

Bonnie Duke
Lander County Manager



RECEIVED
ENVIRONMENTAL
PROTECTION

JAN -2 01

December 28, 2000

Connie F. Lewis, Environmental Scientist III
Superfund/Brownfields Program Manager
Bureau of Corrective Actions
Nevada Department of Environmental Protection
333 W. Nye Lane
Carson City, NV 89706-0851

RE: Application-Belaustegni Park

Dear Connie:

Thank you for your help in explaining the grant program for environmental assessments under the Brownfields Program. Attached is an application for assistance for a small parcel of land with perceived environmental problems that is hindering development. I appreciate your consideration of this application.

I will be ending my employment as Lander County Manager effective January 1, 2001. Please contact the staff in the Office of the County Manager at (775) 635-2885 if you have questions about the application. They can contact me after January 1, 2001, if necessary, to provide any additional information you need.

Thank you again for the help. I believe this is a good project that fits into the program.

Sincerely,

A handwritten signature in blue ink that reads "Bonnie Duke, CPA".

Bonnie Duke, CPA
County Manager

Physical Address:

825 North Second Street
Battle Mountain NV 89820

Mailing Address: ✓

315 South Humboldt Street
Battle Mountain NV 89820

e-mail:

bduke@landercounty.com
Phone: (775) 635-2885
Fax: (775) 635-5332



STATE of NEVADA

Division of Environmental Protection

BROWNFIELDS



Please attach this application to the front of your typed narrative, and repeat the following information at the top of the first page. After completion of the requested information, send this form and all supporting documents to the Nevada Division of Environmental Protection address at the bottom of the page.

Applicant Organization: LANDER COUNTY

Contact Person and Title: BONNIE DUKE, COUNTY MANAGER

Address: 315 SOUTH HUMBOLDT STREET
BATTLE MOUNTAIN, NEVADA 89820

Phone: 775-635-2885 Fax: 775-635-5332 E-mail: bduke@landercounty.com

INFORMATION YOU SHOULD PROVIDE ON YOUR APPLICATION:

1. Provide a description of the site, including the assessor's parcel number, the address of the site (street address, city, state, zip code), and the current owner's name, business address, and phone number. What is the current zoning and total acreage of the site? Attach appropriate regional and site location maps, and photographs, if available.
2. Provide a chronological history of the site (type of manufacturing, nature of processing facilities, etc.), and describe its anticipated / planned future use (residential, recreational, commercial / retail, industrial, mixed). Include a proposed reuse plan and time table.
3. If the property is owned by the applicant, how was the property acquired? If the property is not owned by the applicant, does the applicant anticipate problems in obtaining legal permission to enter the property to conduct site assessment activities.
4. List delinquent property taxes owed on the property, if any, as well as the assessed value of the property.
5. Is the applicant or any other party under order from USEPA or a state agency to conduct a site assessment and / or cleanup?
6. Describe buildings on the property, including square footage and physical condition of the facilities(e.g., usable, partially razed, fire-damaged, foundation only).
7. Detail proposed funding sources and dollar amounts for the site cleanup. (**The Nevada Brownfields program is for site assessment only; no cleanup funds are offered as part of this program.**) How does the applicant plan to finance the redevelopment?
8. Briefly describe public interest and / or community involvement in site reuse planning activities to date.

Submit your application to:

Connie F. Lewis, Brownfields Manager, Bureau of Corrective Actions
 Nevada Division of Environmental Protection
 333 W. Nye Ln.
 Carson City, NV 89706-0851
 Phone: (775) 687-4670 ext. 3024 Fax: (702) 687-6396
 E-mail: clewis@ndep.carson-city.nv.us.

Page 1 of 3

NDEP Brownfields Grant Application

Applicant Organization: Lander County
Contact Person: Bonnie Duke, County Manager
Address: 315 South Humboldt Street, Battle Mountain, NV 89820
Phone: 775-635-2885 Fax: 775-635-5332 email: bduke@landercounty.com

1. *Provide a description of the site, including the assessor's parcel number, the address of the site (street address, city, state, zip code), and the current owner's name, business address, and phone number. What is the current zoning and total acreage of the site? Attach appropriate regional and site location maps, and photographs, if available.*

The following table contains a description of the site:

Assessor's Parcel Number	2-180-03
Address of the site	345 East Front Street Battle Mountain NV 89820
Owner	Lander County 315 South Humboldt Street Battle Mountain NV 89820 Phone: 775-635-2885 Fax: 775-635-5332
Zoning	C-1, Commercial
Acreage	0.494 Acres

Regional and site location maps are attached. Also attached are photographs of the site. See Exhibit A.

2. *Provide a chronological history of the site (type of manufacturing, nature of processing facilities, etc.), and describe its anticipated/planned future use (residential, recreational, commercial/retail, industrial, mixed). Include a proposed reuse plan and time table.*

Prior to 1966, the State of Nevada held the property as vacant land. In March 1966, the State of Nevada transferred the site to Leon and Velma Belaustegui. The site remained vacant between 1966 and the present. The County acquired the property from The Leon Belaustegui Trust and Velma Belaustegui via a quitclaim deed in February 2000, on the condition that no environmental studies be performed on the property prior to acceptance of the quitclaim deed. The quitclaim deed requires that the property be used only as a public park.

The perception of environmental concerns about the property stem from nearby gas stations that have removed underground storage tanks, a nearby chemical plant that used the rail line, and possible contamination from uses or unauthorized dumping on the property between 1966 and the present. An environmental assessment would uncover any potential environmental concerns for mitigation and dispel negative perceptions of the site.

The County intends to develop the site as a public park. This would involve preparation of a grading and drainage plan and deposit of fill material at the site according to the grading and drainage plan. The fill material would be obtained from tested sources known to be free of any contamination. Water and sewer service is presently available directly adjacent to the site. Public restrooms will be constructed on the site and connected to the town water and sewer system. A portion of the site will then be paved for parking and the remaining portion will be seeded for grass for a park area. Picnic tables and a kiosk for tourist and community information will be placed on the site. Local volunteer organizations have expressed an interest in planting and maintaining flowers at the site. The purpose of the development is to provide a highly visible location for travelers to stop and hopefully decide to stay for a while. The park will also provide a place for local residents to enjoy a park setting in a centralized, easily accessible location.

NDEP Brownfields Grant Application

Applicant Organization: Lander County

Contact Person: Bonnie Duke, County Manager

Address: 315 South Humboldt Street, Battle Mountain, NV 89820

Phone: 775-635-2885 Fax: 775-635-5332 email: bduke@landercounty.com

-
3. *If the property is owned by the applicant, how was the property acquired? If the property is not owned by the applicant, does the applicant anticipate problems in obtaining legal permission to enter the property to conduct a site assessment activities?*

The property is owned by the applicant, Lander County. A copy of the quitclaim deed is attached as Exhibit B. There will be no problems obtaining legal permission to enter the property to conduct site assessment activities.

4. *List delinquent property taxes owned on the property, if any, as well as the assessed value of the property.*

All property taxes currently assessed have been paid in full.

The assessed value of the property is \$6,650. Pursuant to Nevada Revised Statutes for assessments, this equates to an estimated fair market value for assessment purposes of \$18,570.

5. *Is the applicant or any other party under order from USEPA or a state agency to conduct a site assessment and/or cleanup?*

No.

6. *Describe buildings on the property, including square footage and physical condition of the facilities (e.g. usable, partially razed, fire-damaged, foundation only).*

No buildings or improvements exist on the property. The property is raw land only with no improvements.

