

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT REPORT
FORMER TONOPAH LANDFILL
TONOPAH, NEVADA**

PREPARED FOR:
Nye County Department of Natural Resources
P.O. Box 1767
Tonopah, Nevada 89049

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June 29, 2007
Project No. 302334001

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Dr. James Marble
Nye County Department of Natural Resources
P.O. Box 1767
Tonopah, Nevada 89049

Subject: Phase I Environmental Site Assessment Report
Former Tonopah Landfill
Tonopah, Nevada

Dear Dr. Marble:

In accordance with your authorization, dated April 30, 2007, Ninyo & Moore has performed a Phase I Environmental Site Assessment of the above-referenced site. The attached report presents our methodology, findings, opinions, and conclusions regarding the environmental conditions at the site. We appreciate the opportunity to be of service to you on this project.

Sincerely,
NINYO & MOORE



Randy S. Kyes
Staff Environmental Scientist



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

RK/GB/ltk

Distribution: (2) Addressee

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EXECUTIVE SUMMARY

Ninyo & Moore was retained by the Nye County Department of Natural Resources to perform a Phase I Environmental Site Assessment (ESA) of approximately 40.0 acres comprised of the former Tonopah landfill, and located approximately 0.50 miles southeast of US Highway 95 in Tonopah, Nye County, Nevada. Historical research, document review, and site assessment activities were conducted during the week of May 18, 2007.

In summary, the following items were noted:

- The subject site consists of the former Tonopah landfill, totaling approximately 40.0 acres in area, and located approximately 0.50 miles southeast of US Highway 95 in Tonopah, Nye County, Nevada.
- The site is located in the N 1/2, SE 1/4, NE 1/4 of Section 12, Township 2 North, Range 42 East of the Mount Diablo Meridian, Nevada.
- Based on a review of historical sources, the subject site was previously used as a municipal landfill serving the Town of Tonopah, from approximately the late 1970s to 1984 when the current Tonopah landfill opened. According to historical records, the subject site was leased to Nye County by the United States Bureau of Land Management (BLM) from June 1976 until December 1986. Possession of the subject site has since returned to BLM.
- Three 55-gallon drums were noted on the subject site. The drums were in poor condition and have been used for target practice. No markings or identifying features related to their previous use were evident on the drums and no staining was observed in the vicinity of the drums.
- Solid waste consisting of plastic, wood, paper, glass, and metal debris was noted across the subject site. Numerous discarded automotive parts, including engines, tires, and shock absorbers were observed on the site. Additionally, fill in the form of a soil cap placed on the former landfill when it was closed, was observed across the subject site.
- Numerous rusted and/or empty metal containers for unidentified substances were observed on the subject site during the site reconnaissance. No staining was observed in the vicinity of these containers.
- 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 indicated that there are 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.

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 at the former Tonopah Landfill in Tonopah, Nevada. Any exceptions to or deletions from this practice are described in Section 1.5 of this report. This assessment has revealed the following evidence of recognized environmental conditions, as defined in Section 1.1 of this report, in connection with the property at this time.

- The historical presence of a municipal landfill on the subject site from the late 1970s until 1984 constitutes a historical recognized environmental condition for the subject property. Therefore, Ninyo & Moore recommends performance of a subsurface assessment on the subject site to evaluate the possibility that petroleum and/or non-petroleum contamination is present as a result of historical landfill operations on the subject site.

1. INTRODUCTION

Ninyo & Moore was retained by the Nye County Department of Natural Resources to perform a Phase I Environmental Site Assessment (ESA) of approximately 40.0 acres comprised of the former Tonopah landfill, and located approximately 0.50 miles southeast of US Highway 95 (US-95) in Tonopah, 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. Randy S. Kyes, of Ninyo & Moore, conducted the site reconnaissance on May 15, 2007, and performed regulatory inquiries. Mr. Gregory A. Beck, 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 recognized environmental conditions 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, 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, Nevada and the Town of Tonopah (client or user). 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 40.0 acres located approximately 0.50-miles southeast of US-95, in Tonopah, Nye County, Nevada. The subject site is located in Section 12, Township 2 North, Range 42 East, Mount Diablo Meridian, Nevada and has no assigned address.

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 of undeveloped land.

2.3. Current Use of the Property

The subject site is currently undeveloped land with desert vegetation.

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, and other improvements on the subject site (including heating/cooling, sewage disposal, and potable water systems).

2.4.1. Site Structures

The site is undeveloped land and has no structures.

2.4.2. Roads

Numerous unpaved roads traverse the subject site.

2.4.3. Other Site Improvements

No other observable improvements were noted on the subject site.

2.4.4. Heating and Cooling Systems

The subject site has no structures and, therefore, no heating and cooling systems.

2.4.5. Sewage Disposal

The subject site has no structures and is not connected to a municipal sewage disposal system.

2.4.6. Potable Water

The subject site has no structures and is not connected to a municipal water distribution network.

2.5. Current Uses of the Adjoining Properties

The subject property is bordered to the north, south, east, and west by undeveloped land.

3. USER PROVIDED INFORMATION

3.1. Title Records

A title record was not provided by the client for purposes of this assessment.

3.2. Environmental Liens or Activity and Use Limitations

Due to the lack of an address or Tax Assessor's parcel number for the subject site, an environmental lien search could not be performed to fulfill the user's responsibilities with regard to review of environmental liens as described in Section 6.2 of ASTM Practice E 1527-05. However, no evidence of environmental liens or activity and use limitations (AULs) related to the subject site was found during the course of this Phase I ESA.

3.3. Specialized Knowledge

Dr. James Marble, the client contact representative, provided site location and background information. Dr. Marble and Mr. James Eason, Tonopah Town Manager, provided specialized knowledge regarding the site concerning its former use as a landfill for the Town of Tonopah.

3.4. Commonly Known or Reasonably Ascertainable Information

Commonly known or reasonably ascertainable information within the community material to recognized environmental conditions pertaining to the subject site noted by Ninyo & Moore or communicated to us in writing, in person, or during telephone conversations in the

course of this assessment included the historical presence of a municipal landfill on the subject site.

3.5. Valuation Reduction for Environmental Issues

According to Ms. Eileen Christensen of BEC Environmental, Inc., no transaction will take place for this site due to the fact that the subject site is located on land under the jurisdiction of the United States Bureau of Land Management (BLM).

3.6. Owner, Property Manager, and Occupant Information

A review of available historical information from the Nye County Tax Assessor and the BLM indicates that the subject site is owned by the BLM. The subject site is unoccupied.

3.7. Reason for Performing Phase I

Dr. James Marble of the Nye County Department of Natural Resources (DNR) indicated that this Phase I ESA was being performed as part of the Brownfields area inventory and ranking process through the Nye County Brownfields program.

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 *Environmental FirstSearch™* (*FirstSearch™*) dated May 29, 2007. The *FirstSearch™* 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™* 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 Quantity Generators List (LQ-GEN)	USEPA	0.25	0
RCRA Small Quantity Generators List (SQ-GEN)	USEPA	0.25	0
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 List	NDEP	0.25	0
Registered 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			

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 USEPA 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 1-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 merely 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 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, 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 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 less than 1,000 kg of hazardous waste per month, 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 kg 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). The subject site was not listed on this database.

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, including the subject site, 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, including the subject site, 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 Nevada Division of Environmental Protection (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 USGS Tonopah Quadrangle, Nevada, 7.5-minute series topographic map, dated 1960 (photorevised 1982), shows the site to be at an elevation of approximately 6,160 feet above mean sea level with drainage of the site toward the southeast. A copy of the topographic map is included in Appendix D-1.

4.3.2. Site Geology

Tonopah is located in northwestern Nye County, which lies near the center of the Great Basin section of the Basin and Range physiographic province. Within this section, sub parallel north-trending elongate mountain ranges rise abruptly from and are separated by broad intermountain valleys.

Tonopah is located at the southern end of the San Antonio Mountains, most of which lie within northern Nye County that are about 30 miles in length and as much as 13 miles wide. Summit elevations at the north end of the range are greater than 8,000 feet but diminish southward to between 6,000 to 7,000 feet above mean sea level.

Deformed and altered Tertiary volcanic rocks crop out beneath the Fraction Tuff near Tonopah and locally along the west side of the San Antonio range. The Fraction Tuff is classed as a rhyolitic unit. The volcanic rocks at Tonopah are distinctive and include the Mizpah Trachyte, Siebert Tuff, and Oddie Rhyolite. The Siebert Tuff in the Tonopah area inter-tongues extensively with basaltic rocks. The Mizpah Trachyte was the principal ore-bearing formation at Tonopah.

The subject site is located on the eastern flank of Brougner Mountain. Intermittent washes carry sediments to the mountain flanks called alluvial fan deposits. These alluvial fan deposits, consisting of mixtures of gravelly sand and silty sand, that underlie the subject site originated from the rock outcrops located upslope from the site. As the distance increases from the source rock area, the sediments carried down to the alluvial fan become increasingly finer grained.

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 site. However, several ephemeral washes cross the subject site generally from north to southeast.

4.3.3.2. *Groundwater*

Review of the Nevada Division of Water Resources well log database indicated that no well logs or static water level records were available for the vicinity of the subject property. Based on topography, groundwater flow direction in the vicinity of the subject property is believed to be toward the southeast.

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.

4.4.2. Historical Aerial Photographs

Selected historical aerial photographs dating from between 1994 and 2006 were available and reviewed for the subject site. Aerial photographs prior to 1994 were not readily available. The lack of availability of aerial photographs prior to 1994 is not considered a significant data failure due to the historical information available regarding subject site use during that time period. A listing of the photographs reviewed is presented in Table 2. Table 3 summarizes notable observations from each photograph. A copy of the 2006 aerial photograph of the subject site and vicinity is included in Appendix D-2.

Table 2 – Aerial Photographs Reviewed for the Property

Date	Photograph Identification	Scale	Source
1994	Website	Unknown	A
2006	Unknown	Unknown	B
Sources: A – Continental Aerial Photo, Inc. B – Google Earth			

Table 3 – Aerial Photograph Summary for the Property

Year	Aerial Photograph Description
1994	The site is evident as vacant, undeveloped desert land with no indication of prior use as a landfill. Numerous unpaved roads traverse the site.
2006	No significant changes from 1994 photograph.

4.4.3. City Directories

There was no city directory coverage for the subject site.

4.4.4. Fire Insurance Maps

There was no Sanborn fire insurance map coverage for the subject site.

