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# PHASE I ENVIRONMENTAL SITE ASSESSMENT

**McGill Library**  
**APN: 004-071-02**  
**4 North Fourth Street**  
**McGill**  
**White Pine County**  
**Nevada**

*Prepared for:*  
*White Pine County.*  
*957 Campton Street*  
*Ely, Nevada 89301*

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

*April 15, 2013*

## 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 Historic Aerial Photographs.....	7
	5.2 Historic Topographic Maps .....	7
	5.3 Sanborn Maps .....	7
	5.4 City Directory Publications .....	7
	5.5 White Pine County Assessor’s Office.....	8
	5.6 Interviews .....	8
6.	REGULATORY AGENCY REVIEW .....	9
	6.1 EDR Radius Map Report .....	9
	6.2 NDEP File Review .....	9
	6.3 White Pine County, Buildings Department .....	9
7.	POTENTIAL ENVIRONMENTAL HAZARDS .....	10
	7.1 Asbestos.....	10
	7.2 Radon.....	10
	7.3 Mold.....	10
8.	SUMMARY AND CONCLUSIONS.....	11
	8.1 Subject Property Concerns .....	11
	8.1.1 Historical Recognized Environmental Conditions .....	11
	8.1.2 Recognized Environmental Conditions .....	11
	8.2 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

**APPENDICES**

- Appendix A User Questionnaire
- Appendix B Assessor’s Map and Parcel Information
- Appendix C Site Photographs
- Appendix D Historical Aerial Photographs and Topographic Maps
- Appendix E EDR Sanborn Map and City Directory Report
- Appendix F EDR Radius Map Report
- Appendix G Other Documents
- Appendix H Resumes

# EXECUTIVE SUMMARY

*This report presents the findings of a Phase I Environmental Site Assessment (ESA) performed on a former library located in McGill, Nevada. McGinley and Associates, Inc. (MGA) has conducted this investigation for the purpose of identifying recognized environmental conditions (RECs) on the subject 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 Inquiries (AAI). The ESA was performed at the request of White Pine County on behalf of the Rural Desert Southwest Brownfields Coalition (RDSBC).*

*The subject property investigated for this ESA consists of one parcel of land and totals 0.670 acres in size. The parcel is listed with White Pine County, Nevada as Assessor's Parcel Number (APN) 004-071-02. The property is located at 4 North Fourth Street, just northeast of the intersection of Avenue K and North Fourth Street in McGill, White Pine County, Nevada. The site is currently developed with a vacated building that was formerly utilized as a library. The subject property is comprised of a 2,200 square feet, one-story, brick building with an attached basement that contains the unit's plumbing and heating systems. The interior of the building consists of a utility room, restrooms, a kitchen, and a large empty room. The interior of the building appears to have been formerly separated by an accordion wall when it was in use. However, it appears the wall was taken down and the room is now a large open space. The exterior of the subject property consists of landscaped planters, an asphalt driveway, and a concrete walkway. A 350 gallon aboveground storage tank (AST) was observed in the attached side yard. The AST is supplied by Suburban Gas and holds propane that heats the interior of the building.*

*Access to the property is gained via North Fourth Street to the north. The subject property is bordered on the north by a vacant recreational building. To the south lies a fire and ambulance truck garage with Avenue K beyond. East of the subject property is a storage yard with the McGill park beyond. Lastly, to the west lies North Fourth Street, a lot with storage trailers, and a gas station beyond.*

*The subject property is located within the Steptoe Valley of east-central Nevada at an elevation of approximately 6,212 feet above mean sea level. Average minimum and maximum annual temperatures for the area, as recorded in McGill, Nevada during the period from 1892 to 2012, are 33.2 and 61.3 degrees Fahrenheit, respectively, while total annual precipitation averages 8.86 inches. The geology of the subject property has been mapped as Quaternary Alluvial Deposits. The unit is described as locally including beach and sand dune deposits. The majority of surficial soils found at the subject property have been mapped as Palinoir-Shabliss association. The Palinoir-Shabliss unit is described as well drained with very low hydraulic conductivity of saturated soil and very low available water capacity.*

*There are no surface water bodies such as streams, ponds, or wetlands located on the subject property. The nearest major surface water body to the subject property is Bassett Lake, which is located approximately 8 miles to the northwest. Runoff from the site during storm events would most likely travel overland towards the west-northwest. According to the Federal Emergency Management Agency (FEMA), the site is not located within a 100-year flood zone and is listed as being in Zone X, which is described as an area outside the 0.2% annual chance floodplain.*

*Based upon a review of well logs for the area, as provided on-line by the Nevada Division of Water Resources (NDWR), MGA estimates that depth to groundwater at the subject property is between 14 and 30 feet below ground surface (fbgs). Groundwater flow direction is estimated to be generally towards the west-northwest. A search of the State of Nevada Division of Water Resources (NDWR) database did not indicate a well on the subject property. The database report, however, noted several monitoring wells and one municipal well on the McGill-Ruth Sewer and Water property.*

*A site reconnaissance revealed no recognized environmental conditions (RECs) on the subject property or upon the publicly accessible portions of those properties located immediately adjacent to the subject property.*

*A historical assessment indicates that the subject property was first developed in 1940. Information derived from the White Pine County Assessor's Office, city street directories, and historical aerial photographs appears to indicate that the site was a library since its construction. However, additional information from local sources appears to show that the building was recently utilized for town council meetings, emergency medical technician (EMT) and volunteer fire department training, and for American Legion meetings.*

*A regulatory review was performed to search for regulated 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 did find one State Hazardous Waste Site (SHWS) and one US Mines List site. The SHWS site listed had a reported spill of TPH that impacted the soil in 1996. The site obtained closure in 1997. The US Mines List site appears to be an active surface mine for construction sand and gravel. However, the address for the site is most likely related to a mailing address since no active sand and gravel mine was observed in the vicinity during the site reconnaissance. The site has received several citations beginning in 2004. Those citations were paid and the assessments were closed. The most recent citations in 2012 did not report a closing date. The SHWS site appears to be at a location that are considered likely to be hydrologically downgradient from, or cross gradient to, the subject property, and/or have received regulatory closure.*

*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.*

*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 of the building, however, MGA is of the opinion that it is likely that building materials utilized during past construction/renovation of the building may contain asbestos and lead.*

*MGA has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of White Pine County APN 004-071-02, the property. 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 no evidence of recognized environmental conditions in connection with the subject property. However, due to the age of the building, MGA is of the opinion that further studies should be conducted to investigate possible asbestos and/or lead-based paint contamination within building materials utilized previously for the construction/renovation of the building.*

# 1. INTRODUCTION

## 1.1 Purpose

This report presents the findings of a Phase I Environmental Site Assessment (ESA) performed on a portion of one parcel of land located in White Pine County, 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 BEC Environmental, Inc (client) pursuant to our proposal dated September 9, 2012 and executed by client on December 11, 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 the client. 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 personal interviews;
- **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 subject property is located northeast of the Avenue K and North Fourth Street intersection in McGill, White Pine County, Nevada. The property consists of one parcel of land that is listed with White Pine County, Nevada as Assessor's Parcel Number (APN) 004-071-02. Geographically, the subject property is located within Section 29, Township 17 North, Range 63 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 consists of one parcel of land and totals 0.670 acres in size. The site is currently developed with a vacated building that was formerly utilized as a library. The vacant building is comprised of a 2,200 square feet, one-story, brick building with an attached basement that contains the unit's plumbing and heating systems. The interior of the building consists of a utility room, restrooms, a kitchen, and a large empty room. The interior of the building appears to have been formerly separated by an accordion wall when it was in use. However, it appears the wall was taken down and the room is now a large open space. The exterior of the subject property consists of landscaped planters, an asphalt driveway, and a concrete walkway. A 350 gallon aboveground storage tank (AST) was observed in the attached side yard. The AST is labeled as supplied by Suburban Gas and holds propane that heats the interior of the building. Access to the property is gained via North Fourth Street to the north. The subject property is bordered on the north by a vacant recreational building. To the south lies a fire and ambulance truck garage with Avenue K beyond. East of the subject property is a storage yard with the McGill park beyond. Lastly, to the west lies North Fourth Street, a lot with storage trailers, and a gas station beyond. The layout of the subject property is illustrated in Figure 2. Utilities supplied for the subject property consist of natural gas (Suburban Gas), sewer and water (McGill-Ruth Sewer and Water), and power (Mount Wheeler Power).

### 2.3 Adjacent Properties

The subject property is bordered by the following:

North:	Vacant recreational building
South:	Fire and ambulance truck garage and Avenue K beyond
East:	Storage yard with the McGill park beyond
West:	North Fourth Street, a storage trailer lot and Pony Express Gas Mart beyond

### **3. ENVIRONMENTAL SETTING**

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

The subject property is located within the Steptoe Valley of east-central Nevada at an elevation of approximately 6,212 feet above mean sea level (USGS, 1993). Average minimum and maximum annual temperatures for the area, as recorded in McGill, Nevada during the period from 1892 to 2012, are 33.2 and 61.3 degrees Fahrenheit, respectively, while total annual precipitation averages 8.86 inches (Western Regional Climate Center (WRCC), 2012).

#### **3.2 Geologic Conditions**

The geology of the subject property has been mapped as Quaternary Alluvial Deposits (Stewart & Carlson 1978). The unit is described as locally including beach and sand dune deposits. The majority of surficial soils found at the subject property have been mapped as Palinor-Shabliss association. The Palinor-Shabliss unit is described as well drained with very low hydraulic conductivity of saturated soil and very low available water capacity. (NRCS, 2012).

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

There are no surface water bodies such as streams, ponds, or wetlands located on the subject property. The nearest major surface water body to the subject property is Bassett Lake, which is located approximately 8 miles to the northwest. Runoff from the site during storm events would most likely travel overland towards the west-northwest. According to the Federal Emergency Management Agency (FEMA), the site is not located within a 100-year flood zone and is listed as being in Zone X, which is described as an area outside the 0.2% annual chance floodplain.

#### **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), MGA estimates that depth to groundwater at the subject property is between 14 and 30 feet below ground surface (fbgs). Groundwater flow direction is estimated to be generally towards the west-northwest. A search of the State of Nevada Division of Water Resources (NDWR) database did not indicate a well on the subject property. The database report, however, noted several monitoring wells and one municipal on the McGill-Ruth Sewer and Water property, a surrounding 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 March 19, 2013 under sunny and cool 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 is located northeast of the intersection of Avenue K and North Fourth Street in McGill, White Pine County, Nevada. The site is currently a vacated building that was formerly utilized as the town library. The interior of the building consists of several rooms including a kitchen, restrooms, a utility room, and a large empty space. Attached to the library is a small basement that houses the plumbing and heating pipes that feed the appliances above. It appeared that a previously used boiler units still existed within the basement space. The only access to the attached basement is a small door located outside on the northern wall of the library. In the attached side yard lies a 350 gallon propane AST that is supplied by Suburban Gas. It appears that this propane source is utilized for heating the interior of the building. No RECs were observed during the site visit.

### 4.3 Surrounding Properties

At the time of the site visit, the properties surrounding the subject property consisted of a storage yard, a fire and ambulance truck garage, a downgradient gas station, a lot consisting of storage trailers, and a vacant recreational building. Reconnaissance of the publicly accessible portions of those properties located immediately adjacent to the subject property revealed no indications of potential recognized environmental conditions.

### 4.4 Observations During Reconnaissance

An MGA representative visited the subject site on March 19, 2013. 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 inspection. 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 findings 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
• Suspect PCB containing equipment	Not Observed
• Hydraulic equipment	Not Observed
• UST Systems/Vent Pipes	Not Observed
• Above ground storage tanks (ASTs)	
<i>Located in the side yard of the library lies a 350 gallon propane AST that is used to heat the building. Suburban Gas supplies propane to the tank.</i>	<b>Observed</b>
• Paint booths, spray rigs, etc.	Not Observed
• Unorthodox heating and ventilation systems	Not 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

*There was a small door on the exterior of the northern face of the library that leads to a small basement that contains the building's plumbing and heating pipes.*

**Observed**

#### **4.5 PCB Sources**

No transformers or other potential PCB sources were observed on or near the subject property.

## 5. SITE HISTORY AND LAND USE

As defined in ASTM E 1527-05, a *historical recognized environmental condition (HREC)* is one that, in the past, would have been considered a *recognized environmental condition*, but which may or may not currently be considered as such. Typically, HRECs refer to the presence or likely presence of a hazardous substance or petroleum product that was released in the past, but which had since been properly remediated under the guidance of a government agency and issued an appropriate closure letter after the remediation was concluded.

A historical assessment of the subject property was performed through a search and review of historical aerial photographs, historical topographic maps, available Sanborn Fire Insurance maps, available City Directory records, County records, and questionnaires/interviews. Sanborn Fire Insurance Maps, which can often provide detailed historical information on a property, have not been published for the area of the subject property. The purpose of the historical assessment was to identify potential conditions that may have impacted the subject property in the past. A summary of our historical assessment is presented below.

### 5.1 Historic Aerial Photographs

Environmental Data Resources, Inc. (EDR) provided historic aerial photographs covering the area of the subject property for the years 1974, 1976, 1990, 1994, 1999, 2006, and 2010. Aerial photographs for years other than these dates were not reviewed.

Reviews of the available aerial photographs were difficult to review due to the poor picture quality in the earliest photos. The 1990 photograph is first aerial image that the subject property and its surroundings become visible. Recent photos appear to show the subject property and surrounding properties consistent with the observations made during the site reconnaissance. A copy of the historic aerial photograph report is provided in Appendix D.

### 5.2 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 map dated 1958 was the first map to visibly display the subject property. The 1993 map appears to show more development in the areas surrounding the subject property. A review of these maps does not appear to indicate potential environmental issues associated with the subject property. A copy of the historic topographic map report is provided in Appendix D.