7. *Detail proposed funding sources and dollar amounts for the site cleanup. (The Nevada Brownfields program is for site assessment only; no cleanup funds are offered as part of this program.) How does the applicant plan to finance the redevelopment?*

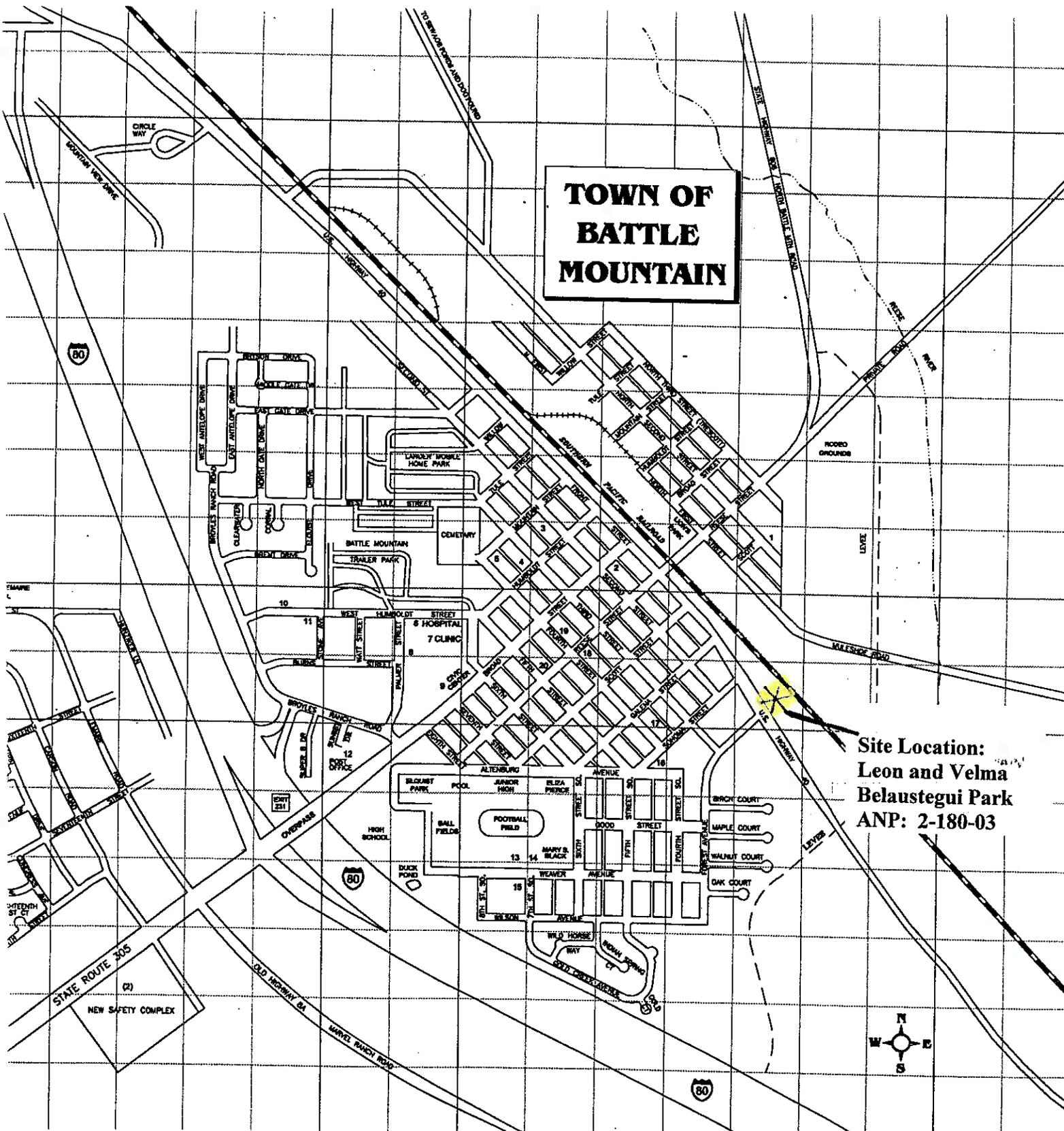
The County intends to use County forces and local volunteer organizations for construction activities at the site. Because the construction is not extensive, there should currently be capacity within the County to complete the construction. The services of a professional engineer will be used to create the grading and drainage plan in sufficient detail to provide a working set of plans for County forces to follow. The funds are available in County capital project funds for the project. The Parks and Recreation Department will maintain the site following completion of construction.

8. *Briefly describe public interest and / or community involvement in site reuse planning activities to date.*

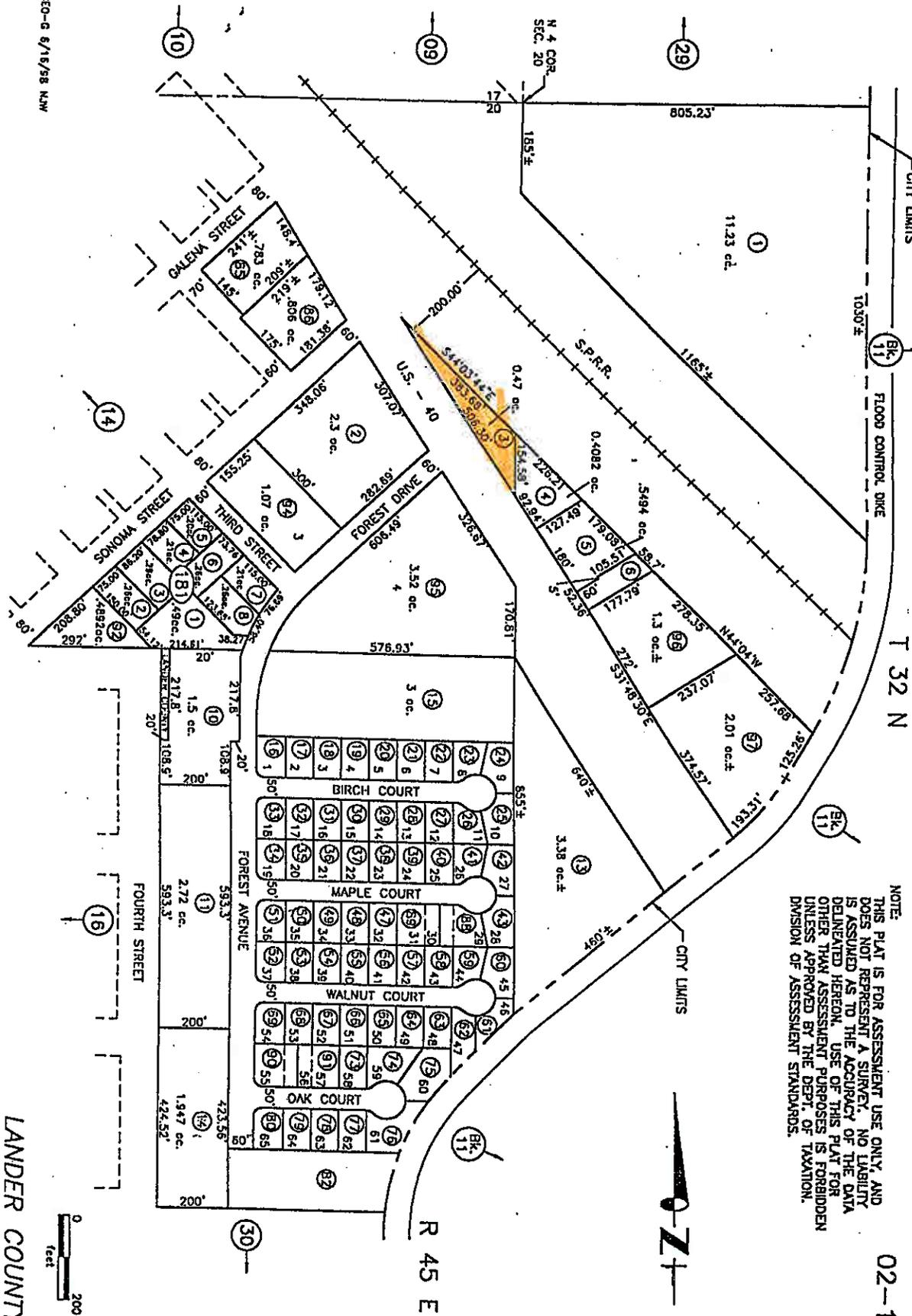
County Commissioner Bill Elquist has spearheaded this project and was instrumental in obtaining the quitclaim deed to the property. Mr. Elquist has involved veterans associations, the local gardening club, and local non-profit organizations in the project. Lander County does not anticipate opposition to the project and anticipates great community interest and participation in the project after the environmental assessment is complete and the plans are finalized.

Exhibit A

Regional Location Map Leon and Velma Belaustegui Park



Site Location:
Leon and Velma
Belaustegui Park
ANP: 2-180-03



NOTE:
 THIS PLAT IS FOR ASSESSMENT USE ONLY, AND DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED AS TO THE ACCURACY OF THE DATA DELINEATED HEREON. USE OF THIS PLAT FOR OTHER THAN ASSESSMENT PURPOSES IS FORBIDDEN UNLESS APPROVED BY THE DEPT. OF TAXATION, DIVISION OF ASSESSMENT STANDARDS.







