

**PHASE I ENVIRONMENTAL SITE
ASSESSMENT UPDATE
UNION PARK 61-ACRE SITE
FORMER UNION PACIFIC RAILROAD
FUELING AND MAINTENANCE YARD
LAS VEGAS, NEVADA**

PROJECT NO. 80559.1

March 15, 2007

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A report prepared for:

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Bureau of Corrective Actions
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**Subject: Phase I Environmental Site Assessment Update
Union Park 61-Acre Site
Former Union Pacific Railroad
Fueling and Maintenance Yard
Las Vegas, Nevada**

Kleinfelder Project No.: 80559.1

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I 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.

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1 EXECUTIVE SUMMARY

Based upon a Union Park scoping meeting attended by NDEP, City Parkway V, Inc. and Kleinfelder, Inc. representatives to discuss the usage of Brownfields funds for the Union Park development, it is Kleinfelder's understanding that both NDEP and City Parkway V meeting attendees concurred that a prior Phase I Environmental Site Assessment prepared by Terracon in 2003 is considered to be reliable; and that an update of site conditions after 2003 was necessary to evaluate whether there are additional recognized environmental conditions (RECs) that have resulted in contaminants of concern that should be considered in the soil management plan currently being developed for the 61-acre project site.

Therefore, a Phase I Environmental Site Assessment Update (Phase I ESA Update) was performed under contract with the Nevada Division of Environmental Protection's Bureau of Corrective Action's Brownfields Program (Client) for a 61-acre site known as Union Park (hereafter referred to within this document as Union Park and/or subject property), located just west of downtown Las Vegas, Nevada.

This report was prepared using the American Society for Testing and Materials (ASTM), *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* E1527-05 (Standard). Based upon discussions with, and concurrence by, the Client, there were some modifications to the Standard for this project. These modifications are summarized in the following several paragraphs, and are further discussed in Section 2.2.

This Phase I ESA Update is intended to also be used by the City Parkway V, Inc. (City Parkway V), as well as current developers, by providing an up-to-date site assessment of the Union Park site. This Phase I ESA Update does not include a review of historical information prior to 2003. This Phase I ESA Update consists of the following components:

- A review of the Standard Environmental Record Sources (database search) for information on Union Park or adjacent properties. Unless a listing was determined to be newer than 2003, or is located in an upgradient direction with impacted groundwater, off-site listings that are not on adjacent properties were not considered in this Update.
- A review of reasonably ascertainable historic sources (aerial photographs) from 2003 through 2006.

- A site reconnaissance of the subject property; and where safely visible from the subject property and/or public vantage points, the adjacent properties.
- Interviews with key City Parkway and contractor representatives who have the most knowledge regarding the subject property and adjacent properties and activities that have occurred over the past four years.

Review of the regulatory database indicated no new listings within the ASTM specified search distances of the subject property that would potentially pose an environmental threat to the subject property. The subject property is not listed on the regulatory databases reviewed.

Our review of the reasonably ascertainable historic sources (aerial photos) did not reveal any historic RECs that were not already known.

The site reconnaissance revealed evidence of potential RECs, consisting of:

- Soil/construction debris stockpiles of unknown origin, containing concrete, asphalt, trash, and at least one approximate 1-gallon container of fluid, suspected to be waste oil;
- Stained soil associated with construction equipment maintenance and parking;
- Storage of chemicals within a contractor's staging area located on Parcels E and Q, associated with contractor usage, (gasoline, diesel, pressurized cylinders, pressurized small tanks).
- A 55-gallon drum of unknown contents, suspected to be purge fluid or investigative derived waste.

Interviews conducted by Kleinfelder for this Phase I ESA Update did not reveal any RECs that were not previously known.

A full evaluation of this subject property including any deviations, historical environmental conditions, and *de minimis* findings are discussed in Chapter 8 of this report. This report is subject to the limitations in Section 2.5.