4.4.5. Historical Topographic Maps

The USGS Tonopah Quadrangle, Nevada, 15-minute series topographic map, dated 1961 depicts the site as undeveloped land. An unpaved road is evident traversing the subject site from northwest to southeast. Items of potential environmental concern for the subject site were not noted on this topographic map.

The USGS Tonopah Quadrangle, Nevada, 7.5-minute series topographic map, dated 1960 (photorevised 1982) depicts the subject site as undeveloped land. An unpaved road is evident traversing the subject site from northwest to southeast. Items of potential environmental concern for the subject site were not noted on this topographic map. Copies of the historical topographic maps are provided in Appendix D-1.

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 between 1994 and 2006 were available and reviewed for the subject site vicinity. Aerial photographs prior to 1994 were not readily available. The lack of availability of aerial photographs prior to 1994 is not

considered a significant data failure due to the undeveloped state of the surrounding property during that time period. A listing of the photographs reviewed is presented in Table 4. Table 5 summarizes notable observations from each photograph. A copy of the 2006 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
1994	Website	Unknown	A
2006	Unknown	Unknown	B
Sources: A – Continental Aerial Photo, Inc. B – Google Earth			

Table 5 – Aerial Photograph Summary for Adjoining Properties

Year	Aerial Photograph Description
1994	The adjoining properties are evident as undeveloped land. Numerous unpaved roads are evident in the site vicinity. US-95 is evident to the west and a baseball field is evident to the northwest.
2006	No significant changes from 1994 photograph.

4.5.3. City Directories

There was no city directory coverage for the subject site vicinity.

4.5.4. Fire Insurance Maps

There was no Sanborn fire insurance map coverage for the subject site vicinity.

4.5.5. Historical Topographic Maps

The USGS Tonopah Quadrangle, Nevada, 15-minute series topographic map, dated 1961 depicts the site vicinity as undeveloped land. Numerous unpaved roads are evident in the site vicinity. Items of potential environmental concern for the subject site were not noted in the vicinity of the subject site on this topographic map.

The USGS Tonopah Quadrangle, Nevada, 7.5-minute series topographic map, dated 1960 (photorevised 1982), depicts the site vicinity as undeveloped land. Numerous unpaved roads are evident in the site vicinity. Items of potential environmental concern for

the site and vicinity were not noted on this topographic map. Copies of the historical topographic maps are provided in Appendix D-1.

5. SITE RECONNAISSANCE

5.1. Methodology and Limiting Conditions

On May 15, 2007, Mr. Randy S. Kyes, 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. Mr. James Eason, Tonopah Town Manager, accompanied Mr. Kyes during the site reconnaissance. No physical limitations (e.g., locked gates, fenced areas) were encountered during the site reconnaissance.

5.2. General Site Setting

The subject site is approximately 6,160 feet above mean sea level, slopes generally toward the southeast, and is comprised of undeveloped desert land formerly used as a landfill. Land to the north, south, east, and west is undeveloped.

5.3. Exterior Observations

The subject property was traversed and was observed from adjacent public thoroughfares. There are no structures on the subject property.

Easements

No easements were observed on the subject site during the site reconnaissance.

Pits, Ponds, or Lagoons

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

Stained Soil or Pavement

No stained soil was observed on the subject site during the site reconnaissance.

Stressed Vegetation

No stressed vegetation was observed on the subject site during the site reconnaissance.

Solid Waste

Solid waste consisting of plastic, wood, paper, glass, and metal debris was generally noted across the subject site. Numerous discarded automotive parts, including engines, tires, and shock absorbers were observed on the subject site. Additionally, fill in the form of a soil cap placed on the former landfill when it was closed, was observed across the subject site.

Wastewater

There were no sources of wastewater observed on the subject site during the site reconnaissance.

Wells

No water supply or groundwater monitoring wells were observed on the subject site during the site reconnaissance.

Septic Systems

No septic system was observed on the subject site during the site reconnaissance.

Odors

No odors were noted on the subject site during the site reconnaissance.

Pools of Liquid

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

Drums

Three 55-gallon drums were noted on the subject site. The drums were in poor condition and have been used for target practice. No markings or identifying features related to their previous use were evident on the drums and no staining was observed in the vicinity of the drums.

Hazardous Substance and Petroleum Containers

No hazardous substance or petroleum containers were observed on the subject site during the site reconnaissance.

Unidentified Substance Containers

Numerous rusted and/or empty metal containers were observed on the subject site during the site reconnaissance. No staining was observed in the vicinity of these containers.

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 Sierra Pacific Power Company (SPPC) 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 SPPC. No electrical transformers were observed on the subject site.

5.4. Interior Observations

The subject site is not currently developed and no structures are present.

5.5. Waste Management and Regulated Materials

No regulated materials were noted on the subject site during the site reconnaissance.

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

The subject site is currently undeveloped and is not serviced by any utilities. SPPC supplies electrical service to the site vicinity. No natural gas service is available in Tonopah, Nevada. AmeriGas or Suburban Propane provide propane gas service to the site vicinity. The Town of Tonopah Public Utilities Department provides municipal potable water and sanitary sewer to the subject site vicinity.

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 recognized environmental conditions in connection with the subject site.

6.1. Interview with Town Manager

Mr. James Eason, Tonopah Town Manager, was interviewed at the site regarding the present and historical use of the subject site and provided background information for the subject site. The questionnaire completed by Mr. Eason is provided as Appendix E-1. Mr. Eason provided information concerning the former use of the subject site as a municipal landfill.

6.2. Interview with Local Government Officials

Mr. Bill Micklish, Compliance & Enforcement Inspector for the Bureau of Waste Management, Solid Waste Branch of NDEP, was interviewed by telephone regarding the subject site. A summary of the telephone interview with Mr. Bill Micklish is provided as Appendix E-2. Mr. Micklish provided information concerning the former use of the subject site as a municipal landfill.

6.3. Interviews with Others

Dr. James Marble, Director of the Nye County DNR, was interviewed by email and in person regarding the present or historical use of the subject site and provided site location information. A copy of the email correspondence is provided in Appendix E-3.

Ms. Eileen Christensen, of BEC Environmental, Inc., was interviewed by email and telephone regarding the present or historical use of the subject site. A copy of the email correspondence is provided in Appendix E-3.

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 the former Tonopah landfill, totaling approximately 40.0 acres in area, and located approximately 0.50 miles southeast of US Highway 95 in Tonopah, Nye County, Nevada.
- The site is located in the N 1/2, SE 1/4, NE 1/4 of Section 12, Township 2 North, Range 42 East of the Mount Diablo Meridian, Nevada.
- Based on a review of historical sources, the subject site was previously used as a municipal landfill serving the Town of Tonopah, from approximately the late 1970s to 1984 when the current Tonopah landfill opened. According to historical records, the subject site was leased to Nye County by BLM from June 1976 until December 1986. Possession of the subject site has since returned to BLM.
- Three 55-gallon drums were noted on the subject site. The drums were in poor condition and have been used for target practice. No markings or identifying features related to their previous use were evident on the drums and no staining was observed in the vicinity of the drums.
- Solid waste consisting of plastic, wood, paper, glass, and metal debris was noted throughout the subject site. Numerous automotive parts, including used engines, tires, and car shocks, were observed on the site. Additionally, fill in the form of a soil cap placed on the former landfill when it was closed, was observed across the subject site.

- Numerous rusted and/or empty metal containers for unidentified substances were observed on the subject site during the site reconnaissance. No staining was observed in the vicinity of these containers.
- 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 indicated that there are 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.

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 deletions from this practice are described in Section 1.5 of this report. This assessment has revealed the following evidence of recognized environmental conditions, as defined in Section 1.1 of this report, in connection with the property at this time.

- The historical presence of a municipal landfill on the subject site from the late 1970s until 1984 constitutes a historical recognized environmental condition for the subject property. Therefore, Ninyo & Moore recommends performance of a subsurface assessment on the subject site to evaluate the possibility that petroleum and/or non-petroleum contamination is present as a result of historical landfill operations on the subject site.

7.3. 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.

8. ADDITIONAL SERVICES

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


9. REFERENCES

- ASTM International, 2005, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, Designation E-1527-05.
- Environmental FirstSearch™ Report dated May 29, 2007.
- Nevada Division of Water Resources, 2007, Online Well Log Database.
- Nye County Assessor, 2007, Online Property Information Search.
- United States Environmental Protection Agency, 2006, Innocent Landowner, Standards for Conducting All Appropriate Inquiries, 40 CFR Part 312.
- United States Environmental Protection Agency, 2006, Enforcement and Compliance Online.
- United States Geological Survey, (1961) Tonopah Quadrangle, Nevada: 15-minute series topographic map, Scale 1:62,500.
- United States Geological Survey, 1960, (photorevised 1982), Tonopah Quadrangle, Nevada 7.5-minute series topographic map, Scale 1:24,000.

10. SIGNATURES OF ENVIRONMENTAL PROFESSIONALS



Randy S. Kyes
Staff Environmental Scientist



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


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, Gregory A. Beck, hereby certify that I am responsible for the services described in this document and for the preparation of this document. The services described in this document have been provided in a manner consistent with the current standards of the profession and to the best of my knowledge comply with all applicable federal, state, and local statutes, regulations, and ordinances.