Exhibit B

WHEN RECORDED MAIL TO:

LANDER County, A Political Subdivision
of the State of Nevada
c/o Lander County Board of Commissioners
Battle Mountain, NV 89820

APN 2-180-03

QUITCLAIM DEED

THIS INDENTURE, made this 11th day of February, 2000, by and between
The Leon Belaustegui Trust and Velma Belaustegui ("Grantors") and Lander County, a political
subdivision within the State of Nevada, c/o Lander County Board of Commissioners, Battle
Mountain, NV 89820 ("Grantee").

WITNESSETH:

That Grantors, for good and valuable consideration, receipt of which is hereby
acknowledged, do by these presents, remise, release, convey and quitclaim without warranty unto
Grantee all of Grantors' right, title and interest in and to all that certain lot, piece or parcel of land
situated in the County of Lander, State of Nevada, more particularly described in Exhibit "A" to
this Deed which is incorporated herein.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging
or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and
profits thereof, subject to the following restrictions and conditions which are appurtenant to the
property.

EXHIBIT A

Legal description: Real property lying and being in the County of Lander, State of Nevada, being a portion of the E1/2 of the NE1/4 of the NW1/4 of Section 20, T. 32 N., R. 45 E., M.D.B.&M, being a triangular-shaped parcel of land described more fully by metes and bounds as follows, to wit:

Beginning at a point on the Central Pacific Railway Company's original southwesterly 200 foot right of way line which point is sixty (60) feet left of and at right angles to Highway Engineers' Station "X" 474+16.58 P.O.T.; said point of beginning further described as bearing S.80°07' W., a distance of 2963.20 feet from the northeast corner of said Section 20; thence S. 44° 01' 30" E., along said southwesterly Central Pacific Railway Company's 200 foot right of way line a distance of 383.40 feet, more or less, to the north and south one-quarter section line of said Section 20; thence South along said one-quarter section line a distance of 154.61 feet, more or less, to the present left or northeasterly 46' W., along said right of way line a distance of 506.14 feet, more or less, to the point of beginning, containing an area of 0.494 of an acre, more or less.

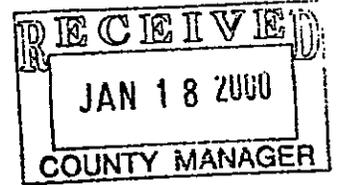
This being the same parcel conveyed by the State of Nevada to Leon and Velma Belaustegui, husband and wife, and recorded in Book of Deeds No. 11 Pages 140-142. March 1966.

215432

OFFICIAL RECORDS
LANDER CO. NEV
RECORD REQUESTED BY
Lander County Clerk
00 APR -6 AM 8:49

IDONNA M. TREVINO
RECORDER

FEE 5 DEP St



LAW OFFICES OF
ROBISON, BELAUSTEGUI, SHARP & LOW
A PROFESSIONAL CORPORATION

KENT R. ROBISON
THOMAS L. BELAUSTEGUI
F. DEARMOND SHARP
KEEGAN G. LOW
BARRY L. BRESLOW
MICHELLE M. ERLACH
MARK G. SIMONS
BRADLEY O. VAN RY
NATALIE J. REED*

71 WASHINGTON STREET
RENO, NEVADA 89503
TELEPHONE (775) 329-3151
FACSIMILE (775) 329-7941
(775) 329-7169

LAS VEGAS OFFICE
3800 HOWARD HUGHES PARKWAY
16TH FLOOR - WELLS FARGO TOWER
LAS VEGAS, NEVADA 89109
TELEPHONE (702) 699-7507
FACSIMILE (775) 329-7941

*ADMITTED IN TEXAS ONLY

January 12, 2000

Mr. Bill Elquist
Lander County Commissioners
Battle Mountain, NV

RE: Belaustegui Property owned at the East edge of Battle Mountain on the North side of Old Highway 40. (Triangular piece)

Dear Bill:

This letter is to confirm that Lander County is not going to drill or have any studies done relative to potential environmental contamination on the above-referenced property prior to accepting a Deed for same. I have reviewed the article in the Battle Mountain paper and I see that it does reference that drilling, etc. will be conducted on the Owl Property.

I am preparing a Deed to be executed by the Leon Belaustegui Trust and Velma Belaustegui in favor of Lander County. I hope to have the Deed to you shortly.

Best regards.

Sincerely,

Thomas L. Belaustegui

TLB/jd

cc: Kay and Ivor McKeown

Bonnie Duke
Lander County Manager



NEVADA
DEPARTMENT OF
ENVIRONMENTAL
PROTECTION
JAN -2 01

December 28, 2000

Connie F. Lewis, Environmental Scientist III
Superfund/Brownfields Program Manager
Bureau of Corrective Actions
Nevada Department of Environmental Protection
333 W. Nye Lane
Carson City, NV 89706-0851

RE: Application-Industrial Park Site

Dear Connie:

Thank you for your help in explaining the grant program for environmental assessments under the Brownfields Program. Attached is an application for assistance for an environmental site assessment on approximately 67 acres of land currently used as a recycling center. This site is being considered for development as an industrial park or business park for economic development and diversification. I appreciate your consideration of this application.

I will be ending my employment as Lander County Manager effective January 1, 2001. Please contact the staff in the Office of the County Manager at (775) 635-2885 if you have questions about the application. They can contact me after January 1, 2001, if necessary, to provide any additional information you need.

Thank you again for the help. I believe this is a good project that fits into the program.

Sincerely,

A handwritten signature in blue ink that reads "Bonnie Duke, CPA".

Bonnie Duke, CPA
County Manager

Physical Address:

825 North Second Street
Battle Mountain NV 89820

Mailing Address:

315 South Humboldt Street
Battle Mountain NV 89820

e-mail:

bduke@landercounty.com
Phone: (775) 635-2885
Fax: (775) 635-5332



STATE of NEVADA

Division of Environmental Protection

BROWNFIELDS



INDUSTRIAL PARK

Please attach this application to the front of your typed narrative, and repeat the following information at the top of the first page. After completion of the requested information, send this form and all supporting documents to the Nevada Division of Environmental Protection address at the bottom of the page.

Applicant Organization: LANDER COUNTY

Contact Person and Title: BONNIE DUKE, COUNTY MANAGER

Address: 315 SOUTH HUMBOLDT STREET

BATTLE MOUNTAIN, NV 89820

Phone: 775-635-2885 Fax: 775-635-5332 E-mail: bduke@landercounty.com

INFORMATION YOU SHOULD PROVIDE ON YOUR APPLICATION:

1. Provide a description of the site, including the assessor's parcel number, the address of the site (street address, city, state, zip code), and the current owner's name, business address, and phone number. What is the current zoning and total acreage of the site? Attach appropriate regional and site location maps, and photographs, if available.
2. Provide a chronological history of the site (type of manufacturing, nature of processing facilities, etc.), and describe its anticipated / planned future use (residential, recreational, commercial / retail, industrial, mixed). Include a proposed reuse plan and time table.
3. If the property is owned by the applicant, how was the property acquired? If the property is not owned by the applicant, does the applicant anticipate problems in obtaining legal permission to enter the property to conduct site assessment activities.
4. List delinquent property taxes owed on the property, if any, as well as the assessed value of the property.
5. Is the applicant or any other party under order from USEPA or a state agency to conduct a site assessment and / or cleanup?
6. Describe buildings on the property, including square footage and physical condition of the facilities(e.g., usable, partially razed, fire-damaged, foundation only).
7. Detail proposed funding sources and dollar amounts for the site cleanup. (**The Nevada Brownfields program is for site assessment only; no cleanup funds are offered as part of this program.**) How does the applicant plan to finance the redevelopment?
8. Briefly describe public interest and / or community involvement in site reuse planning activities to date.

Submit your application to:

Connie F. Lewis, Brownfields Manager, Bureau of Corrective Actions
 Nevada Division of Environmental Protection
 333 W. Nye Ln.
 Carson City, NV 89706-0851
 Phone: (775) 687-4670 ext. 3024 Fax: (702) 687-6396
 E-mail: clewis@ndep.carson-city.nv.us.

page 1 of 4



STATE of NEVADA

Division of Environmental Protection

BROWNFIELDS INDUSTRIAL PARK



Please attach this application to the front of your typed narrative, and repeat the following information at the top of the first page. After completion of the requested information, send this form and all supporting documents to the Nevada Division of Environmental Protection address at the bottom of the page.

