b>
---------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------	------------	---------------------------------

Relative:  
Lower

**UST**  
 Tank Status: PERMANENTLY OUT OF USE  
 Tank Status: PERMANENTLY OUT OF USE

---

<b>A3</b> <b>NNW</b> < 1/8 0.011 mi. 58 ft.	<b>CHUCK &amp; BESSIES STAGE STOP</b> <b>US-93</b> <b>ELY, NV 89301</b>  <a href="#">Click here for full text details</a>	<b>UST</b>	<b>U004161104</b> <b>N/A</b>
---------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------	------------	---------------------------------

Relative:  
Lower

**UST**  
 Tank Status: CURRENTLY IN USE  
 Tank Status: CURRENTLY IN USE

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
NV	AIRS	Permitted Airs Facility Listing	Division of Environmental Protection	03/31/2011	03/31/2011	05/13/2011
NV	AST	Aboveground Storage Tank List	Department of Conservation and Natural Resour	01/10/2000	01/11/2000	02/16/2000
NV	BROWNFIELDS	Project Tracking Database	Division of Environmental Protection	10/12/2011	12/27/2011	01/11/2012
NV	COAL ASH	Coal Ash Disposal Sites	Division of Environmental Protection	03/16/2011	03/18/2011	05/06/2011
NV	FINANCIAL ASSURANCE	Financial Assurance Information Listing	Department of Environmental Protection	12/28/2010	12/29/2010	02/02/2011
NV	FINANCIAL ASSURANCE 2	Financial Assurance Information	Division of Environmental Protection	01/25/2012	01/31/2012	02/07/2012
NV	HMRI	Hazardous Materials Repository Information Data	State Emergency Response Commission	08/05/2008	08/05/2008	08/13/2008
NV	LUST	Sites Database	Department of Conservation and Natural Resour	10/12/2011	12/27/2011	01/11/2012
NV	NPDES	Permitted Facility Listing	Department of Environmental Protection	12/29/2011	12/30/2011	01/11/2012
NV	SHWS	Sites Database	Department of Conservation and Natural Resour	10/12/2011	12/27/2011	01/11/2012
NV	SWF/LF	Landfill List	Department of Conservation and Natural Resour	01/17/2012	03/07/2012	03/26/2012
NV	SWRCY	Recycling Information Listing	Department of Environmental Protection	02/16/2012	02/24/2012	03/26/2012
NV	UST	Underground Storage Tank List	Department of Conservation and Natural Resour	10/12/2011	12/27/2011	01/11/2012
NV	VCP	Voluntary Cleanup Program Sites	Department of Conservation & Natural Resource	08/16/2011	09/27/2011	10/12/2011
US	BRS	Biennial Reporting System	EPA/NTIS	12/31/2009	03/01/2011	05/02/2011
US	CERCLIS	Comprehensive Environmental Response, Compensation, and Liab	EPA	12/27/2011	02/27/2012	03/12/2012
US	CERCLIS-NFRAP	CERCLIS No Further Remedial Action Planned	EPA	12/28/2011	02/27/2012	03/12/2012
US	COAL ASH DOE	Sleam-Electric Plan Operation Data	Department of Energy	12/31/2005	08/07/2009	10/22/2009
US	COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	Environmental Protection Agency	08/17/2010	01/03/2011	03/21/2011
US	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	12/01/2011	01/25/2012	03/01/2012
US	CORRACTS	Corrective Action Report	EPA	08/19/2011	08/31/2011	01/10/2012
US	DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	EPA, Region 9	01/12/2009	05/07/2009	09/21/2009
US	DELISTED NPL	National Priority List Deletions	EPA	09/07/2011	10/12/2011	03/01/2012
US	DOD	Department of Defense Sites	USGS	12/31/2005	11/10/2006	01/11/2007
US	DOT OPS	Incident and Accident Data	Department of Transporation, Office of Pipeli	07/29/2011	08/09/2011	11/11/2011
US	ERNS	Emergency Response Notification System	National Response Center, United States Coast	10/03/2011	10/04/2011	11/11/2011
US	FEDERAL FACILITY	Federal Facility Site Information listing	Environmental Protection Agency	12/10/2010	01/11/2011	02/16/2011
US	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	12/31/2005	02/06/2006	01/11/2007
US	FEMA UST	Underground Storage Tank Listing	FEMA	01/01/2010	02/16/2010	04/12/2010
US	FINDS	Facility Index System/Facility Registry System	EPA	10/23/2011	12/13/2011	03/01/2012
US	FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA/Office of Prevention, Pesticides and Toxi	04/09/2009	04/16/2009	05/11/2009
US	FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA	04/09/2009	04/16/2009	05/11/2009
US	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	12/31/2009	08/12/2010	12/02/2010
US	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HMIRS	Hazardous Materials Information Reporting System	U.S. Department of Transportation	10/04/2011	10/04/2011	11/11/2011
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	07/20/2011	11/10/2011	01/10/2012
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	10/01/2011	11/01/2011	11/11/2011
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	11/02/2011	11/04/2011	11/11/2011
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	12/14/2011	12/15/2011	01/10/2012
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	09/12/2011	09/13/2011	11/11/2011
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	11/01/2011	11/21/2011	01/10/2012
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	08/18/2011	08/19/2011	09/13/2011
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	12/05/2011	12/07/2011	01/10/2012
US	INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008
US	INDIAN RESERV	Indian Reservations	USGS	12/31/2005	12/08/2006	01/11/2007
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	10/01/2011	11/01/2011	11/11/2011