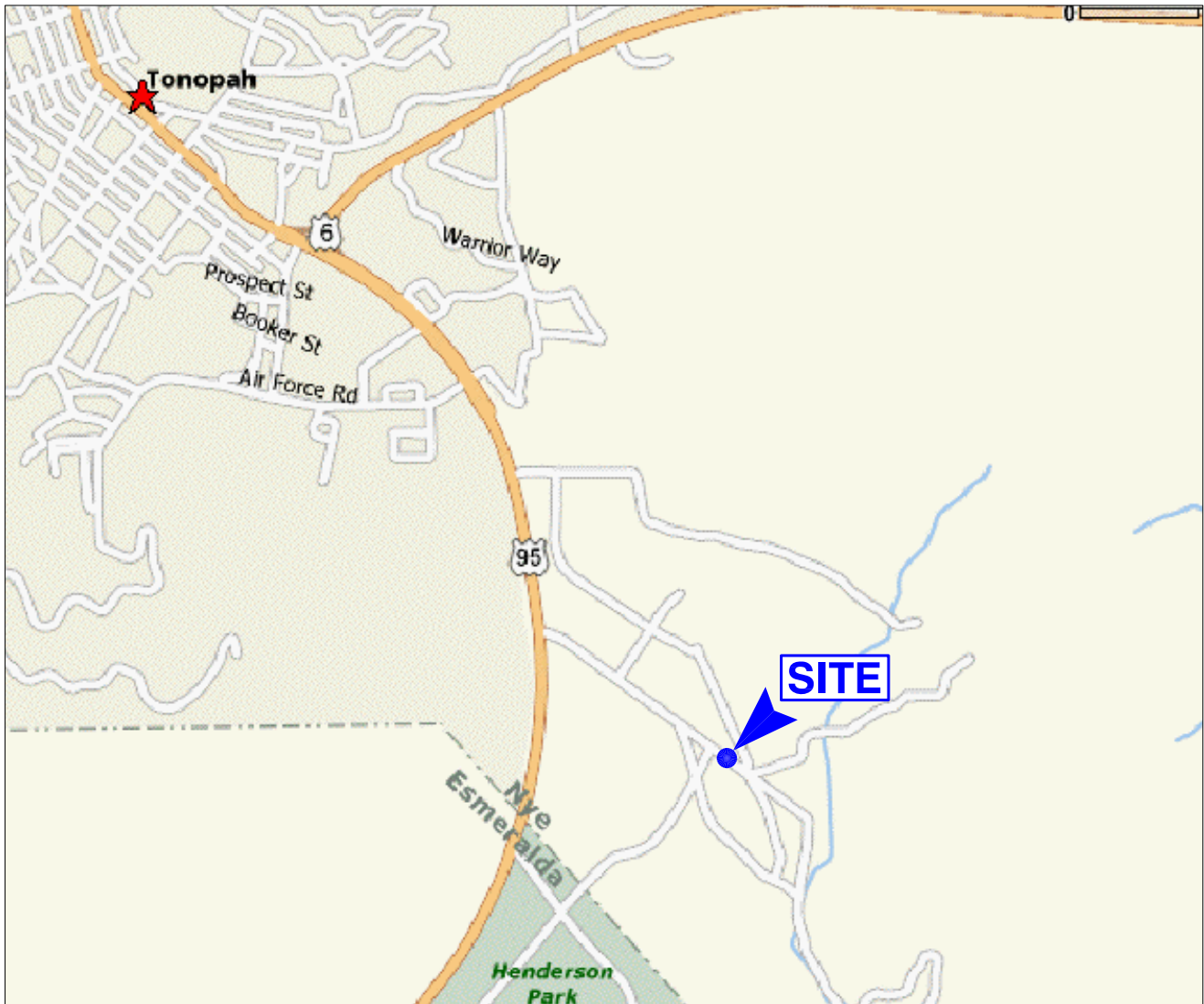


Gregory A. Beck, C.E.M.
Certified Environmental Manager
No. 1874
Expires: May 27, 2008

6-29-07
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: MapQuest, Inc., 2007.
 NOTE: DIMENSIONS, DIRECTIONS, AND LOCATIONS ARE APPROXIMATE.

Ninyo & Moore

SITE LOCATION

FIGURE

PROJECT NO.
302334001

DATE
6/07

PHASE I ENVIRONMENTAL SITE ASSESSMENT
 FORMER TONOPAH LANDFILL
 TONOPAH, NEVADA

1

APPENDIX A
Site Photographs



Photograph 1: View of site and main road to site, facing west toward U.S. Highway 95.



Photograph 2: View of site, facing south.



Photograph 3: View of site, facing north.



Photograph 4: View of site and southern adjoining property, facing south.



Photograph 5: View of site and adjoining property, facing east.



Photograph 6: View of empty 55-gallon drums, facing west.



Photograph 7: View of typical trash on site, facing northeast.



Photograph 8: View of used tires and other debris on site, facing west.

APPENDIX B

Bureau of Land Management Records Documentation

TOWNSHIP 2 NORTH RANGE 42 EAST OF THE MOUNT DIABLO MERIDIAN, NEVADA

SECTION	SUBDIVISION				ACRES	KIND OF ENTRY -or- PURPOSE OF ORDER	SERIAL FILE -or- ORDER NUMBER	DATE OF ACTION	DATE POSTED	REMARKS - E. G. DATE CLOSED, TERMINATED, REJECTED OR RESCINDED REFER TO INDEX OF MISCELLANEOUS DOCUMENTS
	NE 1/4	NW 1/4	SW 1/4	SE 1/4						
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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:

FORMER TONOPAH LANDFILL

TONOPAH NV 89049

Job Number: 302334001

PREPARED FOR:

Ninyo and Moore
6700 Paradise Road
Las Vegas, NV 89119

05-29-07



Tel: (866) 664-9981

Fax: (818) 249-4227

Environmental FirstSearch

Search Summary Report

Target Site: FORMER TONOPAH LANDFILL
TONOPAH NV 89049

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	03-08-07	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	03-08-07	0.50	0	0	0	0	-	0	0
CERCLIS	Y	03-08-07	0.50	0	0	0	0	-	0	0
NFRAP	Y	03-08-07	0.50	0	0	0	0	-	0	0
RCRA COR ACT	Y	06-06-06	1.00	0	0	0	0	0	0	0
RCRA TSD	Y	06-06-06	0.50	0	0	0	0	-	0	0
RCRA GEN	Y	06-06-06	0.25	0	0	0	-	-	0	0
RCRA NLR	Y	06-06-06	0.12	0	0	-	-	-	0	0
Federal IC / EC	Y	05-02-07	0.25	0	0	0	-	-	0	0
ERNS	Y	12-31-06	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	04-04-07	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	04-04-07	0.50	0	0	0	0	-	0	0
State/Tribal UST/AST	Y	04-30-07	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	03-31-06	0.50	0	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: 05-29-07
Requestor Name: randy kyes
Standard: ASTM-05

Search Type: COORD
Job Number: 302334001
Filtered Report

Target Site: FORMER TONOPAH LANDFILL
 TONOPAH NV 89049

Demographics

Sites: 0	Non-Geocoded: 0	Population: NA
Radon: -0.1 - 7.6 PCI/L		

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
Longitude:	-117.20674	-117:12:24	Easting: 481860.105
Latitude:	38.0478	38:2:52	Northing: 4210932.931
			Zone: 11

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes: 0 Mile(s)	Services:
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<u>ZIP Code</u>	<u>City Name</u>	<u>ST</u>	<u>Dist/Dir</u>	<u>Sel</u>

	<u>Requested?</u>	<u>Date</u>
Sanborns	No	
Aerial Photographs	No	
Historical Topos	No	
City Directories	No	
Title Search/Env Liens	No	
Municipal Reports	No	
Online Topos	Yes	05-29-07

*Environmental FirstSearch
Sites Summary Report*

Target Property: FORMER TONOPAH LANDFILL
TONOPAH NV 89049

JOB: 302334001

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

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
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*Environmental FirstSearch
Site Detail Report*

Target Property: FORMER TONOPAH LANDFILL
TONOPAH NV 89049

JOB: 302334001

No sites were found!

*Environmental FirstSearch
Site Detail Report*

Target Property: FORMER TONOPAH LANDFILL
TONOPAH NV 89049

JOB: 302334001

No sites were selected!

Environmental FirstSearch Descriptions

NPL: *EPA* NATIONAL PRIORITY LIST - Database of confirmed and proposed Superfund sites.

NPL Delisted: *EPA* NATIONAL PRIORITY LIST Subset - Database of delisted Superfund sites.

CERCLIS: *EPA* COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM - Database of current and potential Superfund sites currently or previously under investigation.

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.

RCRA COR ACT: *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of RCRA facilities with reported violations and subject to corrective actions.

RCRA TSD: *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of facilities licensed to store, treat and dispose of hazardous waste materials.

RCRA GEN: *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of 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 facilities not currently classified by the EPA but are still included in the RCRIS 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 - Database of emergency response actions. 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.

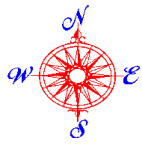
ABOVE GROUND STORAGE TANKS- This division maintains an inventory of sites with above ground storage tanks. For more information regarding specific sites, please call the number listed above.

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.

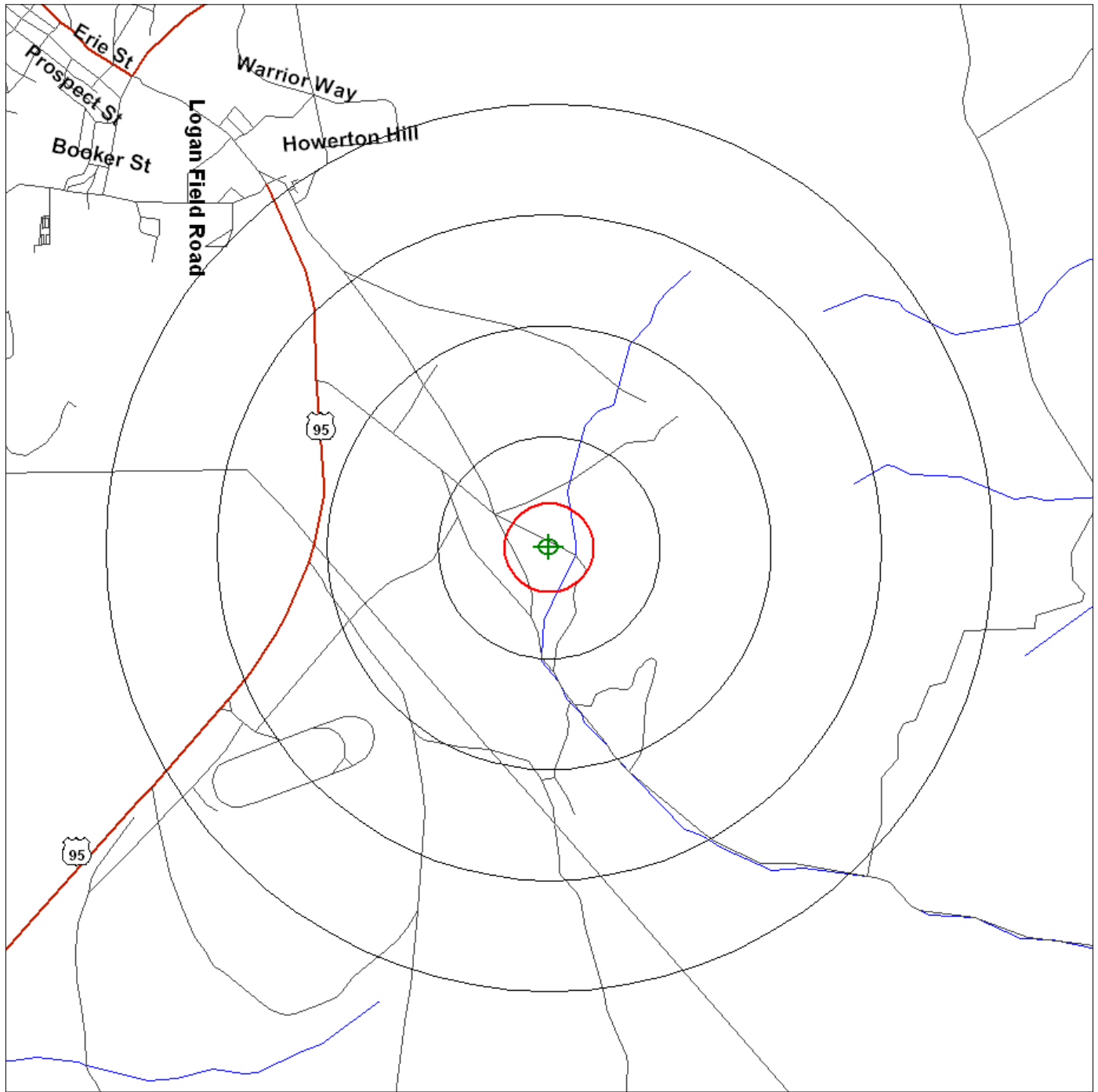


Environmental FirstSearch

1 Mile Radius
Single Map:



FORMER TONOPAH LANDFILL, TONOPAH NV 89049



Source: U.S. Census TIGER Files

- Target Site (Latitude: 38.0478 Longitude: -117.20674)
- Identified Site, Multiple Sites, Receptor
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
- Triballand.....
- Railroads
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



