

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT REPORT
1961 SOUTH BARADONNA ROAD
PARCEL NUMBER 036-351-25
PAHRUMP, NEVADA**

PREPARED FOR:
Nye County
1510 East Basin Avenue, Suite 2
Pahrump, Nevada 89060

PREPARED BY:
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February 16, 2009
Project No. 302830001

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Ms. Pam Webster
Assistant Nye County Manager
Nye County
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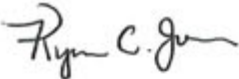
Subject: Phase I Environmental Site Assessment Report
1961 South Baradonna Road
Parcel Number 036-351-25
Pahrump, Nevada

Dear Ms. Webster:

In accordance with your authorization to proceed, Ninyo & Moore has prepared this Phase I Environmental Site Assessment of the above-referenced site. The attached report presents our methodology, findings, opinions, and conclusions regarding the environmental conditions at the site. We appreciate the opportunity to be of service to you on this project.

Sincerely,

NINYO & MOORE



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EXECUTIVE SUMMARY

Ninyo & Moore was retained by the Nye County to perform a Phase I Environmental Site Assessment (ESA) of approximately 4.48 acres of land, designated by the Nye County Tax Assessor as parcel number 036-351-25, and located at 1961 South Baradonna Road in Pahrump, Nye County, Nevada. Historical research, document review, and site assessment activities were conducted during the week of February 6, 2009.

In summary, the following items were noted:

- The subject site consists of a former residential property with an abandoned mobile home trailer, abandoned boat, and small structure located on a parcel of land totaling approximately 4.48 acres in area, designated by the Nye County Tax Assessor as parcel number 036-351-25, and located at 1961 South Baradonna Road in Pahrump, Nye County, Nevada.
- Based on a review of historical sources the subject site was undeveloped prior to being developed as a single-family residential property after 1984 and prior to 1994.
- No abnormal solid waste, including fill, was observed on the subject site. However, an abandoned boat, general debris, and waste consisting of miscellaneous building materials were noted near the northeast corner and northern margin of the subject site. The general debris and miscellaneous building materials consisted of polyvinyl chloride pipe (PVC) pipes, tires, concrete, buckets, wood, various metal sections, a satellite dish, and building insulation.
- No unidentified substance containers were observed on the subject site except for a bucket of aluminum roof coating. No other drums, unidentified substance containers, or other evidence of the storage or disposal of hazardous substances or petroleum products were observed on the subject site.
- No evidence of aboveground storage tanks (ASTs) or underground storage tanks (USTs) (i.e., fill pipes, vent pipes, and emergency power generators) was observed on the subject site.
- Review of environmental databases found no facilities located in the vicinity of the subject site that have handled hazardous materials or petroleum products and/or have been listed as having reported releases of hazardous materials or petroleum products. The subject site was not listed.
- The Nye County Tax Assessor information indicates that there is a domestic well located on the subject site. During the site visit, the domestic well with associated pump was observed to the west of the small structure located on the subject site. The well may constitute a direct pathway to groundwater.

- The Nye County Tax Assessor information indicates that there is a septic system located on the subject site and a PVC pipe, believed to be associated with the septic system, was observed on the subject site, east of the mobile home trailer. Based upon our reconnaissance of the subject site, it is not currently served by a municipal wastewater treatment system.

We have performed a Phase I ESA, in conformance with the scope and limitations of the American Society for Testing and Materials (ASTM) Practice E 1527-05, for the subject property located at 1961 South Baradonna Road in Pahrump, Nevada. Any exceptions to or deletions from this practice are described in Section 1.5 of this report. This assessment has revealed no evidence of recognized environmental conditions (RECs), as defined in Section 1.1 of this report, in connection with the subject property at this time. However, Ninyo & Moore makes the following recommendation:

- The domestic well located on the subject site west of the small structure may constitute a direct pathway to groundwater. Ninyo & Moore recommends that the well be abandoned by a Nevada-certified driller in accordance with applicable local and state regulations.

The following conditions were noted as non-ASTM 1527-05 additional issues:

- Interior components such as flooring materials located in the abandoned mobile home trailer may contain asbestos.
- Insulation contained within the walls of the abandoned mobile home trailer may be urea-formaldehyde foam insulation.

1. INTRODUCTION

Ninyo & Moore was retained by the Nye County to perform a Phase I Environmental Site Assessment (ESA) of approximately 4.48 acres comprised of a former residential property, which includes an abandoned mobile home trailer, abandoned boat, and small structure, designated by the Nye County Tax Assessor as parcel number 036-351-25, and located at 1961 South Baradonna Road in Pahrump, Nye County, Nevada (hereinafter referred to as the site, subject site, or subject property). The following sections discuss the purpose, the involved parties, the scope of work, and the limitations and exceptions associated with the ESA.

1.1. Purpose

In accordance with the American Society for Testing and Materials (ASTM) Standards on Environmental Site Assessments for Commercial Real Estate E 1527-05, and the Environmental Protection Agency (EPA) proposed rule for All Appropriate Inquiry (AAI) standards as set forth in Title 40 of Code of Federal Regulations (CFR) Section 312.10, the objective of the due diligence Phase I ESA was to identify recognized environmental conditions (RECs), which are defined by ASTM as “the presence or likely presence of any hazardous substance or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property.” The work was also conducted in general accordance with EPA’s AAI standards, whose objective was to identify conditions indicative of releases and threatened releases of hazardous substances on, at, in, or to the site.

1.2. Involved Parties

Mr. Ryan C. Jones of Ninyo & Moore conducted the site reconnaissance on February 2, 2009. Mr. Jones performed regulatory inquiries and Mr. Robert M. Troisi, of Ninyo & Moore, performed project oversight and quality review. This Phase I ESA was conducted either by and/or under the supervision of an environmental professional as set forth in 40 CFR, Chapter I, Subchapter J, Part 312.10(b) (40 CFR §312.10(b)).

1.3. Detailed Scope of Services

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

- Performance of a site reconnaissance to visually and/or physically observe the interior and exterior of structures and other features on the subject site as well as visible exterior features of adjacent properties to identify areas of possibly contaminated surficial soil or surface water, improperly stored hazardous materials, possible sources of polychlorinated biphenyls (PCBs), and possible risks of contamination from activities at the site and adjacent properties.
- Review of reasonably ascertainable standard environmental record sources including federal, state, and tribal regulatory agency databases for the site and for properties located within a specified radius of the site. The purpose of this review was to evaluate possible environmental impacts to the subject site and vicinity activities. These databases list locations of known hazardous waste sites, landfills, and leaking underground storage tanks (USTs), permitted facilities that utilize USTs, and facilities that use, store, or dispose of hazardous materials and/or petroleum products.
- Review of reasonably ascertainable additional environmental record sources including local records and/or additional state or tribal records for the site and for properties located within a specified radius of the site. The purpose of this review was to evaluate possible environmental impacts to the subject site and vicinity activities. These databases list locations of known hazardous waste sites, solid waste landfills, registered storage tanks, emergency releases, contaminated public wells, facilities that use, store, or dispose of hazardous materials and/or petroleum products, public utility records, and building permits.
- Review of reasonably ascertainable standard physical setting sources including a current United States Geological Survey (USGS) 7.5-minute topographic map, and possibly including USGS and/or state groundwater and geology maps, and Soil Conservation Service soil maps. The purpose of this review was to note information about the geologic, hydrogeologic, hydrologic, or topographic characteristics of the subject site and vicinity.
- Review of reasonably ascertainable historical documents, including aerial photographs, historical fire insurance rate maps, city directories, and property tax files. The purpose of this review was to note any obvious uses of the subject site from the present, back to the subject site's first developed use, or back to 1940, whichever is earlier.
- Performance of interviews with present owners, operators, and occupants of the subject site as well as other knowledgeable parties as appropriate. The purpose of these interviews was to attempt to obtain information relevant to the uses and conditions of the subject site.

- Preparation of this Phase I ESA report documenting methodology; reporting findings, significant data gaps, and conclusions; and providing opinions of the impact on the subject site of conditions noted in the findings section regarding RECs at the subject site.

Information collected in the course of this Phase I ESA was used without extraordinary verification. This study did not include an evaluation of geotechnical conditions or potential geologic hazards. In addition, unless otherwise indicated in Section 8 of this report, this Phase I ESA does not include analysis of the following: asbestos-containing material (ACM), methane gas, radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historical resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality including vapor intrusion, or high voltage power lines.

1.4. Significant Assumptions

No significant assumptions are included in this Phase I ESA.

1.5. Limitations and Exceptions

The environmental services described in this report have been conducted in general accordance with current regulatory guidelines and the standard-of-care exercised by environmental consultants performing similar work in the project area. No warranty, expressed or implied, is made regarding the professional opinions presented in this report. Please note that this study did not include an evaluation of geotechnical conditions or potential geologic hazards.

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

Our conclusions, recommendations, and opinions are based on an analysis of the observed site conditions and the referenced literature. It should be understood that the conditions of a

site could change with time as a result of natural processes or the activities of man at the subject site or nearby sites. In addition, changes to the applicable laws, regulations, codes, and standards of practice may occur due to government action or the broadening of knowledge. The findings of this report may, therefore, be invalidated over time, in part or in whole, by changes over which Ninyo & Moore has no control.

This report is intended exclusively for use by the client. Any use or reuse of the findings, conclusions, and/or recommendations of this report by parties other than the client is undertaken at said parties' sole risk.

1.6. Special Terms and Conditions

No special terms and conditions were associated with the subject site.

1.7. User Reliance

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

2. SITE DESCRIPTION

2.1. Location

The subject site comprises approximately 4.48 acres designated as parcel number 036-351-25 by the Nye County Tax Assessor. This parcel is located on the northeast corner of the intersection of Flamingo Road and South Baradonna Road in Pahrump, Nye County, Nevada. The subject parcel is located in Section 19, Township 20 South, Range 53 East, Sixmile Spring Quadrangle, Nye County, Nevada and has an assigned address of 1961 South Baradonna Road.

A site location map is presented on Figure 1. A site map with additional information concerning the site and surrounding properties is presented on Figure 2. Select photographs taken during the site reconnaissance visits are included in Appendix A.

2.2. Site and Vicinity General Characteristics

The area in the general vicinity of, and including, the subject site consists primarily of undeveloped land, and municipally and residentially developed land.

2.3. Current Use of the Property

The subject site, designated by the Nye County Tax Assessor as parcel number 036-351-25, is vacant residential land. A copy of the Nye County Tax Assessor parcel information is included in Appendix B-1.

2.4. Description of Structures, Roads, Other Improvements on the Site

The following paragraphs present a description of the structures present at the subject site, roads, other improvements on the subject site (including heating/cooling, sewage disposal, and potable water systems).

2.4.1. Site Structures

An abandoned mobile home trailer is located near the northeast corner of the subject site. A small structure is located near the northeastern margin of the subject site.

2.4.2. Roads

Unpaved portions of Flamingo Road and South Baradonna Road border the subject site to the south and west, respectively. Way Off Broadway, an unpaved road, borders the subject site to the east.

2.4.3. Other Site Improvements

Site improvements observed on the subject site included a gravel driveway adjacent to the northern property boundary and two unpaved driveways adjacent to the eastern margin of the subject site. Additional site improvements included a small structure located to the west of the mobile home trailer, a domestic well with associated pump located west of the small structure, a septic system and possible cleanout port located east of the mobile home trailer, an abandoned boat, mobile home hookup, numerous

polyvinyl chloride pipe (PVC) pipes and faucets, and two pole-mounted lights with associated electrical boxes.

2.4.4. Heating and Cooling Systems

The abandoned mobile home trailer was formerly heated and cooled by a roof-mounted heating and air-conditioning (HVAC) system.

2.4.5. Sewage Disposal

According to the Nye County Tax Assessor, a septic system is located on the subject site. A possible cleanout access point associated with the septic system was noted east of the mobile home trailer.

2.4.6. Potable Water

According to the Nye County Tax Assessor, a well is located on the subject site and the subject site is not believed to be connected to a municipal water distribution network. A domestic well with associated pump was noted west of the small structure.

2.5. Current Uses of the Adjoining Properties

The subject property is bordered to the north by undeveloped land (1901 South Baradonna Road), to the east by Way Off Broadway, across which is the Nye County School District – Transportation Services (1900 South Woodchips Road), to the south by Flamingo Road, across which is undeveloped land (2600 West Nevada Highway 372), and to the west by South Baradonna Road, across which is undeveloped land (1871 South Barney Street).

3. USER PROVIDED INFORMATION

3.1. Title Records

A title search report was not provided by the client for purposes of this Phase I ESA.

3.2. Environmental Liens or Activity and Use Limitations

The client requested that Ninyo & Moore conduct an environmental lien search to fulfill the user's responsibilities with regard to review of environmental liens and activity and use limitations (AULs) associated with the subject property as described in Section 6.2 of ASTM Practice E 1527-05. An environmental lien search was performed by FirstSearch Technology Corporation. The environmental lien search report, dated February 5, 2009, found no environmental liens or AULs associated with the subject site. A copy of the environmental lien search is provided as Appendix B-2.

3.3. Specialized Knowledge

Ms. Christie Brannen of BEC Environmental, the client contact representative, provided site location and background information. No specialized knowledge regarding the site was discussed with Ms. Brannen during interviews or noted during file reviews for the subject site.

3.4. Commonly Known or Reasonably Ascertainable Information

No commonly known or reasonably ascertainable information within the community material to RECs pertaining to the subject site was noted by Ninyo & Moore or communicated to us in writing, in person, or during telephone conversations in the course of this assessment.

3.5. Valuation Reduction for Environmental Issues

In a transaction involving the purchase of a parcel of commercial real estate, the user shall consider the relationship of the sales price of the property to fair market value of the property if the property is not affected by hazardous substances or petroleum products. No information regarding valuation of the subject property was communicated to Ninyo & Moore.

3.6. Owner, Property Manager, and Occupant Information

A review of the Nye County Tax Assessor ownership information showed the current owner of the property to be Ms. Mary Calzada-Valerio, located at 909 North Missouri Avenue, Roswell, New Mexico. The subject site is unoccupied.

3.7. Reason for Performing Phase I

Ninyo & Moore assumes that the Phase I ESA was performed in order to qualify for the innocent landowner defense pursuant to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

3.8. Other

No reports were provided for the purposes of this assessment.

4. RECORDS REVIEW

4.1. Standard Environmental Record Sources

A computerized environmental information database search was performed by *FirstSearch*TM dated January 29, 2009. The *FirstSearch*TM report included federal, state, and local databases. A summary of the environmental databases searched, their corresponding search radii, and number of noted sites of environmental concern, is presented in Table 1. In addition, the *FirstSearch*TM report and a description of the assumptions and approaches to the database search are presented in Appendix C-1.