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	11/02/2011	11/04/2011	11/11/2011
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	12/14/2011	12/15/2011	01/10/2012
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	07/01/2011	08/26/2011	09/13/2011
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	05/10/2011	05/11/2011	06/14/2011
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	11/01/2011	11/21/2011	01/10/2012
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	08/18/2011	08/19/2011	09/13/2011
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	11/28/2011	11/29/2011	01/10/2012
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	08/04/2011	10/04/2011	11/11/2011
US	INDIAN VCP R7	Voluntary Cleanup Priority Lisiting	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	09/09/2011	09/16/2011	09/29/2011
US	LUCIS	Land Use Control Information System	Department of the Navy	12/09/2005	12/11/2006	01/11/2007
US	MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	08/18/2011	09/08/2011	09/29/2011
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	06/21/2011	07/15/2011	09/13/2011
US	Manufactured Gas Plants	EDR Proprietary Manufactured Gas Plants	EDR, Inc.			
US	NPL	National Priority List	EPA	09/07/2011	10/12/2011	03/01/2012
US	NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994
US	ODI	Open Dump Inventory	Environmental Protection Agency	06/30/1985	08/09/2004	09/17/2004
US	PADS	PCB Activity Database System	EPA	11/01/2010	11/10/2010	02/16/2011
US	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	02/01/2011	10/19/2011	01/10/2012
US	Proposed NPL	Proposed National Priority List Sites	EPA	09/07/2011	10/12/2011	03/01/2012
US	RAATS	RCRA Administrative Action Tracking System	EPA	04/17/1995	07/03/1995	08/07/1995
US	RADINFO	Radiation Information Database	Environmental Protection Agency	01/10/2012	01/12/2012	03/01/2012
US	RCRA-CESQG	RCRA - Conditionally Exempt Small Quantity Generators	Environmental Protection Agency	11/10/2011	01/05/2012	03/12/2012
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	11/10/2011	01/05/2012	03/12/2012
US	RCRA-NonGen	RCRA - Non Generators	Environmental Protection Agency	11/10/2011	01/05/2012	03/12/2012
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	11/10/2011	01/05/2012	03/12/2012
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	11/10/2011	01/05/2012	03/12/2012
US	ROD	Records Of Decision	EPA	09/28/2011	12/14/2011	01/10/2012
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	03/07/2011	03/09/2011	05/02/2011
US	SSTS	Section 7 Tracking Systems	EPA	12/31/2009	12/10/2010	02/25/2011
US	TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2009	09/01/2011	01/10/2012
US	TSCA	Toxic Substances Control Act	EPA	12/31/2006	09/29/2010	12/02/2010
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	09/14/2010	10/07/2011	03/01/2012
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	06/27/2011	06/27/2011	09/13/2011
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	10/07/2011	12/09/2011	01/10/2012
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	12/30/2011	12/30/2011	01/10/2012
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	09/01/2007	11/19/2008	03/30/2009
US	US INST CONTROL	Sites with Institutional Controls	Environmental Protection Agency	12/30/2011	12/30/2011	01/10/2012



## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

<u>St</u>	<u>Acronym</u>	<u>Full Name</u>	<u>Government Agency</u>	<u>Gov Date</u>	<u>Arvl. Date</u>	<u>Active Date</u>
CT	CT MANIFEST	Hazardous Waste Manifest Data	Department of Energy & Environmental Protecti	02/20/2012	02/20/2012	03/15/2012
NY	NY MANIFEST	Facility and Manifest Data	Department of Environmental Conservation	01/10/2012	02/09/2012	03/09/2012
US	Oil/Gas Pipelines	GeoData Digital Line Graphs from 1:100,000-Scale Maps	USGS			
US	Electric Power Lines	Electric Power Transmission Line Data	Rextag Strategies Corp.			
US	AHA Hospitals	Sensitive Receptor: AHA Hospitals	American Hospital Association, Inc.			
US	Medical Centers	Sensitive Receptor: Medical Centers	Centers for Medicare & Medicaid Services			
US	Nursing Homes	Sensitive Receptor: Nursing Homes	National Institutes of Health			
US	Public Schools	Sensitive Receptor: Public Schools	National Center for Education Statistics			
US	Private Schools	Sensitive Receptor: Private Schools	National Center for Education Statistics			
NV	Daycare Centers	Sensitive Receptor: Child Care Facility List	Department of Human Resources			
US	Flood Zones	100-year and 500-year flood zones	Emergency Management Agency (FEMA)			
US	NWI	National Wetlands Inventory	U.S. Fish and Wildlife Service			
US	USGS 7.5' Topographic Map	Scanned Digital USGS 7.5' Topographic Map (DRG)	USGS			

### STREET AND ADDRESS INFORMATION

© 2010 Tele Atlas North America, Inc. All rights reserved. This material is proprietary and the subject of copyright protection and other intellectual property rights owned by or licensed to Tele Atlas North America, Inc. The use of this material is subject to the terms of a license agreement. You will be held liable for any unauthorized copying or disclosure of this material.