Applicant Organization: LANDER COUNTY

Contact Person and Title: BONNIE DUKE, COUNTY MANAGER

Address: 315 SOUTH HUMBOLDT STREET
BATTLE MOUNTAIN, NV 89820

Phone: 775-635-2885 Fax: 775-635-5332 E-mail: bduke@landercounty.com

INFORMATION YOU SHOULD PROVIDE ON YOUR APPLICATION:

1. Provide a description of the site, including the assessor's parcel number, the address of the site (street address, city, state, zip code), and the current owner's name, business address, and phone number. What is the current zoning and total acreage of the site? Attach appropriate regional and site location maps, and photographs, if available.
2. Provide a chronological history of the site (type of manufacturing, nature of processing facilities, etc.), and describe its anticipated / planned future use (residential, recreational, commercial / retail, industrial, mixed). Include a proposed reuse plan and time table.
3. If the property is owned by the applicant, how was the property acquired? If the property is not owned by the applicant, does the applicant anticipate problems in obtaining legal permission to enter the property to conduct site assessment activities.
4. List delinquent property taxes owed on the property, if any, as well as the assessed value of the property.
5. Is the applicant or any other party under order from USEPA or a state agency to conduct a site assessment and / or cleanup?
6. Describe buildings on the property, including square footage and physical condition of the facilities(e.g., usable, partially razed, fire-damaged, foundation only).
7. Detail proposed funding sources and dollar amounts for the site cleanup. (**The Nevada Brownfields program is for site assessment only; no cleanup funds are offered as part of this program.**) How does the applicant plan to finance the redevelopment?
8. Briefly describe public interest and / or community involvement in site reuse planning activities to date.

Submit your application to:

Connie F. Lewis, Brownfields Manager, Bureau of Corrective Actions
Nevada Division of Environmental Protection
333 W. Nye Ln.
Carson City, NV 89706-0851
Phone: (775) 687-4670 ext. 3024 Fax: (702) 687-6396
E-mail: clewis@ndep.carson-city.nv.us.

NDEP Brownfields Grant Application

Applicant Organization: Lander County
 Contact Person: Bonnie Duke, County Manager
 Address: 315 South Humboldt Street, Battle Mountain, NV 89820
 Phone: 775-635-2885 Fax: 775-635-5332 email: bduke@landercounty.com

1. Provide a description of the site, including the assessor's parcel number, the address of the site (street address, city, state, zip code), and the current owner's name, business address, and phone number. What is the current zoning and total acreage of the site? Attach appropriate regional and site location maps, and photographs, if available.

The following table contains a description of the site:

Assessor's Parcel Numbers	011-170-19, 011-230-04, 011-230-05, 011-230-06
Address of the site	1980 E. Frontage Road 1030 1900 East 2020 Airport Way 2040 Airport Way Battle Mountain NV 89820
Owner	William Locklin Jr. 1980 East Frontage Road Battle Mountain NV 89820 Phone: 775-635-5863 Phone: 775-842-3144
Zoning	M, Industrial
Acreage	011-170-19: 23.67 Acres 011-230-04: 27.77 Acres 011-230-05: 4.652 Acres 011-230-06: 4.9787 Acres Total 61.0707 Acres

Regional and site location maps are attached as Exhibit A..

2. Provide a chronological history of the site (type of manufacturing, nature of processing facilities, etc.), and describe its anticipated/planned future use (residential, recreational, commercial/retail, industrial, mixed). Include a proposed reuse plan and time table.

William Locklin, Jr. purchased the parcels between March 1999 and August 1999. Mr. Locklin acquired a special use permit and business license subject to the special use permit to operate the parcels as a recycling center. Mr. Locklin's special use permit was revoked in November 2000 due to Mr. Locklin's failure to obtain the appropriate licenses and Mr. Locklin's failure to clean up the property as requested by the Planning Commission and the County Commissioners. Mr. Locklin has allegedly placed items on the property such as barrels, white goods, junk automobiles, and other potential environmental contaminants on the property. The County is considering its legal options regarding ordering the clean up of the property since it is not now suitable for the intended use.

Prior to Mr. Locklin's purchase of the property, the property was used for industrial purposes, primarily storage of auto parts.

The perception of environmental concerns about the property stem from inspections by County personnel, Planning Commission members, and Commissioners. Lander County is examining development of an industrial park in Battle Mountain through a planning process funding by the Community Development Block Grant program. Mr. Locklin's property is being examined as a part of this planning process and may be selected as a preferred site for development. The perception of environmental concerns limits the viability of the site. The level of contamination is not known and the cost of clean up is not known. The

County Plan
on purchasing?

TPA?

PRP

When to be
Done?

When it will
be known if
selected?

Determine # of jobs

NDEP Brownfields Grant Application

Applicant Organization: Lander County
Contact Person: Bonnie Duke, County Manager
Address: 315 South Humboldt Street, Battle Mountain, NV 89820
Phone: 775-635-2885 Fax: 775-635-5332 email: bduke@landercounty.com

environmental assessment is a critical first step in determining the viability of industrial or business development at the site. The location of the site in close proximity to the Battle Mountain Airport also makes the site attractive for industrial or business development.

If selected, the site would be developed as an industrial or business park. Lander County intends to apply for grants through the Community Development Block Grant Program, USDA Rural Development, US Department of Commerce-Economic Development Administration, or other granting agencies to partially fund the project. Lander County has submitted a Bill Draft Request to the Nevada State Legislature for the next session to request a special appropriation for the project. Lander County intends to leverage these sources and County funds toward a public private partnership to market and construct a business park.

3. *If the property is owned by the applicant, how was the property acquired? If the property is not owned by the applicant, does the applicant anticipate problems in obtaining legal permission to enter the property to conduct a site assessment activities?*

The property is not owned by the applicant, Lander County. The owner, William Locklin has agreed to fully cooperate with the County and the firm that may conduct the environmental assessment in exchange for a temporary halt to the County's legal remedies to enforce cleanup. At this time, both the County and the owner are interested in cooperating to complete the environmental assessment and plans for the future of the property.

4. *List delinquent property taxes owned on the property, if any, as well as the assessed value of the property.*

All property taxes currently assessed have been paid in full.

The assessed values and estimated full value for assessment purposes of the properties are reflected in the following table:

Parcel #	Location	Assessed Value	Estimated Full Value
011-170-19	1980 East Frontage Road	\$9,493	\$27,100
011-230-04	1030 1900 East	\$6,200	\$17,700
011-230-05	2020 Airport Way	\$6,200	\$17,700
011-230-06	2040 Airport Way	\$6,200	\$17,700
	Total	\$28,093	\$80,100

5. *Is the applicant or any other party under order from USEPA or a state agency to conduct a site assessment and/or cleanup?*

No.

6. *Describe buildings on the property, including square footage and physical condition of the facilities (e.g. usable, partially razed, fire-damaged, foundation only).*

Parcels 011-230-04, 011-230-05, and 011-230-06 do not contain any buildings or structures. These parcels are land used to store materials such as barrels, white goods, junk automobiles, and other items relating to the recycling business and earlier businesses. Improvements to parcel 011-170-19, 1980 East Frontage Road, include a well, septic system, mobile home hookups, and mobile home used as an office for recycling operations. The site also contains the shell or a mobile home destroyed by fire approximately one year ago.

NDEP Brownfields Grant Application

Applicant Organization: Lander County
Contact Person: Bonnie Duke, County Manager
Address: 315 South Humboldt Street, Battle Mountain, NV 89820
Phone: 775-635-2885 Fax: 775-635-5332 email: bduke@landercounty.com

-
7. *Detail proposed funding sources and dollar amounts for the site cleanup. (The Nevada Brownfields program is for site assessment only; no cleanup funds are offered as part of this program.) How does the applicant plan to finance the redevelopment?*

The County intends to require the owner to clean up the property to environmental standards. If the owner does not clean up the property, the County intends to pursue legal remedies to force clean up of the property, up to and including condemnation and clean up using County forces or contractors, as needed. If the site is selected for development as an industrial park or business park, the County intends to leverage County dollars with grants, special appropriations, and private investment for development and marketing of the park. This development would include all clean up needed to comply with environmental standards for the development.