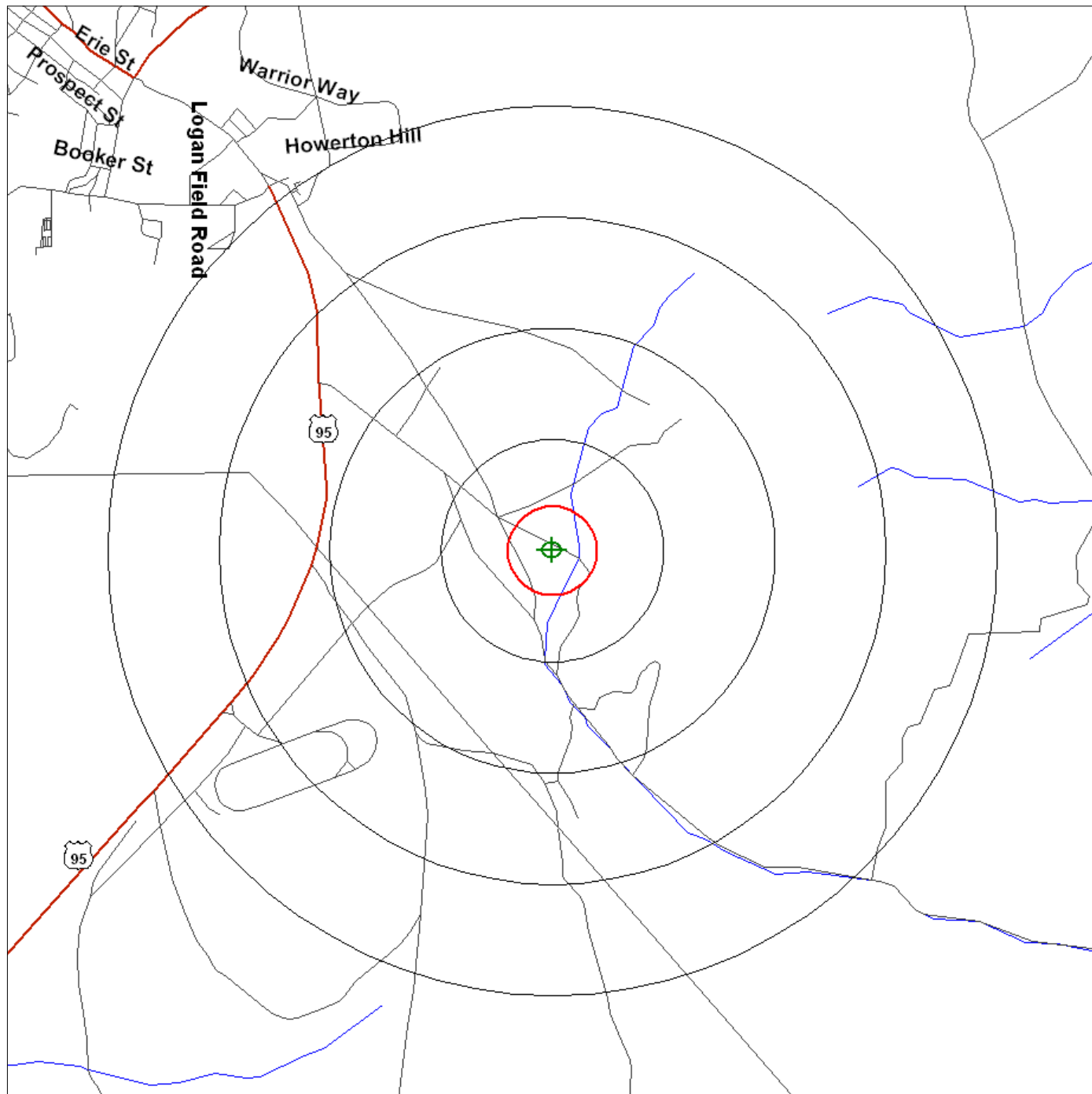


Environmental FirstSearch

1 Mile Radius
ASTM-05: NPL, RCRA COR, STATE



FORMER TONOPAH LANDFILL, TONOPAH NV 89049



Source: U.S. Census TIGER Files

Target Site (Latitude: 38.0478 Longitude: -117.20674)

Identified Site, Multiple Sites, Receptor

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

Triballand.....

Railroads

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



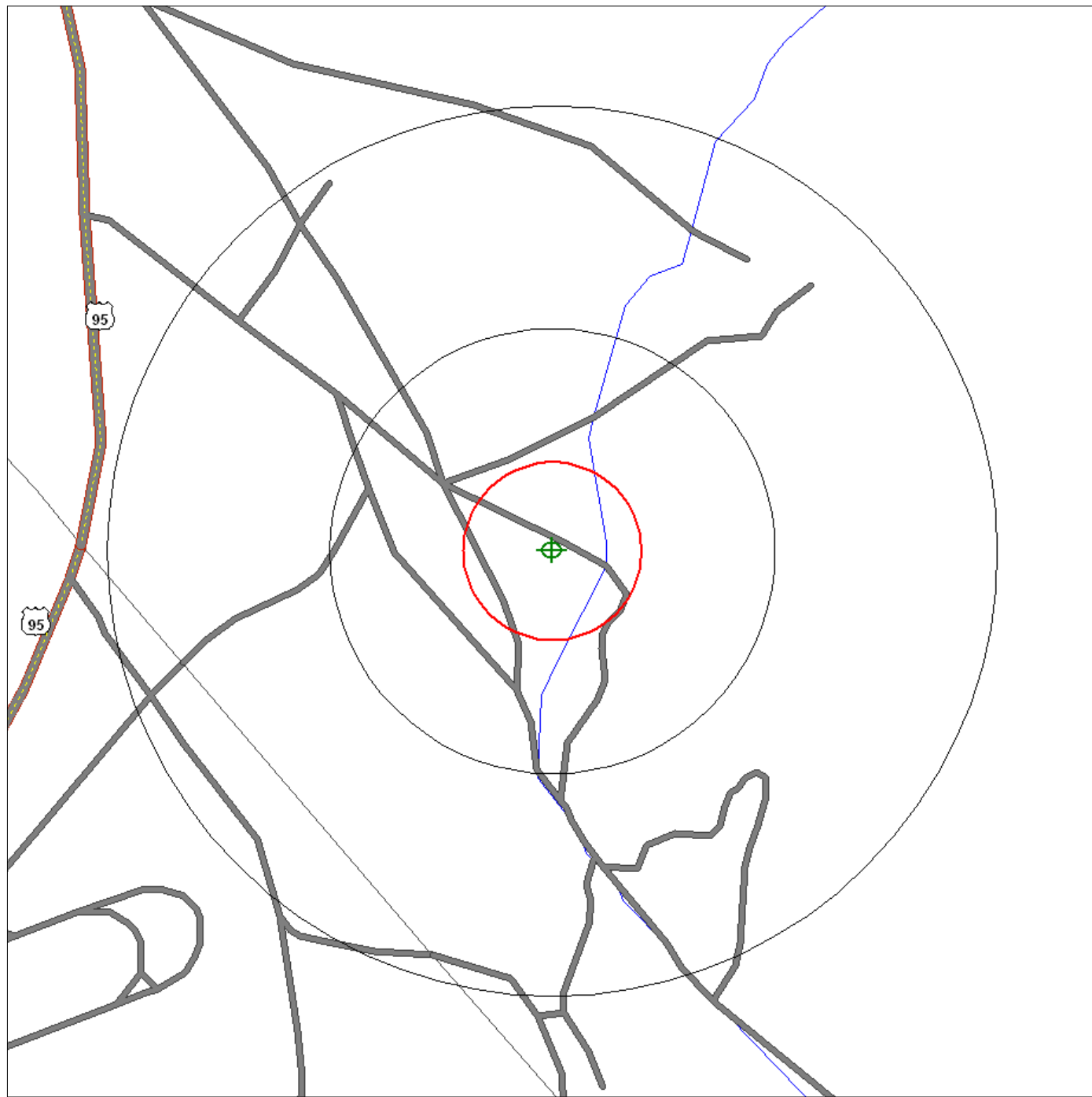


Environmental FirstSearch

.5 Mile Radius
ASTM-05: Multiple Databases



FORMER TONOPAH LANDFILL, TONOPAH NV 89049



Source: U.S. Census TIGER Files

Target Site (Latitude: 38.0478 Longitude: -117.20674)

Identified Site, Multiple Sites, Receptor

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

Triballand.....