2 INTRODUCTION

The following report is a summary of work performed using the guidelines set forth in the ASTM Standard E-1527-05, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (ASTM Standard). This report generally conforms to the ASTM Standard's suggested table of contents. To assist in better reading and understanding of the report, Kleinfelder made minor format modifications to the ASTM Standard's suggested table of contents.

2.1. PURPOSE

The purpose of this Phase I ESA update is to identify, to the extent feasible pursuant to the scope of work defined in our Proposal No. 31-YP7229, dated February 2, 2007, and limitations discussed in this report, RECs and other environmental issues related to the subject property from 2003 to the present. As defined in the ASTM Standard, a REC is:

The presence or likely presence of any hazardous substances 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, ground water, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not recognized environmental conditions.

This report describes Kleinfelder's assessment methodology and documents our assessment findings, subject to the limitations presented in Section 2.5 of this report.

2.2. SITE BACKGROUND INFORMATION

A Phase I Environmental Site Assessment was previously performed for the subject property in 2003 by Terracon (Terracon, 2003). This report determined the following RECs to be present: "previous usage as a railroad yard; identified areas of soil and groundwater contamination; a water treatment system enclosure; and an unsecured sump extending to the groundwater zone." Soil and groundwater contamination were

associated with the former use of the subject property by Union Pacific Railroad, and was identified as primarily petroleum hydrocarbons, associated volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs), and lead impacted soils.

2.3. DETAILED SCOPE-OF-SERVICES

The following sections describe Kleinfelder's work scope:

- Section 2, **Introduction**, includes a discussion of the purpose/reason for performing the Phase I ESA update, additional services requested by the Client (i.e., an evaluation of business environmental risk factors associated with the subject property), significant assumptions (i.e., property boundaries if not marked in the field), limitations, exceptions, and special terms and conditions (i.e., contractual), and user reliance parameters.
- Section 3, **Site Description**, is a compilation of information concerning the site location, legal description (if provided), current and proposed use of the subject property, a description of structures and improvements on site at the time of Kleinfelder's assessment, and adjoining property use.
- Section 4, **Records Review**, is a compilation of Kleinfelder's review of several databases available from Federal, State, and local regulatory agencies regarding hazardous substance use, storage, or disposal at the subject property; and for off-site facilities within the search distance specified in the ASTM Standard. As this is a Phase I ESA update, the records review is specific to the subject property. Records provided by the Client are summarized and copies of relevant documents are included in the appendices of this report. Typical Client-provided information (i.e., title records, environmental liens, specialized knowledge, valuation reduction for environmental issues, and owner, property manager, and occupant information) are also summarized in this section. Other interviews with people knowledgeable about the subject property (including the client) are included in Section 7. Regional information, such as geology, soils and groundwater were addressed in the Phase I ESA, prepared by Terracon in 2003, are not anticipated to have changed since that time, and are therefore not included in this Phase I ESA update.
- Section 5, **History of the Site**, summarizes the history of the subject property and adjoining properties from the time of the Terracon Phase I ESA (2003) to the present. This site history is based on various sources which may include: a review of historical aerial photographs, Sanborn Fire Insurance Maps, city or

suburban directories, historical topographic maps, building department records, and results of previous site assessments.

- Section 6, **Site Reconnaissance**, describes Kleinfelder's observations during the site reconnaissance. The methodology used and limiting conditions are described.
- Section 7, **Interviews**, is a summary of telephone and personal interviews conducted with "Key Site Managers" that may include the owner/manager of the facility, occupants/tenants, local government officials, and the Client. Additional interview sources may be contacted if "Key Site Managers" are not available prior to production of this report, and may include adjoining landowners and people with historical knowledge of the area.
- Section 8, **Evaluation**, is a presentation of our findings and opinions regarding the information in Sections 3 through 7, and presents our conclusions regarding the presence of RECs connected with the site, and recommendations if required by the Client.
- Section 9, **References**, is a summary of some of the resources used to compile this report.

Pertinent documentation regarding the subject property is included in appendices of this report.