8. *Briefly describe public interest and / or community involvement in site reuse planning activities to date.*

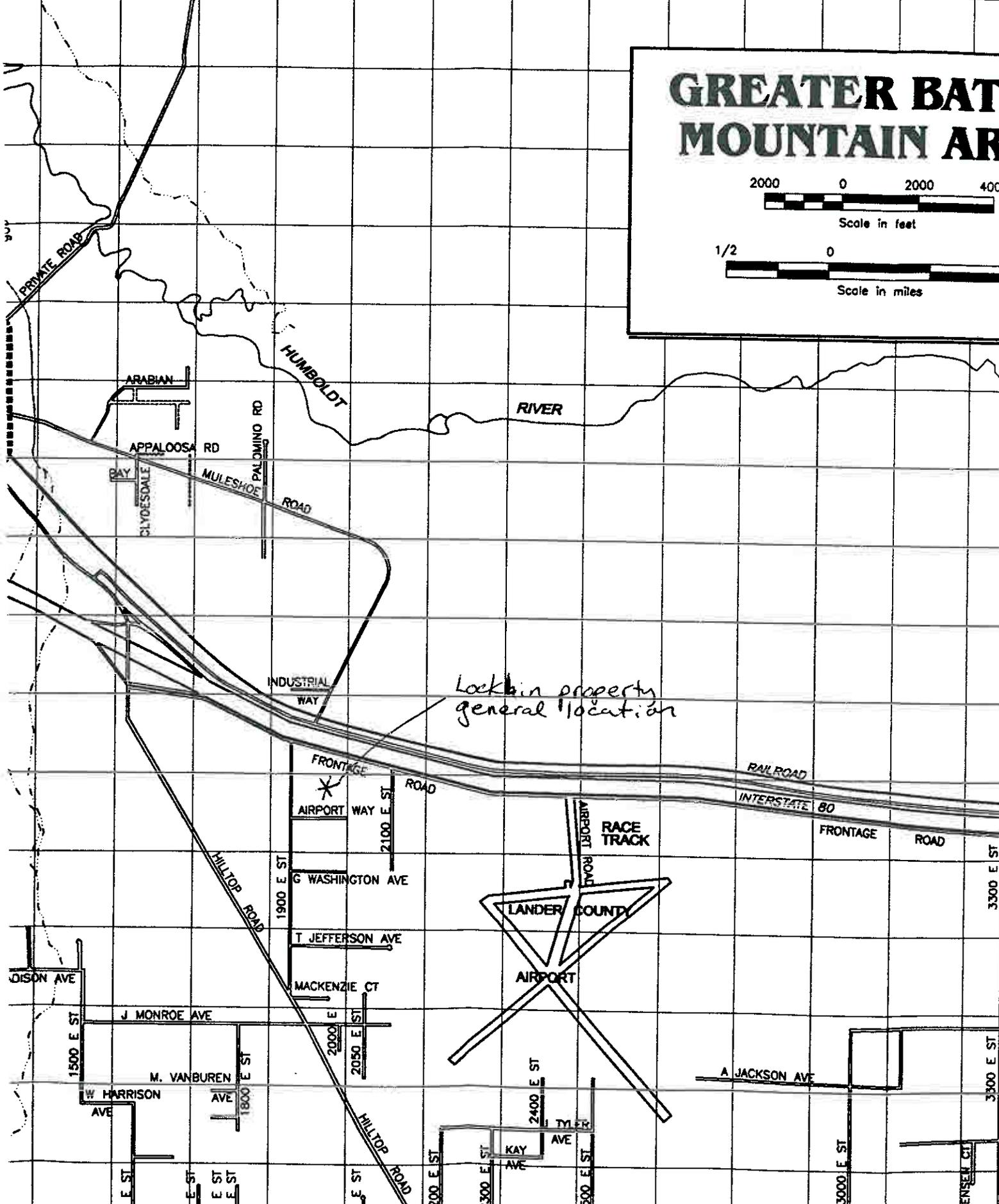
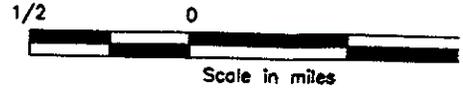
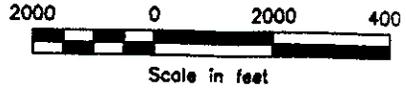
The Planning Commission and the County Commissioners have been actively pursuing clean up of this site and planning for development of a business or industrial park in Battle Mountain. Numerous public meetings have been held for both issues. The Battle Mountain Chamber of Commerce has actively participated in the business park planning project and will likely support development of a business park in Battle Mountain in order to diversify our local economy that has been devastated by recent downturns in the mining industry. There appears to be broad public support for the planning project as well as projects to clean up the Battle Mountain area..

How fits
in Master
Plan?

Exhibit A

0 11 12 13 14 15 16 17 18 19 20 21 22

GREATER BAT MOUNTAIN AR



*Locklin property
general location*

LANDER COUNTY
AIRPORT

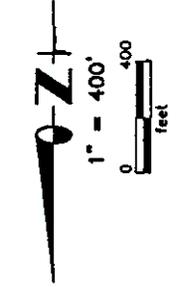
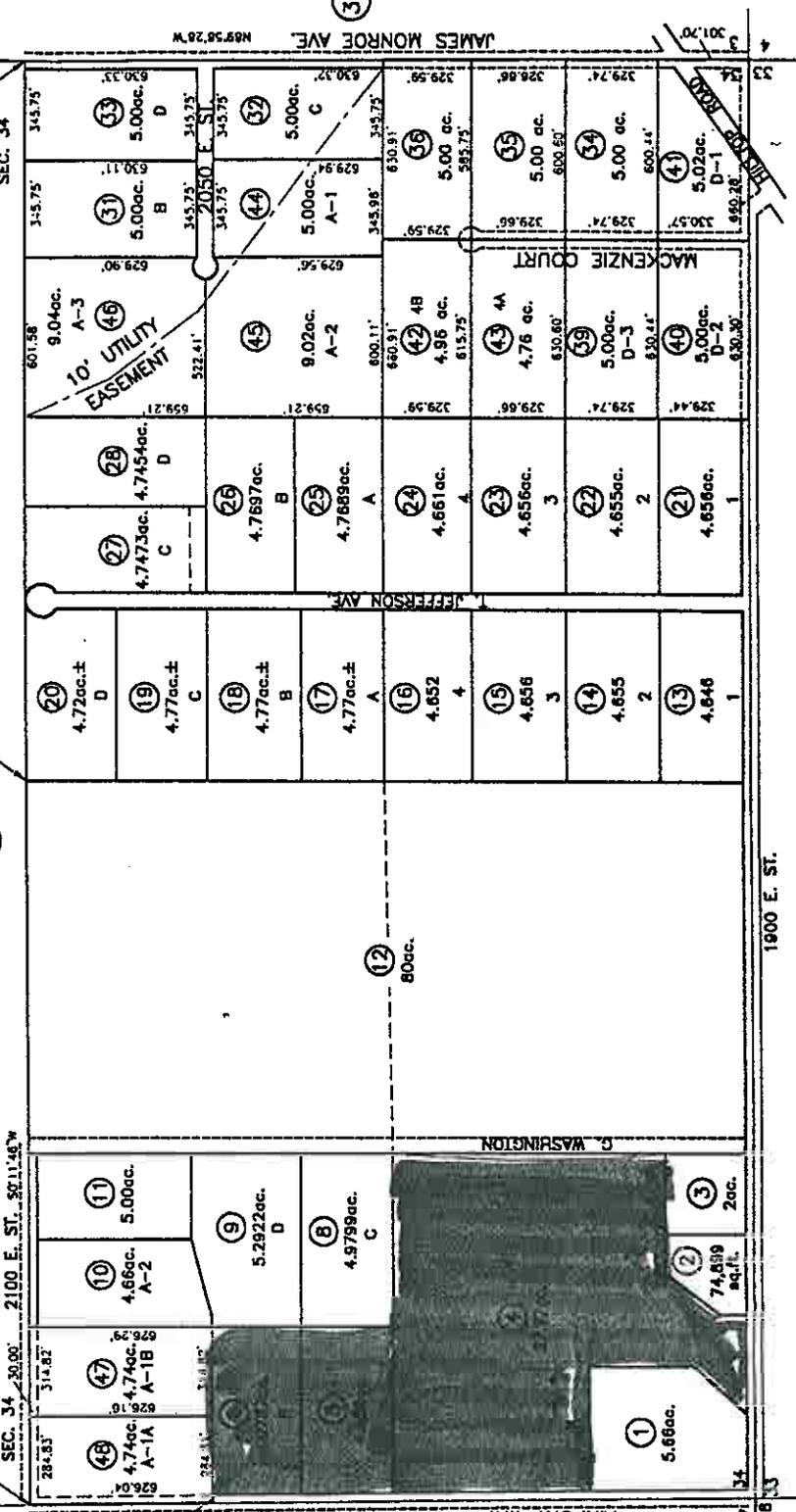
T 31 N