Table 1 – Summary of Environmental Database Search

Database Name	Agency	Search Radius (miles)	Sites Listed
Federal Records			
National Priority List (NPL)	USEPA	1.00	0
Delisted NPL	USEPA	0.50	0
Sites currently or formerly under review by US EPA (CERCLIS)	USEPA	0.50	0
No Further Remedial Activities Planned (NFRAP)	USEPA	0.50	0
RCRA Corrective Action w/o TSD (CORRACTS)	USEPA	1.00	0
RCRA Treatment, Storage, and Disposal (TSD) Facilities	USEPA	0.50	0
RCRA Large/Small Quantity Generators List (LQ/SQ-GEN)	USEPA	0.25	0

Table 1 – Summary of Environmental Database Search

Database Name	Agency	Search Radius (miles)	Sites Listed
RCRA NLR	USEPA	0.12	0
Federal Engineering and Institutional Controls (IC/EC)	USEPA	0.25	0
Emergency Response Notification System (ERNS) List	NRC	0.12	0
State and Local Records			
State Sites	NDEP	1.00	0
Permitted as solid waste landfills, incinerators, or transfer stations (SWL)	NDEP	0.50	0
Leaking Underground Storage Tank (LUST) Lists	NDEP	0.50	0
Registered UST/Aboveground Storage Tank (AST) List	NDEP	0.25	0
Voluntary Cleanup Program Sites (VCP)	NDEP	0.50	0
Project Tracking Database State (Brownfields)	NDEP	0.50	0
State Engineering and Institutional Controls (IC/EC)	NDEP	0.25	0
Tribal Records			
Tribal Lands	BIA	1.00	0
Indian LUST	NDEP	0.50	0
Indian UST/AST	EPA Region 9	0.25	0
BIA - Bureau of Indian Affairs NDEP - Nevada Division of Environmental Protection NRC - National Response Center USEPA - United States Environmental Protection Agency USDOT - United States Department of Transportation			

The review was conducted to evaluate whether or not the subject site or properties within the vicinity of the subject site have been listed as having experienced significant unauthorized releases of hazardous substances or other events with potentially adverse environmental effects.

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

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

This list identifies hazardous material sites slated for cleanup under the federally sponsored Superfund program. These sites receive remedial funding under CERCLA. No facilities were listed within a 1-mile radius of the subject site.

United States Environmental Protection Agency, Delisted NPL

This list identifies hazardous material sites deleted from the NPL. The National Oil and Hazardous Substances Pollution Contingency Plan establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR §300.425(e), sites may be deleted from the NPL where no further response is appropriate. No facilities were listed within a 0.5-mile radius of the subject site.

United States Environmental Protection Agency, CERCLIS List

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

United States Environmental Protection Agency, NFRAP List

This archive list identifies, to the best of USEPA's knowledge, facilities where assessment has been completed and EPA has determined no further steps will be taken to list this facility on the NPL. This decision does not necessarily mean that there is no hazard associated with the facility; it only means that, based upon available information, the location is not judged a potential NPL site. No facilities were listed within a 0.5-mile radius of the subject site.

United States Environmental Protection Agency, CORRACTS List

This list identifies RCRA facilities that are undergoing "corrective action." A "corrective action order" is issued pursuant to RCRA when there has been a release of hazardous waste into the environment from a RCRA facility. No facilities were listed within a 1-mile radius of the subject site.

United States Environmental Protection Agency, RCRA TSD List

This list identifies USEPA-listed facilities that report storage, treatment, and/or disposal of hazardous waste (i.e., TSD facility) under the USEPA Resource Conservation and Recovery Act (RCRA) program. No facilities were listed within a 0.5-mile radius of the subject site.

United States Environmental Protection Agency, RCRA Large-Quantity and Small-Quantity Generator (GEN)

This database identifies USEPA-listed facilities that report generation of reportable quantities of hazardous waste under the RCRA program for the identification and tracking of hazardous waste. The list consists of properties that generate more than 1,000 kilograms (kg) of hazardous waste per month (large quantity generators) and properties that generate less than 1,000 kg of hazardous waste per month (small quantity generators), and is not necessarily indicative of facilities where a release of hazardous substances has occurred. No facilities were listed within a 0.25-mile radius of the subject site.

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

This database identifies USEPA-listed facilities that report generation of less than 100 kgs of hazardous waste under the RCRA program for the identification and tracking of hazardous waste or do not meet other RCRA requirements. No facilities were listed within a 0.12-mile radius of the subject site.

United States Environmental Protection Agency – US Engineering Controls

A listing of facilities with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. The subject site was not listed on this database.

United States Environmental Protection Agency – US Institutional Controls

A listing of facilities with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls. The subject site was not listed on this database.

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

The ERNS is a national database used to collect information on reported releases of oil and hazardous substances. The database contains information from spill reports made to federal authorities, including the USEPA, the United States Coast Guard, the National Response

Center, and the Department of Transportation (DOT). No facilities were listed within a 0.25-mile radius of the subject site.

Nevada Department of Conservation and Natural Resources, Corrective Action Cases (State Sites)

The Nevada Department of Conservation and Natural Resources, Bureau of Corrective Actions maintains a list of cleanup evaluations and actions regarding sites with actual or potential contamination that could affect groundwater. No facilities were listed within a 1-mile radius of the subject site.

Nevada Department of Conservation and Natural Resources, Landfill List

The Nevada Department of Conservation and Natural Resources maintains lists of facilities including active solid waste disposal sites, inactive or closed solid waste disposal sites, and transfer facilities. No facilities were listed within a 0.5-mile radius of the subject site.

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

The LUST Information System is maintained by the Nevada Department of Conservation and Natural Resources. It includes sites with tanks under investigation, for potential leaks, confirmed leaks, and those to be closed. No facilities were listed within a 0.5-mile radius of the subject site.

Nevada Department of Conservation and Natural Resources, Underground Storage Tank (UST) and Aboveground Storage Tank (AST) Lists

Information regarding USTs and aboveground storage tanks (ASTs) registered with the Nevada Department of Conservation and Natural Resources is provided on the agency's UST list and AST list. The UST and AST lists consist of properties that have registered tanks, and are not necessarily indicative of sites where a release of hazardous substances has occurred. No facilities were listed within a 0.25-mile radius of the subject site.

Nevada Department of Conservation and Natural Resources - State Engineering Controls

A listing of facilities with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway

elimination for regulated substances to enter environmental media or effect human health. The subject site was not listed on this database.

Nevada Department of Conservation and Natural Resources - State Institutional Controls

A listing of facilities with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls. The subject site was not listed on this database.

Nevada Division of Environmental Protection, Voluntary Cleanup Program Sites (VCP)

The Voluntary Cleanup Program provides relief from liability to owners who undertake cleanups of contaminated properties under the oversight of the Nevada Division of Environmental Protection (NDEP). No facilities were listed within a 0.5-mile radius of the subject site.

Nevada Department of Conservation and Natural Resources, Project Tracking Database (Brownfields)

Brownfields sites included in the Project Tracking Database. The term "Brownfields" is used to describe abandoned, idled, or underused industrial or commercial properties taken out of productive use because of real or perceived risks from environmental contamination. The State of Nevada has initiated Brownfields, a land-recycling program, to provide an opportunity to redevelop these undesirable properties and revitalize communities. No facilities were listed within a 0.5-mile radius of the subject site.

United States Geological Survey, Indian Reservations (INDIAN RESERV)

Indian administered lands of the United States that have any area equal to or greater than 640 acres. No facilities were listed within a 1-mile radius of the subject site.

United States Environmental Protection Agency, Leaking Underground Storage Tanks on Indian land (INDIAN LUST R9)

LUSTs on Indian land in Arizona, California, New Mexico, and Nevada. No facilities were listed within a 0.5-mile radius of the subject site.

United States Environmental Protection Agency, Underground Storage Tanks on Indian land (INDIAN UST R9)

USTs on Indian land in Arizona, California, New Mexico, and Nevada. No facilities were listed within a 0.25-mile radius of the subject site.

4.2. Additional Environmental Record Sources

Ninyo & Moore reviewed NDEP records on the Bureau of Corrective Actions (BCA) Download Database. Records including UST lists organized by facility number, owner information, and facility addresses were reviewed for facilities located in the site vicinity zip code(s). In addition, the list of corrective action and LUST sites as compiled by NDEP-BCA were reviewed for facilities located in the site vicinity zip code(s). No facilities were noted.

Ninyo & Moore reviewed USEPA records on the Enforcement and Compliance History Online (ECHO) Database. Records including RCRA generators were reviewed for facilities located in the site vicinity zip code. In addition, facilities with compliance violations were reviewed for the site vicinity zip code(s). No sites were listed within the site vicinity zip code.

4.3. Physical Setting Sources

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

4.3.1. Site Topography

The United States Geological Survey (USGS) Sixmile Spring, 7.5-minute series topographic map, dated 1984, shows the site to be at an elevation of approximately 775 feet above mean sea level with drainage of the site generally toward the west-southwest. A copy of the topographic map is included in Appendix D-1.

4.3.2. Site Geology

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

4.3.3. Site Hydrology

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

4.3.3.1. Surface Waters

No natural surface water bodies, including ponds, streams, or other bodies of water, are present on the subject site.

4.3.3.2. Groundwater

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

Review of the Nevada Division of Water Resources well log database indicated that the static water level may occur approximately 50 to 60 feet below grade in the vicinity of the subject property. Based on topography, groundwater flow direction in the vicinity of the subject property is assumed to be toward the west-southwest.

4.4. Historical Use Information on the Property

Ninyo & Moore conducted a historical record search for the subject site. This included a review of one or more of the following resources that were found to be both reasonably ascertainable and useful for the purposes of this Phase I ESA: historical aerial photographs, historical fire insurance maps, historical topographic maps, land use records, interviews with property representatives, and reviews of prior environmental assessment reports regarding the site. The following sections summarize information obtained from the historical sources utilized for this assessment.

4.4.1. Historical Property Ownership

A title search was not included in the scope of work for this site and no historical ownership records were found on the website of the Nye County Tax Assessor. However, based on the environmental lien search performed for the subject site and document number 635054, a Quit Claim Deed, dated September 1, 2005, was filed between Mr. Ned Valerio (grantor) and Ms. Mary Calzada-Valerio (grantee).

4.4.2. Historical Aerial Photographs

Selected historical aerial photographs from 1984, 1994, and 2008 were available and reviewed for the subject site. Aerial photographs prior to 1984 were not readily available. The lack of availability of aerial photographs prior to 1984 is not considered a significant data failure due to the undeveloped state of the subject site during that period. A listing of the photographs reviewed is presented in Table 2. Table 3 summarizes notable observations from each photograph. A copy of the 2008 aerial photograph is included in Appendix D-2.

Table 2 -- Aerial Photographs Reviewed for the Property

Date	Photograph Identification	Scale	Source
1984	7-5	1 = 14,400	A
1994	3-5	1 = 24,000	A
2008	Unknown	Unknown	B

Sources: A – Continental Aerial Photo, Inc.
B – Google Earth

Table 3 – Aerial Photograph Summary for the Property

Year	Aerial Photograph Description
1984	The site is evident as undeveloped land.
1994	The subject site is evident as residentially developed land.
2008	A mobile home trailer is evident near the northeast corner of the subject site and four structures are evident to the south and west of the mobile home trailer. Three driveways and construction debris are evident near the eastern and northern margins of the subject site.

4.4.3. City Directories

There was no city directory coverage for the subject site. This is not considered a significant data failure due to the undeveloped state of the subject site prior to the 1990s and the availability of other historical resources (e.g. topographic maps and aerial photographs).

4.4.4. Fire Insurance Maps

There was no Sanborn fire insurance map coverage for the subject site. This is not considered a significant data failure due to the availability of other historical resources (e.g. topographic maps and aerial photographs).

4.4.5. Historical Topographic Map

The USGS Sixmile Spring Quadrangle, 7.5-minute series topographic map, dated 1984, depicts the site as undeveloped property. No items of potential environmental concern for the subject site were noted on this topographic map. A copy of the historical topographic map is provided in Appendix D-I.

4.5. Historical Use Information on Adjoining Properties

Ninyo & Moore conducted a historical record search for the adjoining properties. This included a review of one or more of the following sources found to be both reasonably ascertainable and useful for the purposes of this Phase I ESA: historical aerial photographs, historical fire insurance maps, historical topographic maps, land use records, interviews with property representatives, and reviews of prior environmental assessment reports regarding neighboring properties.

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

4.5.1. Historical Property Ownership

A title search was not included in the scope of work for the site vicinity and no historical ownership records were found on the website of the Nye County Tax Assessor.

4.5.2. Historical Aerial Photographs

Selected historical aerial photographs dating from 1984, 1994, and 2008 were available and reviewed for the subject site vicinity. Aerial photographs prior to 1984 were not readily available. The lack of availability of aerial photographs prior to 1984 is not considered a significant data failure due to the undeveloped state of the surrounding properties during that period. A listing of the photographs reviewed is presented in Table 4. Table 5 summarizes notable observations from each photograph. A copy of the 2008 aerial photograph of the subject site and vicinity is included in Appendix D-2.

Table 4 – Aerial Photographs Reviewed for Adjoining Properties

Date	Photograph Identification	Scale	Source
1984	7-5	1 = 14,400	A
1994	3-5	1 = 24,000	A
2008	Unknown	Unknown	B

Sources: A – Continental Aerial Photo, Inc.
B – Google Earth

Table 5 – Aerial Photograph Summary for Adjoining Properties

Year	Aerial Photograph Description
1984	Adjoining properties to the north, east, south, and west are evident as undeveloped parcels of land. Highway 372 is evident as a paved road to the south of the subject site.
1994	Residential development is evident to the north of the subject site. South Baradonna Road and Way Off Broadway are evident as unpaved roads to the west and east of the subject site, respectively. Flamingo Road is evident as an unpaved road to the southwest of the subject site.
2008	The northern subject site is evident as undeveloped land and residentially developed land. The eastern subject site is evident as undeveloped land and municipally developed land (Nye County School District – Transportation Services). The southern and western adjoining properties are evident as undeveloped land. Way Off Broadway, Flamingo Road, and South Baradonna Road are evident to the east, south, and west of the subject site, respectively.

4.5.3. City Directories

There was no city directory coverage for the subject site vicinity. This is not considered a significant data failure due to the availability of other historical resources (e.g. topographic maps and aerial photographs).

4.5.4. Fire Insurance Maps

There was no Sanborn fire insurance map coverage for the subject site vicinity. This is not considered a significant data failure due to the availability of other historical resources (e.g. topographic maps and aerial photographs).

4.5.5. Historical Topographic Map

The USGS Sixmile Spring Quadrangle, 7.5-minute series topographic map, dated 1984, depicts the site vicinity as undeveloped property. Highway 372 is evident to the south of the subject site. No items of potential environmental concern were noted in the vicinity of the site on this topographic map. A copy of the historical topographic map is provided in Appendix D-1.

5. SITE RECONNAISSANCE

5.1. Methodology and Limiting Conditions

On February 2, 2009, Ryan C. Jones, of Ninyo & Moore, conducted a site reconnaissance of the subject property. The reconnaissance involved a walking tour of the site and visual observations of adjoining properties. Select photographs taken during the site reconnaissance are included in Appendix A.

5.2. General Site Setting

The subject site is approximately 775 feet above mean sea level with a western-southwestern sloping topography and is comprised of a former residential property. Adjoining properties to the north, south, east, and west are either undeveloped or municipally/residentially developed. Way Off Broadway, Flamingo Road, and South Baradonna Road are located immediately to the east, south, and west of the subject site, respectively.

5.3. Exterior Observations

The subject property was traversed, the exterior of the site structure was observed, and the subject property was observed from adjacent public thoroughfares.

Easements

The environmental lien search report did not indicate that there were any easements associated with the subject site.

Pits, Ponds, or Lagoons

No pits, ponds, or lagoons were observed on the subject site.

Stained Soil or Pavement

No stained soil was observed on the subject site.

Stressed Vegetation

No stressed vegetation was observed on the subject site.

Solid Waste

No abnormal solid waste, including fill, was observed on the subject site. However, an abandoned boat, general debris, and waste consisting of miscellaneous building materials was noted near the northeast corner and northern margin of the subject site. The general debris and miscellaneous building materials consisted of PVC pipes, tires, concrete, buckets, wood, various metal sections, a satellite dish, and building insulation.

Wastewater

There were no sources of wastewater noted on the subject site.