## GEOCHECK<sup>®</sup> - PHYSICAL SETTING SOURCE ADDENDUM

### TARGET PROPERTY ADDRESS

MCGILL BALL PARK  
56 SOUTH 4TH STREET  
ELY, NV 89301

### TARGET PROPERTY COORDINATES

Latitude (North):	39.3985 - 39° 23' 54.60"
Longitude (West):	114.7814 - 114° 46' 53.04"
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	691044.5
UTM Y (Meters):	4363139.5
Elevation:	6217 ft. above sea level

### USGS TOPOGRAPHIC MAP

Target Property Map:	39114-D7 MCGILL, NV
Most Recent Revision:	1993

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principal investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

## GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

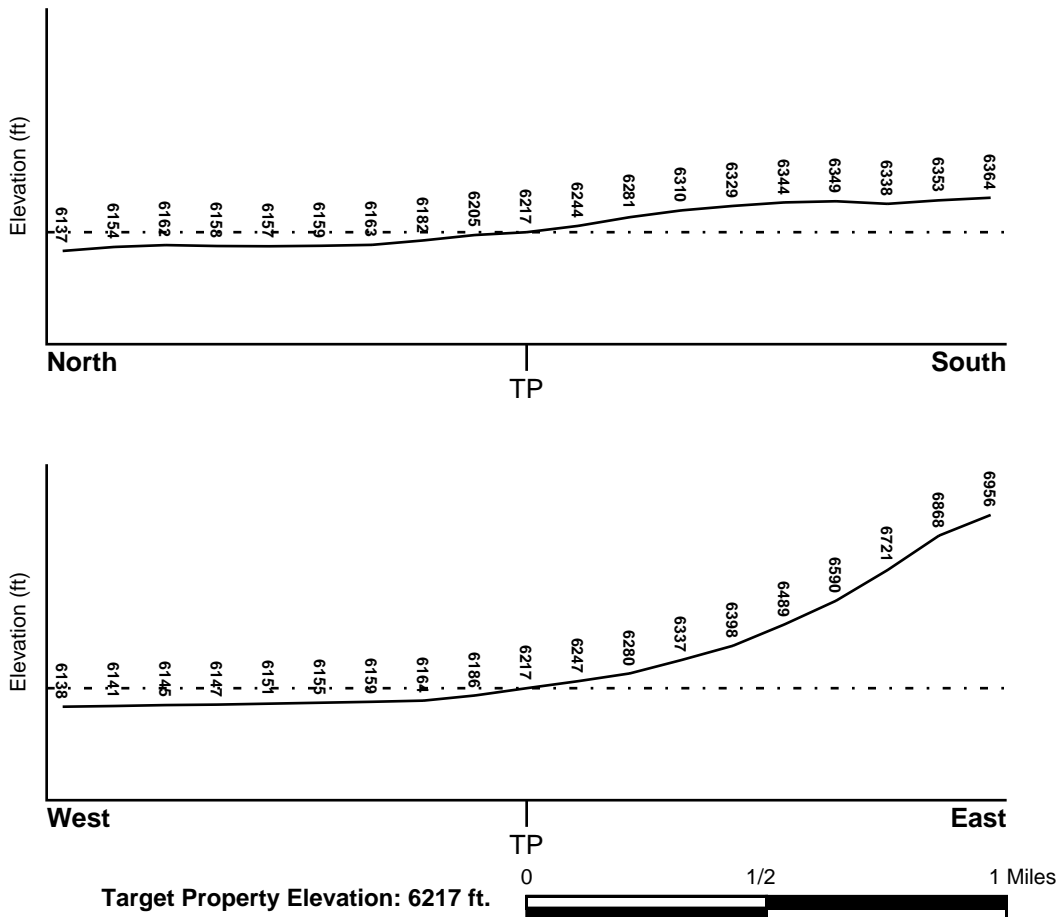
## TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

## TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General NW

## SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

## HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

## FEMA FLOOD ZONE

<u>Target Property County</u>	<u>FEMA Flood Electronic Data</u>
WHITE PINE, NV	Not Available

Flood Plain Panel at Target Property: Not Reported

Additional Panels in search area: Not Reported

## NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u>	<u>NWI Electronic Data Coverage</u>
MCGILL	YES - refer to the Overview Map and Detail Map

## HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

### *Site-Specific Hydrogeological Data\*:*

Search Radius:	1.25 miles
Status:	Not found

## AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
Not Reported		



## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

### GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

#### **ROCK STRATIGRAPHIC UNIT**

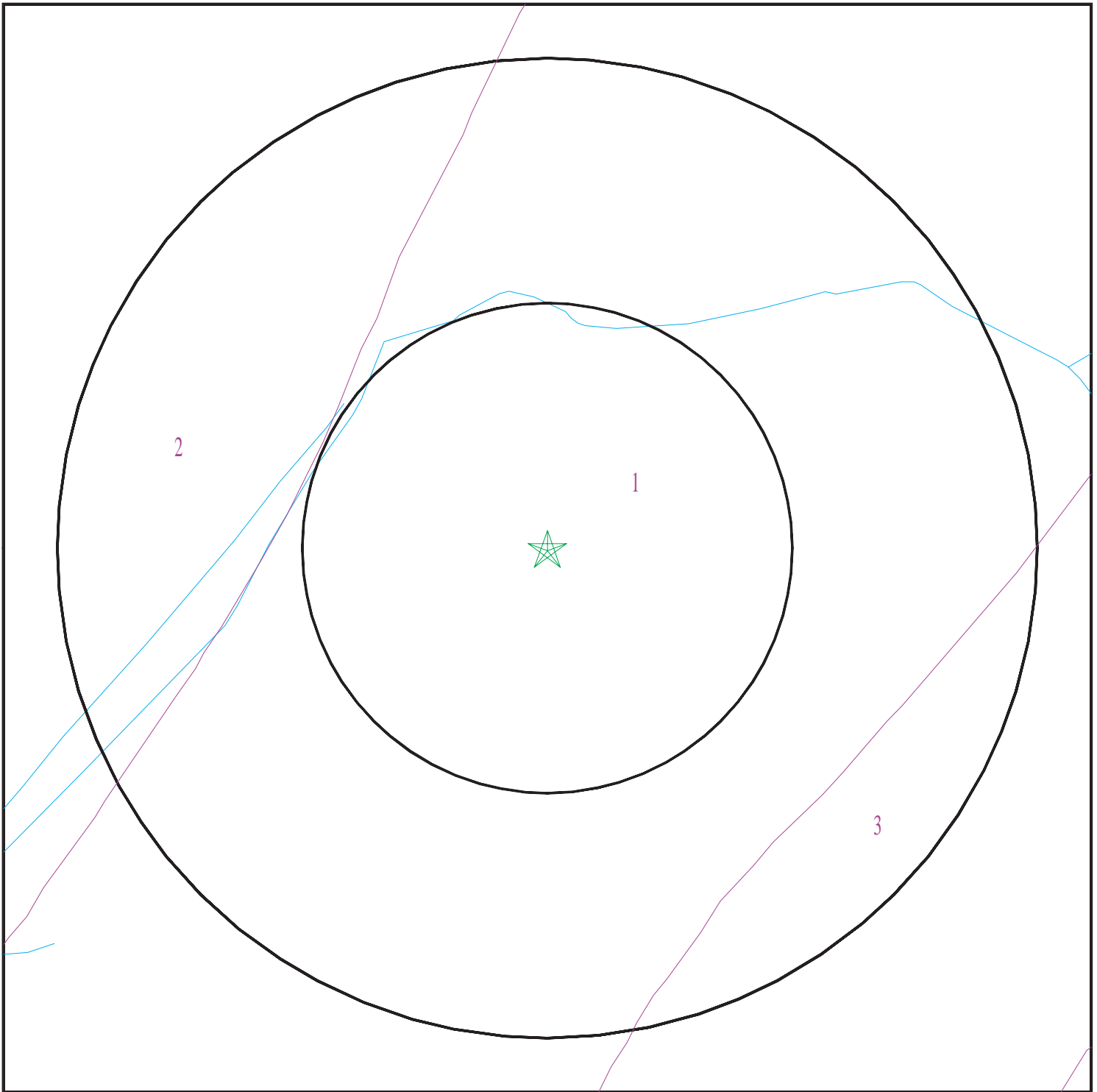
Era:	Paleozoic
System:	Cambrian
Series:	Cambrian
Code:	C (decoded above as Era, System & Series)

#### **GEOLOGIC AGE IDENTIFICATION**

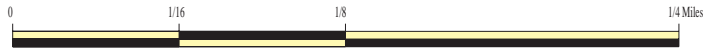
Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

# SSURGO SOIL MAP - 3308784.2s



- ★ Target Property
- ∩ SSURGO Soil
- ∩ Water



SITE NAME: McGill Ball Park  
ADDRESS: 56 South 4th Street  
Ely NV 89301  
LAT/LONG: 39.3985 / 114.7814

CLIENT: McGinley Associates  
CONTACT: Brett Bottenberg  
INQUIRY #: 3308784.2s  
DATE: April 24, 2012 2:34 pm

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

## DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

### Soil Map ID: 1

Soil Component Name: Palinor

Soil Surface Texture: gravelly loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	9 inches	gravelly loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel	Max: 141 Min: 42	Max: 9 Min: 7.9
2	9 inches	18 inches	extremely gravelly fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel	Max: 141 Min: 42	Max: 9 Min: 7.9
3	18 inches	29 inches	indurated	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel	Max: 141 Min: 42	Max: 9 Min: 7.9
4	29 inches	59 inches	sr to gravelly sandy loam to extremely gravelly coarse sand	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel	Max: 141 Min: 42	Max: 9 Min: 7.9

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### Soil Map ID: 2

Soil Component Name: Dumps

Soil Surface Texture: gravelly loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class:  
Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

No Layer Information available.

### Soil Map ID: 3

Soil Component Name: Palinor

Soil Surface Texture: very gravelly loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	9 inches	very gravelly loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel	Max: 141 Min: 42	Max: 9 Min: 7.9



## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
2	9 inches	18 inches	extremely gravelly fine sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel	Max: 141 Min: 42	Max: 9 Min: 7.9
3	18 inches	29 inches	indurated	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel	Max: 141 Min: 42	Max: 9 Min: 7.9
4	29 inches	59 inches	sr to gravelly sandy loam to extremely gravelly coarse sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel	Max: 141 Min: 42	Max: 9 Min: 7.9

### LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

### WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

### FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
3	USGS3089418	1/2 - 1 Mile North
6	USGS3089421	1/2 - 1 Mile North