T 32 N

C. SEC.

N 4 COR. SEC. 34

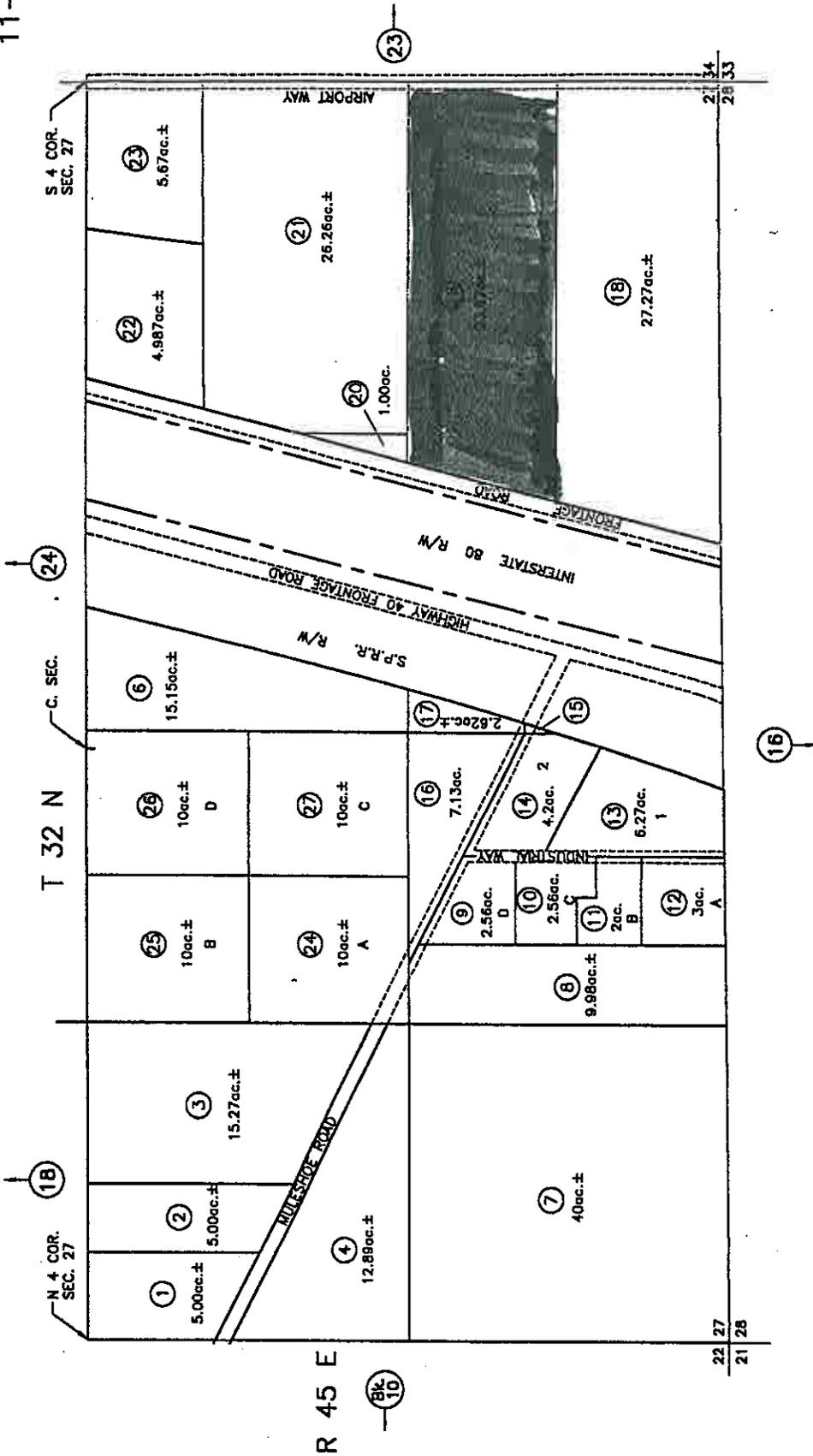
S 4 COR. SEC. 34



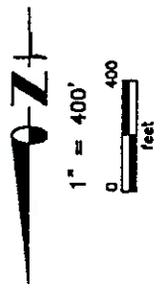
LANDER COUNTY

22

NOTE: THIS PLAT IS FOR ASSESSMENT USE ONLY, AND DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED AS TO THE ACCURACY OF THE DATA DELINEATED HEREON. USE OF THIS PLAT FOR OTHER THAN ASSESSMENT PURPOSES IS FORBIDDEN UNLESS APPROVED BY THE DEPT. OF TAXATION, DIVISION OF ASSESSMENT STANDARDS.



NOTE: THIS PLAT IS FOR ASSESSMENT USE ONLY, AND DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED AS TO THE ACCURACY OF THE DATA DELINEATED HEREON. USE OF THIS PLAT FOR OTHER THAN ASSESSMENT PURPOSES IS FORBIDDEN UNLESS APPROVED BY THE DEPT. OF TAXATION, DIVISION OF ASSESSMENT STANDARDS.



LANDER COUNTY

NDEP Brownfields Grant Application

Applicant Organization: Lander County
 Contact Person: Bonnie Duke, County Manager
 Address: 315 South Humboldt Street, Battle Mountain, NV 89820
 Phone: 775-635-2885 Fax: 775-635-5332 email: bduke@landercounty.com

1. *Provide a description of the site, including the assessor's parcel number, the address of the site (street address, city, state, zip code), and the current owner's name, business address, and phone number. What is the current zoning and total acreage of the site? Attach appropriate regional and site location maps, and photographs, if available.*

The following table contains a description of the site:

Assessor's Parcel Numbers	011-170-19, 011-230-04, 011-230-05, 011-230-06
Address of the site	1980 E. Frontage Road 1030 1900 East 2020 Airport Way 2040 Airport Way Battle Mountain NV 89820
Owner	William Locklin Jr. 1980 East Frontage Road Battle Mountain NV 89820 Phone: 775-635-5863 Phone: 775-842-3144
Zoning	M, Industrial
Acreage	011-170-19: 23.67 Acres 011-230-04: 27.77 Acres 011-230-05: 4.652 Acres 011-230-06: 4.9787 Acres Total 61.0707 Acres

Regional and site location maps are attached as Exhibit A..

2. *Provide a chronological history of the site (type of manufacturing, nature of processing facilities, etc.), and describe its anticipated/planned future use (residential, recreational, commercial/retail, industrial, mixed). Include a proposed reuse plan and time table.*

William Locklin, Jr. purchased the parcels between March 1999 and August 1999. Mr. Locklin acquired a special use permit and business license subject to the special use permit to operate the parcels as a recycling center. Mr. Locklin's special use permit was revoked in November 2000 due to Mr. Locklin's failure to obtain the appropriate licenses and Mr. Locklin's failure to clean up the property as requested by the Planning Commission and the County Commissioners. Mr. Locklin has allegedly placed items on the property such as barrels, white goods, junk automobiles, and other potential environmental contaminants on the property. The County is considering its legal options regarding ordering the clean up of the property since it is not now suitable for the intended use.

Prior to Mr. Locklin's purchase of the property, the property was used for industrial purposes, primarily storage of auto parts.

The perception of environmental concerns about the property stem from inspections by County personnel, Planning Commission members, and Commissioners. Lander County is examining development of an industrial park in Battle Mountain through a planning process funding by the Community Development Block Grant program. Mr. Locklin's property is being examined as a part of this planning process and may be selected as a preferred site for development. The perception of environmental concerns limits the viability of the site. The level of contamination is not known and the cost of clean up is not known. The

NDEP Brownfields Grant Application

Applicant Organization: Lander County
Contact Person: Bonnie Duke, County Manager
Address: 315 South Humboldt Street, Battle Mountain, NV 89820
Phone: 775-635-2885 Fax: 775-635-5332 email: bduke@landercounty.com

environmental assessment is a critical first step in determining the viability of industrial or business development at the site. The location of the site in close proximity to the Battle Mountain Airport also makes the site attractive for industrial or business development.