Wells

The Nye County Tax Assessor information indicates that there is a domestic well located on the subject site. During the site visit, the domestic well with associated pump was observed west of the small structure located on the subject site. The well may constitute a direct pathway to groundwater.

Septic Systems

The Nye County Tax Assessor information indicates that there is a septic system located on the subject site and a PVC pipe, believed to be associated with the septic system, was observed on the subject site, east of the mobile home trailer. Based upon our reconnaissance of the subject site, it is not currently served by a municipal wastewater treatment system.

Odors

No odors were noted on the subject site.

Pools of Liquid

No exterior pools of liquid were observed on the subject site.

Drums

No exterior drums were observed on the subject site.

Storage Tanks

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

Hazardous Substance and Petroleum Containers

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

Unidentified Substance Containers

Except for a bucket of aluminum roof coating, no unidentified substance containers were observed on the subject site.

Waste Management and Regulated Materials

No regulated materials were observed on the subject site.

Polychlorinated Biphenyls (PCBs)

Polychlorinated biphenyls are known hazardous materials that are found in coolants or lubricating oil used in some electrical transformers, hydraulic elevators, light ballasts, electrical panels, or other equipment. Utility companies, including Valley Electric Association (VEA) often own transformer equipment and typically assume responsibility for repair or replacement of damaged or leaking units and for required cleanup or remediation activities. Indications of damage or leakage should be immediately reported to VEA.

Two pole-mounted electrical transformers were observed on the northern margin of the subject site. No evidence of leaks or staining was observed in the vicinity of the transformers.

5.4. Interior Observations

A limited visual assessment of the trailer home on the subject site was conducted. Our assessment involved a walk-through structure, in addition to a limited assessment of the building exteriors. Suspect ACM in the form of vinyl flooring materials and insulation were observed.

Stains or Corrosions

No stains or evidence of corrosion was observed inside the site building.

Drains and Sumps

No floor drains were observed inside the site building.

Odors

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

Pools of Liquid

No pools of liquid were observed inside the site building.

Drums

No drums were observed inside the site building.

Hazardous Substances or Petroleum Containers

No hazardous substances or petroleum products were observed inside the site building.

Unidentified Substance Containers

No unidentified substance containers were observed inside the site building.

5.5. Waste Management and Regulated Materials

Except for general debris and miscellaneous building materials located near the northeast corner and northern margin of the subject site, no waste or sources of potential environmental waste were observed on the subject site.

5.6. Storage Tanks

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

5.7. Utilities

Overhead electrical lines and a utility trench were noted along the northern margin of the subject site. Electrical service is supplied to the subject site vicinity by VEA. There is no evidence that the subject site had been connected to a municipal water or sewage system. A utility warning marker and utility box were observed near the southwest corner of the subject site.

6. INTERVIEWS

Interviews with present owners, operators, and/or occupants of the subject site, as well as other knowledgeable parties as appropriate, is mandated by ASTM Practice 1527-05. The objective of the interviews is to obtain information indicating RECs in connection with the subject site.

6.1. Interview with Client Contact

Ms. Christie Brannen of BEC Environmental, the client contact representative, provided site location information and completed the owner questionnaire by phone. The questionnaire information provided by Christie Brannen is presented in Appendix E-1.

6.2. Interview with Local Government Officials

Ms. Marlene Huderski, file review manager for the NDEP, was interviewed by telephone and email regarding site and adjacent RCRA generators, state, UST, and LUST sites. She stated that a written request form would have to be submitted to request information. A copy of the written request is provided in Appendix C-2. The regulatory response is provided in Appendix E-2. No files were available for the subject site.

Ms. Janice Shurtliff, file review manager for the Nevada State Fire Marshal, was interviewed by email regarding site hazardous waste storage permits. She stated that the Hazmat database has no record of hazardous waste storage permits for 1961 South Baradonna Road in Pahrump, Nevada. A copy of the written request is provided in Appendix C-2. The regulatory response is provided in Appendix E-2.

Various governmental agencies for Nye County and Pahrump, Nevada were contacted by email regarding any record of environmental spills, fire code violations, and fire response incidents. However, as of the date of this report, Ninyo & Moore had not received a response to those requests. Copies of the written requests are provided in Appendix C-2.

7. FINDINGS, OPINIONS, AND CONCLUSIONS

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

7.1. Findings and Opinions

- The subject site consists of a former residential property with an abandoned mobile home trailer, abandoned boat, and small structure located on a parcel of land totaling approximately 4.48 acres in area, designated by the Nye County Tax Assessor as parcel number 036-351-25, and located at 1961 South Baradonna Road in Pahrump, Nye County, Nevada.
- Based on a review of historical sources the subject site was undeveloped prior to being developed as a single-family residential property after 1984 and prior to 1994.
- No abnormal solid waste, including fill, was observed on the subject site. However, an abandoned boat, general debris, and waste consisting of miscellaneous building materials was noted near the northeast corner and northern margin of the subject site. The general debris and miscellaneous building materials consisted of PVC pipes, tires, concrete, buckets, wood, various metal sections, a satellite dish, and building insulation.
- No unidentified substance containers were observed on the subject site except for a bucket of aluminum roof coating. No other drums, unidentified substance containers, or other evidence of the storage or disposal of hazardous substances or petroleum products were observed on the subject site.
- No evidence of ASTs or USTs (i.e., fill pipes, vent pipes, and emergency power generators) was observed on the subject site.
- Review of environmental databases found no facilities located in the vicinity of the subject site that have handled hazardous materials or petroleum products and/or have been listed as having reported releases of hazardous materials or petroleum products. The subject site was not listed.
- The Nye County Tax Assessor information indicates that there is a domestic well located on the subject site. During the site visit, the domestic well with associated pump was observed to the west of the small structure located on the subject site. The well may constitute a direct pathway to groundwater.

7.2. Conclusions

This Phase I ESA was performed in conformance with the scope and limitations of the American Society for Testing and Materials Practice E 1527-05. Any exceptions to or dele-

tions from this practice are described in Section 1.5 of this report. This assessment has revealed no evidence of RECs, as defined in Section 1.1 of this report, in connection with the subject property at this time. However, Ninyo & Moore makes the following recommendation:

- The domestic well located on the subject site west of the small structure may constitute a direct pathway to groundwater. This is considered to be a REC for the subject site and Ninyo & Moore recommends that the well be abandoned by a Nevada-certified driller in accordance with applicable local and state regulations.

7.3. Data Gaps and Data Failures

The following data gap was encountered during performance of this ESA.

- Aerial photographs for the subject site and vicinity from between 1940 and 1984 were not reasonably ascertainable. The lack of availability of aerial photographs prior to 1984 is not considered a significant data gap due to the availability of other historical resources (e.g. topographic maps) and the undeveloped nature of the subject site and vicinity prior to 1984.

The following data failures were encountered during performance of this ESA.

- Cross directories were not reasonably ascertainable for the subject site or vicinity. This is not considered a significant data gap due to the availability of other historical resources (e.g. topographic maps and aerial photographs).
- No Sanborn fire insurance map coverage was available for the subject site and vicinity. This is not considered a significant data failure due to the availability of other historical resources (e.g. topographic maps and aerial photographs).

7.4. Deviations

No deviations from the ASTM Practice E 1527-05 and EPA's All Appropriate Inquiry (AAI) standards as set forth in § 312.10 of CFR Chapter 40 Section 312 were noted during the preparation of this report.

The following conditions were noted as non-ASTM 1527-05 additional issues:

- Interior components such as flooring materials and building insulation located in the abandoned mobile home trailer may contain asbestos.
- Insulation contained within the walls of the abandoned mobile home trailer may be urea-formaldehyde foam insulation.

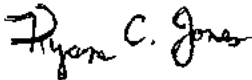
8. ADDITIONAL SERVICES

No additional services were performed during the preparation of this report.

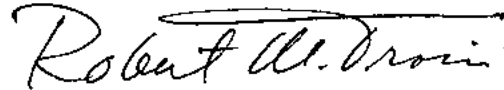
9. REFERENCES

- Aerial Photographs, Pahrump, Nevada, Continental Aerial Photo, Inc.
- ASTM International, 2005, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, Designation E-1527-05.
- Code of Federal Regulations, Title 40, Chapter 1, Subchapter J, Part 312.10(b) (CFR 40 §312.10[b]).
- Environmental FirstSearch™ Report dated January 29, 2009.
- FirstSearch Technology Corporation, Environmental Lien Search report, dated February 5, 2009.
- Nevada Division of Water Resources, 2009, Online Well Log Database.
- Nye County, Nevada Assessors On-line Information System.
- United States Environmental Protection Agency, 2006, Innocent Landowner, Standards for Conducting All Appropriate Inquiries, 40 CFR Part 312.
- United States Environmental Protection Agency, 2007, Enforcement and Compliance Online.
- United States Geological Survey, 1984, Sixmile Spring Quadrangle, Nevada: 7.5-minute series (topographic), Scale 1:24,000.

10. SIGNATURES OF ENVIRONMENTAL PROFESSIONALS



Ryan C. Jones, C.E.M.
Project Geologist



Robert M. Troisi, C.E.M.
Managing Principal
Environmental Science Division

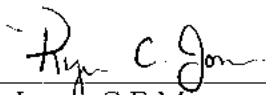
11. QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

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

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

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

I, Ryan C. Jones, 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.



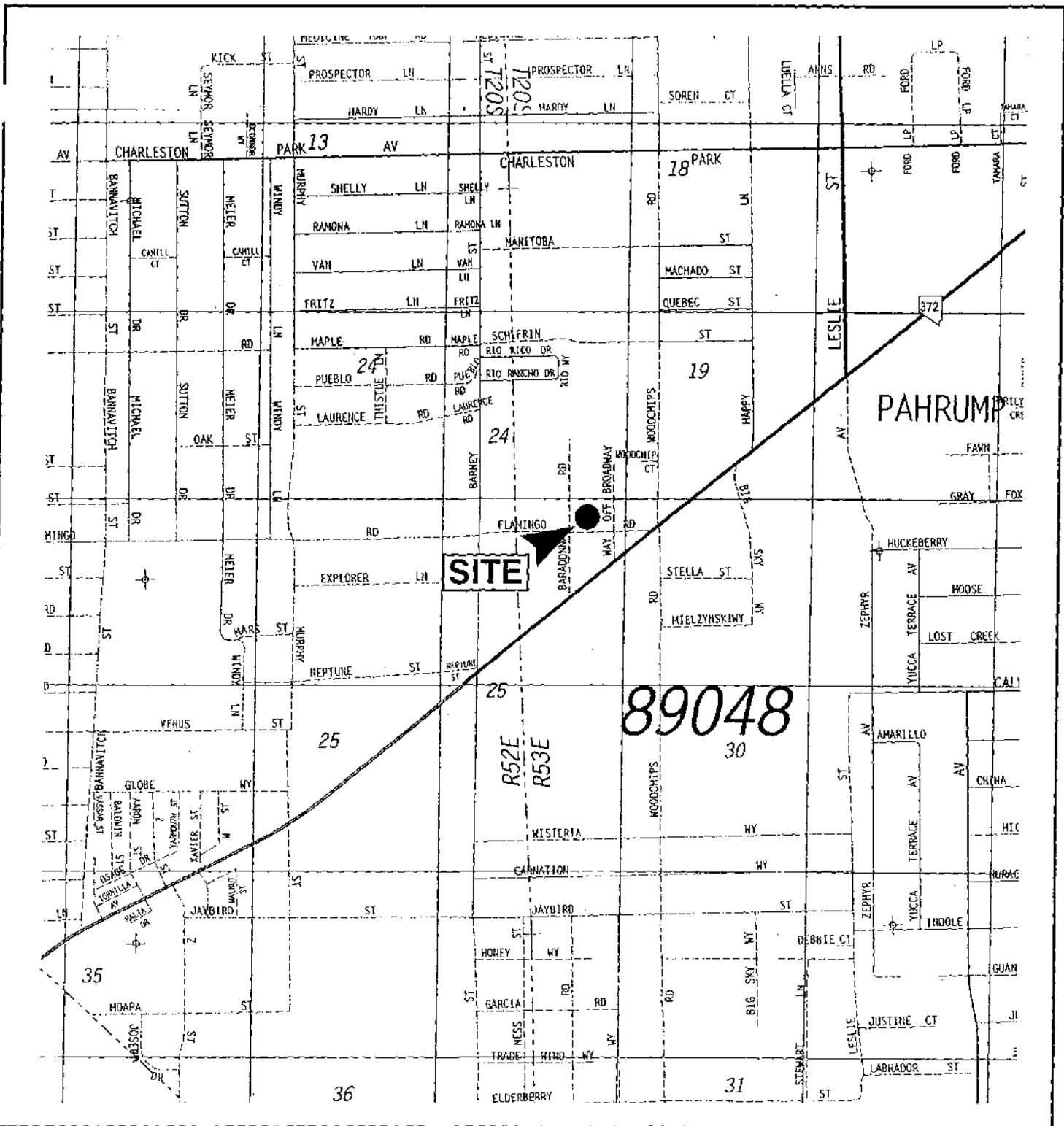
Ryan C. Jones, C.E.M.
Certified Environmental Manager
No. 2129
Expires: October 18, 2009

2/17/09

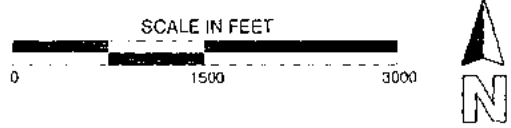
Date

Resumes, which document the professional qualifications, pursuant to 40 CFR §312.10(b)(2), of the persons that prepared and reviewed this report are provided as Appendix F.