### 5.3 Sanborn 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 City Directory Publications

City directory listings for the subject property and surrounding properties as published by Polk's City Directory were reviewed via a report provided by Environmental Data Resources (EDR). It appears that 1964, 1969, 1974, and 1979 were the only available years listed in the Polk's City Directory. The review displays the Kinnear Library as the only listing for the subject property. It appears as though the numbering sequence was different several years ago because the city directory lists the library as 1 North Fourth Street in McGill, instead of 4 North Fourth Street. The listings for adjoining properties were listed as commercial, retail, and church properties and do not appear to serve as a REC to the subject property at this time.

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

According to the White Pine County, Nevada Assessor's Office, the subject property is located on one parcel of land that totals 0.670 acres in size. The parcel is currently owned by White Pine County Commissioners. Information available on the website indicates that White Pine County Commissioners gifted the property in 1977 from Kennecott Copper Corp. The records also indicate that there are currently no improvements on the subject property.

## **5.6 Interviews**

During the site visit, the Secretary/Town Clerk for the Town of McGill, Delores Manchester, was interviewed regarding her knowledge of the subject property. Ms. Manchester indicated that she is heavily involved with the restoration grant proposal process for the McGill library. She noted that 15 years ago, the library received a grant in efforts to upgrade the library. During those renovations, new energy efficient windows were installed as well as upgrades to the heating system. At the time of the renovations, she noted that the library was leased to the American Legion Hall and the local fire department for training purposes. During the site visit, Ms. Manchester mentioned the water leak in the ceiling (in the old computer area) might have occurred fairly recently. In addition, she pointed out the paint used in the interior of the building might contain lead due to the age of the building. Ms. Manchester did not indicate she was aware of any other environmental issues related to the subject property.

## **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 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.

A regulatory review was performed to search for regulated 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 did find there is one State Hazardous Waste Sites (SHWS) and one US Mines List site. The SHWS site listed had a reported spill of TPH that impacted the soil in 1996. The site obtained closure in 1997. The US Mines List site appears to be an active surface mine for construction sand and gravel. However, the address for the site is most likely related to a mailing address since no active sand and gravel mine was observed in the vicinity during the site reconnaissance. The site has received several citations beginning in 2004. Those citations were paid and the assessments were closed. The most recent citations in 2012 did not report a closing date. The SHWS site appears to be at a location that are considered likely to be hydrologically downgradient from, or cross gradient to, the subject property, and/or have received regulatory closure.

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 NDEP File Review**

Based on the findings of the one-mile radius search, no NDEP files were requested to be reviewed for this report.

### **6.3 White Pine County, Buildings Department**

On March 15, 2013, the White Pine County Buildings Department was contacted regarding the subject property. Mr. Chris Flannery, Buildings Official and Energy Code Ambassador, indicated that he was once told to visit the library. During his visit, he noticed that the building looked as if someone had moved out and been vacant since the 1950s. However, as far as any environmental issues, he has no records on file regarding the subject property.

## 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

Asbestos containing materials (ACM) have been identified as a potential health hazard, particularly when the 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 Phase I ESA Report) for this Phase I ESA. However, due to the age of the building, it appears that the tiles on the main floor of the library may contain suspect ACM. In addition, during the site reconnaissance, a section of basement pipe insulation that appeared friable was observed. This insulation may contain suspect ACM.

### 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, White Pine County is identified as Zone 1, which is defined as areas having a radon potential greater than 4 pCi/L. The U.S. EPA recommended action level for radon gas is 4 pCi/L. Further, EPA radon data indicate that 29.5% of homes in White Pine County exceed 4 pCi/L in 2012.

Based on the information reviewed, MGA is of the opinion that the risk of radon gas accumulation is likely an environmental concern at the subject property at this time. Should the user of this Phase I ESA wish to gain confidence with regard to the risk of radon gas, it is recommended that any future structures 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. During the site visit, evidence of past leaks in the interior ceiling was observed. Due to this observation, there is a potential for mold to be present. Should the user of this Phase I ESA wish to gain confidence with regard to the risk of mold, it is recommended that the structure be tested.

## **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 on one parcel of land, which is located at 4 North Fourth Street in McGill, White Pine County, Nevada. A summary of our environmental conclusions is presented below.

### **8.1 Subject Property Concerns**

#### **8.1.1 Historical Recognized Environmental Conditions**

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

#### **8.1.2 Recognized Environmental Conditions**

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

#### **8.1.3 Other Concerns**

Due to the age of the building, it appears that the tiles on the main floor of the library may contain suspect ACM. In addition, during the site reconnaissance, a section of basement pipe insulation that appeared friable was observed. This insulation may contain suspect ACM.

Additionally, it is possible that the interior paint used could be lead-based. Therefore, it is recommended to conduct further studies to investigate possible contamination due to the use of these building materials in the past.

### **8.2 Conclusions**

MGA has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of White Pine County APN 004-071-02, the property. 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 no evidence of recognized environmental conditions in connection with the subject property. However, due to the age of the building, MGA is of the opinion that further studies should be conducted to investigate possible asbestos and/or lead-based paint contamination within building materials utilized previously for the construction/renovation of the building.



## **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**

The following data gaps were identified during the course of performance of this Phase I ESA:

- Historical aerial photographs were not available prior to 1974. However, this data gap is not considered significant since it is likely all information obtained would be duplicative of information obtained from other sources.
- Historical information found for the subject property may have exceeded five year intervals. This data gap is not considered significant as specific use of the property and adjoining properties appears unchanged during the period of time that exceeded five years.
- Sanborn fire insurance maps were not available for the area covering the subject property. However, this data gap is not considered significant as specific use of the property and adjoining properties appears evident from other historical sources.
- City Directory listings prior to 1964 were not available for review. However, this data gap is not considered significant since it is likely all information obtained would be duplicative of information obtained from other sources.

## 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.**



Biren Patel  
Staff Scientist

### 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.



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

## 11. REFERENCES

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

Stewart, John, H, and John E. Carlson, 1978, *Geologic Map of Nevada*, Nevada Bureau of Mines and Geology.

Environmental Data Resources, March 21, 2013. The EDR Aerial Photo Decade Package Report. Inquiry Number: 3553652.5.

Environmental Data Resources, March 21, 2013. The EDR Certified Sanborn Map Report. Inquiry Number: 3553652.3.

Environmental Data Resources, March 22, 2013. The EDR City-Directory Abstract Report. Inquiry Number: 3553652.6.

Environmental Data Resources, March 21, 2013. The EDR Historical Topographic Map Report. Inquiry Number: 3553652.4.

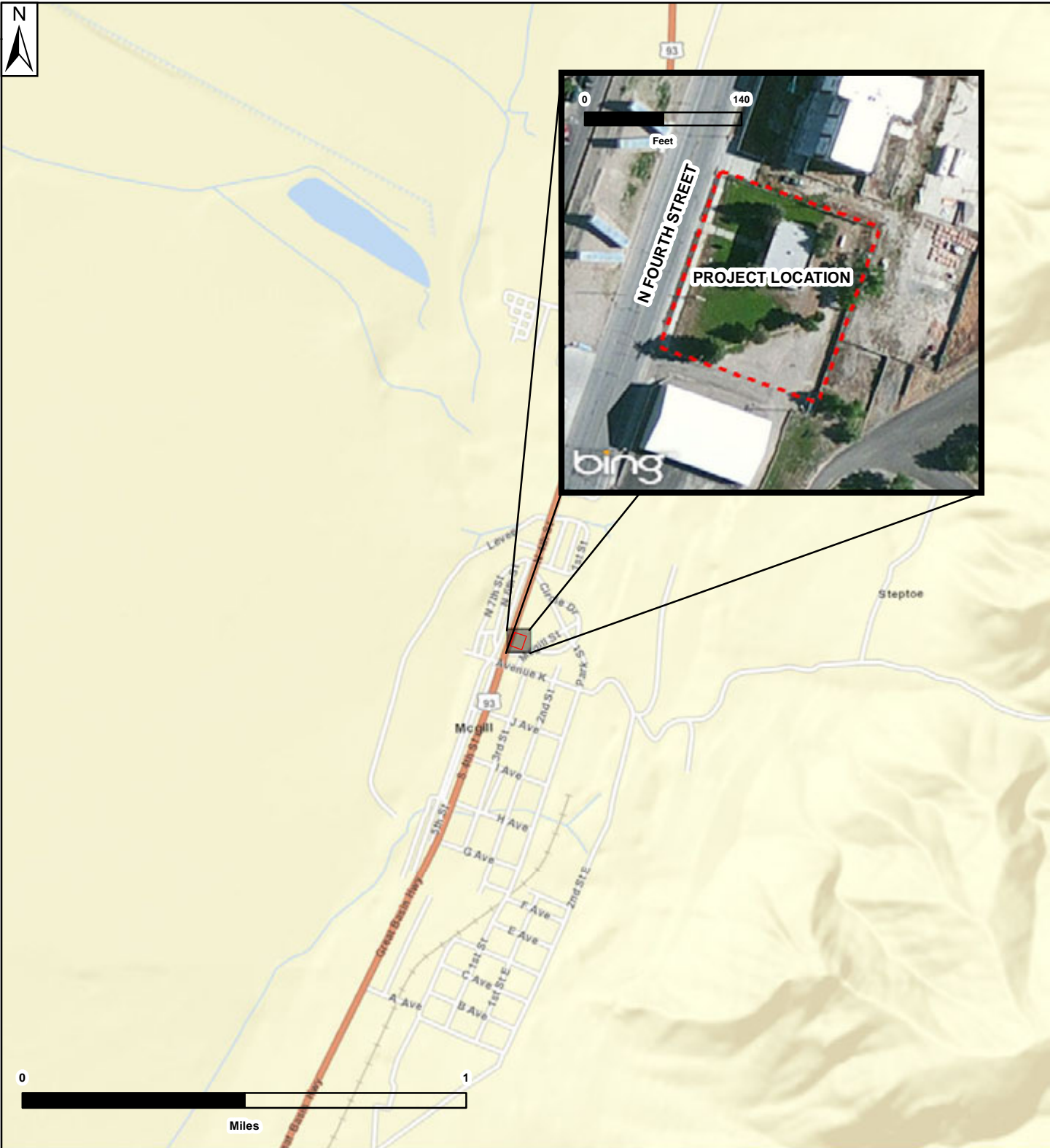
Environmental Data Resources, March 21, 2013. The EDR Radius Map Report with GeoCheck. Inquiry Number: 3553652.2s.

Natural Resources Conservation Service. *Soil Survey Area: Western White Pine County Area. Survey Area Data: Version 6, Sept. 10, 2012.* United States Department of Agriculture.

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

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

White Pine County Assessor's Office (on-line), <http://whitepinkecountytreasurer.org:1401/cgi-bin/asw101?Parcel=407102>.



**FIGURE 1**  
 TITLE:  
**PROJECT LOCATION MAP**  
 -SHOWING-  
**APN: 004-071-02**  
**4 N FOURTH STREET**  
**MCGILL, NEVADA**

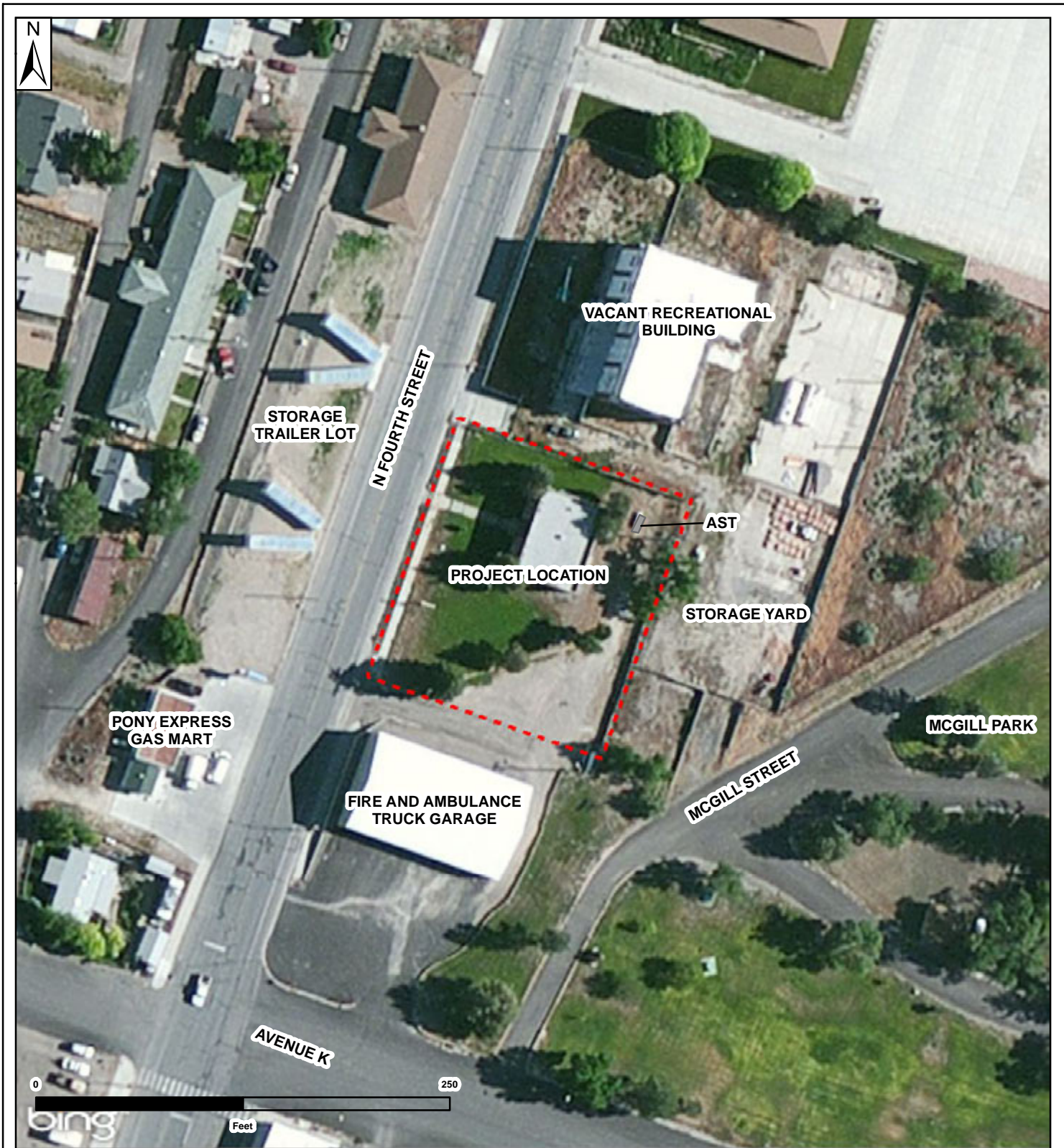


FILE:  
**LVBEC006\_figure1\_msp\_85x11\_portrait**  
 COORDINATE SYSTEM:  
**NAD 1983 UTM Zone 11N US Feet**