If selected, the site would be developed as an industrial or business park. Lander County intends to apply for grants through the Community Development Block Grant Program, USDA Rural Development, US Department of Commerce-Economic Development Administration, or other granting agencies to partially fund the project. Lander County has submitted a Bill Draft Request to the Nevada State Legislature for the next session to request a special appropriation for the project. Lander County intends to leverage these sources and County funds toward a public private partnership to market and construct a business park.

3. *If the property is owned by the applicant, how was the property acquired? If the property is not owned by the applicant, does the applicant anticipate problems in obtaining legal permission to enter the property to conduct a site assessment activities?*

The property is not owned by the applicant, Lander County. The owner, William Locklin has agreed to fully cooperate with the County and the firm that may conduct the environmental assessment in exchange for a temporary halt to the County's legal remedies to enforce cleanup. At this time, both the County and the owner are interested in cooperating to complete the environmental assessment and plans for the future of the property.

4. *List delinquent property taxes owned on the property, if any, as well as the assessed value of the property.*

All property taxes currently assessed have been paid in full.

The assessed values and estimated full value for assessment purposes of the properties are reflected in the following table:

Parcel #	Location	Assessed Value	Estimated Full Value
011-170-19	1980 East Frontage Road	\$9,493	\$27,100
011-230-04	1030 1900 East	\$6,200	\$17,700
011-230-05	2020 Airport Way	\$6,200	\$17,700
011-230-06	2040 Airport Way	\$6,200	\$17,700
	Total	\$28,093	\$80,100

5. *Is the applicant or any other party under order from USEPA or a state agency to conduct a site assessment and/or cleanup?*

No.

6. *Describe buildings on the property, including square footage and physical condition of the facilities (e.g. usable, partially razed, fire-damaged, foundation only).*

Parcels 011-230-04, 011-230-05, and 011-230-06 do not contain any buildings or structures. These parcels are land used to store materials such as barrels, white goods, junk automobiles, and other items relating to the recycling business and earlier businesses. Improvements to parcel 011-170-19, 1980 East Frontage Road, include a well, septic system, mobile home hookups, and mobile home used as an office for recycling operations. The site also contains the shell or a mobile home destroyed by fire approximately one year ago.

NDEP Brownfields Grant Application

Applicant Organization: Lander County
Contact Person: Bonnie Duke, County Manager
Address: 315 South Humboldt Street, Battle Mountain, NV 89820
Phone: 775-635-2885 Fax: 775-635-5332 email: bduke@landercounty.com

7. *Detail proposed funding sources and dollar amounts for the site cleanup. (The Nevada Brownfields program is for site assessment only; no cleanup funds are offered as part of this program.) How does the applicant plan to finance the redevelopment?*

The County intends to require the owner to clean up the property to environmental standards. If the owner does not clean up the property, the County intends to pursue legal remedies to force clean up of the property, up to and including condemnation and clean up using County forces or contractors, as needed. If the site is selected for development as an industrial park or business park, the County intends to leverage County dollars with grants, special appropriations, and private investment for development and marketing of the park. This development would include all clean up needed to comply with environmental standards for the development.

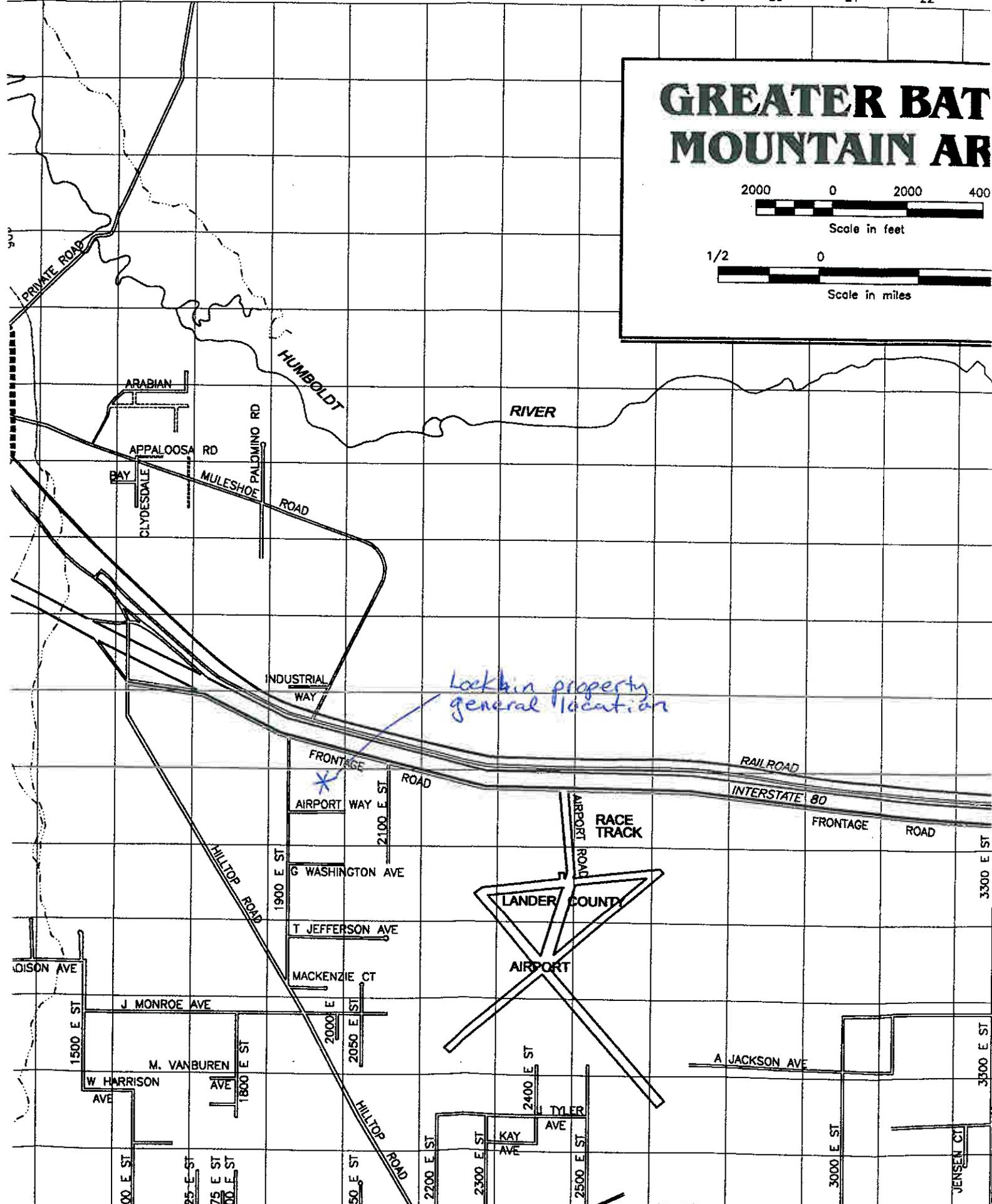
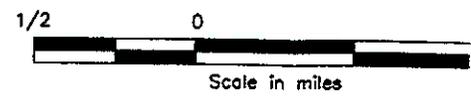
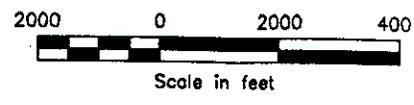
8. *Briefly describe public interest and / or community involvement in site reuse planning activities to date.*

The Planning Commission and the County Commissioners have been actively pursuing clean up of this site and planning for development of a business or industrial park in Battle Mountain. Numerous public meetings have been held for both issues. The Battle Mountain Chamber of Commerce has actively participated in the business park planning project and will likely support development of a business park in Battle Mountain in order to diversify our local economy that has been devastated by recent downturns in the mining industry. There appears to be broad public support for the planning project as well as projects to clean up the Battle Mountain area..