Railroads

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



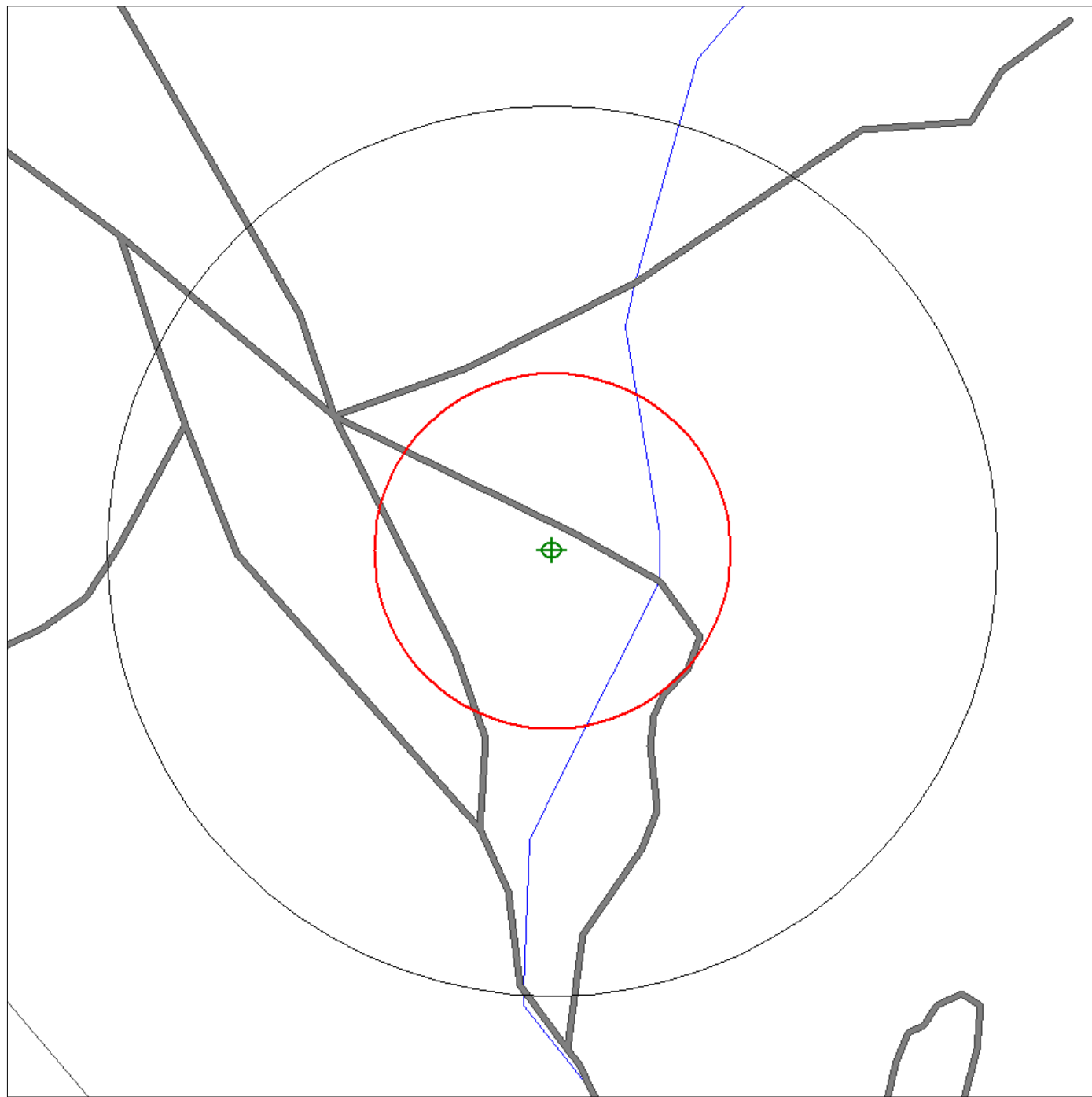


Environmental FirstSearch

.25 Mile Radius
ASTM-05: RC-RAGEN, UST



FORMER TONOPAH LANDFILL, TONOPAH NV 89049



Source: U.S. Census TIGER Files

Target Site (Latitude: 38.0478 Longitude: -117.20674)

Identified Site, Multiple Sites, Receptor

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

Triballand.....

Railroads

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



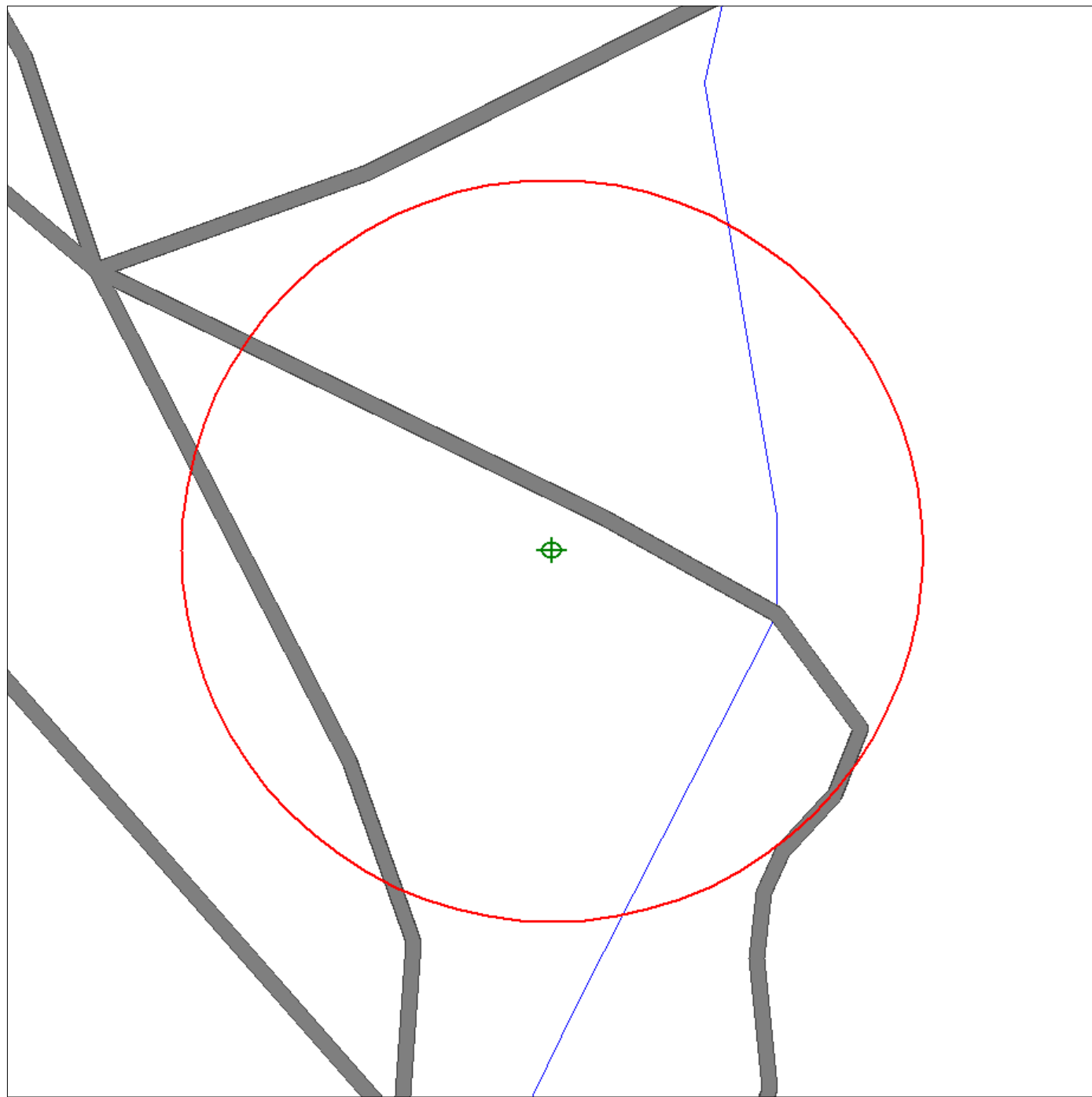


Environmental FirstSearch

.12 Mile Radius
ASTM-05: ERNS, RCRANLR



FORMER TONOPAH LANDFILL, TONOPAH NV 89049



Source: U.S. Census TIGER Files

Target Site (Latitude: 38.0478 Longitude: -117.20674)

Identified Site, Multiple Sites, Receptor

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

Triballand.....

Railroads

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





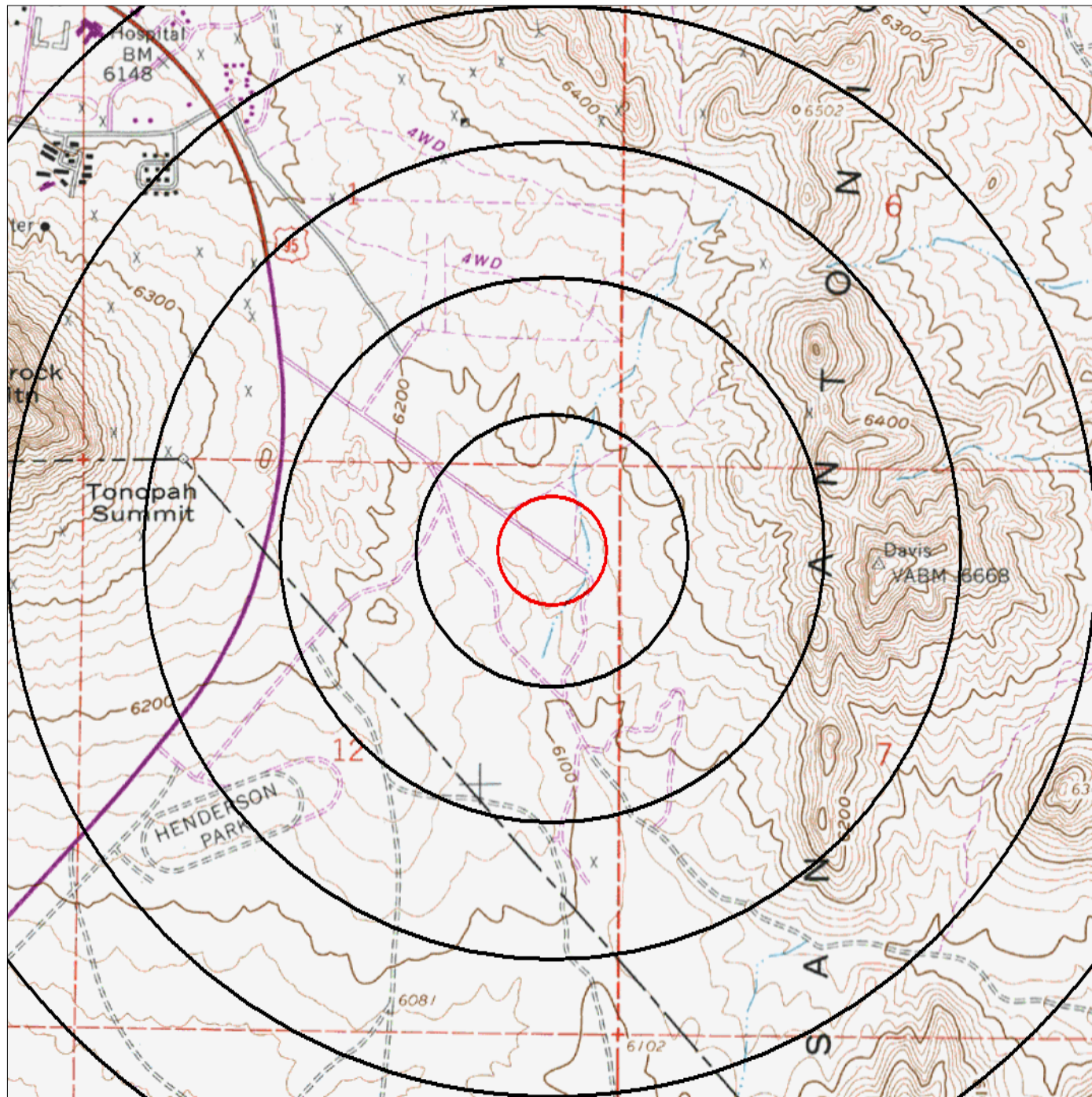
Environmental FirstSearch

Topo : 1.00 Mile Radius

Single Map



FORMER TONOPAH LANDFILL, TONOPAH NV 89049



Source:

Target Site (Latitude: 38.0478 Longitude: -117.20674)

Identified Site, Multiple Sites, Receptor

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

Tribal Land.....