FIGURES



REFERENCE: 2008 THOMAS GUIDE FOR LAS VEGAS & CLARK COUNTY, STREET GUIDE AND DIRECTORY



NOTE: DIMENSIONS, DIRECTIONS, AND LOCATIONS ARE APPROXIMATE
Map: Rand McNally, R.L. S-129

Ningo & Moore

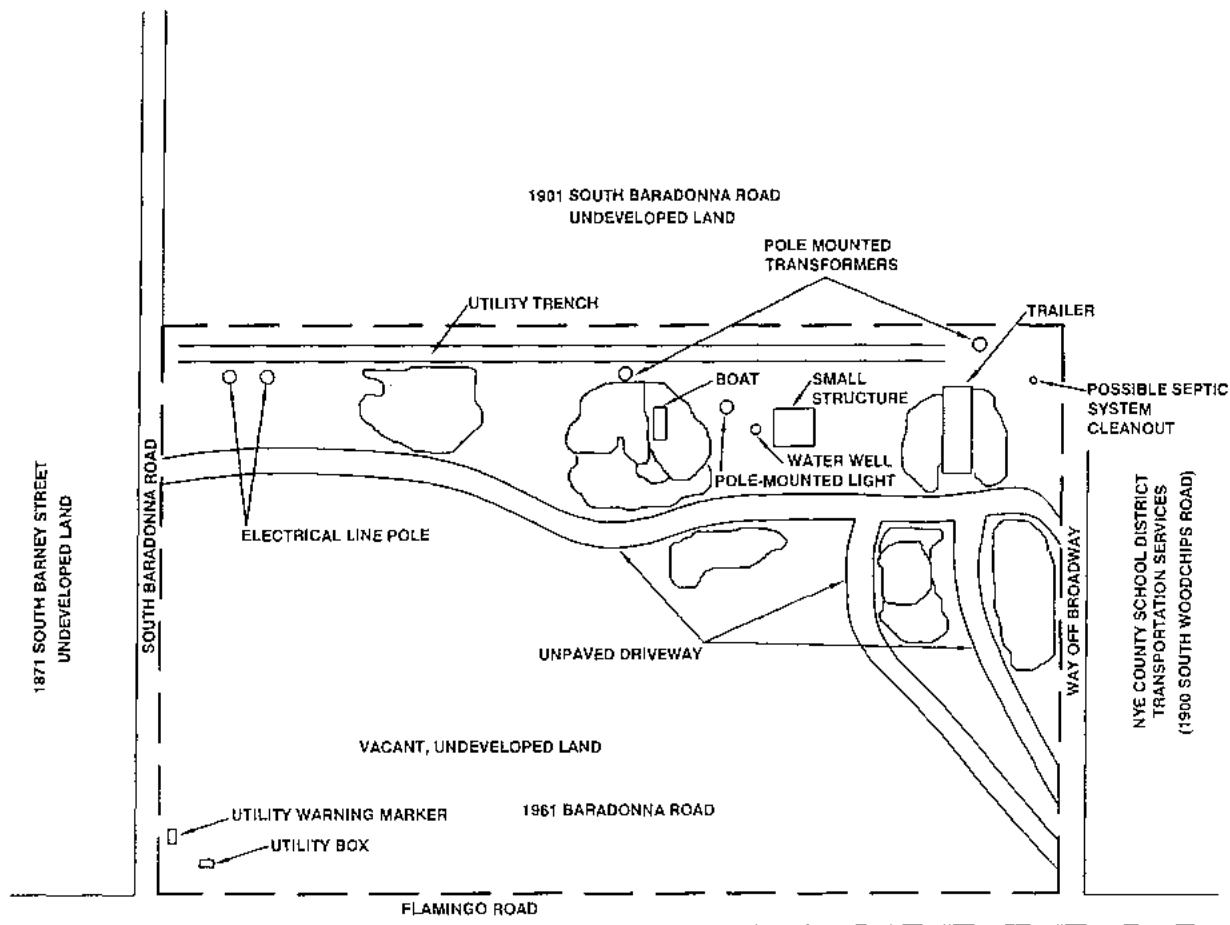
SITE LOCATION

FIGURE

PROJECT NO. 302830001
DATE 2/09

PHASE I ENVIRONMENTAL SITE ASSESSMENT
1961 SOUTH BARADONNA ROAD
PAHRUMP, NEVADA

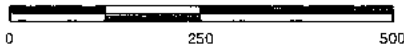
1




2600 WEST NEVADA HIGHWAY 372
UNDEVELOPED LAND



SCALE IN FEET



LEGEND

- Subject Site.
-  General Debris.

REFERENCE: Nye County Assessor Web Site, 2008.

NOTE: Dimensions, directions, and locations are approximate.

Ningo & Moore

SITE PLAN

FIGURE

PROJECT NO.
302830001

DATE
2/09

PHASE I ENVIRONMENTAL SITE ASSESSMENT
1961 BARADONNA ROAD
PAHRUMP, NEVADA

2

APPENDIX A
SITE PHOTOGRAPHS



Photograph 1: View looking across site, facing northeast from western margin of site.



Photograph 2: View looking across site, facing southeast from western margin of site.



Photograph 3: View of northeast corner of site, facing east.



Photograph 4: View of northeast corner of site, facing southwest.



Photograph 5: View of northern adjoining property, facing northwest.



Photograph 6: View of northern adjoining property, facing northeast.



Photograph 7: View of South Baradonna Road and western adjoining property, facing west.



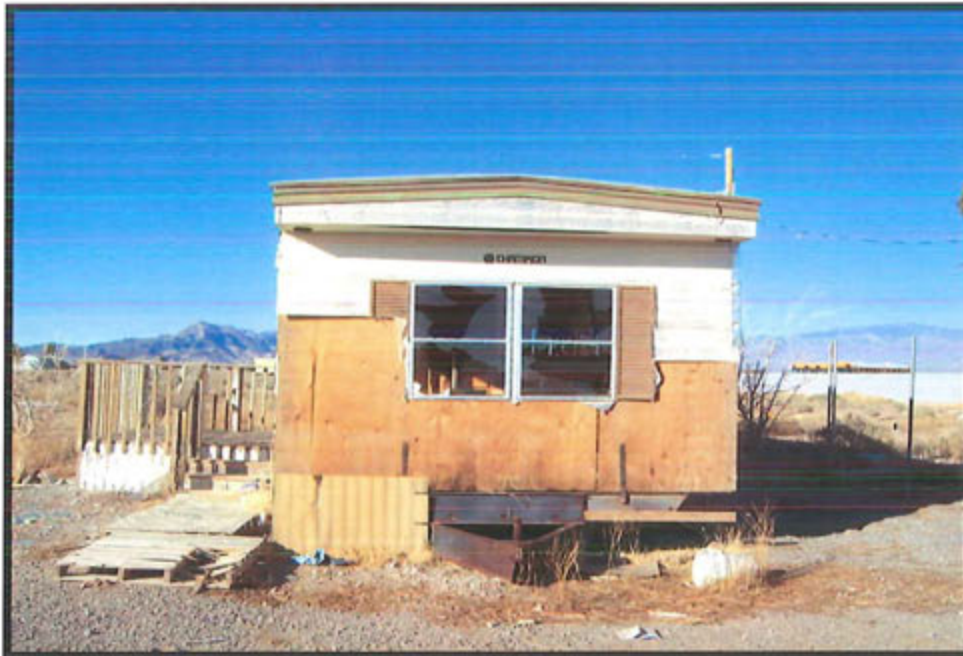
Photograph 8: View of Flamingo Road and southern adjoining property, facing south.



Photograph 9: View of eastern adjoining property from southern margin of subject site, facing northeast.



Photograph 10: View of eastern adjoining property over fence, facing northeast.



Photograph 11: View of abandoned mobile home trailer on northeast corner of subject site, facing north.



Photograph 12: View of domestic well with associated pump located on the subject site.



Photograph 13: View of general debris, building materials, and abandoned boat, facing northwest.



Photograph 14: View of septic system PVC pipe located on the subject site.



Photograph 15: View of small structure located on the subject site, facing west.



Photograph 16: View of utility warning marker and utility box located near southwest corner of subject site, facing southeast.



Photograph 17: View of utility trench located near northern margin of the subject site, facing east.



Photograph 18: View of pole-mounted transformer, facing northeast.

APPENDIX B

PROPERTY RECORDS DOCUMENTATION

- B-1 - Nye County Tax Assessor Records
- B-2 - Environmental Lien Search Report

1961 South Baradonna Road
Pahrump, Nevada

February 16, 2009
Project No. 302830001

APPENDIX B-1

PROPERTY RECORDS DOCUMENTATION

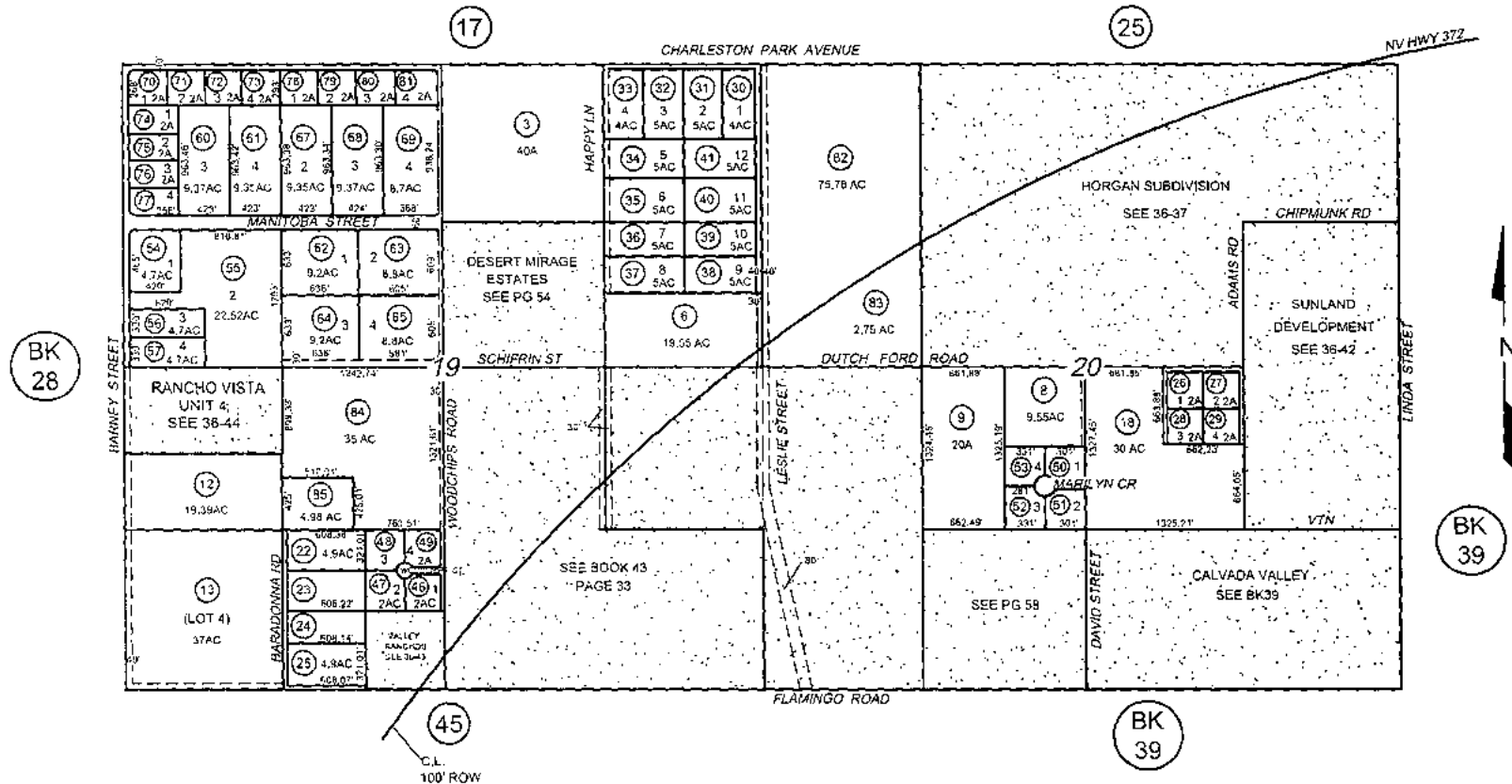
Nye County Tax Assessor Records

T.20S., R.53E.
 POR. OF SECTIONS 19 & 20

36-35



- REV. 01-06-83
 01-14-87
 10-16-90
 01-03-91
 02-12-92
 03-02-92
 06-04-92
 07-22-93
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 09-18-08
 01-02-09



MAR92:WTB-dcb
 CAD FILE 10-07-04/CM
 NYE COUNTY ASSESSOR

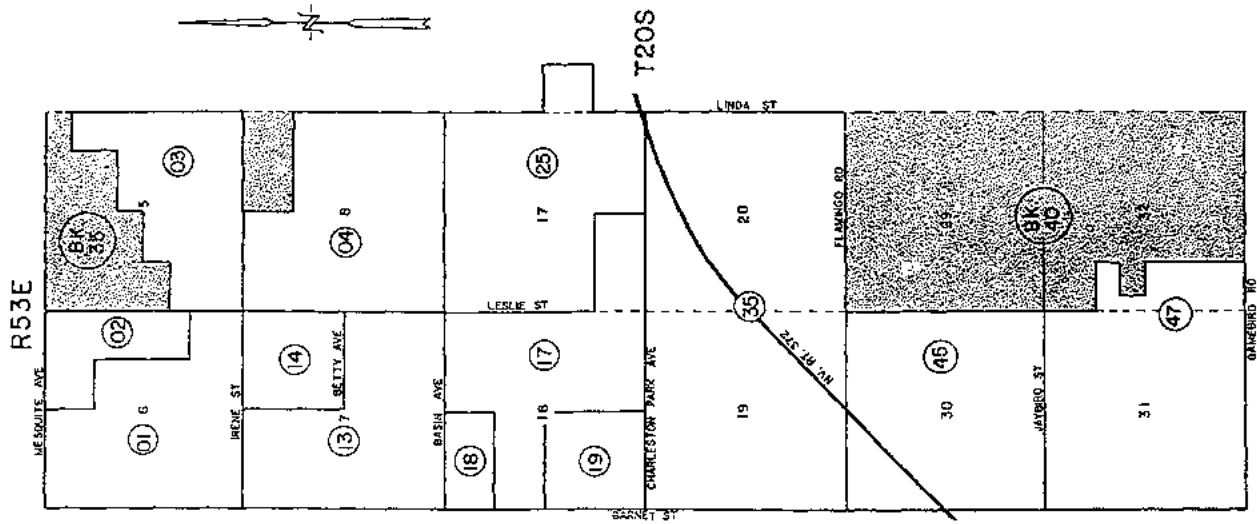
NOTE: THIS PLAT IS FOR ASSESSMENT USE ONLY AND
 DOES NOT REPRESENT A SURVEY. NO LIABILITY IS
 ASSUMED AS TO THE ACCURACY OF THE DATA
 DELINEATED HEREON.

T.20S., R.53E.

BOOK 36
INDEX MAP
1 OF 1

Rev. 4/10/95

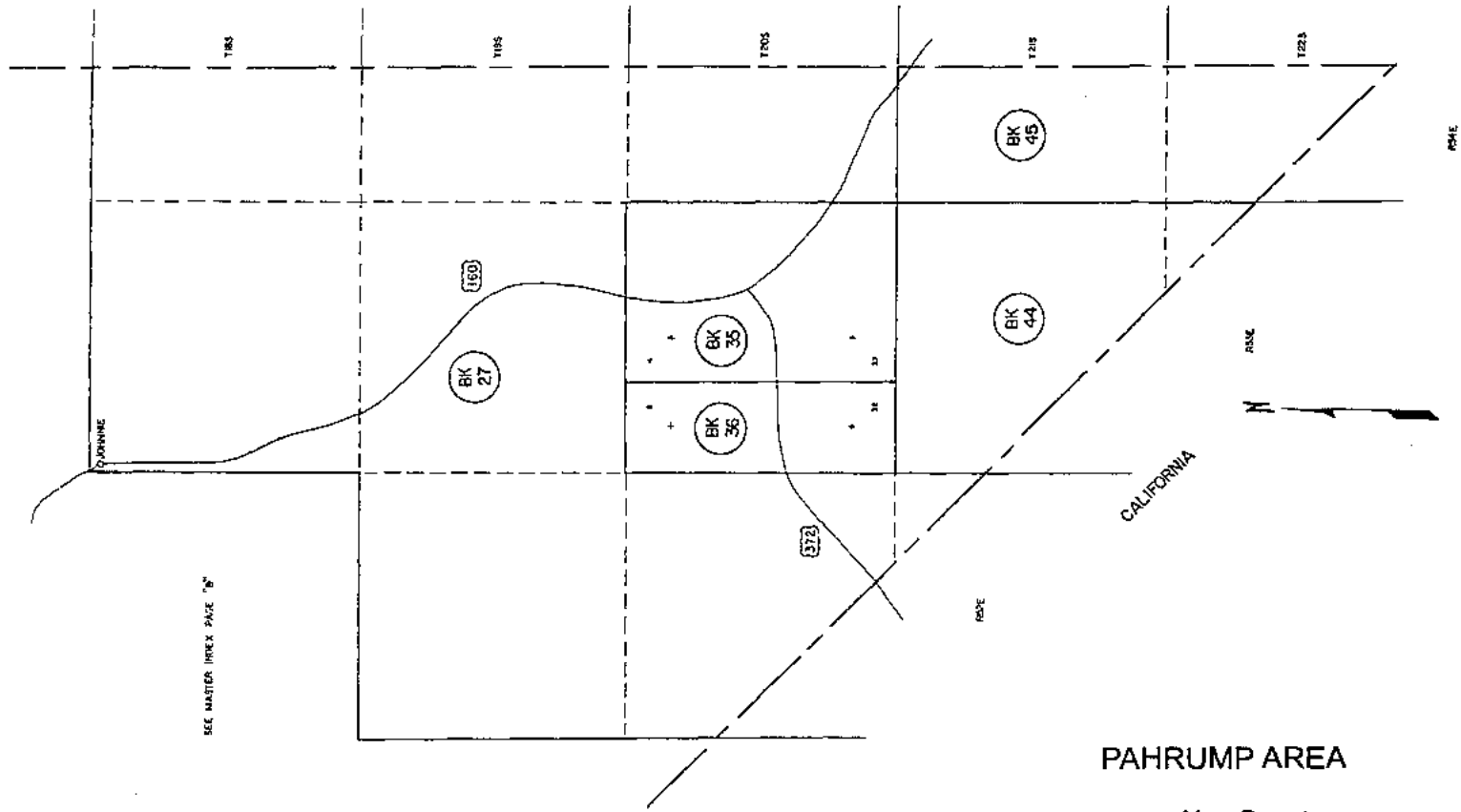
BK35
INDEX



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

NYE COUNTY
PAHRUMP AREA

MASTER INDEX
PAGE C



PAHRUMP AREA

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



[Assessor Home](#)
[Basic Search List](#)
[Personal Property](#)
[Sales Data](#)
[Secured Tax Inquiry](#)
[Recorder Search](#)