2.4. ADDITIONAL SERVICES

An evaluation of business environmental risk associated with the subject property was not included in Kleinfelder's scope of work. The scope of this ESA update does not incorporate ASTM Standard non-scope considerations, such as asbestos-containing materials, 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, and high voltage power lines.

2.5. SIGNIFICANT ASSUMPTIONS

A Phase I ESA report previously prepared for the Union Park site in 2003 by Terracon is considered reliable. Therefore, historical and physical setting information contained within that report are considered useable and are not included in this Phase I ESA Update.

2.6. LIMITATIONS AND EXCEPTIONS

Phase I ESAs are non-comprehensive by nature and may not identify all environmental problems, and will not eliminate all risk. This report is a qualitative assessment. Kleinfelder offers a range of investigative and engineering services to suit the needs of our clients, including more quantitative investigations. Although risk can never be eliminated, more detailed and extensive investigations yield more information, which may help the Client understand and better manage risks. Since such detailed services involve greater expense, we ask our clients to participate in identifying the level of service, which will provide them with an acceptable level of risk. Please contact the signatories of this report if you would like to discuss this issue of risk further.

Kleinfelder performed this Phase I ESA update in general accordance with the guidelines set forth in the ASTM Standard, and the proposed scope subsequently approved by our Client. No warranty, either express or implied, is made. Environmental issues not specifically addressed in this report were beyond the scope of our services and not included in our evaluation.

Based on the intended use of the report, Kleinfelder may require that additional work be performed and that an updated report be issued. Non-compliance with any of these requirements by the Client or anyone else will release Kleinfelder from any liability resulting from the use of this report by any unauthorized party, and Client agrees to defend, indemnify, and hold harmless Kleinfelder from any claim or liability associated with such unauthorized use or non-compliance.

2.7. SPECIAL TERMS AND CONDITIONS

No special terms and conditions in addition to those discussed previously were agreed to either by the Client and Kleinfelder.

2.8. USER RELIANCE

This report may be used only by the Client and only for the purposes stated within a reasonable time from its issuance, *but in no event later than 1 year from the date of the report*. Land or facility use, on- and off-site conditions, regulations, or other factors may change over time, and additional work may be required with the passage of time. Since site activities and regulations beyond our control could change at any time after the completion of this report, our observations, findings, and opinions can be considered valid only as of the date of the site visit. This report should not be relied upon after 180

days from the date of its issuance (ASTM Standard, Section 4.6). Any party other than the Client who wishes to use this report shall notify Kleinfelder of such intended use.

3 SITE DESCRIPTION

The site description is presented in this section and describes the condition of the subject property at the time of the Phase I ESA update. The site location is shown on Plate 1. The approximate site boundaries are shown on Plate 2. Tables 3-1 through 3-5 summarize the physical characteristics of the subject property and adjoining properties.

3.1. LOCATION AND LEGAL DESCRIPTION

The information presented in Table 3-1 describes the physical location and legal description of the subject property. This information was obtained from review of various maps (such as topographic maps and tax assessor maps), aerial photographs, public records at city and/or county offices, interviews, and/or information provided by the Client.

**TABLE 3-1
LOCATION AND LEGAL DESCRIPTION**

Parameter	Information/Comments
ADDRESS	22 South Grand Central Parkway, Las Vegas, Nevada, 89106
LOCATION	Northeast corner of Bonneville Avenue and Grand Central Parkway, Las Vegas, Nevada
TOWNSHIP & RANGE	T20S, R61E, primarily in Section 33, with a portion in Section 34
ASSESSOR'S PARCEL NO.	139-34-110-003
LEGAL DESCRIPTION	Parkway Center, Plat Book 53, Page 61, PT Lot 5
ACREAGE	Approximately 61
ZONING	Planned Development District (PD)

3.2. CURRENT/PROPOSED USE OF THE PROPERTY

At the time of Kleinfelder's assessment the land use for the subject property and the general vicinity appeared to be undeveloped land being utilized for staging by contractors for nearby development; as well as being prepared for development. Current and proposed uses are described in Table 3-2.