Map Name: TONOPAH Date Created: 1960-- Date Revised: 1982--

Map Reference Code: 38117-A2-TF-024

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

APPENDIX C-2

Regulatory Records Documentation

Records Review Documentation

Randy Kyes

From: Ed Glick [eglick@ndep.nv.gov]
Sent: Wednesday, May 23, 2007 11:28 AM
To: Randy Kyes
Cc: Bill Micklish
Subject: RE: NDEP Comment

I have forwarded your request to Bill Micklish who is currently researching this. If you would like to contact him you may call Bill at 775-687-9474.

From: Randy Kyes [mailto:rkyes@ninyoandmoore.com]
Sent: Tuesday, May 22, 2007 4:39 PM
To: Ed Glick
Subject: NDEP Comment

Mr. Glick,

I was directed to you by someone from the Corrective Actions Bureau when I discussing other site related to the project I am working on. I am currently conducting a Phase I Environmental Site Assessment for the Nye County Natural Resources Office as part of their Brownfields Assessment program. One of my sites is the former Tonopah Landfill located off US-95. I was hoping to speak with someone from the Bureau of Waste Management regarding the dates of operation for this former landfill and any violations of importance during its operation. In speaking with people from Nye County and Tonopah I have not been able to get a firm date for operation of the facility.

Thank you for your assistance.

Regards,

Randy S. Kyes
Staff Environmental Scientist
Ninyo & Moore
6700 Paradise Road, Suite E
Las Vegas, NV 89119
Phone: (702) 433-0330
Fax: (702) 433-0707
Mobile: (702) 513-6372
rkyes@ninyoandmoore.com

APPENDIX D

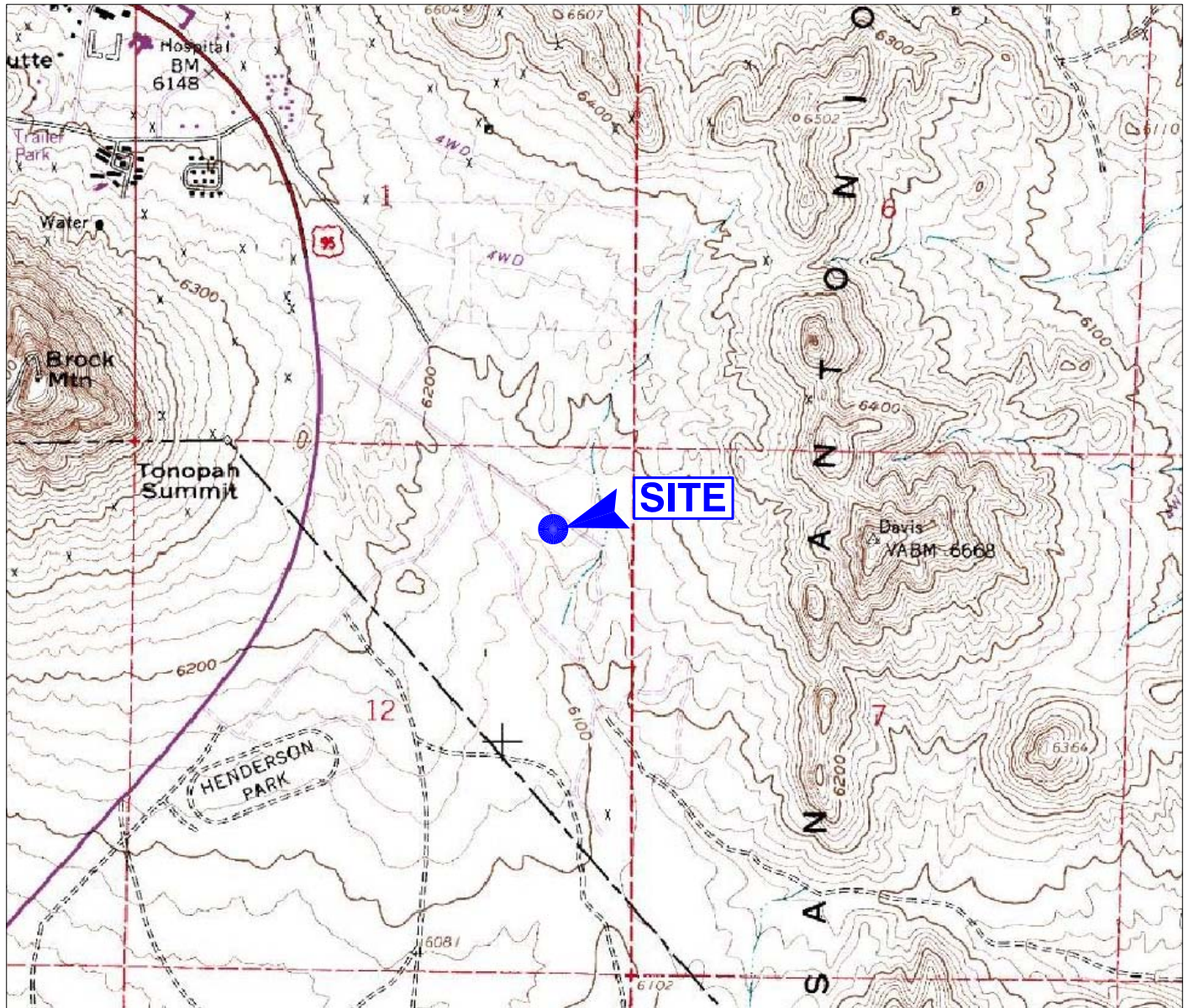
Historical Research Documents

- D-1 - Historical Topographic Maps
- D-2 - Aerial Photograph

APPENDIX D-1

Historical Research Documents

Historical Topographic Maps



SOURCE: USGS Tonopah Quadrangle, 7.5-minute Series topographic map, dated 1960 (revised 1982).

0 1700 3400



APPROXIMATE SCALE IN FEET

NOTE: ALL DIMENSIONS, DIRECTIONS AND LOCATIONS ARE APPROXIMATE



Ninyo & Moore

HISTORICAL TOPOGRAPHIC MAP

APPENDIX

PROJECT NO.

DATE

PHASE I ENVIRONMENTAL SITE ASSESSMENT
FORMER TONOPAH LANDFILL
TONOPAH, NEVADA

D-1

302334001

6/07

Nevada in Maps

back to results · add to favorites · reference url

pr



Tonopah (1961, Rp. 1968)



Title Tonopah (1961, Rp. 1968)
View map image in other file formats ftp://nas.library.unr.edu/Keck/HistTopoNV/tonopah_1961r68.djvu (435K)
ftp://nas.library.unr.edu/Keck/HistTopoNV/tonopah_1961r68.jpg (4.5Mb)
ftp://nas.library.unr.edu/Keck/HistTopoNV/tonopah_1961r68tif (102.5Mb)
ftp://nas.library.unr.edu/Keck/HistTopoNV/georeferenced/tonopah_1961r68.zip
Creator Geological Survey (U.S.)
Date Original 1961
Electronic Publication Date 2004
Original Publisher Washington, D.C.: U.S. Geological Survey

APPENDIX D-2

Historical Research Documents

Aerial Photograph



SOURCE: Google Earth, 2007.



APPROXIMATE SCALE IN FEET

NOTE: ALL DIMENSIONS, DIRECTIONS AND LOCATIONS ARE APPROXIMATE



		AERIAL PHOTOGRAPH PHASE I ENVIRONMENTAL SITE ASSESSMENT FORMER TONOPAH LANDFILL TONOPAH, NEVADA	APPENDIX
			D-2
PROJECT NO.	DATE		
302334001	6/07		

APPENDIX E

Interview Documentation

- E-1 - Town Manager Interview Documentation
- E-2 - Local Governmental Officials Interview Documentation
- E-3 - Other Interview Documentation

APPENDIX E-1

Interview Documentation

Town Manager 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: Nye County/Former Landfill/ESA	
Street Addresses (list all addresses, current and historical):	
Assessor's Parcel Number(s): Nye County APN Nos.	
City/State/Zip: Tonopah, Nye County, Nevada 89049	
Site Owner: Tonopah Town	
Current Site Occupants (name and nature of business):	

Site Description	
Size of Site (acreage/square feet):	?
Date(s) of construction of current buildings:	—
No. of Buildings/No. of Floors:	—
Square Footage of Building(s):	—
Construction Type (tilt-up, wood-framed, etc.)	—
Current Site Use(s)/Dates of Operation:	—
Type of heating/cooling system(s): (electric, natural gas, other):	—
Location of heating/cooling system (roof, boiler room, etc.):	—
Utility Information	
Name of water supplier:	—
Name of electrical/natural gas utility company:	—
Name of sewer services provider:	—
Is site on a septic system?	—
Trash pick-up/waste management method:	—
Equipment On the Site (please list number and location of current or historical features)	
Underground storage tanks?	—
Aboveground storage tanks?	—
Elevators/type (hydraulic, traction)?	—
Hydraulic lifts?	—
Electrical transformers?	—

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.