Exhibit A

0 11 12 13 14 15 16 17 18 19 20 21 22

GREATER BAT MOUNTAIN AR



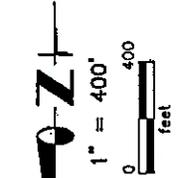
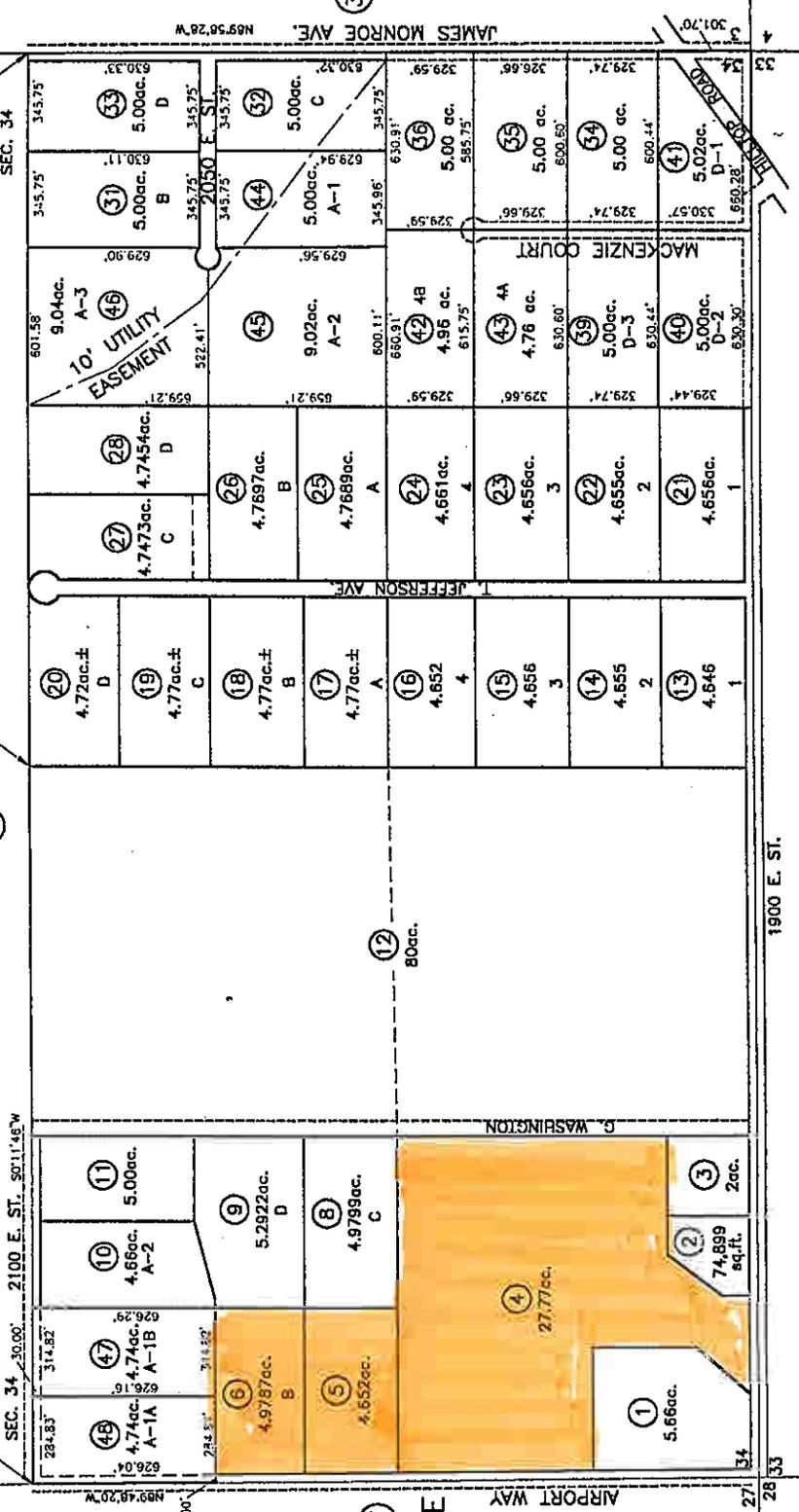
T 31 N

T 32 N

C. SEC.

S 4 COR. SEC. 34

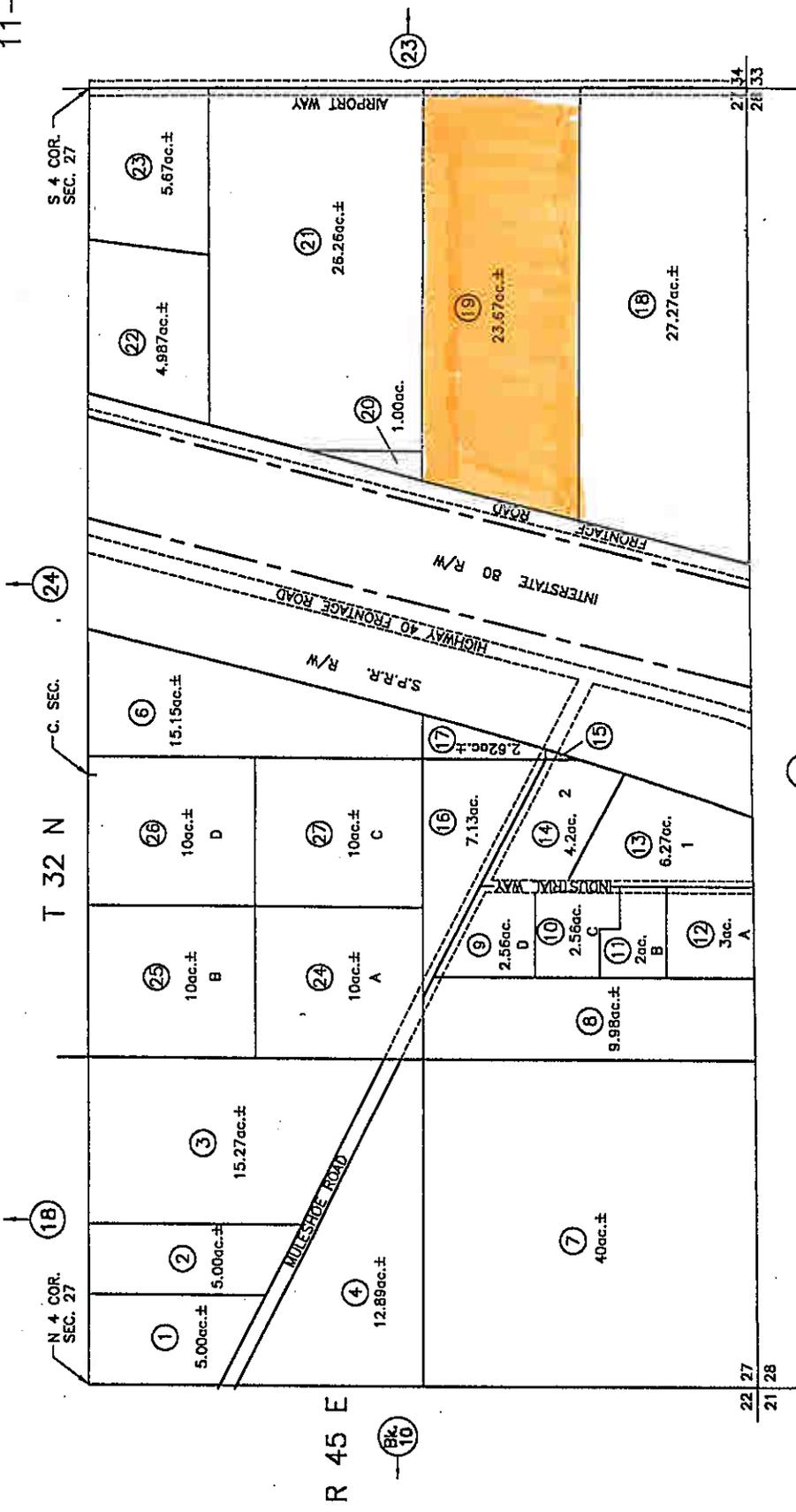
R 45 E



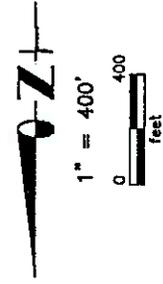
LANDER COUNTY

22

NOTE:
 THIS PLAT IS FOR ASSESSMENT USE ONLY, AND DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED AS TO THE ACCURACY OF THE DATA DELINEATED HEREON. USE OF THIS PLAT FOR OTHER THAN ASSESSMENT PURPOSES IS FORBIDDEN UNLESS APPROVED BY THE DEPT. OF TAXATION, DIVISION OF ASSESSMENT STANDARDS.



NOTE: THIS PLAT IS FOR ASSESSMENT USE ONLY, AND DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED AS TO THE ACCURACY OF THE DATA DELINEATED HEREON. USE OF THIS PLAT FOR OTHER THAN ASSESSMENT PURPOSES IS FORBIDDEN UNLESS APPROVED BY THE DEPT. OF TAXATION, DIVISION OF ASSESSMENT STANDARDS.



LANDER COUNTY