JOB NO.:  
**LVBEC006**  
 DATE:  
**3/28/2013**

REF.	DESIGNED	MSP	CHECKED	MSP	REVISION: -
	DRAWN	MSP	APPROVED	BB	





**FIGURE 2**

TITLE:  
**SITE MAP  
 -SHOWING-  
 APN: 004-071-02  
 4 N FOURTH STREET  
 MCGILL, NEVADA**

JOB NO.:  
**LVBEC006**

DATE:  
**4/5/2013**



FILE:  
**LVBEC006\_figure2\_msp\_85x11\_portrait**

COORDINATE SYSTEM:  
**NAD 1983 UTM Zone 11N US Feet**

REF.	DESIGNED	MSP	CHECKED	MSP	REVISION: -
	DRAWN	MSP	APPROVED	BB	

# **APPENDIX A**

## **User Questionnaire**

---

# USER QUESTIONNAIRE

Property Address: 4 North Fourth Street, McGill, NV (APN: 004-071-02)

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, THE COUNTY WAS GIFTED THE PROPERTY  
& NO WORK HAS BEEN DONE ON THE PROPERTY  
SINCE.

**(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?

NO, THE PROPERTY IS PUBLIC ASSET & AWAITING  
TO BE DEVELOPED BACK INTO A LIBRARY.

**(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?

NO.

**(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*?

NO PURCHASE PRICE IS ESTABLISHED, WE  
WERE GIFTED PROPERTY AT NO VALUE.

Initials: \_\_\_\_\_



# USER QUESTIONNAIRE

Property Address: 4 North Fourth Street, McGill, NV (APN: 004-071-02)

**(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*?

IT WAS THE KINNEAR LIBRARY BEFORE CLOSING  
ITS DOORS IN THE LATE 1970'S.

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

NO

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

NO

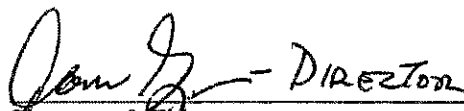
(d.) Do you know of any environmental cleanups that have taken place at the *property*?

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*?

NO

 - DIRECTOR  
Signature & Title WPC - CED OFFICE

4/12/13  
Date

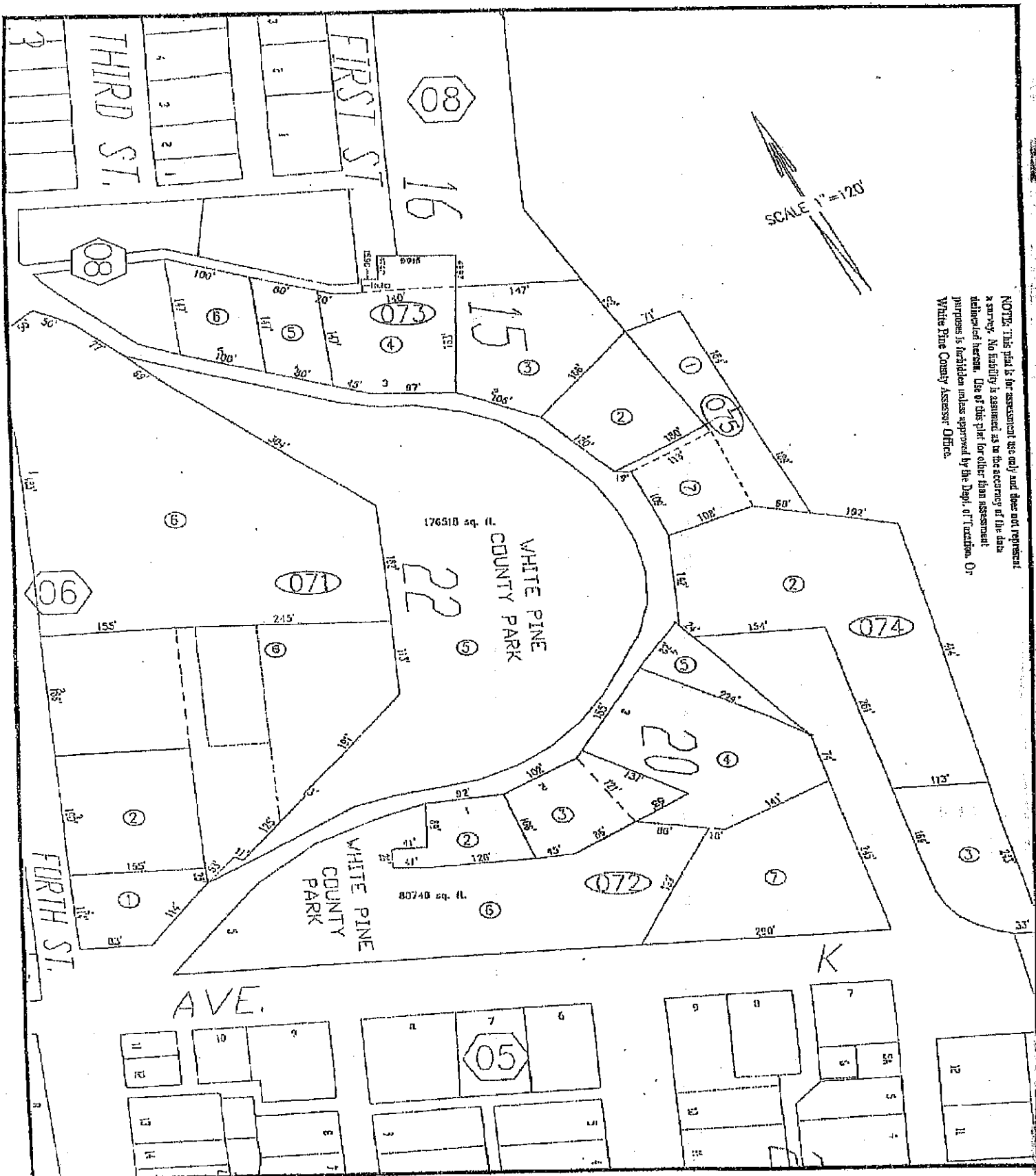
Initials: JG



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



[Assessor Home](#)

[Back to Search List](#)

[Personal Property](#)

[Sales Data](#)

[Secured Tax Inquiry](#)

[Recorder Search](#)

**Parcel Detail for Parcel # 004-071-02**

**Location**

Property Location [4 NORTH FOURTH ST](#)  
 Town [MCGILL TOWNSITE](#) [Add'l Addresses](#)  
 Subdivision Lot 3 Block 22  
 Property Name [LIBRARY](#) [Legal Description](#)

**Ownership**

[WHITE PINE COUNTY COMMISSIONERS](#)  
 Assessed Owner Name  
 Mailing Address [953 CAMPTON ST ELY, NV 89301](#) [Ownership History](#)  
[WHITE PINE COUNTY COMMISSIONERS](#)  
 Legal Owner Name  
 Vesting Doc#, Date [00/00/00](#) Book/Page / Map Document #s [Document History](#)

**Description**

Total Acres [.670](#) Ag Acres [.000](#) W/R Acres [.000](#)  
Improvements  
 Single-fam Detached [0](#) Non-dwell Units [0](#) Bdrm/Bath [0/00](#)  
 Single-fam Attached [0](#) MH Hookups [0](#) Stories [1.0](#)  
 Multi-fam Units [0](#) Wells [0](#)  
 Mobile Homes [0](#) Septic Tanks [0](#)  
 Total Dwelling Units [0](#) Bldg Sq Ft [2,200](#)  
 Garage Sq Ft [0](#) Attch/Detch  
[Improvement List](#) Basement Sq Ft [0](#) Finished [0](#)

**Appraisal Classifications**

Current Land Use Code [400](#) [Code Table](#)  
 Zoning  
 Re-appraisal Group [5](#) Re-appraisal Year [2010](#)  
 Orig Constr Year [1940](#) Weighted Year

**Assessed Valuation**

Assessed Values	<u>2012-13</u>	<u>2011-12</u>	<u>2010-11</u>
Land	6,052	6,052	6,052
Improvements	38,236	38,236	35,404
Personal Property	0	0	0
Ag Land	0	0	0
Exemptions	44,288	44,288	41,456
Net Assessed Value	0	0	0
Increased (New) Values			
Land	0	0	0
Improvements	0	0	0
Personal Property	0	0	0

**Taxable Valuation**

Taxable Values	<u>2012-13</u>	<u>2011-12</u>	<u>2010-11</u>
Land	17,291	17,291	17,291
Improvements	109,246	109,246	101,154
Personal Property	0	0	0
Ag Land	0	0	0
Exemptions	126,537	126,537	118,446
Net Taxable Value	0	0	0
Increased (New) Values			
Land	0	0	0
Improvements	0	0	0
Personal Property	0	0	0

### Ownership History for Parcel # 004-071-02

Current Owners	
Name	From
WHITE PINE COUNTY COMMISSIONERS 953 CAMPTON ST ELY, NV 89301-0000	1977

Prior Owners		
Name	From	To
KENNECOTT COPPER CORP 404-282	0	1977

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

Close Window

# **APPENDIX C**

---

## **Site Photographs**



**McGill Library looking west**



**Northern portion of property looking west**



**Southern portion of property looking east**



**Eastern portion of property looking north**





**Western portion of property looking south**



**Adjacent property to the north – Vacant Recreational Building**





**Adjacent property to the south – Fire and Ambulance Truck Garage**



**Adjacent property to the east – Storage Yard**



**Adjacent property to the west – North Fourth Street and Gas Station beyond**



**View of the old library room**



**View of the old town counsel room**



**View of a 50 gallon hot water tank in the utility room**



**View of utility restroom**



**View of the restroom inside the building**





**View of tiles in the entrance that may potentially contain ACM**



**View of water damage on the ceiling tiles within interior of the building**



**View of exterior access door from basement**



**View of the basement area from the exterior door**



**View of domestic water pipe and a former boiler that is no longer in use**



**View of a basement pipe - may contain suspect ACM**





**Looking at a pipe with friable insulation that may potentially contain ACM**



**View of a 350 gallon propane AST for heating supplied by Suburban Gas looking east**





**View of heat dissipating vent pipe utilized by former boiler and is no longer in use**

# **APPENDIX D**

## **Historical Aerial Photographs and Topographic Maps**

---



**Mcgill Library**

4 N. Fourth St.

Ely, NV 89301

Inquiry Number: 3553652.5

March 21, 2013

# 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.

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

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**Date EDR Searched Historical Sources:**

Aerial Photography March 21, 2013

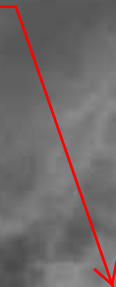
**Target Property:**

4 N. Fourth St.

Ely, NV 89301

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</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
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; DOQQ - acquisition dates: August 29, 1999	EDR
2006	Aerial Photograph. Scale: 1"=500'	Panel #: 39114-D7, McGill, NV; Flight Year: 2006	EDR
2010	Aerial Photograph. Scale: 1"=500'	Panel #: 39114-D7, McGill, NV; Flight Year: 2010	EDR

SUBJECT PROPERTY



INQUIRY #: 3553652.5

YEAR: 1974

| = 1000'



SUBJECT PROPERTY



INQUIRY #: 3553652.5

YEAR: 1976

| = 1000'







SUBJECT PROPERTY

INQUIRY #: 3553652.5

YEAR: 1990

| = 750'





SUBJECT PROPERTY



INQUIRY #: 3553652.5

YEAR: 1994

| = 750'





SUBJECT PROPERTY

INQUIRY #: 3553652.5

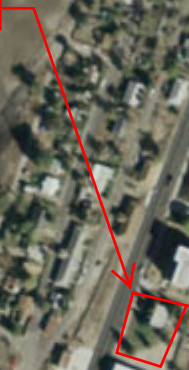
YEAR: 1999

| = 500'





SUBJECT PROPERTY



INQUIRY #: 3553652.5

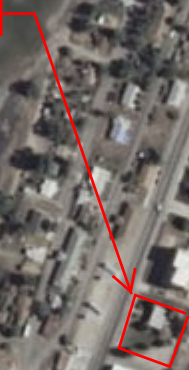
YEAR: 2006

| = 500'





SUBJECT PROPERTY



INQUIRY #: 3553652.5

YEAR: 2010

| = 500'