**TABLE 3-2
CURRENT/PROPOSED USES**

Parameter	General Observations
CURRENT USE	Undeveloped
PROPOSED USE	Multi-use development

3.3. DESCRIPTION OF STRUCTURES/IMPROVEMENTS

Structures and/or improvements observed on site at the time of Kleinfelder's site reconnaissance are described in Table 3-3.

**TABLE 3-3
STRUCTURES/IMPROVEMENTS**

Parameter	General Observations
STRUCTURES	There are no permanent structures. Structures on site consist of temporary contractor field office trailers.
IMPROVEMENTS	No permanent improvements. There are temporary access roads, gravel and asphalt parking, fencing and power on site.

3.4. CURRENT USES OF ADJOINING PROPERTIES

Kleinfelder performed a brief drive-by survey of the properties immediately adjoining to the subject property on February 19, 2007. A summary of the surrounding properties is presented in Table 3-4.

**TABLE 3-4
ADJOINING PROPERTIES**

Direction	Land Use Description
NORTH	Commercial office building (IRS Building) and commercial construction, separated from subject property by Grand Central Parkway (formerly Ogden Avenue), with US 95 beyond.
EAST	Union Pacific Railroad track alignment, with various casinos and associated service structures and parking areas beyond.
SOUTH	Clark County Government Center, separated from the subject property by Bonneville Avenue.
WEST	World Market Center complex (permanent buildings and temporary storage buildings), separated from the subject property by Grand Central Parkway, with I-15 beyond.

Where visible from the subject property and public right-of-way vantage points, hazardous materials and petroleum products were not observed to be stored outside the buildings located adjacent to the subject property. Underground storage tanks (USTs), aboveground storage tanks (ASTs) were not observed present on adjacent property. No other environmental conditions were apparent on the adjoining properties at the time of Kleinfelder's site reconnaissance.

Based on our observations, the adjacent properties do not appear likely to pose an environmental threat to the subject property.

4 RECORDS REVIEW

4.1. STANDARD ENVIRONMENTAL RECORD SOURCES

The purpose of the records review is to obtain and review records that would help to evaluate RECs of potential concern in connection with the subject property and bordering properties.

Federal, state and local regulatory agencies publish databases or "lists" of businesses and properties that handle hazardous materials or hazardous waste, or are the known location of a release of hazardous substances to soil and/or groundwater. These databases are available for review and/or purchase at the regulatory agencies, or the information may be obtained through a commercial database service. Kleinfelder contracted a commercial database service, TrackInfo Services of Montrose, California, to perform the government database search for listings within the appropriate ASTM minimum search distance of the subject property. TrackInfo Services refer to their reports as the FirstSearch Environmental Report (FirstSearch). A description of the types of information contained in each of the databases reviewed and the agency responsible for compiling the data is also included in the FirstSearch Report. The FirstSearch database search results are presented in Appendix B, including the databases summarized in Table 4-1.

**TABLE 4-1
RECORDS REVIEW & SEARCH DISTANCE**

FEDERAL LIST	DISTANCE
National Priority List (NPL)	1 mile
Delisted NPL	1/2 mile
Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)	1/2 mile
CERCLIS-No Further Remedial Action Planned (NFRAP)	1/2 mile
Resource Conservation Recovery Act (RCRA)-CORRACTS facilities	1 mile
RCRA-non CORRACTS TSD facilities	1/2 mile
RCRA generators	Site & adjoining
Institutional Control/Engineering Control registries	Site
Emergency Response Notification System (ERNS)	Site

**TABLE 4-1 (CONTINUED)
RECORDS REVIEW-SEARCH DISTANCE**

STATE/TRIBAL/LOCAL	DISTANCE
NPL-equivalent lists of hazardous waste sites (SHWS)	1 mile
CERCLIS-equivalent lists of hazardous waste sites	½ mile
Landfills or Solid Waste Listing	½ mile
Leaking Underground Storage Tank (LUST)	½ mile
Registered Underground Storage Tanks (UST)	Site & adjoining
Institutional Control/Engineering Control-equivalent registries	Site
Voluntary Cleanup Sites (VCP)	½ mile
Brownfields	½ mile