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

## FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

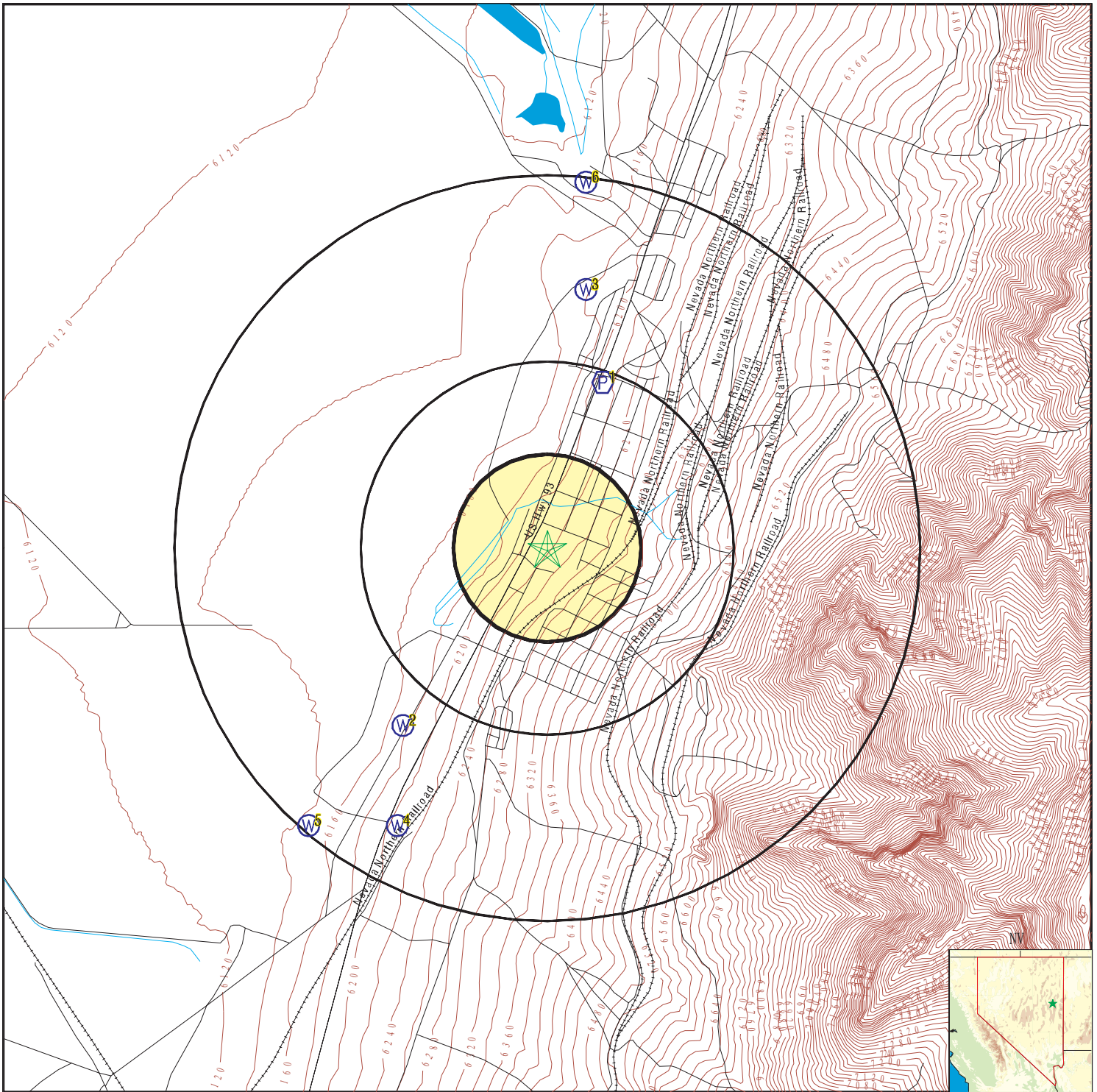
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
1	NV0000164	1/4 - 1/2 Mile NNE








Note: PWS System location is not always the same as well location.





## STATE DATABASE WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
2	NV4000000068259	1/2 - 1 Mile SW
4	NV4000000068080	1/2 - 1 Mile SSW
5	NV4000000068079	1/2 - 1 Mile SW

# PHYSICAL SETTING SOURCE MAP - 3308784.2s



-  County Boundary
-  Major Roads
-  Contour Lines
-  Earthquake epicenter, Richter 5 or greater
-  Water Wells
-  Public Water Supply Wells
-  Cluster of Multiple Icons

-  Groundwater Flow Direction
-  Indeterminate Groundwater Flow at Location
-  Groundwater Flow Varies at Location
-  Closest Hydrogeological Data



SITE NAME: McGill Ball Park  
 ADDRESS: 56 South 4th Street  
 Ely NV 89301  
 LAT/LONG: 39.3985 / 114.7814

CLIENT: McGinley Associates  
 CONTACT: Brett Bottenberg  
 INQUIRY #: 3308784.2s  
 DATE: April 24, 2012 2:34 pm

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Database

EDR ID Number

1 NNE 1/4 - 1/2 Mile Lower	<a href="#">Click here for full text details</a>	FRDS PWS	NV0000164
2 SW 1/2 - 1 Mile Lower	<a href="#">Click here for full text details</a>	NV WELLS	NV4000000068259
3 North 1/2 - 1 Mile Lower	<a href="#">Click here for full text details</a>	FED USGS	USGS3089418
4 SSW 1/2 - 1 Mile Lower	<a href="#">Click here for full text details</a>	NV WELLS	NV4000000068080
5 SW 1/2 - 1 Mile Lower	<a href="#">Click here for full text details</a>	NV WELLS	NV4000000068079
6 North 1/2 - 1 Mile Lower	<a href="#">Click here for full text details</a>	FED USGS	USGS3089421



# GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

## AREA RADON INFORMATION

State Database: NV Radon

### Radon Test Results

# Tests	# < 4 pCi/L	# > 4 pCi/L	% > 4 pCi/L	Average	Max
60	47	13	21.67	3.04	32.8

Federal EPA Radon Zone for WHITE PINE County: 1

- Note: Zone 1 indoor average level > 4 pCi/L.  
 : Zone 2 indoor average level  $\geq$  2 pCi/L and  $\leq$  4 pCi/L.  
 : Zone 3 indoor average level < 2 pCi/L.