**Mcgill Library**

4 N. Fourth St.

Ely, NV 89301

Inquiry Number: 3553652.4

March 21, 2013

# 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.

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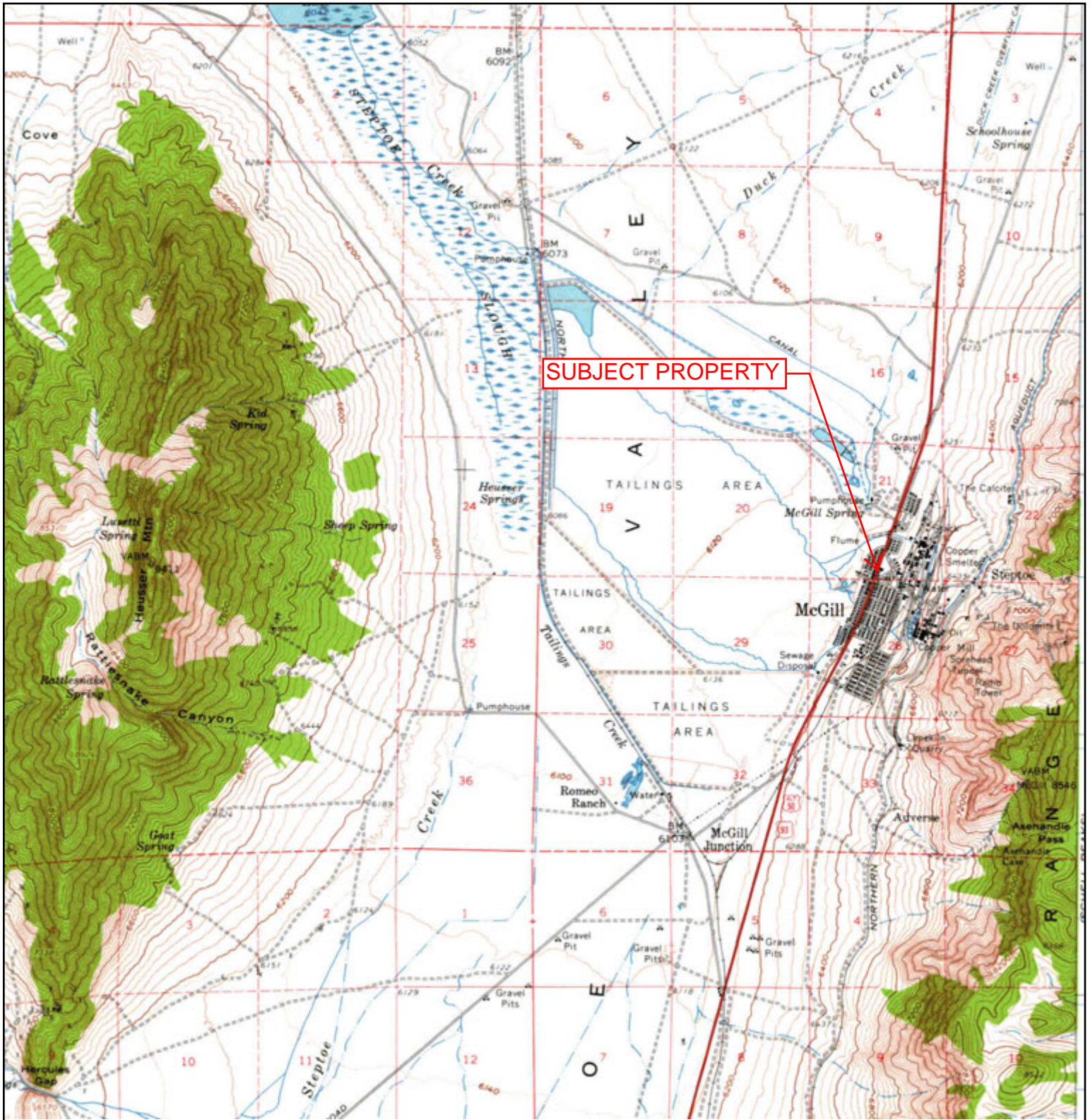
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# Historical Topographic Map




	<b>TARGET QUAD</b> NAME: MCGILL MAP YEAR: 1958	SITE NAME: McGill Library ADDRESS: 4 N. Fourth St. Ely, NV 89301 LAT/LONG: 39.406 / -114.778	CLIENT: McGinley Associates CONTACT: Brett Bottenberg INQUIRY#: 3553652.4 RESEARCH DATE: 03/21/2013
	SERIES: 15 SCALE: 1:62500		



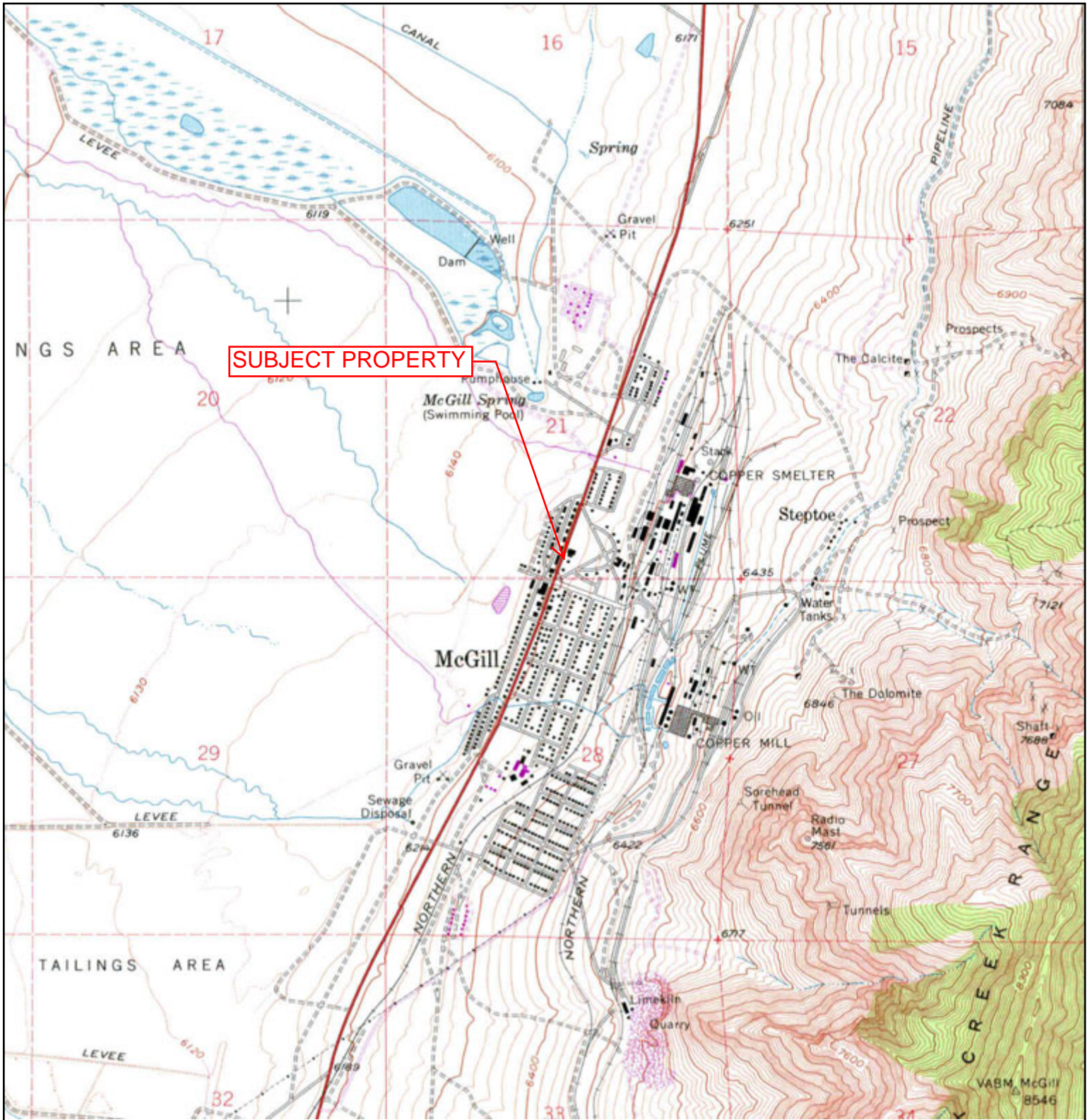
# Historical Topographic Map




	<b>TARGET QUAD</b> NAME: MCGILL MAP YEAR: 1958	SITE NAME: McGill Library ADDRESS: 4 N. Fourth St. Ely, NV 89301 LAT/LONG: 39.406 / -114.778	CLIENT: McGinley Associates CONTACT: Brett Bottenberg INQUIRY#: 3553652.4 RESEARCH DATE: 03/21/2013
	SERIES: 7.5 SCALE: 1:24000		



# Historical Topographic Map



<p>N</p> 	<b>TARGET QUAD</b>	<b>SITE NAME:</b> McGill Library	<b>CLIENT:</b> McGinley Associates
	NAME: MCGILL	<b>ADDRESS:</b> 4 N. Fourth St.	<b>CONTACT:</b> Brett Bottenberg
	MAP YEAR: 1978	Ely, NV 89301	<b>INQUIRY#:</b> 3553652.4
	PHOTOREVISED FROM :1958	<b>LAT/LONG:</b> 39.406 / -114.778	<b>RESEARCH DATE:</b> 03/21/2013
	SERIES: 7.5		
	SCALE: 1:24000		





# **APPENDIX E**

## **EDR Sanborn Map and City Directory Report**

---



**Mcgill Library**

4 N. Fourth St.

Ely, NV 89301

Inquiry Number: 3553652.3

March 21, 2013

## Certified Sanborn® Map Report

# Certified Sanborn® Map Report

3/21/13

**Site Name:**

Mcgill Library  
4 N. Fourth St.  
Ely, NV 89301

**Client Name:**

McGinley Associates  
815 Maestro Drive  
Reno, NV 89511



EDR Inquiry # 3553652.3

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 Library  
**Address:** 4 N. Fourth St.  
**City, State, Zip:** Ely, NV 89301  
**Cross Street:**  
**P.O. #** NA  
**Project:** LVBEC006  
**Certification #** 98A8-429F-918F



Sanborn® Library search results  
Certification # 98A8-429F-918F

## 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

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**Mcgill Library**

4 N. Fourth St.  
Ely, NV 89301

Inquiry Number: 3553652.6  
March 22, 2013

# The EDR-City Directory Image Report



## TABLE OF CONTENTS

### SECTION

Executive Summary

Findings

City Directory Images

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

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## EXECUTIVE SUMMARY

### DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

### RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Target Street</u>	<u>Cross Street</u>	<u>Source</u>
1979	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1974	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1969	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory
1964	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory

### RECORD SOURCES

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## FINDINGS

### TARGET PROPERTY STREET

4 N. Fourth St.  
Ely, NV 89301

<u>Year</u>	<u>CD Image</u>	<u>Source</u>
-------------	-----------------	---------------

#### N. Fourth St.

1979	pg A1	Polk's City Directory
1974	pg A2	Polk's City Directory
1969	pg A3	Polk's City Directory
1964	pg A4	Polk's City Directory

## FINDINGS

### CROSS STREETS

No Cross Streets Identified

## **City Directory Images**

## N. Fourth St.

1979

8

**4TH ST N (MC GILL)—FROM  
15 AVENUE K NORTH**

ZIP CODE 89318

- Bud's Husky Serv gas 235-7871  
 01 Kinnear Branch Library  
 235-7220  
 02★Crane Dan D 235-7318  
 03 Church Of Jesus Christ Of  
 Latter Day Saints 235-7522  
 4 Jameson Maud Mrs © 235-7927  
 5 Vacant  
 6★Marsh Geo A 235-7724  
 7 Leonard Paul © 235-7833  
 8 Marsh Geo A Jr 235-7254  
 9★Wonenberge Mark 235-7191  
 10 Vacant  
 11 Wonenberg Louis © 235-7706  
 12★Whalen Thelma 235-7206  
 13 Jones David E © 235-7988  
 14★Allred Karen A Mrs  
 15 Vacant  
 16 Salvi Marcus C © 235-7850  
 17 Brunson Brent D 235-7462  
**CIRCLE ST BEGINS**  
 19 Christensen Roy C © 235-7268  
 21 Greenwell Priscilla D Mrs ©  
 235-7813  
 23 Vacant  
 24 Clark Ray J 235-7694  
**N 5TH ST ENDS**  
 25 Vacant  
 50 Novich Mildred Mrs ©  
 235-7301  
 52 Vacant  
 53 No Return  
 54 Haslem Andrew C © 235-7365  
 56 Papez Steve © 235-7923  
 58 Vacant  
 60 Willis Earl S © 235-7260  
 62★Draney La Monte © 236-7798

2

**5TH AV —FROM 1200 MILL  
ST EAST**

**N. Fourth St.                      1974**

60 ★ Morrill Melray 235-7186

---

8

**4TH ST N (MC GILL)—FROM  
15 AVENUE K NORTH**

ZIP CODE 89318

- 01 Kinnear Public Library
- 02 Mc Gill Service 235-7761  
Bowler Apartments 235-7366
- 1 Vacant (Apts 1-5)
- 6 Morris W
- 7 De Voll H
- 8 O'Brien Barry W
- 04 Church Of Jesus Christ Of  
Latter Day Saints 235-7522
- 1 Duncan Richd L 235-7285
- 2 Vacant
- 3 Johnson John C 235-7162
- 4 Jameson Maud Mrs © 235-7927
- 5 Beeson Ed
- 6 Marsh Geo A © 235-7724
- 7 Leonard Paul © 235-7833
- 10 Richardson Allen L 235-7169
- 11 Wonenberg Louis © 235-7706
- 12 Fullerton Louise Mrs 235-7675
- 13 Jones David E © 235-7988
- 14 Nielson Gerald L © 235-7215
- 15 No Return
- 16 Vacant
- 17 Wagner Beverly J Mrs
- 18 Vacant
- 19 Christensen Roy C © 235-7268
- 20 Lucas Kenneth R Jr
- 21 Greenwell Neil E © 235-7813
- 23 Gregorson David 235-7602
- 25 Green Floyd R
- 26 ★ Blakeney Derrel L 235-7128
- 27 Olson Josephine A Mrs  
235-7901
- 28 Vacant
- 30 Vacant