Parcel Detail for Parcel # 036-351-25

Location

Property Location 1961 S BARADONNA RD
 Town PAHRUMP
 Subdivision Lot Block
 Property Name F#56689 P.4 4.482AC

[Add Addresses](#)
[Assessor Maps](#)
[Legal Description](#)

Description

Total Acres 4.480 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 1	Stories 0
Multi-fam Units 0	Wells 1	
Mobile Homes 0	Septic Tanks 1	
Total Dwelling Units 0	Bldg Sq Ft 0	
	Garage Sq Ft 0	Attch/Detch
	Basement Sq Ft 0	Finished 0

[Improvement List](#)
[Improvement Sketches](#)

Ownership

Assessed Owner Name CALZADA-VALERIO, MARY L
 Mailing Address 909 N MISSOURI AVE
 ROSWELL, NM 88201-4940

[Ownership History](#)
[Document History](#)

Legal Owner Name CALZADA-VALERIO, MARY L
 Vesting Doc#, Date 635054 09/01/05 Book/Page /
 Map Document #s

Appraisal Classifications

Current Land Use Code 230 [Code Table](#)

Zoning RH-4.5 062007

Re-appraisal Group 5 Re-appraisal Year 2005

Orig Constr Year Weighted Year

Valuation

	Working Year 2010-11	Closed/Reopened Year 2009-10	Prior Year 2008-09
Land	29,255	29,255	29,255
Improvements	4,027	4,027	3,931
Personal Property	0	0	0
Ag Land	0	0	0
Exemptions	0	0	0
Net Assessed	33,282	33,282	33,186

Mobile Home Detail for Account # MH 007566

Mobile Home 1

Description

Mfg Year, Make, Model 1974 CHAMPION _____
 Serial Number 6278 Decal # _____
 Length & Width 60 x 12 Feet Number of Sections 1
 Current Location 1961 S BARADONNA RD
 Accessories _____
 Year of Acquisition 0000 Sold New Before 7/1/82 Y
 Mobile Home Base Value 4,995 Source of Base Value SRP Verified N
 Accessories Base Value 0 Date Installed _____
 Total Base Value 4,995 Secured Notice Mailed N
 Migratory _ Number of Months 12
 New This Year N
 Deactivation Code ___ Deactivation Date _____

Assessed Value Computation

<u>Base Value</u>	<u>Cost Index</u>	<u>% Good</u>	<u>=</u>	<u>Taxable Value</u>	<u>Assessment Ratio</u>	<u>=</u>	<u>Assessed Value</u>
4,995	x 1.000	x 20.0	=	999	x 0.35	=	350

Close Window



[Assessor Home](#)

[Assessor Inquiry \(Back\)](#)

Personal Property Inquiry
 Search for Personal Property (Mobile Homes, Equipment, Aircraft, etc.)

Order List By: Account # Owner Name Property Location Mailing Address

Filters: Limit Selected Parcels to Include (Choose any number):

Type

Account # Owner Name Assessed
 Legal

Number Range - 6-digit numbers Property Location
 examples: SMITH M / ACME MARKETS

Parcel # Range - 8-digit numbers Mailing Address
 examples: N MAIN ST / MAPLE DR / 123 1ST AVE

Net Value Range - Search

Search Results - Select for Detail				
Account Number	Secured/ Unsecured	Owner Name	Mailing Address	Description
MH 007566	U	VALERIO, NED J	909 N MISSOURI AVE	Mobile Homes



[Assessor Home](#) |
 [Unsecured Tax Inquiry](#) |
 [Back to Search List](#)

Personal Property Detail for Account # MH 007566

Ownership		
Assessed Owner	Legal Owner	
Name VALERIO,NED J	VALERIO,NED J	
Mailing Address 909 N MISSOURI AVE ROSWELL, NM 88201-4940	909 N MISSOURI AVE ROSWELL, NM 88201-4940	
Business Type ___	New Business _	Confidential _

Account Description		
Account Type MOBILE HOMES	Group M	
Location 1961 S BARADONNA RD		
Secured/Unsecured U	Parcel Number 036-351-25	
Re-appraisal Group 05	Factoring Group 00	
Re-appraisal Year 2005		
Declaration Sent _____	Returned _____	
Demand Letter Sent _	DA's Letter _	Processed _____

[List Types](#) |
 [Property Description](#) |
 [Tax Years](#)

Tax Years for Account # MH 007566

	<u>2010-11</u>	<u>2009-10</u>	<u>2008-09</u>
Land	0	0	0
Improvements	0	0	0
Personal Property	350	350	350
Exemptions	0	0	0
Net Assessed	350	350	350

[Close Window](#)



[Assessor Home](#) [Assessor Inquiry \(Back\)](#)

Assessor's Sales Data Inquiry

Order List By: Parcel # Address Sale Price Sale Date
 Acreage Land Use Code Building Sq. Ft. District

Filters: Limit Selected Parcels to Include (Choose any number):

Street Address Range	-	Direction Street Name	
Parcel Number Range			
Sale Price Range			(All or part)
Sale Date Range			(Parcel # is 8 digits)
Acreage Range			(8-digit dates; enter as MMDDYYYY; for example, 05211995 for 05/21/1995)
Land Use Code Range			(up to 2 decimal Positions allowed)
Buildings Sq. Ft. Range			Code Table
Number of Bedrooms			
Number of Bathrooms			
District			20 Results Search
Subdivision Code			

Search Results - Select for Detail								
Parcel #	Street Address	Dist.	Price	Sales Date	Use Code	Acre	Building Sq. Ft.	Buyer
*** No results found ***								

Ownership History for Parcel # 036-351-25

Current Owners	
Name	From
CALZADA-VALERIO, MARY L 909 N MISSOURI AV ROSWELL, NM 88201	2007

Prior Owners		
Name	From	To

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

Close Window

Document History for Parcel # 036-351-25

Type	Description/Name	Doc #	Sfx	Date	Cost	Book	Page(s)
***	*** No Document History Found ***	*****	*	*****	*****	***	*****

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

Close Window

Legal Description for Parcel # 036-351-25

Legal Description	Sect/ Lot	Town/ Block	Range	Acres
T20S R53E S19-F#56689 PARCEL 4 4.482AC	19	20S	53E	4.480

Close Window

Improvement List for Parcel # 036-351-25								
	Grp #	Impr #	Description	Year	Cnt/ Size	Total Cost	Appraisal Date	RCNLD
Open	1	1	WATER SYSTEM	1992	1	7,826	07/18/05	5,713
Open	1	2	SEPTIC SYSTEM	1992	1	2,396	07/18/05	1,749
Open	1	3	HOOKUP ELECTRIC	1992	1	2,466	07/18/05	1,800
Open	1	4	WOD	1992	80	988	07/18/05	721
Open	1	5	PATIO COVER	2001	200	1,244	07/18/05	1,076
RCNLD: Replacement Cost New, Less Depreciation								
Close Window								

APPENDIX B-2

PROPERTY RECORDS DOCUMENTATION

Environmental Lien Search Report

FirstSearch Technology Corporation

Environmental Lien Report

TARGET PROPERTY:

Pahrump, NV 89048

Job Number: 302830001

FirstSearch #: 191480

PREPARED FOR:

Ninyo and Moore

6700 Paradise Road

Las Vegas, NV 89119

Date 2/5/09



Tel: (781) 551-0470

Fax: (781) 551-0471

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FirstSearch Technology Corporation

SOURCES – LIMITATIONS - DISCLAIMER

This lien report has been produced from a limited search of the public land records and/or real property deed records of the county and state as defined in the legal description below for any current environmental liens up through the indicated date as shown on this report. This limited search includes only the current recorded deed and most easements and surface leases affecting the ownership history of the subject property. This report is being provided for use only as a limited part of an overall Phase I Environmental Site Assessment as performed by a qualified Environmental Engineer/Consultant as specified in the ASTM Standard E 1527-05, AAI, and as specified in the Comprehensive Environmental Response, Compensation and Liabilities Act of 1980, as amended, and may not be relied upon for any other purpose.

This report is not to be considered an Abstract, a Title Commitment, Title Opinion, Title Guaranty, or a representation of the legal status of the property. The information presented is simply a report of instruments filed of record pertaining to the above property and was obtained from the county public records. No guaranty as to the integrity or correctness of said records is implied. In the process of compiling the information presented in this report, the public records were accessed primarily by the name(s) shown in the vesting instrument only and although reasonable care was taken to provide accuracy, this report and provider does not claim responsibility for instruments filed under any variation of name(s) and/or legal description.

Although great care has been taken by FirstSearch Technology in compiling and verifying the information contained in this report to insure that it is accurate, FirstSearch Technology disclaims any and all liability for any errors, omissions, or inaccuracies in such information and data.

FirstSearch Technology Corporation

Environmental Lien Report

LEGAL DESCRIPTION: All that certain plot, piece and parcel of land, situate, lying and being in the town of Pahrump, County of Nye, and State of NV, described in the County of Nye land records as parcel 036-351-025

SUBJECT PARCEL: All that certain plot, piece and parcel of land, situate, lying and being in the town of Pahrump, County of Nye, and State of NV, described in the County of Nye land records as parcel 036-351-025

TABLE SUMMARY

DATE	DOCUMENT TYPE	GRANTOR (Seller/Lessor)	GRANTEE (Buyer/Lessee)	PARCEL or LOT #	DOCUMENT NUMBER
9/1/2005	Deed	Ned J. Valerio	Mary L. Calzada-Valerio	036-351-025	Document #: 635054
Environmental Liens:	None				
AUL's:	None				

FirstSearch Technology Corporation

Environmental Lien Report

ENVIRONMENTAL LIEN RESEARCH NOTES:

ASTM Notes: ASTM E 1527-05, Section 8.3 on Historical Use Information requires a review of "*Reasonably Ascertainable standard historical sources.*"

"Reasonably Ascertainable means information that is publicly available, obtainable from a source with reasonable time and cost constraints, and practically reviewable."

This task requires reviewing only as many of the standard historical sources as are necessary, and that are reasonably ascertainable and likely to be useful.

AAI Notes: The Environmental Protection Agency published a final rule setting federal standards for the conduct of all appropriate inquiries (AAI). The final rule establishes specific regulatory requirements for conducting all appropriate inquiries into *the previous ownership*, uses, and environmental conditions of a property for the purposes of qualifying for certain landowner liability protections under CERCLA.

After November 1, 2006, parties must comply with the requirements of All Appropriate Inquiries Final Rule, to satisfy the statutory requirements for conducting all appropriate inquiries. All appropriate inquiries must be conducted to obtain protection from potential liability under CERCLA as an innocent landowner, a contiguous property owner, or a bona fide prospective purchaser.

Inquiries conducted by or for the prospective landowner or grantee include:

- *environmental liens*
- *easements*
- *restrictions*
- *activity and use limitations*

FirstSearch Technology Corporation

ENVIRONMENTAL CHAIN OF TITLE SEARCH GLOSSARY

There are certain terms used in Chain of Title searches, which may require clarification. This glossary is designed to provide definitions for some of the most common terms.

1. ENVIRONMENTAL LIEN:	The Environmental Lien is a record of a document/instrument filed by the City, County, State or Federal Government that prevents the conveyance of a property because of severe environmental problems existing on the premises.
2. BREAK IN CHAIN:	<p>There may appear to be a break in the chain of title as indicated when the sequential tracing of ownership fails. An example of a break would be: <i>Samson to James. . James to Watson. . Black to White</i>. The missing link is from Watson to Black. There are several possible reasons for this occurrence.</p> <ul style="list-style-type: none">• Due to the size or other physical characteristics of the property, there could be multiple owners at any time when tracing the history of the ownership of the property.• There could be an "easement title" over some portion of the property, allowing for use of that portion for a specific purpose.• There could be a "multi-percentage interest" in the property, with concurrent multiple owners making up 100% of the fee title. Then, a percentage owner deeds out his particular interest or a percentage of this interest to one or more parties. This causes a perceived break in the chain.
3. EASEMENT:	An easement is the right to enter and use another person's property: a non-possessor right to use another person's real property. Traditionally easements are granted to utility companies and other service organizations or as a <u>right of access to another property</u> .
4. MULTIPLE OWNERS:	<p>When "others" or "et al" appears on the report in the owner category, it indicates multiple ownership of a single parcel, with too many names to record in summary. It is frequently used to denote more than a single owner. If the owners are a married couple, both names may appear on the report or may be denoted by "et ux".</p> <p>The term "owners" is usually used to indicate owners of multiple parcels, all recorded under a document that covers the multiple parcels.</p>
5. MULTIPLE PARCELS:	Some properties are created by combining several adjoining parcels into one large parcel. When this occurs; there might be several different owners until the time of unification of the property. Sometimes the ownership appears to be cloudy until each owner conveys his/her interest to the single owner of the new larger parcel.
6. INSTITUTIONAL CONTROLS:	Institutional controls are a form of "deed restriction" placed on a property by a governing authority to reduce exposure to contaminants. A common deed restriction might be to prohibit residential or school use on a property.

Tax Statements to:
APN: 36-360-25
Name: Mary L. Calzada-Valerio
Address: 909 N. Missouri Ave.
City/State/Zip: Roswell, NM 88201

035054

Official Records Nye County Nevada
Requested By: Mary Calzada Valerio
09/01/05 10:32 AM
Donna L. Motis, Recorder
Fee: \$15.00 State: \$ Dep: ds
Non-Conformity Fee \$

QUIT CLAIM DEED

THIS INSTRUMENT WITNESSES that the GRANTOR(S): _____

Ned J. Valerio - an unmarried man
for and in consideration of \$ 0 consideration (\$ 0)
and other valuable consideration do hereby QUIT CLAIM the right, title and
interest, if any, which GRANTOR may have in all that real property, the receipt
of which is hereby acknowledged, to GRANTEE(S): Mary L. Calzada-
Valerio, a single woman

Dated: August 31, 2005.

All that real property situated in the Town of Datump, County of Nye, State of
Nevada, bounded and described as follows:

A portion of W 1/2 of SE 1/4 of SW 1/4 of 19
T. 20 S. R. 53 E P. 4 of map # 56689

ASSESSOR'S PARCEL NO.
36-351-25

Together with all and singular hereditament and appurtenances thereto belonging or in
any way appertaining to. In Witness Whereof, I/We have hereunto set my hand/hands
on 8-31-, 2005.