---

Federal Area Radon Information for Zip Code: 89301

Number of sites tested: 48

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	2.733 pCi/L	81%	19%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	5.509 pCi/L	43%	57%	0%

# PHYSICAL SETTING SOURCE RECORDS SEARCHED

## TOPOGRAPHIC INFORMATION

### USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

### Scanned Digital USGS 7.5' Topographic Map (DRG)

Source: United States Geologic Survey

A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

## HYDROLOGIC INFORMATION

**Flood Zone Data:** This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

**NWI:** National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 and 2005 from the U.S. Fish and Wildlife Service.

## HYDROGEOLOGIC INFORMATION

### AQUIFLOW<sup>R</sup> Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

## GEOLOGIC INFORMATION

### Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

### STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

### SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Services, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

# PHYSICAL SETTING SOURCE RECORDS SEARCHED

## LOCAL / REGIONAL WATER AGENCY RECORDS

### FEDERAL WATER WELLS

#### PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

#### PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

#### USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

### STATE RECORDS

#### Nevada Well Log Database

Source: Dept of Conservation and Natural Resources, Division of Water Resources

Telephone: 775-687-4380

## OTHER STATE DATABASE INFORMATION

#### Oil and Gas Well Database

Source: Nevada Bureau of Mines and Geology

Telephone: 775-784-6691

Oil and gas well location in the state of Nevada.

### RADON

#### State Database: NV Radon

Source: State Health Division

Telephone: 775-687-7531

Radon Test Results By Zip Code

#### Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

#### EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

### OTHER

#### Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

#### Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

## PHYSICAL SETTING SOURCE RECORDS SEARCHED

### STREET AND ADDRESS INFORMATION

© 2010 Tele Atlas North America, Inc. All rights reserved. This material is proprietary and the subject of copyright protection and other intellectual property rights owned by or licensed to Tele Atlas North America, Inc. The use of this material is subject to the terms of a license agreement. You will be held liable for any unauthorized copying or disclosure of this material.



# **APPENDIX G**

---

## **Resumes**

## Brett C. Bottenberg, M.S., C.E.M

### Project Engineer

#### Professional Experience

Mr. Bottenberg is an Environmental Scientist and Engineer with more than 11 years of professional experience in conducting Phase I and II Environmental Site Assessments (ESAs), National Environmental Policy Act (NEPA) reviews, Spill Prevention, Control, and Countermeasure (SPCC) Plans, Bioremediation Plans, Brownfields Assessments/Project Management, complex laboratory analyses, and analytical data review. Applied experience includes conducting over 400 Phase I ESAs, Phase II ESAs, SPCC Plans and NEPA reviews throughout Nevada, California, Utah, and Arizona. Mr. Bottenberg's diverse background provides project management experience in both the regulatory and construction industries. Further, Mr. Bottenberg has valuable knowledge pertaining to contaminant transport, chemical interactions, and remediation systems.

#### Project Experience

##### *Bioremediation Plan*

- **Confidential Oil Production Client, Nevada** – Project Manager responsible for design and implementation of a bioremediation plan to treat soils contaminated with crude oil at an oil production facility in rural Nevada.

##### *Spill Prevention, Control, and Countermeasure Plans*

- **Various Confidential Corporate Clients, Nevada and California** – Project Manager responsible for authoring SPCC Plans for oil production facilities, bulk oil plants, and industrial/commercial facilities containing above ground oil storage greater than 1,320 gallons in order to comply with 40 CFR 112 regulations.

##### *Phase I / II Environmental Site Assessments and NEPA Review Projects*

- **Confidential Corporate Client, numerous sites within Nevada and Utah** – Project Manager responsible for providing Phase I Environmental Site Assessments and NEPA Reviews for cellular co-location and new construction projects throughout the State of Nevada. Responsible for communication with State Historic Preservation Office (SHPO) and Native American Cultural Groups in order to comply with Section 106 of the National Historic Preservation Act, Federal Communications Commission (FCC) regulations 47 CFR 1.1301-19 and the Nationwide Programmatic Agreement for the Collocation of Wireless Antennas (PA).
- **Confidential Corporate Clients, numerous sites within Nevada** – Project Manager responsible for providing due diligence expertise within the banking, construction, and real estate industries. Managed and authored over 350 Phase I Environmental Site Assessments and Transaction Screen Assessments for various companies located in Las Vegas and throughout the western states.
- **Confidential Corporate Client, Las Vegas, NV** – Project manager responsible for sampling for lead based paint within Section 8 apartment housing in downtown Las Vegas.
- **Confidential Public Client, Las Vegas, NV** – Project manager responsible for Phase I and Phase II Environmental Site Assessments performed on various properties throughout Las Vegas, Nevada.

### *Brownfields Projects*

- **State of Nevada Brownfields Projects** – Project manager responsible for community outreach, local government assistance, and conducting assessments on blighted properties that are proposed to be renovated and/or developed by cities, towns, counties, or non-federal government agencies within the State of Nevada.