**N. Fourth St. 1969**

60 Stathos James K © 235-7572

8

**4TH ST N (MC GILL)—FROM  
15 AVENUE K NORTH**

ZIP CODE 89318

- 01 Kinnear Public Library
- 02 Bringhurst Leonard ©
- 03 Red's Beeline Service gas sta  
235-7871
- 04 Church Of Jesus Christ Of  
Latter Day Saints 235-7522
- 1 Duncan Richd L 235-7285
- 2 Schaugarrd Kelly
- 3 Johnson John C
- 4 Jameson Maud Mrs ©  
235-7927
- 5 Vacant
- 6 Marsh Geo A © 235-7724
- 7 Leonard Paul © 235-7833
- 9 Ames Harold C
- 10 No Return
- 11 Wonenberg Louis © 235-7706
- 12 Fullerton Louise Mrs  
235-7675
- 13 Jones David E © 235-7988
- 14 Nielson Gerald L © 235-7215
- 15 Adams Donald R
- 16 Salvi Marcus C © 235-7850
- 17 Wagner Beverly J Mrs
- 18 Todd Marion E Mrs ©  
235-7588
- 19 Christensen Roy C ©  
235-7268
- 20 Lucas Kenneth R Jr
- 21 No Return
- 23 Cook Wayne © 235-7636
- 25 Hall Wm G © 235-7253
- 26 No Return
- 27 Olson Josephine A Mrs  
235-7901
- 28 Linnell Leonard © 235-7719
- 30 Henrie James L
- 34 Justesen Ferron J
- 36 Grant Minnie Mrs 235-7673
- 50 Novich Mildred © 235-7301
- 52 Ross Darvin O © 235-7939
- 54 Haslem Andrew C ©  
235-7365
- 56 Papez Steve © 235-7923
- 58 Jordan Howard E © 235-7647
- 60 Willis Earl S © 235-7260
- 62 Astle Myrle D © 235-7815



N. Fourth St. 1964

1327 Aultman

Tel. 264-4700

- 4TH (McGill)—Contd  
 4 US Post Office  
 5 Vacant  
 6 McGill Club Barber Shop  
 McGill Club tavern 235-7571  
 7 Mine Mill & Smelter Workers  
 Local 233  
 9 Goodman-Tidball Mercantile  
 Co dept store 235-7821  
 10 Vacant  
 10a Vacant  
 10b Vacant  
 11 McGill Drug Co 235-7276  
 12 Cononelos Furniture Co  
 235-7731  
 14 McGill Serv 235-7761  
 Standard Market gro 235-7252  
 15 Vacant  
 15a County Deputy Sheriff  
 Avenue J intersects  
 16 Milobar Nick @ 235-7859  
 17 Cononelos Co Inc dept store  
 235-7351  
 18 Londos Harry @ 235-7526  
 Spell Luther O @ 235-7987  
 19 Independent Order of Odd  
 Fellows Hall  
 20 Vacant  
 21 L C Food Center gro  
 Cononelos Peter  
 22 Fotos Louis G @ 235-7373  
 24 Zakula Momir J @  
 McGill Shoe Shop  
 26 Lindsey Donald @ 235-7277  
 28 Vilos John G @ 235-7202  
 DeLuxe Barber Shop 235-7202  
 29 Bell Telephone Co of Nevada  
 30 Assuras John G @ 235-7802  
 31 Galbreath John W & Co real  
 est 235-7701  
 32 Assuras Mary Mrs @ 235-7212  
 33 Cononelos Co Inc whse  
 rear Greenwell Niel F @ 235-7813  
 34 Yiuntukls Nick A @ 235-7568  
 36 Constantine Gust @ 235-7200  
 37 Victory Club tavern 235-7751  
 rear Kalkas Alex J @  
 38 Craig Bard @  
 40 Johnson Rex K @ 235-7242  
 41 Vacant  
 42 Assuras Gust D @ 235-7223  
 43 Allred Jerry

- 44 Heinbach Mildred @  
 45 Young Andrew N @ 235-7363  
 46 Angelus Theo @ 235-7707  
 47 Smith Benton @  
 48 Sinefis Geo D @ 235-7812  
 49 Tate Donald B @ 235-7531  
 50 Mallas Mildred Mrs @  
 51 Hoggan Jas @ 235-7247  
 52 Poulos Walter @ 235-7868  
 53 Munson Dick @  
 54 Krishnaswamy D S @ 235-7885  
 56 DiSanza Michl E @ 235-7818  
 57 Robb Harold L @ 235-7350  
 58 Wilkerson Tom J  
 60 Stathos Jas K @ 235-7572

4TH N (McGill) — From Avenue  
 K north beyond city limits  
 Bringhurst Leonard @  
 Red Beeline Serv 235-7871  
 Kinnear Public Library

- McGill Club House  
 Sundown Motel 235-7926  
 1 Laird John E @ 235-7283  
 2 Hutchinson Jay  
 3 Richie Abb 235-7375  
 4 Jameson Earl E @  
 5 Kyle Rufus A @ 235-7377  
 6 Marsh Geo A @  
 7 Leonard Paul @ 235-7833  
 8 Fildeni Ray @ 235-7851  
 9 Phaldea Ray  
 10 Vacant  
 11 Wonenberg Louis @  
 12 Morrow Virgil E @ 235-7532  
 13 Jones David E @ 235-7988  
 14 Nielson Gerald L @ 235-7215  
 15 Sankovich John  
 16 Salvi Marcus C @ 235-7850  
 17 Cummings Bob 235-7232  
 18 Todd Marion E Mrs 235-7588  
 19 Christensen Roy C @  
 235-7268  
 20 Vacant  
 21 Stalk Wm 235-7902  
 22 House Claude  
 23 Sterling Wayne K @ 235-7558  
 24 Vacant  
 25 Hall Wm G @ 235-7253  
 27 Olson Josephine A  
 28 Bartlett R D  
 30 Hanson Joe  
 32 Short Jos 235-7728  
 34 No return  
 36 No return  
 50 Novich Angela Mrs @ 235-7301  
 52 Ross Darwin @ 235-7939  
 54 Haslem Andrew C @ 235-7365  
 56 Papez Steve @ 235-7923  
 58 Vacant  
 60 Willis Earl S @ 235-7260  
 62 Myrie D Astel @

4TH AV—From 1090 Canyon east  
 beyond Murry  
 125 Gianoli Eligio P @ 264-4156  
 Mill intersects

5TH — From 500 Ely south to  
 Campton  
 High intersects  
 22 Young Harvey W Co auto dir  
 264-4473  
 Lyons begins

Aultman intersects  
 385 State Welfare Dept 264-4716  
 Clark intersects  
 401 US Post Office 264-4537  
 420 Swain Clarence W @ 264-2555  
 449-51 Richmar Apartments  
 Apartments:  
 1 Knudsen Albert  
 2 Frazer Ralph  
 3 Badozlan Onice  
 4 No return  
 5 Prince D Clark 264-2873  
 7 Vacant  
 8 Vacant  
 9 Gibson Bobby  
 10 Vacant  
 14 Griffiths Lorene Mrs  
 Street continued  
 450 Young Eldon K @ 264-2626  
 482 Hull Percy W @ 264-2384

# **APPENDIX F**

## **EDR Radius Map Report**

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**McGill Library**

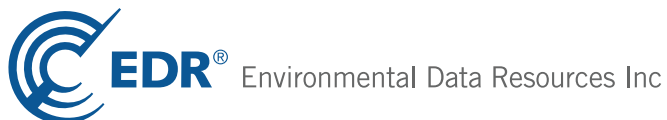
4 N. Fourth St.

Ely, NV 89301

Inquiry Number: 3553652.2s

March 21, 2013

## 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

<b>SECTION</b>	<b>PAGE</b>
Executive Summary .....	ES1
Overview Map .....	2
Detail Map .....	3
Map Findings Summary .....	4
Map Findings .....	7
Orphan Summary .....	18
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-8
Physical Setting Source Map Findings .....	A-10
Physical Setting Source Records Searched .....	A-29

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

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## 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

4 N. FOURTH ST.  
ELY, NV 89301

#### COORDINATES

Latitude (North): 39.4060000 - 39° 24' 21.60"  
Longitude (West): 114.7780000 - 114° 46' 40.80"  
Universal Transverse Mercator: Zone 11  
UTM X (Meters): 691316.8  
UTM Y (Meters): 4363979.0  
Elevation: 6212 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:  
4 N. FOURTH ST.  
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="#">1</a>	NEVADA SLAG, INC.		US MINES	Lower	315, SSW
<a href="#">2</a>	FORMAN RANCH	NEAR ELY 89301	SHWS	Lower	2595, SSW

# 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.

## STANDARD ENVIRONMENTAL RECORDS

### ***State- and tribal - equivalent CERCLIS***

SHWS: A review of the SHWS list, as provided by EDR, and dated 10/11/2012 has revealed that there is 1 SHWS site within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
FORMAN RANCH Date Closed: 05/05/1997	NEAR ELY 89301	SSW 1/4 - 1/2 (0.491 mi.)	2	7

## ADDITIONAL ENVIRONMENTAL RECORDS

### ***Other Ascertainable Records***

US MINES: A review of the US MINES list, as provided by EDR, and dated 08/18/2011 has revealed that there is 1 US MINES site within approximately 0.25 miles of the target property.

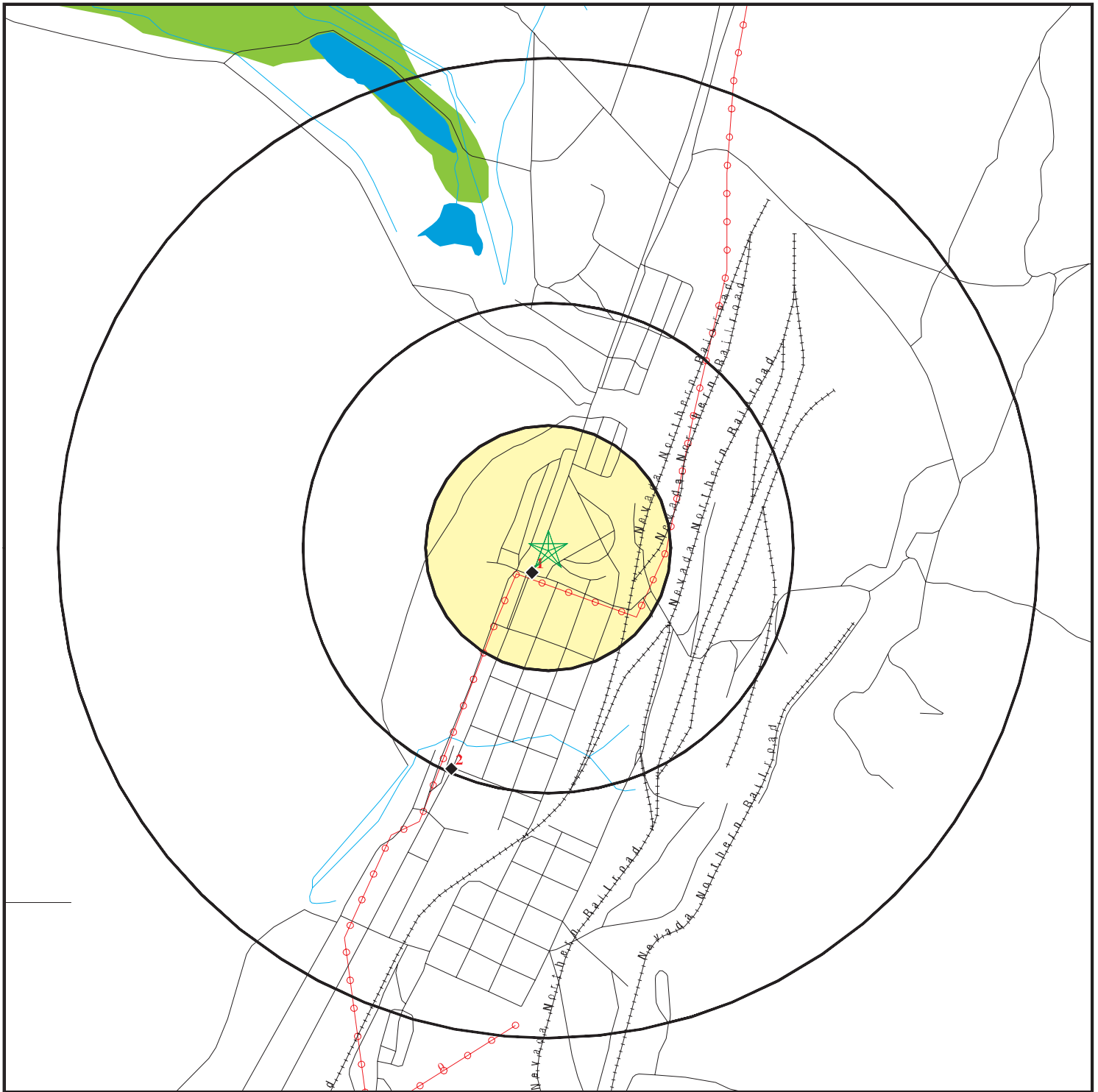
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
NEVADA SLAG, INC.		SSW 0 - 1/8 (0.060 mi.)	1	7



ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
ELY	1003879359	OLD WHITE PINE COUNTY DUMP	1ST & 4 MI E OF POCHE HWY AN	89301	CERC-NFRAP
ELY	S103875665	SWIMMING POOL	AULTMAN ST	89301	SHWS
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, AST
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 / NLR, FINDS
ELY	S103877554	WHITE PINE COUNTY SHOP	MCGILL HWY	89301	SHWS
ELY	1010787280	TRANS SECURITY ADMIN (TSA) WHITE P	1472 MCGILL HWY	89301	RCRA-CESQG
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	U004161107	KOA OF ELY-CLOSED	POICHE HWY	89301	UST
ELY	1009393633	ELY-SHOSHONE SILVER SAGE TRAVEL CE	963 POCHE HWY	89301	INDIAN UST
ELY	1000200347	USDOI BLM ELY	POICHE HWY	89301	RCRA NonGen / NLR, FINDS
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, AST
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, LUST
ELY	S103875665	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 - 3553652.2s



- ★ 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
- ⚡ Power transmission lines
- ⚡ Oil & Gas pipelines from USGS
- National Wetland Inventory

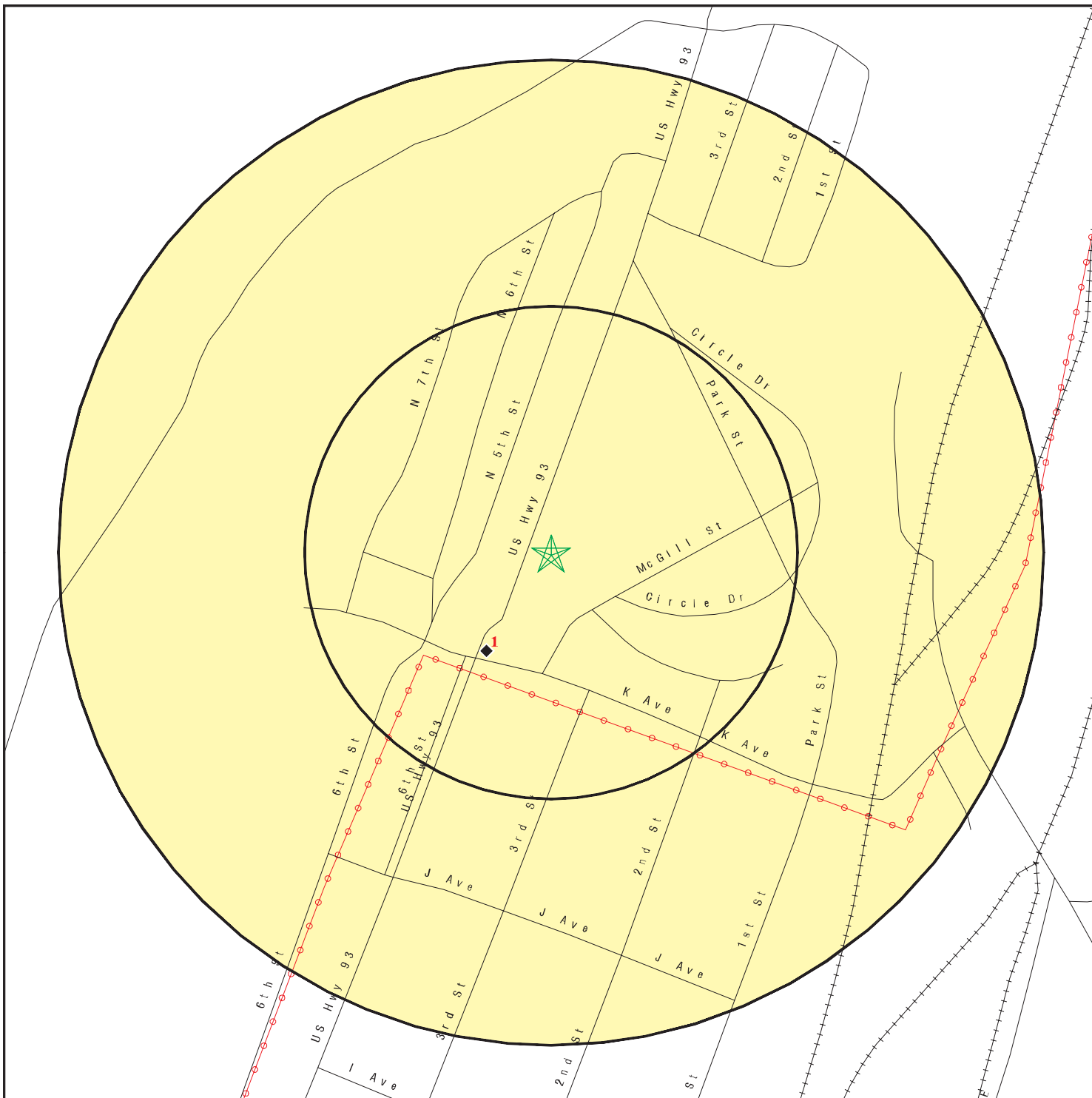


This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: McGill Library  
 ADDRESS: 4 N. Fourth St.  
 Ely NV 89301  
 LAT/LONG: 39.406 / 114.778

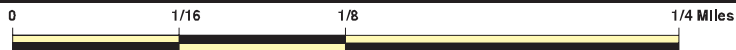
CLIENT: McGinley Associates  
 CONTACT: Brett Bottenberg  
 INQUIRY #: 3553652.2s  
 DATE: March 21, 2013 12:13 pm

# DETAIL MAP - 3553652.2s



- ★ 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

- ▨ Indian Reservations BIA
- ⚡ Power transmission lines
- ⚡ 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 Library  
 ADDRESS: 4 N. Fourth St.  
 Ely NV 89301  
 LAT/LONG: 39.406 / 114.778

CLIENT: McGinley Associates  
 CONTACT: Brett Bottenberg  
 INQUIRY #: 3553652.2s  
 DATE: March 21, 2013 12:13 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	0.500		0	0	0	NR	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
LUCIS	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	1	0	NR	1
<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		0	0	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
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>								
INDIAN VCP	0.500		0	0	0	NR	NR	0
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>								
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	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
<b>Records of Emergency Release Reports</b>								
HMIRS	TP		NR	NR	NR	NR	NR	0
<b>Other Ascertainable Records</b>								
RCRA NonGen / NLR	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
US MINES	0.250		1	0	NR	NR	NR	1
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
PADS	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
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
RMP	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
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
US AIRS	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
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0

### EDR HIGH RISK HISTORICAL RECORDS

#### *EDR Exclusive Records*

EDR MGP	1.000		0	0	0	0	NR	0
EDR US Hist Auto Stat	0.250		0	0	NR	NR	NR	0
EDR US Hist Cleaners	0.250		0	0	NR	NR	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>1</b> <b>SSW</b> < 1/8 0.060 mi. 315 ft.  Relative: Lower	<b>NEVADA SLAG, INC.</b>  <b>WHITE PINE (County), NV</b>  <a href="#">Click here for full text details</a>	<b>US MINES</b>	<b>1011190082</b> <b>N/A</b>
<b>2</b> <b>SSW</b> 1/4-1/2 0.491 mi. 2595 ft.  Relative: Lower	<b>FORMAN RANCH</b> <b>NEAR ELY 89301</b> <b>WHITE PINE (County), NV</b>  <a href="#">Click here for full text details</a>  <b>SHWS</b> Facility Id: F-001096 Date Closed: 05/05/1997	<b>SHWS</b>	<b>S109521844</b> <b>N/A</b>

# 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	10/11/2012	12/26/2012	02/08/2013
NV	BROWNFIELDS	Project Tracking Database	Division of Environmental Protection	10/11/2012	12/26/2012	02/08/2013
NV	COAL ASH	Coal Ash Disposal Sites	Division of Environmental Protection	03/16/2011	03/18/2011	05/06/2011
NV	Financial Assurance 1	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	01/22/2013	01/23/2013	02/08/2013
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	10/11/2012	12/26/2012	02/08/2013
NV	NPDES	Permitted Facility Listing	Department of Environmental Protection	12/20/2012	12/21/2012	02/08/2013
NV	SHWS	Sites Database	Department of Conservation and Natural Resour	10/11/2012	12/26/2012	02/08/2013
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	09/19/2012	11/26/2012	02/08/2013
NV	UST	Underground Storage Tank List	Department of Conservation and Natural Resour	10/11/2012	12/26/2012	02/08/2013
NV	VCP	Voluntary Cleanup Program Sites	Department of Conservation and Natural Resour	08/16/2011	09/27/2011	10/12/2011
US	2020 COR ACTION	2020 Corrective Action Program List	Department of Conservation & Natural Resource	11/11/2011	05/18/2012	05/25/2012
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	02/04/2013	03/01/2013	03/13/2013
US	CERCLIS-NFRAP	CERCLIS No Further Remedial Action Planned	EPA	02/05/2013	03/01/2013	03/13/2013
US	COAL ASH DOE	Steam-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	12/31/2011	01/15/2013	03/13/2013
US	CORRACTS	Corrective Action Report	EPA	02/12/2013	02/21/2013	02/27/2013
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	02/01/2013	03/01/2013	03/13/2013
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 Transportation, Office of Pipeli	07/31/2012	08/07/2012	09/18/2012
US	EDR MGP	EDR Proprietary Manufactured Gas Plants	EDR, Inc.			
US	EDR US Hist Auto Stat	EDR Proprietary Historic Gas Stations - Cole	EDR, Inc.			
US	EDR US Hist Auto Stat	EDR Exclusive Historic Gas Stations	EDR, Inc.			
US	EDR US Hist Cleaners	EDR Exclusive Historic Dry Cleaners				
US	EDR US Hist Cleaners	EDR Proprietary Historic Dry Cleaners - Cole				
US	EPA WATCH LIST	EPA WATCH LIST				
US	ERNS	Emergency Response Notification System	Environmental Protection Agency	07/31/2012	08/13/2012	09/18/2012
US	FEDERAL FACILITY	Federal Facility Site Information listing	National Response Center, United States Coast	12/31/2012	01/17/2013	02/15/2013
US	FEDLAND	Federal and Indian Lands	Environmental Protection Agency	07/31/2012	10/09/2012	12/20/2012
US	FEMA UST	Underground Storage Tank Listing	U.S. Geological Survey	12/31/2005	02/06/2006	01/11/2007
US	FINDS	Facility Index System/Facility Registry System	FEMA	01/01/2010	02/16/2010	04/12/2010
US	FTTS	FIFRA/TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA	10/23/2011	12/13/2011	03/01/2012
US	FTTS INSP	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	FUDS	Formerly Used Defense Sites	EPA	04/09/2009	04/16/2009	05/11/2009
US	HIST FITS	FIFRA/TSCA Tracking System Administrative Case Listing	U.S. Army Corps of Engineers	12/31/2011	02/26/2013	03/13/2013
US	HIST FITS 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	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	ICIS	Integrated Compliance Information System	U.S. Department of Transportation	12/31/2012	01/03/2013	02/27/2013
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	07/20/2011	11/10/2011	01/10/2012
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	04/12/2012	05/09/2012	07/10/2012
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	08/01/2012	10/16/2012	08/02/2012
			EPA Region 4	12/14/2011	12/15/2011	01/10/2012

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov. Date	Arvl. Date	Active Date
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	08/17/2012	08/28/2012	10/16/2012
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	08/27/2012	08/28/2012	10/16/2012
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	09/06/2012	09/07/2012	10/16/2012
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	04/12/2012	05/02/2012	07/16/2012
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	08/01/2012	08/02/2012	10/16/2012
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	08/02/2012	08/03/2012	11/05/2012
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	08/17/2012	08/28/2012	10/16/2012
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	08/27/2012	08/28/2012	10/16/2012
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	09/06/2012	09/07/2012	10/16/2012
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	09/28/2012	10/02/2012	10/16/2012
US	INDIAN VCP R7	Voluntary Cleanup Priority Listing	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	02/16/2012	03/26/2012	06/14/2012
US	LUCIS	Land Use Control Information System	Department of the Navy	12/09/2005	12/11/2006	01/11/2007
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	06/21/2011	07/15/2011	09/13/2011
US	NPL	National Priority List	EPA	02/01/2013	03/01/2013	03/13/2013
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	PRP	Potentially Responsible Parties	EPA	12/02/2012	01/03/2013	03/13/2013
US	Proposed NPL	Proposed National Priority List Sites	EPA	02/01/2013	03/01/2013	03/13/2013
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	10/02/2012	10/02/2012	11/05/2012
US	RCRA NonGen / NLR	RCRA - Non Generators	Environmental Protection Agency	02/12/2013	02/15/2013	02/27/2013
US	RCRA-CE-SQG	RCRA - Conditionally Exempt Small Quantity Generators	Environmental Protection Agency	02/12/2013	02/15/2013	02/27/2013
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	02/12/2013	02/15/2013	02/27/2013
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	02/12/2013	02/15/2013	02/27/2013
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	02/12/2013	02/15/2013	02/27/2013
US	RMP	Risk Management Plans	Environmental Protection Agency	05/08/2012	05/25/2012	07/10/2012
US	ROD	Records Of Decision	EPA	11/02/2012	12/11/2012	03/13/2013
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 AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (	EPA	11/15/2012	11/16/2012	02/15/2013
US	US AIRS MINOR	Air Facility System Data	EPA	11/15/2012	11/16/2012	02/15/2013
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	12/10/2012	12/11/2012	12/20/2012
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	11/14/2012	12/11/2012	02/15/2013
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	12/19/2012	12/26/2012	02/27/2013
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	11/20/2012	11/30/2012	02/27/2013
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	09/01/2007	11/19/2008	03/30/2009

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov. Date	Arvl. Date	Active Date
US	US INST CONTROL	Sites with Institutional Controls	Environmental Protection Agency	12/19/2012	12/26/2012	02/27/2013
US	US MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	08/18/2011	09/08/2011	09/29/2011
CT	CT MANIFEST	Hazardous Waste Manifest Data	Department of Energy & Environmental Protecti	02/18/2013	02/18/2013	03/21/2013
NY	NY MANIFEST	Facility and Manifest Data	Department of Environmental Conservation	02/01/2013	02/07/2013	03/15/2013
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

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

### TARGET PROPERTY ADDRESS

MCGILL LIBRARY  
4 N. FOURTH ST.  
ELY, NV 89301

### TARGET PROPERTY COORDINATES

Latitude (North):	39.406 - 39° 24' 21.60"
Longitude (West):	114.778 - 114° 46' 40.80"
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	691316.8
UTM Y (Meters):	4363979.0
Elevation:	6212 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).