Ned J. Valerio, by Mary L. Calzada-Valerio - Power of Attorney
Signature of Grantor Signature of Grantor

Ned J. Valerio
(Print or Type Name Here)

Mary L. Calzada-Valerio
(Print or Type Name Here)

STATE OF NEVADA
COUNTY OF NYE

This instrument was acknowledged
before me on the _____, 2005.

See Attached
(Signature of Notary Public)

635054

State of Nevada
County of Nye

This instrument was acknowledged before me, Peggy L. Brockway, a Notary Public in and for the State of Nevada, Nye County, Nevada, on August 31, 2005, by MARY L. CALZADA-VALERIO, as attorney in fact for NED J. VALERIO, whose name is in the Quit Claim Deed this acknowledgment is attached to.


Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number (s)

a) 36-351-25
 b) _____
 c) _____
 d) _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument#:	_____
Book: _____	Page: <u>635054</u>
Date of Recording: _____	
Notes: _____	

2. Type of Property:

a) <input type="checkbox"/> Vacant Land	b) <input type="checkbox"/> Single Fam Res.
c) <input type="checkbox"/> Condo/Twnshp	d) <input type="checkbox"/> 2-4 Plex
e) <input type="checkbox"/> Apt. Bldg	f) <input type="checkbox"/> Comm/Indl
g) <input type="checkbox"/> Agricultural	h) <input type="checkbox"/> Mobile Home
i) <input checked="" type="checkbox"/> Other Land	

3. Total Value/Sales Price of Property: \$ _____
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: 5
 b. Explain Reason for Exemption: Transfer from father to daughter

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Mary Calzada-Valerio Capacity _____
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: Ned J. Valerio
 Address: P.O. Box 3629
 City: Pahrump
 State: NV Zip: 89040

(REQUIRED)
 Print Name: Mary Calzada-Valerio
 Address: 909 N. Missouri Ave
 City: Roswell
 State: NM Zip: 88201

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)
 Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

APPENDIX C

REGULATORY RECORDS DOCUMENTATION

- C-1 - Environmental Database Search
- C-2 - Records Review Documentation

APPENDIX C-1
REGULATORY RECORDS DOCUMENTATION
Environmental Database Search

TRACK ► INFO SERVICES, LLC

Environmental FirstSearch™ Report

Target Property:

1961 SOUTH BARADONNA ROAD

PAHRUMP NV 89048

Job Number: 302830001

PREPARED FOR:

Ninyo and Moore

6700 Paradise Road, Suite E

Las Vegas, NV 89119

01-29-09



Tel: (866) 664-9981

Fax: (818) 249-4227

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**Environmental FirstSearch
Search Summary Report**

**Target Site: 1961 SOUTH BARADONNA ROAD
PAHRUMP NV 89048**

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	01-12-09	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	01-12-09	0.50	0	0	0	0	-	0	0
CERCLIS	Y	01-09-09	0.50	0	0	0	0	-	0	0
NFRAP	Y	01-09-09	0.50	0	0	0	0	-	0	0
RCRA COR ACT	Y	09-08-08	1.00	0	0	0	0	0	0	0
RCRA TSD	Y	09-08-08	0.50	0	0	0	0	-	0	0
RCRA GEN	Y	09-08-08	0.25	0	0	0	-	-	0	0
RCRA NLR	Y	09-08-08	0.12	0	0	-	-	-	0	0
Federal IC / EC	Y	12-02-08	0.25	0	0	0	-	-	0	0
ERNS	Y	11-17-08	0.12	0	0	-	-	-	0	0
Tribal Lands	Y	12-01-05	1.00	0	0	0	0	0	0	0
State/Tribal Sites	Y	07-02-08	1.00	0	0	0	0	0	0	0
State/Tribal SWL	Y	06-27-02	0.50	0	0	0	0	-	0	0
State/Tribal LUST	Y	07-02-08	0.50	0	0	0	0	-	0	0
State/Tribal UST/AST	Y	07-02-08	0.25	0	0	0	-	-	0	0
State/Tribal EC	Y	NA	0.25	0	0	0	-	-	0	0
State/Tribal IC	Y	NA	0.25	0	0	0	-	-	0	0
State/Tribal VCP	Y	NA	0.50	0	0	0	0	-	0	0
State/Tribal Brownfields	Y	07-02-08	0.50	0	0	0	0	-	0	0
State Other	Y	08-01-08	0.25	0	0	0	-	-	0	0
- TOTALS -				0	0	0	0	0	0	0

Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to TRACK Info Services, certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in TRACK Info Services's databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although TRACK Info Services uses its best efforts to research the actual location of each site, TRACK Info Services does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of TRACK Info Services's services proceeding are signifying an understanding of TRACK Info Services's searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

**Environmental FirstSearch
Site Information Report**

Request Date: 01-29-09
Requestor Name: Ryan Jones
Standard: ASTM-05

Search Type: COORD
Job Number: 302830001
Filtered Report

Target Site: 1961 SOUTH BARADONNA ROAD
 PAHRUMP NV 89048

Demographics

Sites: 0	Non-Geocoded: 0	Population: NA
Radon: NA		

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
Longitude:	-116.063411	-116:3:48	Easting: 584213.177
Latitude:	36.189599	36:11:23	Northing: 4005183.517
			Zone: 11

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes: 0 Mile(s)	Services:																																		
<table border="1"> <thead> <tr> <th>ZIP Code</th> <th>City Name</th> <th>ST</th> <th>Dist/Dir</th> <th>Sel</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	ZIP Code	City Name	ST	Dist/Dir	Sel						<table border="1"> <thead> <tr> <th></th> <th>Requested?</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Sanborns</td> <td>No</td> <td></td> </tr> <tr> <td>Aerial Photographs</td> <td>No</td> <td></td> </tr> <tr> <td>Historical Topos</td> <td>No</td> <td></td> </tr> <tr> <td>City Directories</td> <td>No</td> <td></td> </tr> <tr> <td>Title Search/Env Liens</td> <td>Yes</td> <td>01/29/09</td> </tr> <tr> <td>Municipal Reports</td> <td>No</td> <td></td> </tr> <tr> <td>Online Topos</td> <td>Yes</td> <td>01/29/09</td> </tr> </tbody> </table>		Requested?	Date	Sanborns	No		Aerial Photographs	No		Historical Topos	No		City Directories	No		Title Search/Env Liens	Yes	01/29/09	Municipal Reports	No		Online Topos	Yes	01/29/09
ZIP Code	City Name	ST	Dist/Dir	Sel																															
	Requested?	Date																																	
Sanborns	No																																		
Aerial Photographs	No																																		
Historical Topos	No																																		
City Directories	No																																		
Title Search/Env Liens	Yes	01/29/09																																	
Municipal Reports	No																																		
Online Topos	Yes	01/29/09																																	

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

Target Property: 1961 SOUTH BARADONNA ROAD
PAHRUMP NV 89048

JOB: 302830001

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

Page No. **DB Type** **Site Name/ID/Status** **Address** **Dist/Dir** **Map ID**

Environmental FirstSearch
Site Detail Report

Target Property: 1961 SOUTH BARADONNA ROAD
PAHRUMP NV 89048

JOB: 302830001

No sites were found!

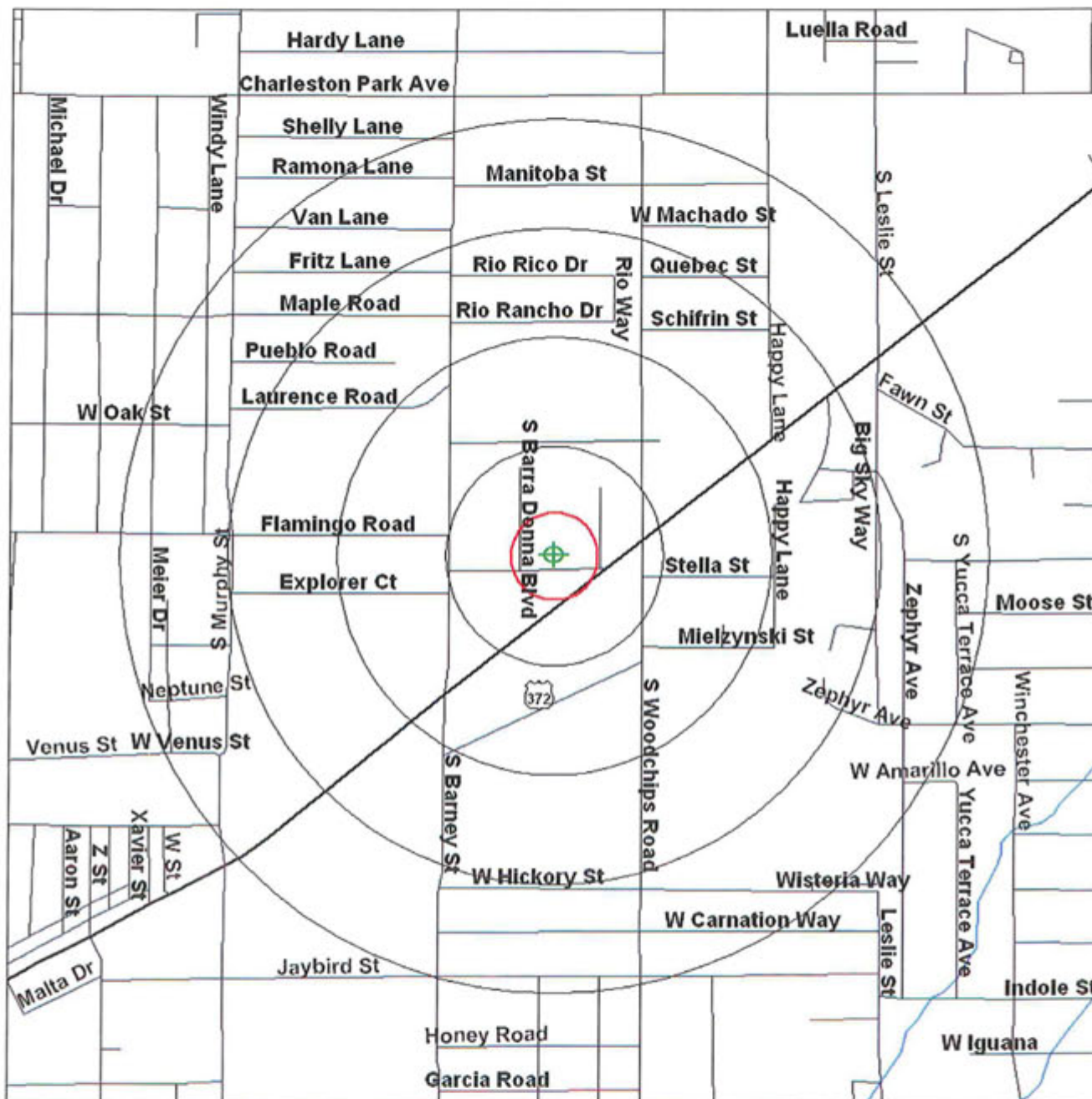


Environmental FirstSearch

1 Mile Radius
Single Map:



1961 SOUTH BARADONNA ROAD, PAHRUMP NV 89048



Source: U.S. Census TIGER Files

Target Site (Latitude: 36.189599 Longitude: -116.063411)

Identified Site, Multiple Sites, Receptor

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
riballand

Railroads

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





Environmental FirstSearch

.5 Mile Radius
ASTM-05: Multiple Databases



1961 SOUTH BARADONNA ROAD, PAHRUMP NV 89048



Source: U.S. Census TIGER Files

- Target Site (Latitude: 36.189599 Longitude: -116.063411) 
- Identified Site, Multiple Sites, Receptor   
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
riballand  
- Railroads 

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

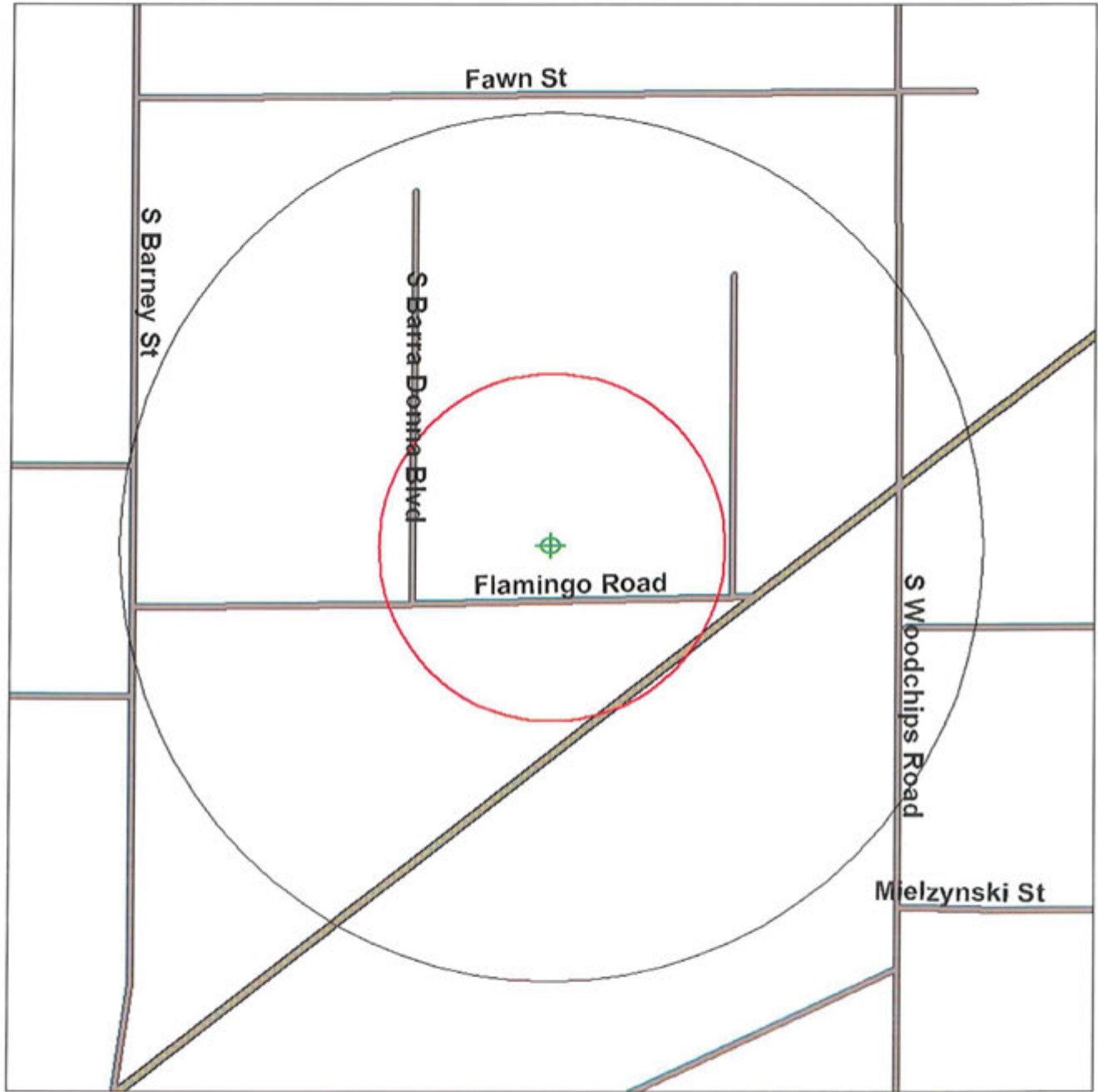


Environmental FirstSearch

.25 Mile Radius
ASTM-05: RCRA GEN, UST, OTHER



1961 SOUTH BARADONNA ROAD, PAHRUMP NV 89048



Source: U.S. Census TIGER Files

Target Site (Latitude: 36.189599 Longitude: -116.063411)