Floor drains?	—
Sumps and/or clarifiers?	—
Wells (water, oil, geothermal, dry, groundwater)?	—
Pipelines crossing the site (underground or aboveground)?	—
Hazardous Building Materials	
Any asbestos-containing materials on the site?	—
Any lead-based paint on the site?	—
Hazardous Materials/Wastes	
Please describe on-site processes involving the use of chemicals. —	
Are hazardous materials present on the site, including pesticides, maintenance supplies, pool chemicals? If so, please describe the materials and method of storage. —	
Are hazardous wastes generated or stored on the site? If so, please describe the wastes and method of storage and disposal. <i>Former Landfill for Tonopah Area</i>	
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.)? <i>Former Tonopah Landfill</i>	
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) • <u>Junkyard or Staging Area</u> • <u>Landfill or Recycling Facility</u> • 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? —	
Has there been any dumping or burning of trash on the site (legally or illegally)? <i>Yes, former landfill</i>	
Have fill soils ever been brought to the site (e.g., to fill in a canyon, provide foundation for a structure, etc.)? <i>Yes, landfill cap</i>	
Have any major building renovation/demolition activities been performed at the site? —	
How deep is groundwater at the site? —	

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.

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. <i>Former Landfill</i>
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 <i>No</i>
Are you aware of any contamination existing in soils or groundwater on the site, currently or in the past? _____
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? _____
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? _____
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? _____
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? _____
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? _____
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? _____

**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.

Environmental Reports, Permits and Documentation
Are there any environmental permits for equipment/activities on the site? —
Are you aware of any previous environmental reports or other documents that have been prepared regarding the site? —
What is the reason that this Phase I ESA is being conducted? <i>Brownfields Assessment</i>
What is the type of site transaction that will occur? (e.g., sale, purchase, refinance, exchange, etc.) —
Can you provide contact information for former owners, occupants, or managers of the site? —
Can you provide copies of title reports, tax records, land title records, zoning or land use records for the site? —
Who is the site contact, and how can they best be reached? —
Any other persons who are knowledgeable about the history or environmental status of the site? If so, please provide contact information. —
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? —
Name of Individual Completing this Questionnaire: <i>Rudy Kyes for James Eason</i>
Title/ Company: <i>James Eason, Tonopah Town Manager</i>
Date Questionnaire Completed: <i>05/15/2007</i>
Signature/Date:

APPENDIX E-2

Interview Documentation

Local Government Officials Interview Documentation

Project Name: NYE COUNTY/FORMER LANDFILL/ESA Project No.: 302334001 P.M. GB Author RK
Contact's Name: BILL MICKLISH Contact's Company: NDEP - SOLID WASTE BRANCH
Caller Contact Other Date: 5/23/2007 Time: 1445 PM Phone: 775-687-9474
Type of Contact Email Phone Fax Other

E-mail: _____ Fax: _____
Subject: FORMER LANDFILL INTERVIEW

Previous Conversation:**Response:****Summary of Conversation:**

Mr. Bill Micklish, an compliance inspector for the Nevada Department of Environmental Protection, Bureua of Waste Management, Solid Waste Branch was interviewed regarding the history of the former Tonopah Landfill property. Mr. Micklish stated that the NDEP had very little information on the facility due to recordkeeping practices at the time the landfill was in operation. He stated that the landfill was operated from the late 1970s until 1984 when the current Tonopah Landfill was opened off of US-6, north east of town. Mr. Micklish stated that a few inspection were conducted and violations such as open-burning, litter in the vicinity, and inadaquet cover were cited in the records. No major violation such as groundwater contamination were noted.

Action Items:

APPENDIX E-3

Interview Documentation

Other Interview Documentation

Randy Kyes

From: Randy Kyes
Sent: Monday, May 21, 2007 9:31 AM
To: James Marble (nyenro@nyecounty.net)
Subject: A Few Quick Questions
Importance: High

Dr. Marble,

Hope the rest of your week went well last week. Thanks for meeting with my during my trip up to Tonopah. I have a couple quick questions to ask so that I can complete a couple sections of the reports properly.

- 1) What is the reason that this Phase I ESA is being conducted? (i.e. Brownfields Assessment?)
- 2) On the three parcels owned by Dr. Dees, I was told a land swap was being conducted. Will the land swap be for parcels of equal value? Or will a sale be taking place?

Thanks for your assistance.

Regards,

Randy S. Kyes
Staff Environmental Scientist
Ninyo & Moore
6700 Paradise Road, Suite E
Las Vegas, NV 89119
Phone: (702) 433-0330
Fax: (702) 433-0707
Mobile: (702) 513-6372
rkyes@ninyoandmoore.com

Randy Kyes

From: Megreg1159@aol.com
Sent: Monday, May 21, 2007 11:11 AM
To: Randy Kyes
Cc: nyenro@co.nye.nv.us; Eileen@becnv.com
Subject: Re: [Fwd: A Few Quick Questions]

Hi Randy,

Dr. Marble asked me to reply to your questions. The responses to your questions are below. Feel free to contact me should you have additional questions or need additional information.

Regards

MaryEllen C. Giampaoli
Environmental Compliance Specialist
P.O. Box 127
Blue Diamond, Nevada 89004
Ph: (702) 875-4594
Fx: (702) 875-3594

In a message dated 5/21/2007 10:10:52 A.M. Pacific Daylight Time, nyenro@co.nye.nv.us writes:

MEG,

If you can answer these questions for Mr. Kyes, then please send him an email response and send me a cc of it. If not, then just send your answer to me.

Jim Marble

----- Original Message -----

Subject: A Few Quick Questions
From: "Randy Kyes" <rkyes@ninyoandmoore.com>
Date: Mon, May 21, 2007 9:31 am
To: nyenro@nyecounty.net

Dr. Marble,

Hope the rest of your week went well last week. Thanks for meeting with my during my trip up to Tonopah. I have a couple quick questions to ask so that I can complete a couple sections of the reports properly.

1) What is the reason that this Phase I ESA is being conducted? (i.e. Brownfields Assessment?)

The property is being evaluated through Nye County's Brownfields program.

2) On the three parcels owned by Dr. Dees, I was told a land swap was being conducted. Will the land swap be for parcels of equal value? Or will a sale be taking place?

5/21/2007

The intent is to swap the parcels for other land of equal value. I do not believe a sale is envisioned.

Thanks for your assistance.

Regards,

Randy S. Kyes
Staff Environmental Scientist
Ninyo & Moore
6700 Paradise Road, Suite E
Las Vegas, NV 89119
Phone: (702) 433-0330
Fax: (702) 433-0707
Mobile: (702) 513-6372
rkyes@ninyoandmoore.com

See what's free at AOL.com.

Randy Kyes

From: Eileen Christensen [Eileen@becnv.com]
Sent: Wednesday, June 06, 2007 12:00 PM
To: Randy Kyes
Cc: Christie Brannen
Subject: FW: Landill coordinates

Hi Randy,

I should have gone to Christie in the first place – she's the BLM Queen around here...

Christie's research shows that the coordinates are for an old BLM R&PP lease that expired in the mid-1980's. I've attached the information for your review.

Best,

Eileen

From: Christie Brannen
Sent: Wednesday, June 06, 2007 11:57 AM
To: Eileen Christensen
Subject: Landill coordinates

Eileen,

Here is the Title Plat and associated page from the Historical Index for the landfill coordinates.

Christie

Christie A. Brannen
Project Team Member

BEC Environmental, Inc.
9061 W. Sahara Ave., Ste. 103
Las Vegas, Nevada 89117

Phone: 702.304.9830
Fax: 702.304.9839
Email: Christie@becnv.com

Randy Kyes

From: Eileen Christensen [Eileen@becnv.com]
Sent: Wednesday, June 06, 2007 11:04 AM
To: Randy Kyes
Subject: RE: Coordinated for landfill

Hi Randy,

Sorry about the delay, but I did speak with Bob Wickenden, the former Public Works Director for Nye County on this. He is sure the property is on BLM land, but I am exploring one more avenue, and should have the results of that research today. Just want to make sure, as the owner of the property is critical for some development ideas we have planned for that site.

Thank you!

Best,

Eileen

From: Randy Kyes [mailto:rkyes@ninyoandmoore.com]
Sent: Thursday, May 31, 2007 4:24 PM
To: Eileen Christensen
Subject: RE: Coordinated for landfill

Eileen,

Have you heard anything yet from your contacts regarding the landfill site?

Thanks.

Regards,

Randy S. Kyes
Staff Environmental Scientist
Ninyo & Moore
6700 Paradise Road, Suite E
Las Vegas, NV 89119
Phone: (702) 433-0330
Fax: (702) 433-0707
Mobile: (702) 513-6372
rkyes@ninyoandmoore.com

-----Original Message-----

From: Eileen Christensen [mailto:Eileen@becnv.com]
Sent: Tuesday, May 29, 2007 3:27 PM
To: Randy Kyes
Subject: RE: Coordinated for landfill

Hi Randy,

No problem. I replied to your other e-mail to let Dr. Marble and MaryEllen know that I was working on this with you...

Best,

6/6/2007

Randy Kyes

From: Eileen Christensen [Eileen@becnv.com]
Sent: Thursday, May 31, 2007 4:34 PM
To: Randy Kyes
Subject: RE: Coordinated for landfill

Hi Randy,

I'm waiting for a call back from Bob Wickenden. If I don't hear from him first thing tomorrow, I'll give him a call to follow up. His first-blush response was that he thought it was BLM property. Yikes.

Best,

Eileen

From: Randy Kyes [mailto:rkyes@ninyoandmoore.com]
Sent: Thursday, May 31, 2007 4:24 PM
To: Eileen Christensen
Subject: RE: Coordinated for landfill

Eileen,

Have you heard anything yet from your contacts regarding the landfill site?

Thanks.

Regards,

Randy S. Kyes
Staff Environmental Scientist
Ninyo & Moore
6700 Paradise Road, Suite E
Las Vegas, NV 89119
Phone: (702) 433-0330
Fax: (702) 433-0707
Mobile: (702) 513-6372
rkyes@ninyoandmoore.com

-----Original Message-----

From: Eileen Christensen [mailto:Eileen@becnv.com]
Sent: Tuesday, May 29, 2007 3:27 PM
To: Randy Kyes
Subject: RE: Coordinated for landfill

Hi Randy,

No problem. I replied to your other e-mail to let Dr. Marble and MaryEllen know that I was working on this with you...

Best,

Eileen

Randy Kyes

From: Eileen Christensen [Eileen@becnv.com]
Sent: Tuesday, May 29, 2007 3:27 PM
To: Randy Kyes
Subject: RE: Coordinated for landfill

Hi Randy,

No problem. I replied to your other e-mail to let Dr. Marble and MaryEllen know that I was working on this with you...

