

LOCATION

The redevelopment site is located in the southeastern quadrant of the Las Vegas Valley. It is bounded on the south by Lake Mead Parkway, on the west by Boulder Highway and the community historically known as Pittman, on the north by the Las Vegas Wash, and on the east by Weston Hills and Tuscany, two neighboring master-planned communities.

With the rapid growth of Henderson, this area has become an in-fill site. Detailed topographic and geological maps of the site have been prepared by BRC and are available at www.landwellco.com or by contacting BRC at 702-567-0400.



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Henderson, Nevada 89011

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LANDWELL RESTORATION PROJECT

Reclaiming, Restoring and Renewing Land in Henderson.

FACT SHEET • APRIL 2010

SYNOPSIS

In 1941, the U.S. government deeded approximately 5,000 acres of empty desert in the southeastern quadrant of the Las Vegas Valley to become the site of the world's largest magnesium plant—a plant that played a critical role in World War II.

The manufacturing facilities have always been located on the west side of Boulder Highway and waste disposal ponds on the east side of Boulder Highway. Some parts of the original property are still industrialized; parts of the property have been abandoned or converted to other uses; and some areas have remained virgin desert.

Basic Remediation Company (BRC), working under the oversight of the Nevada Division of Environmental Protection (NDEP), is in the midst of remediating the old waste disposal ponds. These ponds and associated conveyance ditches comprise approximately 400 acres. Most of the original, unlined ponds were taken out of service in 1976 and are dry. The last active, lined ponds were taken out of service in 2005 and are drying out. The impacted ponds together with adjacent property east of Boulder Highway total approximately 2,200 acres.

The 2,200-acre site will be redeveloped as a mixed-use, master-planned community. It is within the boundaries of the City of Henderson, Nevada. This in-fill, brownfield redevelopment project, which is being remediated using private funds, will restore a historically blighted area to a higher use. The clean-up of the impacted areas will be performed to conform with United States Environmental Protection Agency (USEPA) and Nevada state standards for the intended land use.

REMEDIATION BACKGROUND

Beginning in 1991, Phase I and Phase II environmental investigations were performed voluntarily under NDEP oversight. Documentary evidence and physical tests revealed contamination of the soil with certain metals, radionuclides, pesticides, salts and asbestos. The contaminants are present in concentrations that may pose an unacceptable risk to human health and the environment if left in place as development around the site becomes denser and as redevelopment of the property proceeds.

These investigations led to the NDEP's Record of Decision in 2001, which ordered that contaminated soils within and around the affected ponds be excavated and interred in a private landfill off-site. Contaminated soils posing unacceptable health risks will not be left in place.

This engineered, private landfill, which is owned by BRC, has been constructed to USEPA standards for handling remediation wastes. Details of the landfill can be found in BRC's Remedial Action Plan, which has been approved by NDEP and can be found at www.landwellco.com. The landfill is under construction in an industrial area within Clark County, approximately 2.5 miles from the remediation area on property owned by BRC.

The NDEP chose this approach among five remedial alternatives as the approach best meeting the following criteria:

- Overall protection of human health and the environment;
- Compliance with all applicable state and federal regulations;
- Long-term effectiveness and permanence;
- Ability to implement;
- NDEP acceptance;
- Community acceptance; and
- Cost.

THE CLEAN-UP

Excavation of the contaminated soils is underway and over 3.3 million cubic yards of materials have been moved into the landfill. Mass excavation of contaminated materials was completed in early March 2010. Additional contaminated materials, identified based on testing, will be excavated in the months ahead, on an as-needed basis. The remediation project is being conducted seven days per week and is expected to be complete by late-2010.

As each section of the property is cleaned up, it is subjected to a broad battery of analytical tests to ensure that remaining contamination is minimal and does not pose unacceptable risks for the intended use. As an additional safeguard, each home site will be tested again before residential construction begins. Details of the clean-up plan can be found in BRC's Corrective Action Plan, which has been approved by the NDEP and can be found at www.landwellco.com.

Groundwater adjacent to the site is presently being remediated for perchlorate, hexavalent chromium and certain organic chemical contaminants. The groundwater under the site itself is being investigated and will be remediated if necessary. Regardless of this investigation, this water is not and will not be used for drinking or for agricultural use.



COMMUNITY INVOLVEMENT

BRC has reported the progress of this project regularly to a Restoration Advisory Committee (RAC) of interested stakeholders that was formed in 1999. The meetings of this committee are open to the public. Minutes of these meetings are kept for public inspection and can be found at www.landwellco.com. The schedule for future meetings is also found at this website. BRC will continue to update the RAC on its progress while it works closely with the City of Henderson and with NDEP to ensure that the clean-up meets all state and local standards. BRC has prepared a Community Involvement Plan (CIP) to help ensure that all stakeholders are informed of this project. Anybody interested in learning more about the project or joining the RAC are invited to contact the BRC Project Manager at the address or e-mail below.

INFORMATION SOURCES

Details of the restoration and redevelopment project, notices of public meetings and other information, including maps, reports, photographs, plans, applications and associated documentation, can be found at the following website: www.landwellco.com.

For further information, please contact:

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