Identified Site, Multiple Sites, Receptor

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
landfill

Railroads

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



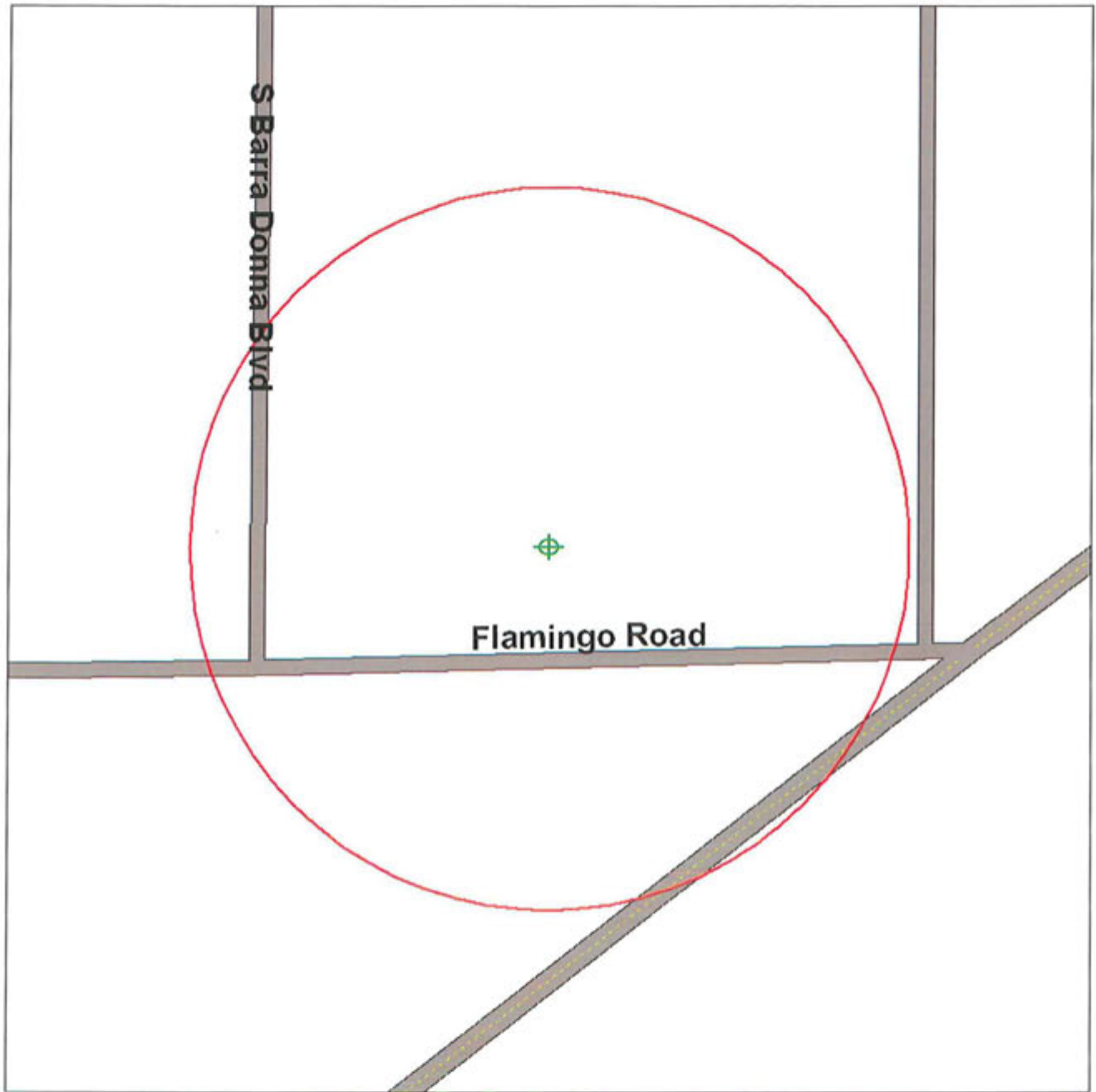


Environmental FirstSearch

.12 Mile Radius
ASTM-05: ERNS, RCRANLR



1961 SOUTH BARADONNA ROAD, PAHRUMP NV 89048



Source: U.S. Census TIGER Files

- Target Site (Latitude: 36.189599 Longitude: -116.063411) 
- Identified Site, Multiple Sites, Receptor   
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
 nballand  
- Railroads 

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

Environmental FirstSearch Descriptions

NPL: *EPA* NATIONAL PRIORITY LIST - The National Priorities List is a list of the worst hazardous waste sites that have been identified by Superfund. Sites are only put on the list after they have been scored using the Hazard Ranking System (HRS), and have been subjected to public comment. Any site on the NPL is eligible for cleanup using Superfund Trust money.

A Superfund site is any land in the United States that has been contaminated by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.

FINAL - Currently on the Final NPL

PROPOSED - Proposed for NPL.

NPL DELISTED: *EPA* NATIONAL PRIORITY LIST Subset - Database of delisted NPL sites. The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

DELISTED - Deleted from the Final NPL

CERCLIS: *EPA* COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM (CERCLIS)- CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL.

PART OF NPL- Site is part of NPL site

DELETED - Deleted from the Final NPL.

FINAL - Currently on the Final NPL.

NOT PROPOSED - Not on the NPL

NOT VALID - Not Valid Site or Incident

PROPOSED - Proposed for NPL

REMOVED - Removed from Proposed NPL

SCAN PLAN - Pre-proposal Site

WITHDRAWN - Withdrawn

NFRAP: *EPA* COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM ARCHIVED SITES - database of Archive designated CERCLA sites that, to the best of EPA's knowledge, assessment has been completed and has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

NFRAP - No Further Remedial Action Plan

P - Site is part of NPL site

D - Deleted from the Final NPL.

F - Currently on the Final NPL.

N - Not on the NPL.

O - Not Valid Site or Incident

P - Proposed for NPL

R - Removed from Proposed NPL

S - Pre-proposal Site

W - Withdrawn

RCRA COR ACT: *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

RCRAInfo facilities that have reported violations and subject to corrective actions.

RCRA TSD: *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM

TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

Facilities that treat, store, dispose, or incinerate hazardous waste.

RCRA GEN: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM GENERATORS - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984. Facilities that generate or transport hazardous waste or meet other RCRA requirements.

LGN - Large Quantity Generators

SGN - Small Quantity Generators

VGN -- Conditionally Exempt Generator.

Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List) facilities.

RCRA NLR: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

Facilities not currently classified by the EPA but are still included in the RCRAInfo database. Reasons for non classification:

Failure to report in a timely matter.

No longer in business.

No longer in business at the listed address.

No longer generating hazardous waste materials in quantities which require reporting.

Federal IC / EC: EPA BROWNFIELD MANAGEMENT SYSTEM (BMS) - database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant Programs.

FEDERAL ENGINEERING AND INSTITUTIONAL CONTROLS- Superfund sites that have either an engineering or an institutional control. The data includes the control and the media contaminated.

ERNS: EPA/NRC EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS) - Database of incidents reported to the National Response Center. These incidents include chemical spills, accidents involving chemicals (such as fires or explosions), oil spills, transportation accidents that involve oil or chemicals, releases of radioactive materials, sightings of oil sheens on bodies of water, terrorist incidents involving chemicals, incidents where illegally dumped chemicals have been found, and drills intended to prepare responders to handle these kinds of incidents. Data since January 2001 has been received from the National Response System database as the EPA no longer maintains this data.

Tribal Lands: DOI/BIA INDIAN LANDS OF THE UNITED STATES - Database of areas with boundaries established by treaty, statute, and (or) executive or court order, recognized by the Federal Government as territory in which American Indian tribes have primary governmental authority. The Indian Lands of the United States map layer shows areas of 640 acres or more, administered by the Bureau of Indian Affairs. Included are Federally-administered lands within a reservation which may or may not be considered part of the reservation.

State/Tribal Sites: NV DOC CORRECTIVE ACTION CASES- The Bureau of Corrective Actions maintains a list of clean-up evaluations and actions regarding sites with actual or potential contamination that could affect groundwater. This includes various types of sites including those regulated under Nevada State legislation described in detail in the Nevada State web site under legislation section NAC445.226-NAC445.2739.

State/Tribal SWL: NV DOC SOLID WASTE LANDFILLS- This division maintains an inventory of various solid waste facilities including open, closed, & permitted landfills, dumps, pesticide sites, and transfer stations. The inventory notes landfill class type and if the site is a private or government facility.

State/Tribal LUST: NV DOC LEAKING UNDERGROUND STORAGE TANKS- This division maintains an inventory of sites with leaking underground storage tanks. It includes sites with tanks under investigation for potential leaks, confirmed leaks, and those to be closed.

WASHOE COUNTY LEAKING UNDERGROUND STORAGE TANKS- This department maintains a list of sites with leaking underground storage tanks. It includes sites with tanks under investigation for potential leaks, confirmed leaks, and those to be closed or needing emergency action.

State/Tribal UST/AST: NV DOC/EPA 9 UNDERGROUND STORAGE TANKS- This division maintains an inventory of underground storage tanks.

INDIAN LANDS UST LIST-A listing of underground storage tanks currently on Indian lands under federal jurisdiction. Nevada Indian Lands USTs are administered by US EPA Region 9.

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

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

State/Tribal Brownfields: NV DOC/EPA BROWNFIELDS SITES- The Bureau of Corrective Actions maintains a list of brownfield sites as part of its listing of clean-up evaluations and actions regarding sites with actual or potential contamination that could affect groundwater. The NDEP defines a brownfield as an abandoned, idled, or underused industrial or commercial properties taken out of productive use because of real or perceived risks from environmental contamination.

Brownfields Management System (BMS) is an analytical database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant Programs.

RADON: NTIS NATIONAL RADON DATABASE - EPA radon data from 1990-1991 national radon project collected for a variety of zip codes across the United States.

State Other: US DOJ NATIONAL CLANDESTINE LABORATORY REGISTER - Database of addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the U.S. Department of Justice ("the Department"), and the Department has not verified the entry and does not guarantee its accuracy. All sites that are included in this data set will have an id that starts with NCLR.

Environmental FirstSearch Database Sources

NPL: EPA Environmental Protection Agency

Updated quarterly

NPL DELISTED: EPA Environmental Protection Agency

Updated quarterly

CERCLIS: EPA Environmental Protection Agency

Updated quarterly

NFRAP: EPA Environmental Protection Agency.

Updated quarterly

RCRA COR ACT: EPA Environmental Protection Agency.

Updated quarterly

RCRA TSD: EPA Environmental Protection Agency.

Updated quarterly

RCRA GEN: EPA Environmental Protection Agency.

Updated quarterly

RCRA NLR: EPA Environmental Protection Agency

Updated quarterly

Federal IC / EC: EPA Environmental Protection Agency

Updated quarterly

ERNS: EPA/NRC Environmental Protection Agency

Updated semi-annually

Tribal Lands: DOI/BIA United States Department of the Interior

Updated annually

State/Tribal Sites: NV DOC The Nevada Department of Conservation and Natural Resources, Division of

Environmental Protection (NDEP), Bureau of Corrective Actions

Updated quarterly/when available

State/Tribal SWL: *NV DOC* The Nevada Department of Conservation and Natural Resources, Division of Environmental Protection (NDEP), Bureau of Corrective Actions

Updated annually/when available

State/Tribal LUST: *NV DOC* The Nevada Department of Conservation and Natural Resources, Division of Environmental Protection (NDEP), Bureau of Corrective Actions

Phone: (775) 687-4670

Washoe County Department of Environmental Health

Updated quarterly/when available

State/Tribal UST/AST: *NV DOC/EPA 9* The Nevada Department of Conservation and Natural Resources, Division of Environmental Protection (NDEP), Bureau of Corrective Actions

Phone: (775) 687-4670

US EPA Region 9, Underground Storage Tank Program

Updated quarterly/when available

State/Tribal Brownfields: *NV DOC/EPA* The Nevada Department of Conservation and Natural Resources, Division of Environmental Protection (NDEP), Bureau of Corrective Actions

Phone: (775) 687-4670

Updated when available

RADON: *NTIS* Environmental Protection Agency, National Technical Information Services

Updated periodically

State Other: *US DOJ* U.S. Department of Justice

Updated when available

Environmental FirstSearch
Street Name Report for Streets within 1 Mile(s) of Target Property

Target Property: 1961 SOUTH BARADONNA ROAD
PAHRUMP NV 89048

JOB: 302830001

Street Name	Dist/Dir	Street Name	Dist/Dir
Big Sky Way	0.70 NE	S Barney St	0.24 NW
China St	0.98 SW	S Barra Donna Blvd	0.08 NW
Explorer Ct	0.26 SW	S Leslie St	0.74 NE
Fawn St	0.26 NW	S Murphy St	0.74 NW
Flamingo Rd	0.03 SE	S Woodchip	0.58 NE
Fritz Ln	0.69 NW	S Woodchips Rd	0.20 NE
Happy Ln	0.51 SE	S Yucca Terrace Ave	0.93 SE
Highway 372	0.31 SE	Schifrin St	0.55 NE
Jaybird St	0.96 SE	Shelly Ln	0.98 NW
Jayco Rd	0.97 SW	Stella St	0.21 SE
Jollie Way	0.97 SE	Van Ln	0.79 NW
Joy Ct	0.42 SE	W Amarillo Ave	0.96 SE
Laurence Rd	0.46 NW	W Calvada Blvd	0.84 SE
Lost Creek Dr	0.97 SE	W Carnation Way	0.86 SE
Manitoba St	0.85 NW	W Hickory St	0.76 SW
Maple Rd	0.60 NW	W Highway 372	0.10 SE
Mars St	0.77 SW	W Huckleberry St	0.81 SE
Meier Dr	0.92 NW	W Machado St	0.78 NE
Mielzynski St	0.29 SE	W Oak St	0.80 NW
Neptune St	0.81 SW	W Tulip Ln	0.79 SE
Pueblo Rd	0.57 NW	W Venus St	0.89 SW
Quebec St	0.67 NE	Windy Ln	0.81 NW
Ramona Ln	0.90 NW	Wisteria Way	0.97 SE
Rio Rancho Dr	0.54 NW	Zephyr Ave	0.68 SE
Rio Rico Dr	0.64 N-		
Rio Way	0.55 NE		

APPENDIX C-2
REGULATORY RECORDS DOCUMENTATION
Records Review Documentation

Ryan Jones

From: Ryan Jones
Sent: Thursday, February 12, 2009 9:57 PM
To: 'mhudersk@ndep.nv.gov'
Subject: 302830001/1961 South Baradonna Road, Pahrump, Nevada

Marlene,

I understand that in order to review files, a case/incident number is required. However, we are required to submit the address to the department for inquiry. I am conducting a Phase I ESA for the property located at 1961 South Baradonna Road in Pahrump, Nevada. The property was not identified during the regulatory database search conducted by an outside contractor. Do you mind checking the property address to see if any files are maintained at the NDEP. I greatly appreciate any help you can provide.

Best regards,

Ryan C. Jones, C.E.M.
Project Geologist
Ninyo & Moore
Geotechnical & Environmental Sciences Consultants
6700 Paradise Road, Suite E
Las Vegas, Nevada 89119
(702) 433-0330 (x3241)
(702) 677-6205 (Cell)
(702) 433-0707 (Fax)
rjones@ninyoandmoore.com

Experience · Quality · Commitment

Ryan Jones

From: Ryan Jones
Sent: Thursday, February 12, 2009 9:43 PM
To: 'jshurtliff@dps.state.nv.us'
Subject: Records Request - 1961 South Baradonna Road, Pahrump Nevada

Ninyo & Moore is conducting a Phase I Environmental Site Assessment (ESA) for the above-referenced property. As part of the ESA process, we are required to inquire if your department has any records concerning hazardous waste storage permits for the property. I would appreciate any assistance.

