

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 of 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 online at www.landwellco.com or by contacting BRC at 702-567-0400. Geological and topographic maps of the surrounding Las Vegas Valley are available from the U.S. Geological Survey.



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Henderson, Nevada 89011

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LANDWELL RESTORATION PROJECT

Reclaiming, Restoring and Renewing Land in Henderson.

FACT SHEET • JUNE 2008

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 a majority of the associated waste disposal ponds have been located on the east side of Boulder Highway. Some parts of the original property are still industrialized, while other parts of the property have been abandoned or converted to other uses. Some areas have remained virgin desert.

Basic Remediation Company (BRC), working under the oversight of the Nevada Division of Environmental Protection (NDEP), is assessing and has begun remediating the historic waste disposal ponds east of Boulder Highway. The ponds with known impacts 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 will be remediated using private funds, will restore a historically blighted area to a higher use. The cleanup of the impacted areas will be performed to conform to U.S. Environmental Protection Agency (EPA) and NDEP 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 offsite. Contaminated soils posing unacceptable health risks will not be left in place.

This engineered private landfill, which will be owned by BRC, is to be constructed to EPA 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 which can be found online 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 that best met 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 has commenced. The remediation is planned to proceed seven days per week and is expected to take approximately 24 months. The soils will be transported to BRC's landfill, which will be lined, capped and monitored per NDEP and EPA requirements. Its location, and the route to the landfill from the disposal ponds area, is shown on the map below.

As each section of the property is cleaned up, it will be 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 which can be found on-line 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. Based on 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 of interested stakeholders that was formed in 1999. The meetings of this committee are held quarterly and are open to the public. Minutes of these meetings are kept for public inspection and can be found at www.landwellco.com. BRC will continue to update the Restoration Advisory Committee 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.

INFORMATION SOURCES

Details of the restoration and redevelopment project, notices of public meetings and other information can be found at the following Web site: www.landwellco.com. Maps, reports, photographs, plans, applications and associated documentation are also available on the Web site.

For further information, please contact:

Dr. Ranajit (Ron) Sahu
Project Manager, Basic Remediation Company
875 West Warm Springs Road, Henderson, Nevada 89011
Telephone: (702) 567-0400 or cell: (702) 683-5466