FirstSearch utilizes a geographical information system to plot the locations of business and properties listed in the regulatory databases listed in Table 4-1. Kleinfelder reviews this information to help establish if the subject property, or nearby properties, have been included in the noted databases and lists. The FirstSearch report includes radius maps that show the locations of the listed properties with respect to the subject property, and a summary of pertinent information for these properties. For each listed site, the summaries include the name of the responsible party, the property address, the distance and direction from the subject property, as well as the databases and lists on which the listed property appears. The dates that the databases were updated are also included in the FirstSearch report.

4.2. RESULTS OF DATABASE SEARCH

The following sections contain information on the results of FirstSearch's record search. Listed search distances are those specified in the ASTM Standard. Since this is a Phase I ESA update, the database search was focused on the subject property, and any listings changes since 2003. No new listings were found for the subject property in the databases searched. The database listings for adjacent properties did not appear to show a significant change from those listed in the Terracon Phase I ESA. Therefore, we do not believe there to be any new listings that would add to the known RECs that pose an impact the subject property.

4.3. OTHER RECORDS REVIEWED/AGENCIES CONTACTED

No additional government agencies were contacted regarding this site.

4.4. PHYSICAL SETTING SOURCE(S)

Kleinfelder did not review the physical setting sources, as they would not have significantly changed from those listed in the Terracon Phase I ESA prepared in 2003.

4.5. USER PROVIDED INFORMATION

The purpose for performing this Phase I ESA is to update a previous Phase I ESA and to evaluate if any new RECs, that are different from those known, are present that would need to be addressed during development of Union Park. Information regarding current owner/occupant is listed in Table 4-4.

**TABLE 4-2
OWNER/OCCUPANT INFORMATION**

Entity	Name
OWNER	City Parkway V, Inc.
PROPERTY MANAGER	Scott Carter, Office of Business Development
OCCUPANT	None

Interviews of key individuals (“Key Site Managers”) are provided in Section 7. The following section presents information provided by the Client.

4.5.1. Title Records

Kleinfelder’s scope of services did not include obtaining title reports, nor were title reports provided for our review. However, there has been no change in ownership since the Terracon Phase I ESA was prepared. Therefore, title record review would not likely yield any additional significant information.

4.5.2. Environmental Liens and Activity Usage Limitations

As part of the ASTM E 1527-05 process (ASTM E1527-05, Section 6.2), it is the User’s responsibility to provide Environmental Liens and Activity Usage Limitations (AULs) information to the environmental professional (Kleinfelder), unless the agreed scope of services provides otherwise. Our scope of services did not include researching

Environmental Liens and Activity Usage Limitations for the subject property, nor was that information provided to Kleinfelder to review.

However, according to the Users Questionnaire provided to the City Parkway V by Kleinfelder, the City Parkway V has indicated there are no current limitations on either activity or use of the subject property.

4.5.3. Value Reduction

As part of the ASTM E 1527-05 process (ASTM E1527-05, Section 6.5), the User must provide information regarding the prospective purchase price of the property relative to the fair market value of the subject property. If there appears to be a value reduction, that reduction must be identified with respect to whether the difference could be attributed to environmental degradation of the property.

No information has been provided to Kleinfelder regarding value reduction.

4.5.4. Other Information/Documents Provided

For use in the preparation of this Phase I ESA Update, Kleinfelder was provided the Terracon Phase I ESA entitled "*Phase I Environmental Site Assessment, 61 acre undeveloped parcel, NEC Bonneville Ave. & Grand Central Pkwy., Las Vegas, Clark County, Nevada (Terracon Project # 64037025, March 26, 2003).*"

5 HISTORY OF THE SITE

To update a previous site specific Phase I ESA performed in 2003, the historical land use was researched from 2003 to the present. Table 5-1 summarizes the availability of information reviewed during this assessment.