Best regards,

Ryan C. Jones, C.E.M.
Project Geologist
Ninyo & Moore
Geotechnical & Environmental Sciences Consultants
6700 Paradise Road, Suite E
Las Vegas, Nevada 89119
(702) 433-0330 (x3241)
(702) 677-6205 (Cell)
(702) 433-0707 (Fax)
rjones@ninyoandmoore.com

Experience · Quality · Commitment

Ryan Jones

From: Ryan Jones
Sent: Thursday, February 12, 2009 9:49 PM
To: 'slewis@pahrumprnv.org'
Subject: Records Request - 1961 South Baradonna Road, Pahrump Nevada

Ninyo & Moore is conducting a Phase I Environmental Site Assessment (ESA) for the above-referenced property. As part of the ESA process, we are required to inquire if your department has any records for the property. I would appreciate any assistance.

Best regards,

Ryan C. Jones, C.E.M.
Project Geologist
Ninyo & Moore
Geotechnical & Environmental Sciences Consultants
6700 Paradise Road, Suite E
Las Vegas, Nevada 89119
(702) 433-0330 (x3241)
(702) 677-6205 (Cell)
(702) 433-0707 (Fax)
rjones@ninyoandmoore.com

Experience · Quality · Commitment

Ryan Jones

From: Ryan Jones
Sent: Thursday, February 12, 2009 9:48 PM
To: 'info@nyecountyemergencyservices.net'
Subject: Records Request - 1961 South Baradonna Road, Pahrump Nevada

Ninyo & Moore is conducting a Phase I Environmental Site Assessment (ESA) for the above-referenced property. As part of the ESA process, we are required to inquire if your department has any records concerning responses to fires or hazardous materials incidents for the property. I would appreciate any assistance.

Best regards,

Ryan C. Jones, C.E.M.
Project Geologist
Ninyo & Moore
Geotechnical & Environmental Sciences Consultants
6700 Paradise Road, Suite E
Las Vegas, Nevada 89119
(702) 433-0330 (x3241)
(702) 677-6205 (Cell)
(702) 433-0707 (Fax)
rjones@ninyoandmoore.com

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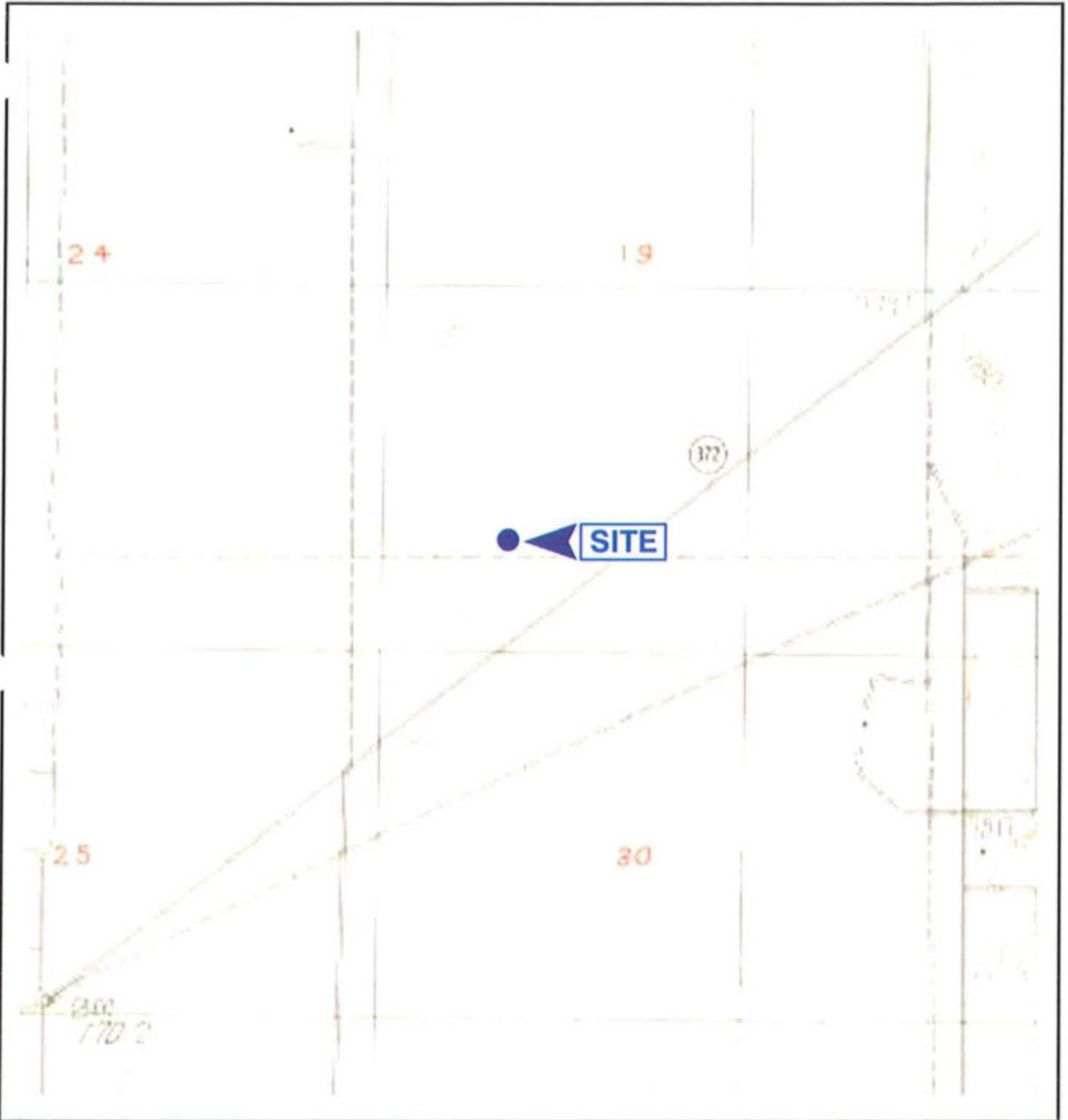
APPENDIX D

HISTORICAL RESEARCH DOCUMENTATION

D-1 - Historical Topographic Map

D-2 - Aerial Photograph

APPENDIX D-1
HISTORICAL RESEARCH DOCUMENTATION
Historical Topographic Map



SOURCE: USGS Sixmile Spring Quadrangle, 7.5-minute Series topographic map, dated 1984.



APPROXIMATE SCALE IN FEET

NOTE: ALL DIMENSIONS, DIRECTIONS AND LOCATIONS ARE APPROXIMATE



		HISTORICAL TOPOGRAPHIC MAP PHASE I ENVIRONMENTAL SITE ASSESSMENT 1961 SOUTH BARADONNA ROAD PAHRUMP, NEVADA	APPENDIX
			D-1
PROJECT NO.	DATE		
302830001	2/09		

APPENDIX D-2

HISTORICAL RESEARCH DOCUMENTATION

Aerial Photograph



SOURCE: GOOGLE EARTH, 2008.



APPROXIMATE SCALE IN FEET

NOTE: ALL DIMENSIONS, DIRECTIONS AND LOCATIONS ARE APPROXIMATE



		AERIAL PHOTOGRAPH PHASE I ENVIRONMENTAL SITE ASSESSMENT 1961 SOUTH BARADONNA ROAD PAHRUMP, NEVADA	APPENDIX
			D-2
PROJECT NO.	DATE		
302830001	2/09		

APPENDIX E

Interview Documentation

E-1 – Client Contact Interview Documentation

E-2 - Local Governmental Officials Interview Documentation

APPENDIX E-1
INTERVIEW DOCUMENTATION
Client Contact Interview Documentation

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
SITE INFORMATION QUESTIONNAIRE**

Please answer the following questions in good faith and to the best of your knowledge, and provide as much detail as possible. Thank you for your assistance.

General Information	
Site Name: 1961 South Baradonna Road	
Street Addresses (list all addresses, current and historical): 1961 South Baradonna Road	
Assessor's Parcel Number(s): 036-351-25	
City/State/Zip: Pahrump, Nevada	
Site Owner: Ms. Mary Calzada-Valerio / Deceased	
Current Site Occupants (name and nature of business): Unoccupied	
Site Description	
Size of Site (acreage/square feet):	4.48 Acres
Date(s) of construction of current buildings:	Unknown
No. of Buildings/No. of Floors:	1 building / single story
Square Footage of Building(s):	Unknown
Construction Type (tilt-up, wood-framed, etc.)	Manufactured single wide home
Current Site Use(s)/Dates of Operation:	Vacant /unknown duration
Type of heating/cooling system(s): (electric, natural gas, other):	unknown
Location of heating/cooling system (roof, boiler room, etc.):	unknown
Utility Information	
Name of water supplier:	Domestic well onsite
Name of electrical/natural gas utility company:	Valley Electric / no gas service
Name of sewer services provider:	None
Is site on a septic system?	Yes
Trash pick-up/waste management method:	Pahrump Valley Disposal
Equipment On the Site (please list number and location of current or historical features)	
Underground storage tanks?	Unknown / no evidence of one
Aboveground storage tanks?	None
Elevators/type (hydraulic, traction)?	None

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
SITE INFORMATION QUESTIONNAIRE**

Please answer the following questions in good faith and to the best of your knowledge, and provide as much detail as possible. Thank you for your assistance.

Hydraulic lifts?	None
Electrical transformers?	2 on power poles
Floor drains?	None
Sumps and/or clarifiers?	None
Wells (water, oil, geothermal, dry, groundwater)?	Water
Pipelines crossing the site (underground or aboveground)?	None
Hazardous Building Materials	
Any asbestos-containing materials on the site?	Unknown
Any lead-based paint on the site?	Unknown
Hazardous Materials/Wastes	
Please describe on-site processes involving the use of chemicals. None	
Are hazardous materials present on the site, including pesticides, maintenance supplies, pool chemicals? If so, please describe the materials and method of storage. None	
Are hazardous wastes generated or stored on the site? If so, please describe the wastes and method of storage and disposal. None	
Site History	
What is the history of the site? What activities have occurred on the site in the past (e.g., ranching, residential, auto maintenance, etc.)? Site has historically been residential.	
Has the site been used for any of the following (circle or describe):	
<ul style="list-style-type: none"> • Gas Station • Automotive Repair • Dry Cleaning • Commercial printing 	<ul style="list-style-type: none"> • Photo Developing Laboratory • Agricultural (farming or ranching) • Junkyard or Staging Area • Landfill or Recycling Facility • Shooting range
Were any structures or features (sheds, barns, homes, etc.) located on the site in the past that have since been demolished or are no longer obvious? yes	
Has there been any dumping or burning of trash on the site (legally or illegally)? None Visible	
Have fill soils ever been brought to the site (e.g., to fill in a canyon, provide foundation for a structure, etc.)? None Visible	
Have any major building renovation/demolition activities been performed at the site? No	

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
SITE INFORMATION QUESTIONNAIRE**

Please answer the following questions in good faith and to the best of your knowledge, and provide as much detail as possible. Thank you for your assistance.

How deep is groundwater at the site? Est. 50 + feet
Environmental Issues
Are you aware of any current or former environmental issues at the site or at any nearby properties (spills, cleanups, groundwater contamination, etc.)? If so, please describe. None
Are you aware of any of the following issues associated with the site or adjacent properties (circle or describe): <ul style="list-style-type: none">• Surface water run-on or run-off problems• Standing water• Stained soil• Distressed vegetation/wildlife• Foul odors
Are you aware of any contamination existing in soils or groundwater on the site, currently or in the past? None
Are you aware of any environmental cleanup liens or deed restrictions against the site that are filed or recorded under federal, tribal, state or local law? None
Are you aware of any activity and/or land use limitations, 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 federal, tribal, state or local law? There are local zoning and last use regulations
As the user of this Phase I ESA, do you have any specialized knowledge or experience related to the site or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the site or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? (User only) Yes
Does the purchase price being paid for the site reasonably reflect the fair market value of the site? 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 site? No
Are you aware of commonly known or reasonably ascertainable information about the site that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as the user, <ul style="list-style-type: none">• do you know the past uses of the site?• do you know of any specific chemicals that are present or once were present?• do you know of any spills or other chemical releases that have taken place?• do you know of any environmental cleanups that have taken place? No to all questions

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
SITE INFORMATION QUESTIONNAIRE**

Please answer the following questions in good faith and to the best of your knowledge, and provide as much detail as possible. Thank you for your assistance.

As the user of this Phase I ESA, based on your knowledge and experience related to the site, are there any obvious indicators that point to the presence or likely presence of contamination at the site? (User only) No
Environmental Reports, Permits and Documentation
Are there any environmental permits for equipment/activities on the site? unknown
Are you aware of any previous environmental reports or other documents that have been prepared regarding the site? No
What is the reason that this Phase I ESA is being conducted? Recommended by School District's Attorney
What is the type of site transaction that will occur? (e.g., sale, purchase, refinance, exchange, etc.) Purchase
Can you provide contact information for former owners, occupants, or managers of the site? Yes, Through sales agent
Can you provide copies of title reports, tax records, land title records, zoning or land use records for the site? All available at local County of Nye offices.
Who is the site contact, and how can they best be reached? Kelly J. Miller, Administrator for the Estate, 702-253-7481
Any other persons who are knowledgeable about the history or environmental status of the site? If so, please provide contact information. Unknown
Please inform us if there are any confidentiality concerns associated with preparation of this report. For example, would it be appropriate for us to interview neighbors, if necessary? None
Name of Individual Completing this Questionnaire: Cameron McRae,
Title/ Company: Transportation Director, Nye County School District
Date Questionnaire Completed: February 20, 2009
Signature/Date: <i>Completed by Cameron McRae on Feb. 20, 2009 (RCJ)</i>

APPENDIX E-2

INTERVIEW DOCUMENTATION

Local Governmental Officials Interview Documentation

Marlene Huderski

From: Ryan Jones [rjones@ninyoandmoore.com]
Sent: Thursday, February 12, 2009 9:57 PM
To: Marlene Huderski
Subject: 302830001/1961 South Baradonna Road, Pahrump, Nevada

Marlene,

I understand that in order to review files, a case/incident number is required. However, we are required to submit the address to the department for inquiry. I am conducting a Phase I ESA for the property located at 1961 South Baradonna Road in Pahrump, Nevada. The property was not identified during the regulatory database search conducted by an outside contractor. Do you mind checking the property address to see if any files are maintained at the NDEP. I greatly appreciate any help you can provide.

Best regards,

Ryan C. Jones, C.E.M.
Project Geologist
Ninyo & Moore
Geotechnical & Environmental Sciences Consultants
8700 Paradise Road, Suite E
Las Vegas, Nevada 89119
(702) 433-0330 (x3241)
(702) 677-8205 (Cell)
(702) 433-0707 (Fax)
rjones@ninyoandmoore.com

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No files for this location.

Marlene
2-13-09

2/13/2009

Ryan Jones

Subject: 1961 Baradonna Road - ESA
Entry Type: Phone call
Company: State Marshall

Start: Tue 2/17/2009 9:47 AM
End: Tue 2/17/2009 9:52 AM
Duration: 5 minutes

Ms. Ginny Gapucci contacted Ryan Jones on behalf of Janis Shurtliff. Ms. Gapucci stated that there was no HAZMAT data for the subject site.