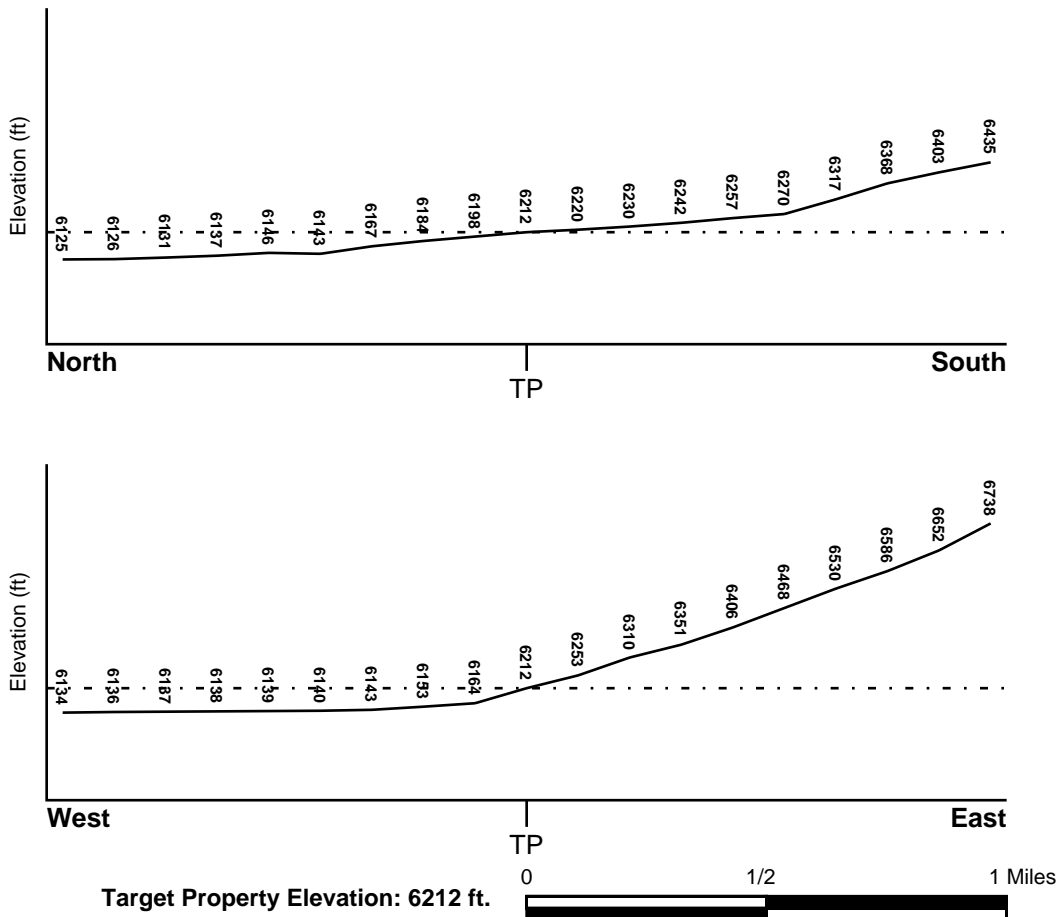
## TOPOGRAPHIC INFORMATION

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 WNW

## 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**

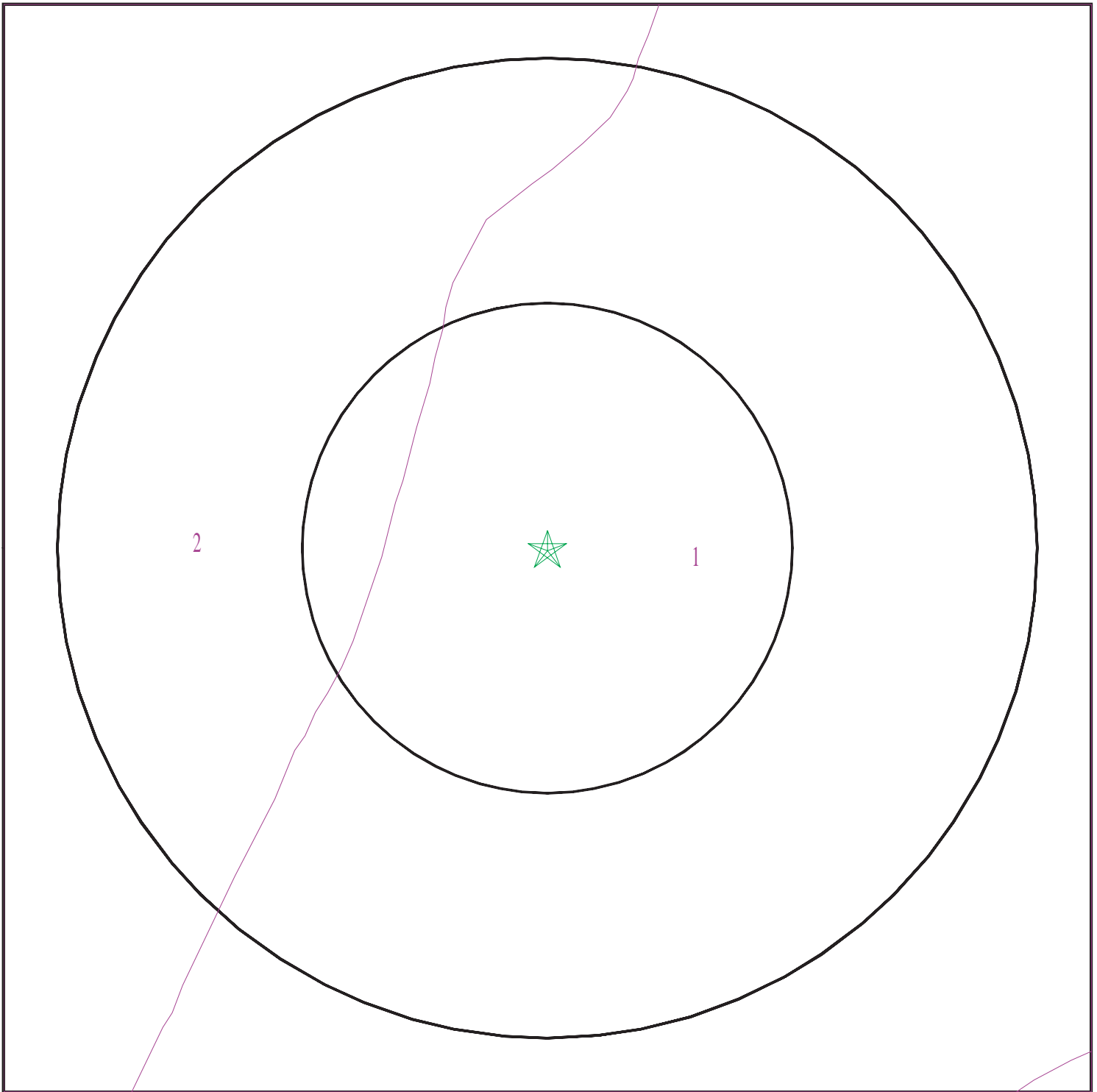
Era:	Paleozoic
System:	Cambrian
Series:	Cambrian
Code:	C <i>(decoded above as Era, System &amp; Series)</i>

#### **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 - 3553652.2s



- ★ Target Property
- ∩ SSURGO Soil
- ∩ Water



SITE NAME: McGill Library  
ADDRESS: 4 N. Fourth St.  
Ely NV 89301  
LAT/LONG: 39.406 / 114.778

CLIENT: McGinley Associates  
CONTACT: Brett Bottenberg  
INQUIRY #: 3553652.2s  
DATE: March 21, 2013 12:14 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.

## 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>
2	USGS3089418	1/8 - 1/4 Mile NNW
3	USGS3089421	1/4 - 1/2 Mile North

## FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
1	NV0000164	0 - 1/8 Mile SSW

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

## FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

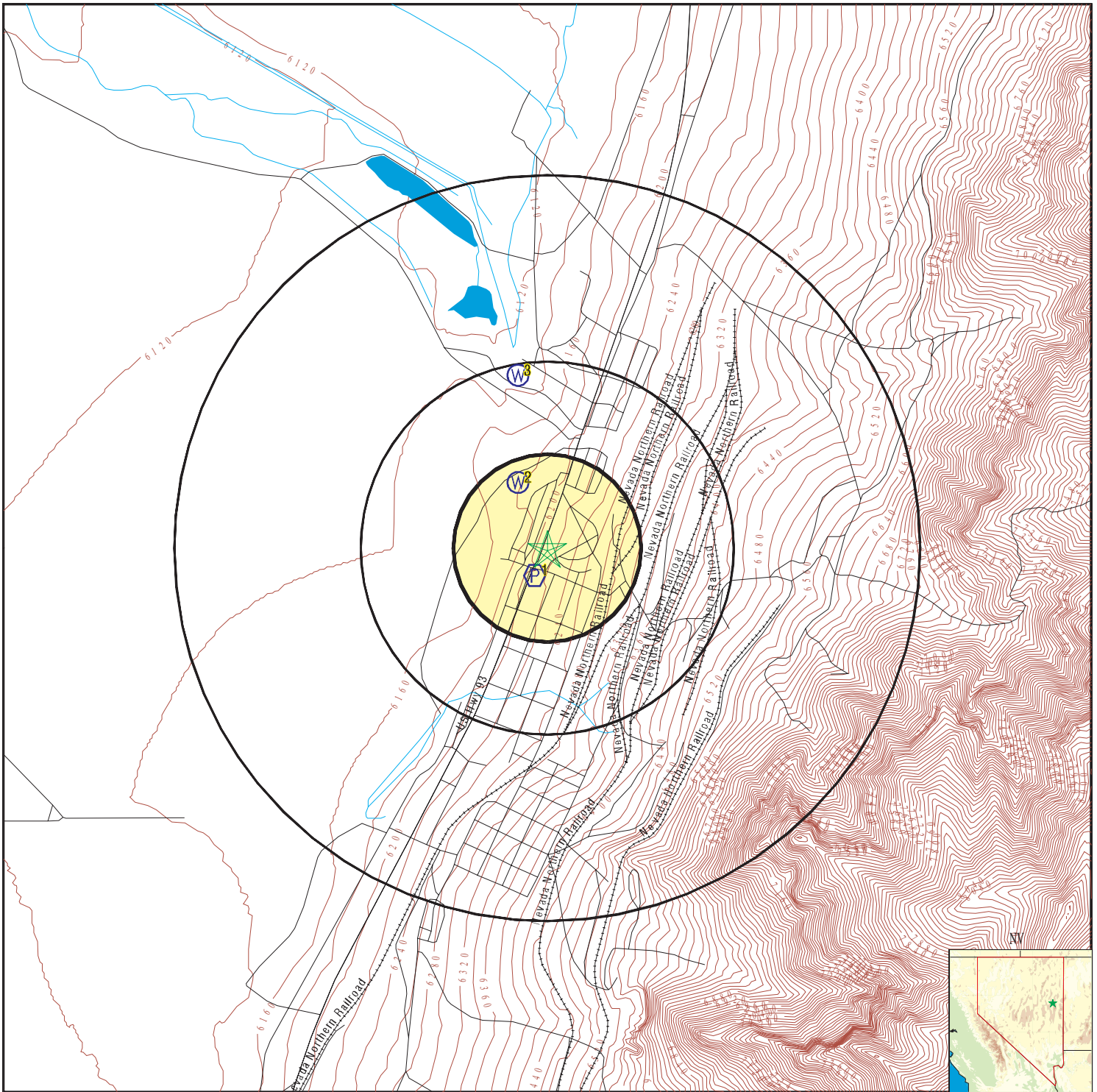
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
---------------	----------------	-----------------------------

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>
No Wells Found		

# PHYSICAL SETTING SOURCE MAP - 3553652.2s



- 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 Library  
 ADDRESS: 4 N. Fourth St.  
 Ely NV 89301  
 LAT/LONG: 39.406 / 114.778

CLIENT: McGinley Associates  
 CONTACT: Brett Bottenberg  
 INQUIRY #: 3553652.2s  
 DATE: March 21, 2013 12:14 pm

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID	Direction	Distance	Elevation	Database	EDR ID Number
1	SSW	0 - 1/8 Mile	Lower	FRDS PWS	NV0000164
<a href="#">Click here for full text details</a>					
2	NNW	1/8 - 1/4 Mile	Lower	FED USGS	USGS3089418
<a href="#">Click here for full text details</a>					
3	North	1/4 - 1/2 Mile	Lower	FED USGS	USGS3089421
<a href="#">Click here for full text details</a>					



# 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

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# **APPENDIX G**

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## **Other Documents**



# McGill Town Council

PO Box 1334 McGill, NV 89318

November 3, 2012

Jim Garza, WPC EDC Director  
995 Campton Street  
Ely, Nevada 89301

RE: Possible grant funding to preserve and renovate the McGill Kinnear  
Library building

Dear Mr. Garza,

During the McGill Town Council meeting held on the evening of October 16, 2012 the Council discussed future Southern Nevada Public Land Management Act (SNPLMA) grants. Also at that meeting, the McGill secretary/town clerk reported that you had approached her about possible grant funding for upgrades to the Kinnear Library building. The McGill Town Council is very hopeful about any grant funding that may become available in the future, to restore the brick building known as the Kinnear Library that is located on Main Street in McGill.