### *Laboratory Analysis and Data Review Projects*

- **Silver State Analytical Laboratory, Las Vegas, NV** – Co-founder of a large environmental laboratory in Las Vegas, NV. Provided expert knowledge of laboratory analysis, including the use of gas chromatography, gas chromatography mass spectrometry, titrations, colorimetric analysis, and atomic absorption. Responsible for regulatory documentation related to State of Nevada certification.
- **Nevada Federal Public Defenders Office, Las Vegas, NV** – Helped provide expert analysis of chain of custody, sampling protocol, and laboratory data for a case involving the prosecution of the owners of a small metals plating business in Las Vegas, NV. Was able to provide valuable information to the Public Defender in their successful defense.
- **Washington State University, Pullman, WA** – Research Assistant responsible for design and implementation of laboratory projects studying the effectiveness of chemical oxidation for remediation of common soil and groundwater contaminants, including benzene, toluene, perchloroethylene, and carbon tetrachloride. Designed complex soil-water systems with successful results that enabled eventual grant awards for further research in these areas.
- **Washington State University, Pullman, WA** – Researcher responsible for design of specific laboratory systems to study Fenton's Reagent and its role in the enhanced desorption and transformation of chloroaliphatic compounds within modified Fenton's reactions. Determined that vigorous reactions of soluble iron and hydrogen peroxide can not only oxidize organic compounds, but also induce desorption of those compounds from organic material with subsequent oxidation and/or reduction.

## **Education**

M.S., Environmental Engineering, Washington State University, 1997.

B.S., Civil Engineering, Washington State University, 1995.

## **Certifications and Registrations**

Nevada Certified Environmental Manager, EM#1690.

Engineer in Training, EIT#20066.

OSHA Hazwoper 40 Hour Certification.

OSHA Hazwoper 8 Hour Refresher.

Adult First Aid/CPR/AED Certification.

## **Affiliations**

Commercial Real Estate Development Association (NAIOP).

Nevada Professional Facilities Managers Association (NPFMA).

## Joseph M. McGinley, P.E., P.G., C.E.M.

### Principal

### Professional Experience

Mr. McGinley is a Professional Engineer (NV), Professional Geologist (CA) and Certified Environmental Manager (NV) with more than 28 years of service to long standing and new clients alike. He has developed experience through a wide range of project types, environmental conditions, and multiple regulatory agency liaisons. Mr. McGinley has a strong background in site characterization, corrective action plan development and in the design and implementation of remedial systems. He is acutely familiar with federal, State and local environmental regulations and has developed a familiar relationship with the administrators of those agencies throughout the West.

### Selected Project Experience

#### *Phase I Environmental Site Assessments*

- Project Principal responsible for the completion of over 400 Phase I ESAs in Nevada, California, Arizona, Oregon and Utah. Projects performed for various lending institutions, developers, governmental agencies, private property owners, non-profit organizations, and others. The Phase I ESAs are prepared in accordance with the American Society for Testing & Materials (ASTM) standard E1527-05 and the All Appropriate Inquiries (AAI) as promulgated in the USEPA ruling 40 CFR part 312.

#### *Select Environmental Site Assessment and Remediation Projects – Chlorinated Solvents and other CoCs*

- **Boeing/Rocketdyne Former Nevada Field Laboratory, Reno NV** – Project Principal responsible for providing system design and performing the remediation of chlorinated solvents and perchlorate at three sites of this former rocket engine test facility.
- **BMI Complex and Common Areas, and Las Vegas Wash, Henderson, NV** – Project Principal responsible for administering and directing the technical review team services for third-party review of the assessment and remediation of broad suites of contaminants in soil, groundwater, and surface water.
- **Harrah's Hotel and Casino, Reno, NV** – Project Principal responsible for the design and oversight of installation of two air stripping units to remove PCE from groundwater as part of perpetual de-watering activities. Each stripping unit was designed to be capable of treating 500 gallons per minute and was permitted to discharge via a NPDES permit to an adjacent surface water body.
- **Big Tree Cleaners, Tahoe City, CA** – Project Manager responsible for services including: permitting; regulatory liaison; corrective action plan preparation (chlorinated solvent (PCE) contamination); remedial system design, installation, monitoring and reporting.
- **Reno Old Town Mall, Reno, NV** – Project Principal responsible for providing services including: groundwater monitoring; corrective action plan preparation; remedial system design and regulatory liaison for this PCE release site.



## Qualifications Resume

---

- **State of Nevada Division of Environmental Protection, Downtown Reno Ground Water Characterization Project, Reno, NV** – Project Manager responsible for the assessment and characterization of a PCE plume in downtown Reno, Nevada which impacts a potable water supply.