Best,

Eileen

From: Randy Kyes [mailto:rkyes@ninyoandmoore.com]
Sent: Tuesday, May 29, 2007 3:24 PM
To: Eileen Christensen
Subject: Coordinated for landfill

Eileen,

Here are the coordinates I took when I was out at the site:

N 38.04780
W -117.20674

and

N 38.04766
W -117.20797

Let me know what you find out and thanks for the help.

Regards,

Randy S. Kyes
Staff Environmental Scientist
Ninyo & Moore
6700 Paradise Road, Suite E
Las Vegas, NV 89119
Phone: (702) 433-0330
Fax: (702) 433-0707
Mobile: (702) 513-6372
rkyes@ninyoandmoore.com

Randy Kyes

From: Eileen Christensen [Eileen@becnv.com]
Sent: Tuesday, May 29, 2007 3:26 PM
To: Randy Kyes; nyenro@nyecounty.net
Cc: Megreg1159@aol.com
Subject: RE: Former Landfill Site Questions

Hi Randy,

Per our conversation, I look forward to getting the coordinates from you. As soon as they're in hand, I'll get you the appropriate contact for follow-up. In answer to your questions:

- 1) Ownership may be identifiable with the coordinates I reference above, but I'll have to let you know based on what I can dig up.
- 2) The type of transaction will be determined based on who owns the land.
- 3) Based on our conversation, James Eason believes the property to be 30 to 40 acres. If that's the case, it may well fall across a couple of different owners' boundaries. I'll get you that information (if it's available) as well.

Sounds like you're having fun... We'll see what we can do to clear up some of these issues.

Best,

Eileen
Through
MaryEllen C. Giampaoli, Environmental Compliance Specialist

From: Randy Kyes [mailto:rkyes@ninyoandmoore.com]
Sent: Tuesday, May 29, 2007 1:30 PM
To: nyenro@nyecounty.net
Cc: Megreg1159@aol.com
Subject: Former Landfill Site Questions
Importance: High

Dr. Marble and Ms. Giampaoli,

I had a couple of quick questions regarding the former landfill site:

- 1) Do we know who owns that land? Is it the BLM? Since there is no parcel number for that area, I have not been able to get any info.
- 2) What type of transaction will be taking place for this property?
- 3) Do we have an estimated size for the property?

Thanks for your assistance.

Regards,

Randy S. Kyes
Staff Environmental Scientist
Ninyo & Moore
6700 Paradise Road, Suite E

5/29/2007

APPENDIX F

Qualifications of Environmental Professionals

GREGORY A. BECK, CEM
Senior Environmental Scientist/Operations Manager

EDUCATION

Master of Business Administration, 1990, University of North Florida, Jacksonville, Florida
Master of Science, Biology, 1982, Florida Institute of Technology, Melbourne, Florida
Bachelor of Science, Biology, 1979, Florida Institute of Technology, Melbourne, Florida

CERTIFICATIONS

Certified Environmental Manager CEM 1874 (NV)
40-hour OSHA HAZWOPER Health and Safety Training

PROFESSIONAL EXPERIENCE AND RESPONSIBILITIES

As Senior Environmental Scientist and Operations Manager for Ninyo & Moore, Mr. Beck is responsible for the acquisition, documentation, and dissemination of data related to all phases of environmental investigations and projects. These activities include performance of a site reconnaissance, oversight of drilling activities, logging of subsurface geologic conditions, soil and groundwater sampling, and monitoring well installation, including development, purging, and monitoring. Mr. Beck also analyzes field, laboratory, and office data; and coordinates project-related work of staff personnel. Mr. Beck's project experience includes:

- **City of Reno Regional Transit Commission – New Transit Center (CitiCenter), Reno, Nevada.** Mr. Beck served as Project Manager for this federal Brownfields financed project involving preparation of a Phase I Environmental Site Assessment; submission of a Sampling and Analysis Plan to the federal Environmental Protection Agency Region 9 for approval; installation of eight soil borings, five test pits, and eight monitoring wells; sampling and analysis of soil and groundwater; investigation of suspected underground storage tanks; preparation of a Phase II Environmental Site Assessment report; and preparation of a Remedial Action Approach and Cost Estimate report. The site is located in downtown Reno and has a history of commercial and residential development going back to the nineteenth century. Mr. Beck coordinated with state and local officials, provided supervision over field personnel and subcontractors to assure that activities conformed to the approved Sampling and Analysis Plan, prepared project reports and other documents, and tracked project expenditures to assure that the budget was not exceeded.
- **City of North Las Vegas– Brownfields Community-Wide Grant Application, North Las Vegas, Nevada.** Mr. Beck served as Project Manager for this project involving preparation and submission of a \$200,000 federal Brownfields community-wide grant application for three redevelopment sub-areas. Mr. Beck interviewed city officials, reviewed the City of Las Vegas Comprehensive Redevelopment Plan, individual Redevelopment Area Plans, and other documents to compile the required threshold and ranking criteria necessary to complete the EPA Brownfields Assessment proposal.
- **Clark County Regional Flood Control District – Supplemental Environmental Impact Statement, Clark County, Nevada.** Mr. Beck served as Project Manager for this project involving preparation of the Hazardous Materials and Geologic Hazards sections of the SEIS. Mr. Beck reviewed state and federal regulations, geologic maps and literature, drafted new Hazardous Materials sections for the SEIS, and coordinated updating of the Geologic Hazards sections of the existing EIS.
- **Nevada Division of Environmental Protection Brownfields Program – Cornerstone Redevelopment Area, Henderson, Nevada.** Mr. Beck served as Project Manager for this federal Brownfields financed project involving preparation of a Phase I Environmental Site Assessment report; submission of a Sampling and Analysis Plan to the federal Environmental Protection Agency Region 9 for approval; installation of six monitoring wells; sampling and analysis of soil, groundwater, and surface water; and preparation of a Phase II Environmental Site Assessment report. Groundwater beneath the site is contaminated with perchlorate from off-site sources and Mr. Beck reviewed extensive regulatory files to determine the likely sources and extent of this contamination.
- **Bureau of Indian Affairs –Apex Mine Processing Facility.** Mr. Beck served as Project Manager for the oversight of decommissioning activities for a former manganese and tungsten processing facility outside St. George, Utah. Responsibilities included review of closure plans, review of laboratory analytical data, attendance at progress meetings, briefing of the Bureau of Indian Affairs and the Shivwits Band of the Paiute Indian Tribe, and preparation of response documents.
- **Nye County Brownfields Program – Beatty Habitat Trails.** Mr. Beck served as Project Manager for the Phase I Environmental Site Assessment and mine audit survey of approximately 7,230 acres of Bureau of Land Management land designated for inclusion in the Beatty Habitat Trails system. Mr. Beck performed a field survey of the designated acreage, including a field survey of abandoned mines and prospect holes located within 1/8-mile of the acreage, reviewed various historical databases including aerial photographs, performed a database search of state and federal regulatory databases, and prepared various summary reports.

RANDY S. KYES
Senior Environmental Technician

EDUCATION

Bachelor of Arts, Criminal Justice, 2004, University of Nevada Las Vegas, Las Vegas, Nevada

CERTIFICATIONS

Asbestos Abatement Consultant (NV) License No. IM 1295; Exp. 09/05/2007

AHERA-accredited Contractor/Supervisor for Asbestos; Exp. 08/25/2007

40-Hour OSHA HAZWOPER Health and Safety Training

PROFESSIONAL EXPERIENCE AND RESPONSIBILITIES

As Senior Environmental Technician for Ninyo & Moore, Mr. Kyes performs Phase I and Phase II Environmental Site Assessments, including historical property reviews, site reconnaissance, and data compilation; performs environmental surveys of residential, commercial, and industrial properties, including the assessment, quantification, and sampling of hazardous materials such as asbestos and mold; performs groundwater monitoring, well injections, and sampling; conducts hydrologic studies for groundwater and surface water; maintains remediation systems; prepares work plans and specification documents; provides support to air quality emission data management; and prepares comprehensive environmental reports. Mr. Kyes' recent project experience includes:

- **Floyd Lamb State Park, Las Vegas, Nevada:** Senior Environmental Technician during a Phase II soil investigation to evaluate impacts to soil at an active gun club on the property and assess the extent of TPH contamination in soil from leaking oil drums located at three supply well locations. Duties included preparation of sampling plan, coordination with clients and property tenants, sampling of soil, decontamination of equipment, and submittal of sample to laboratory for analytical analysis. Mr. Kyes compiled the laboratory data in a Phase II environmental report that also presented our findings, conclusions, and recommendations.
- **UNLV Moyer Student Union, Las Vegas, Nevada:** Nevada-licensed Asbestos Consultant for an asbestos abatement on the three-story Moyer Student Union building that is scheduled for demolition in the near future as part of the expansion of the UNLV campus and the eventual construction of a new student union building. Mr. Kyes provided full-time asbestos abatement air monitoring during asbestos abatement operations and submitted the air samples to an accredited laboratory for analysis.
- **Reid Gardner Power Station, Moapa, Nevada:** Senior Environmental Technician during the preparation of quarterly monitoring reports for submission with a discharge monitoring report. Duties included assisting with collection of groundwater samples from over 80 monitoring wells, seven evaporation ponds, and five Muddy River samples.
- **Bonneville Underpass Remediation System, Las Vegas, Nevada:** Senior Environmental Technician for the Bonneville Avenue underpass remediation system located at approximately the 600 Block of Bonneville Avenue approximately 500 feet west of Main Street. Duties included performing routine maintenance on the remediation system and assisting with the quarterly groundwater monitoring and sampling.
- **Pinnacle Las Vegas, Las Vegas, Nevada:** Senior Environmental Technician during generation of a Title V Authority to Construct/Air Operating Permit application for development of two 36-story residential towers. Duties included data compilation, performing potential to emit calculations, conducting emissions modeling, and assisting with preparing the permit application.
- **Warm Spring Ranch Parcels, Moapa, Nevada:** Senior Environmental Technician for this Phase I Environmental Site Assessment of 18 parcels comprising approximately 1,200 acres of agricultural and undeveloped land at the Warm Springs Ranch, Moapa, Nevada. Mr. Kyes' duties included client liaison; review of historical records relating to site ownership and past property use; review of regulatory agency records, historical aerial photographs, and topographic maps; performance of a field reconnaissance and inspection; and preparation of a written report, including documentation to support our analysis, conclusions, and recommendations.

PROFESSIONAL AFFILIATIONS

National Ground Water Association