The McGill Town Council unanimously went on record as supporting either a 1 or 2 year grant to restore and renovate the Kinnear Library. The Kinnear Library was gifted to White Pine County to be utilized by the residents of McGill; and ever since the receipt of the gift, the Town Council has sought ways to upgrade the building to be used as a Town Hall meeting place, which would include office space for the McGill Town Council.

Several years ago the Town Council borrowed \$12,000 to renovate the Kinnear Library. The windows were replaced with smaller energy efficient windows, carpeting, the divider wall at the back corner was removed, upgrades to the public restroom and kitchen area were made. The Town Council also installed a sprinkling system for the small park in front of the Kinnear Library. After the renovations were made, the building was used for a short time as McGill Town Council meeting area; and the EMT and Volunteer Fire Department meeting and training center; but it was soon discovered that the money borrowed to make renovations, was only a drop in the bucket for what was needed to operate this building. Shortly after that the American Legion occupied the Kinnear Library as their meeting area. Heating costs for this building was so costly that the EMTs and Volunteer Fire Department moved to other buildings for their training, the American Legion moved their operation to Ely, and the McGill Town Council moved up to the McGill Senior Center.

The McGill Town Council is presently occupying a small office at the McGill Senior/Community Center to house their office files and is using the lunchroom area at the McGill Senior/Community building located at the top of Avenue K for their meeting area. For

McGill Town Council  
Grant funding for Kinnear Library building  
November 3, 2012

the past several years, the McGill Town Council has been paying all the utilities and maintenance for the McGill Senior/Community Center, but they have always kept a watchful eye out for a building to be used as the McGill Town Hall and meeting area. The White Pine Senior Center has made it clear that they reserve the right to be able to open a Senior Nutrition Center if the need arises. If that were to happen, the McGill Town Council might have to vacate their office and meeting area.

About one year ago the McGill Town Council was approached by a group who expressed an interest in renting the Kinnear Library to offer a library service to the residents of McGill. The Town Council went on record as supporting that venture, the group organized under the name of the Kinnear Library Cultural Center and obtained their non profit status, then they approached the Board of County Commissioners, but they were denied use of the Kinnear Library because the building was in such need of repairs and upgrade.

The Kinnear Library Cultural Center did not become discouraged and again approached the McGill Town Council asking if they could rent a portion of the McGill Senior/Community Center for their library and cultural activities. The McGill Town Council agreed to share the building and charged the Kinnear Library Cultural Association only \$33.00 per month for the costs associated with their internet service. Since the Kinnear Library Cultural Center has been sharing this building the heating and electrical costs have not change and the shared use has been working very well. The Kinnear Library Cultural Association, in addition to library services, offered internet access in their computer room to the residents of McGill, computer classes, tutoring services, cultural activities such as: Harvest Festival, Yoga Class, Dance Class, and Story Hour. If the White Pine County Nutrition Program should decide to offer a lunch program again in McGill, the Library and Cultural activities would have to relocate.

Since the Kinnear Library Cultural Center began sharing the Senior/Community Center, other persons have begun requesting to use the meeting area for McGill Roping Association meetings and the McGill Revitalization Committee. In most cases the Town Council has waived, or reduced, the rental fee because most organizations are non profit.

**The McGill Town Council is respectfully requesting that your office begin seeking grant funding to renovate and make improvements to the brick building known as the Kinnear Library which is located on Main Street in the center of McGill.** It is proposed to utilize the Kinnear Library building to be used as the McGill Town Hall, Town Council office space, and partner with the Kinnear Library Cultural Center to offer library service to the community. The Town Council proposes to utilize the building as follows:

- ✓ McGill Town Hall
- ✓ McGill Town Meeting Hall for regular Town Council meetings.
- ✓ Office space for the McGill Town Council to house their computer, printer/fax, records, and documents.
- ✓ Town Council Office could also offer services, such as: notary, copy and local fax to their residents.
- ✓ Rental to local residents for family gatherings, dinners, etc. with kitchen service area

- ✓ Partner/shared use with the Kinnear Library Cultural Association would include:
  - a. Library services
  - b. Computer work station to provide access to the internet for McGill residents (seniors and students) who are on fixed income and cannot afford internet at home.
  - c. Computer classes
  - d. Homework location for students
  - e. Tutoring service
  - f. Story Hour for the younger age group
  - g. Diga – crop on line story book and personal and family history books

To accomplish all of these activities it will be necessary to renovate and make several improvements to the Kinnear Library building, such as:

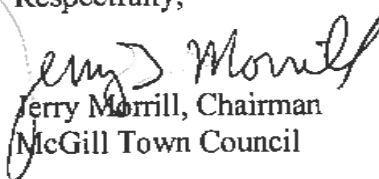
1. Make the Kinnear Library building ADA accessible through the back door.
2. Make ADA parking area in the back of the Kinnear Library building.
3. Pave a parking lot (widen driveway for fire truck exit) at the side and back of the Kinnear Library building so not everyone would need to park on the highway frontage.
4. Re-roof the Kinnear Library building.
5. Clean and preserve the bricks on the Kinnear Library building to ensure that the bricks will not decay further.
6. Re-wire the entire Kinnear Library building, install all new lighting fixtures in all rooms, install sufficient electrical outlets to allow for public computer use, etc.
7. Install a new energy efficient heating and air conditioning system for the entire Kinnear Library building.
8. Install all new flooring of either carpet or laminate flooring that would be suitable for public foot traffic.
9. Designate an area for the McGill Town Council to be used as office space that would house McGill files, office equipment, and historical documents. This could be accomplished by constructing a solid wall at the front northern corner of the Kinnear Library building, and installing a locking door to secure those documents.
10. Designate an area at the north/center of the Kinnear Library building for the McGill Town Council Meeting Chambers (this area could be utilized for other organization wishing to hold their meetings, an area to be rented out for family reunions and parties, etc.).
11. Designate an area at the south side of the Kinnear Library building for the new Kinnear Library.
12. Designate an area within the Library portion for computer work station that would be offered to McGill seniors and students who cannot afford internet service at home.
13. Seek additional grant funding to acquire new computers to be made available to the McGill seniors on a fixed income who cannot afford computers at home.
14. Construct a solid wall, or install an accordion wall, to separate the library operation and computer work station from the meeting hall area so renters cannot access the area when it is not being utilized.
15. Book shelving materials for new library.

16. Upgrade the bathroom area (northern back area of the building) to accommodate ADA accessibility (either men's and women's or possibly a unisex bathroom depending on available room – this will include all electrical, plumbing, and flooring).
17. Upgrade the kitchen area (center back portion of building) to comply with local public kitchen laws (kitchen would be available for Cultural activities and rental use – and would include cabinets, area for stove, worktop area, electrical and plumbing fixtures).

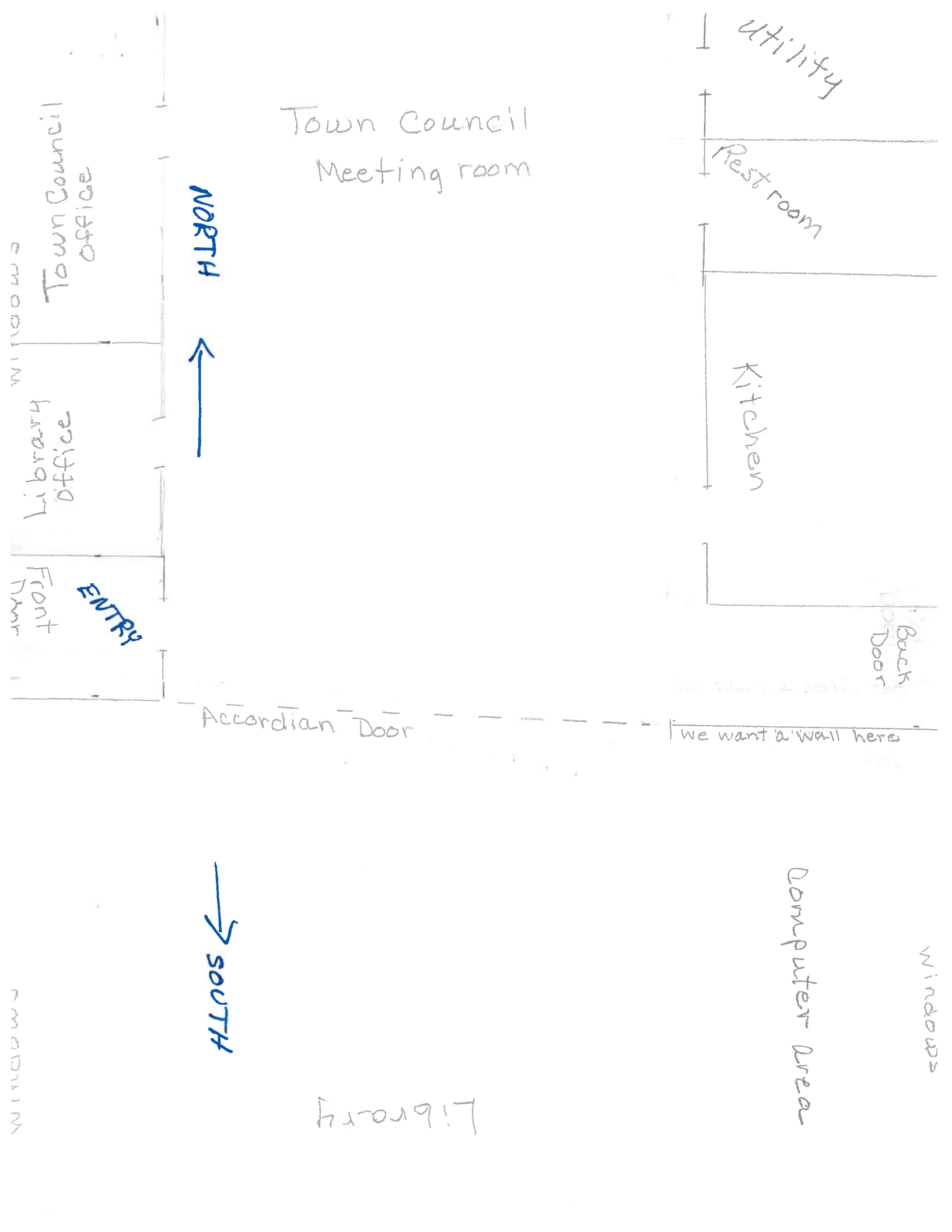
Again, the McGill Town Council is respectfully requesting that you seek any grant funding that may be available to renovate and make improvements to the McGill Kinnear Library. If any in-kind match is needed, the Council requests that you notify us, by either contacting our secretary or by sending your request to the above address, so we may budget for the amount of the cash in-kind that will be required.

The McGill secretary/town clerk has been attending the morning CEDS meetings that your office has been conducting, and has reported back to the McGill Town Council the renewed activities of the EDC office. The McGill Town Council would like to compliment you and your office staff for representing all the communities in White Pine County. The Council is especially pleased with your thoughts and ideas that you have provided for the future of the Town of McGill. If there is anything the McGill Town Council can do to return the favor to you, we would be honored if you would call upon us.

Respectfully,

  
Jerry Morrill, Chairman  
McGill Town Council

JM/dm



# APPENDIX H

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## Resumes



## **Biren K. Patel** **Staff Scientist**

### **Professional Experience**

Mr. Patel is a Staff Scientist with applied experience in conducting water quality monitoring, storm water monitoring, water sampling, soil gas sampling, due diligence (Phase I ESAs) investigations. Mr. Patel is also proficient acting as the client's designated representative, and has a wide a variety of environmental reporting experience.

### **Project Experience**

- **BMI Complex and Common Areas, Henderson, NV** –Staff Scientist responsible for acting as the authorized representative of the State of Nevada Division of Environmental Protection (NDEP) to oversee the remediation of contaminated materials. Supervised all field staff and interfaced directly with responsible parties, oversight team for insurance company, other regulatory agencies, construction project manager, and affected community. Oversight included detailed review of plans, specifications, local, county, State and Federal regulations and guidance. Developed photographic and written reports for delivery to the NDEP.
- **City of Henderson, Landfill Monitoring Activities, Henderson, NV** – Staff Scientist conducting post-closure monitoring activities at this CERCLA landfill on a quarterly and monthly basis. Activities include: security systems inspections, landfill gas monitoring, groundwater quality monitoring, storm water (SWPPP), and final system cover inspections. Prepare project deliverables for submittal to Nevada Division of Environmental Protection (NDEP) and Southern Nevada Health District (SNHD).
- **Comstock Mining, LLC, Virginia City, NV** – Staff Scientist responsible for generating the Stormwater Pollution Prevention Plan (SWPPP) for the mine site. Activities included site reconnaissance, reviewing stormwater permits generated by NDEP, compiling surface water sampling reports, reviewing current Best Management Practices (BMPs), and proposing additional BMPs to help prevent any unauthorized discharge into Waters of the U.S.
- **Chesapeake Energy Baseline Water Sampling Program, Fairmont, WV** – Junior Environmental Scientist performing sampling activities for the baseline water sampling program directed by Chesapeake Energy. Canvassed parcels within 3000 feet of a designated well pad to set up appointments for sampling and complete due diligence. Collected GPS points and then differentially-corrected points onto server. Collected water quality and samples and filled out appropriate chain-of-custody forms and shipped them to analytical laboratory for analysis.

### **Education**

B.S., Environmental Geography, University of Minnesota, Minneapolis, 2010.

### **Certifications and Registrations**

OSHA 40-Hour HAZWOPER Training  
OSHA 8-Hour Supervisor Training  
Loss Prevention Systems (LPS) Training  
SafeLand PEC Certificate

## **Qualifications Resume**

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American Red Cross First-Aid Certificate

American Red Cross CPR Certificate

American Red Cross AED Certificate

Clark County Department of Air Quality & Environmental Management (DAQEM) Air Quality  
Dust Observer Certificate

McCoy and Associates RCRA Certification

## **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).