### *Select Environmental Site Assessment and Remediation Projects – Petroleum Products*

- **University of Nevada, Reno, NV** – Project Manager responsible for the closure of the former Dodd/Beal fire fighting academy located in Stead, Nevada. Performed site characterization and assessment of the 57 acre parcel followed by the completion of a human health risk assessment to establish Site Specific Target Level (SSTL) for soil remediation. Remedial technologies utilized at this site included air sparging, monitor natural attenuation, bioremediation and vacuum extraction.
- **Berry Hinckley Industries, various sites, CA and NV** – Project Principal responsible for the assessment, remediation and state petroleum fund reimbursement procurement at several petroleum product sites.. Services included site assessments, remedial design, and remediation system operation and optimization.
- **Gold Ranch Casino, Verdi, NV** – Project Principal responsible for services including: site assessment, free petroleum product (NAPL) removal, groundwater remediation design and system operations.
- **State of Nevada Division of Environmental Protection (NDEP)** – Project Manager for the administration of the Federal LUST TRUST program for the State of Nevada.
- **Cruse Properties, Truckee, CA** – Project Principal responsible for the assessment and remediation activities performed at two former retail gasoline sites.
- **Squaw Valley Ski Resort, Squaw Valley, CA** – Project Principal responsible for the oversight of UST removal activities; site assessments; permitting; corrective action plan preparation; remedial system design, installation, monitoring and reporting.
- **Former Allied Washoe Bulk Plants, various sites, CA and NV** – Project Principal responsible for providing assessment and remediation services for three bulk fuel distribution facilities. Services provided included: contaminated soil excavation; dewatering activities; permitting; regulatory liaison; corrective action plan preparation; remedial system design, installation, monitoring and reporting.
- **Elko County School District property, Elko, NV** – Project Principal responsible for providing services including: contaminated soil excavation; site assessment permitting; regulatory liaison,; corrective action plan preparation and reporting.
- **Carson Valley Oil Bulk Plant** – Project Principal responsible for site assessment and remediation services following a kerosene release at this operating bulk fuel plant. Services performed included site assessment; corrective action plan preparation; remedial system design, installation, monitoring and reporting.

## Qualifications Resume

---

- **Winnemucca Farms, Winnemucca, NV** – Project Principal responsible for providing services including: site assessment; vadose zone monitoring; groundwater flow and contaminant transport modeling performed at an operational potato processing plant.
- **State of Nevada Division of Environmental Protection** – Project Manager for the administration of the Federal Environmental Mitigation and Assessment program (EMAR), State of Nevada.
- **Cutler Property, Susanville, CA** – Project Principal responsible for providing services including: site assessment; corrective action plan preparation; and remedial system design for this former gasoline service station.
- **State of Nevada Division of Environmental Protection, various sites, Sparks, NV** – Project Manager responsible for providing third party review of ground water remediation of petroleum hydrocarbons and chlorinated solvents at the Sparks tank farm and Helms Pit for NDEP and the Washoe County Health District.
- **University of Nevada, Reno, various sites, NV** – Project Manager responsible for the oversight of the removal of 20 USTs; and providing site assessments and remediation system design/installation/operation for these sites, as applicable.
- **Western Energetix Corporation, various sites, CA and NV** – Project Manager responsible for providing services relating to LUST site assessment and remediation activities performed at 15 facilities in Nevada and California. Remedial technologies employed included bioremediation, air sparging, vacuum extraction and ground water pump and treat.
- **First Interstate Bank, Reno, NV** – Project Manager responsible for providing services including the assessment and monitoring of PCE and TCE at this proposed commercial development site.
- **ARCO Products, various sites, NV** – Project Manager responsible for providing site assessments and remedial designs for 12 facilities in northern Nevada.
- **Texaco USA, Inc., various sites, NV** – Project Manager responsible for providing services related to site Assessments and remedial designs for five facilities located in Nevada. Remedial technologies employed included groundwater pump and treat, air sparging, vacuum extraction.
- **Nevada Thermal Service, various sites, NV** – Project Manager provided review of California Title 22 – Hazardous Waste Classification of soils imported to the State of Nevada for over 100 sites.
- **Sierra Pacific Power Company, Elko, NV** – Project Manager providing remedial design utilizing bioventing following UST removal at this facility.
- **Regional Transportation Company, Reno, NV** – Project Manager responsible for oversight of UST removal, upgrade activities, site assessment and remedial actions.
- **City of Sparks, Nevada** – Project Manager responsible for the oversight of the removal of 18 USTs, site assessment activities and remedial actions.
- **Dermody Properties, various sites, NV** – Project Manager responsible for the oversight of UST removal at 10 facilities, site assessment and remedial actions.

## Qualifications Resume

---

- **Silver State Trucking, Sparks, NV** – Project Manager responsible for the design and permitting of free phase (NAPL) petroleum product removal system and groundwater pump and treat system at this truck stop.
- **Time Oil Property, Fallon, NV** – Project Principal responsible for providing services related to a UST petroleum product release at this operating facility including environmental site assessment, regulatory liaison, corrective action plan preparation, remedial system design and report preparation.
- **Buggy Bath Car Wash, Reno, NV** – Project Manager responsible for the design of an *in-situ* vacuum extraction system, groundwater pump and treat and air sparging system at this operating facility in Reno, NV.

### *Select Brownfields Projects*

- **State of Nevada, Brownfields Contract, NV** – Project Principal responsible for the implementation of the State of Nevada’s Brownfields Grant throughout the State of Nevada. Services included development and review of applications for governmental and municipal clients; development of project documents including Phase I and II ESAs, human health risk assessment, health and safety plans, etc.; and acquiring regulatory closure for these sites.

### *Select Expert and Material Witness Projects*

- University of Nevada System v Clark Sullivan Constructors, et al
- Nevada Division of Environmental Protection and Dermody Properties vs. Sparks Fuel and Solvent site consortium
- Kelly v State Farm, et al
- Time Oil v Fredrickson Trucking, et al
- NDEP v Hagar
- Fallon Lawsuit (Leukemia cluster)

## Education

M.S., Civil Engineering, University of Colorado, Boulder, 1983.

B.S., Geological Engineering, University of Nevada, Reno, 1980.

## Certifications and Registrations

Professional Engineer, Nevada, GEO #7472.

Professional Geologist, California, PG #7409.

Certified Environmental Manager, Nevada, CEM #1036.

OSHA, 29 CFR 1910 40–Hour, Hazardous Waste Operations and Emergency Response (HAZWOPER).

MSHA Part 46, New Miner Training.