**TABLE 5-1
HISTORICAL SOURCES**

	Years reviewed	Availability
AERIAL PHOTOGRAPHS	2003, 2004, 2005, 2006	Available
SANBORN FIRE INSURANCE MAPS	N/A	N/A
LOCAL STREET DIRECTORIES	N/A	N/A
HISTORICAL TOPOGRAPHIC MAPS	N/A	N/A
BUILDING DEPARTMENT	N/A	N/A
PREVIOUS ASSESSMENT(S)	2003	(Terracon, 2003)
OTHER	N/A	N/A

5.1. AERIAL PHOTOGRAPHS

A review of historical aerial photography may indicate past activities at a site that may not be documented by other means, or observed during a site visit. The effectiveness of this technique depends on the scale and quality of the photographs and the available coverage. For this Phase I ESA Update, aerial photographs, published by Landiscor, were reviewed from 2003 through 2006. The historical photographs reviewed were from collections held by Kleinfelder and by the Clark County Library's Las Vegas branch. In addition to the aerial photographs, the Clark County Info Mapper Website was also reviewed for current (2006) aerial photo review. A tabulation of the aerial photographs reviewed is presented in Table 5-2.

**TABLE 5-2
HISTORICAL AERIAL PHOTOGRAPHS REVIEWED**

Date	Approximate Scale	Type	Source	Quality
2003	1" = 1200'	Black and White Monoscopic	Landiscor Aerial Information	Good
2004	1" = 1200'	Black and White Monoscopic	Landiscor Aerial Information	Good
2005	1" = 1250'	Black and White Monoscopic	Landiscor Aerial Information	Good
2006	Variable	Color Monoscopic	Clark County, NV OpenWeb Info Mapper	Good

Note: Aerial photographs only provide information on indications of land use and no conclusions regarding the release of hazardous substances or petroleum products can be drawn from the review of photographs alone.

5.1.1. Subject Site

The Terracon Phase I assessment reportedly reviewed aerial photographs from 1950, 1958, 1964, 1970, 1976, 1980, 1984, 1990, 1993, 1995, 1998, and 2001. In that report, it was observed that by 1993 all railroad siding tracks (spurs), buildings, and ASTs had been removed; and that by 1995, with the exception of a small square-shaped feature (possible storage yard) near the southwest corner of the subject property, the subject property was undeveloped land.

Based on our review of aerial photographs from 2003 to 2006, the subject property appears to have remained undeveloped through 2004. The 2005 aerial photo shows a small asphalt parking lot with vehicles and access roads in the northern part of the subject property (Parcels E and Q), and another parking area in Parcels B, H/I and L. The 2006 aerial photo shows vehicles and construction equipment and supplies on a portion of Parcels H/I and L.

5.1.2. Surrounding Areas

The Terracon Phase I assessment reported that sometime between 1990 and 1993, existing development on the north, south and west adjacent properties began to be decommissioned; and that by 2001, the adjacent land to the north and west of the subject property was undeveloped.

Based on our review of the photographs from 2003 to 2006, the adjacent properties to the south and east were fully developed by 2003, the adjacent properties to the west and north remained undeveloped until 2004. In the 2005 aerial photograph, a building appears on the northeast portion of the north adjacent property, separated from the subject property by Grand Central Parkway (formerly Ogden Avenue). There are no significant changes observed in the 2006 aerial photograph from what was observed in the 2005 aerial photograph.

Based on a review of historical aerial photographs between 2003 and 2006, nothing was observed on the surrounding properties that suggest evidence of any RECs that would pose an environmental threat to the subject property.

5.2. FIRE INSURANCE MAPS

Fire insurance coverage maps, such as those maintained by The Sanborn Map Company, were produced for the purpose of assessing the potential fire hazard of a particular building or area. The maps generally show the type of building construction may show locations of stored chemicals, above ground storage tanks, underground storage tanks; and also often identify site uses and features not ordinarily available from other sources.

These maps are generally available only for historically established urban and suburban areas; and were maintained for various cities from 1867 through the 1950s. Therefore, as their review would have been included in the Terracon Phase I ESA, they were not reviewed as part of this Phase I ESA Update.

5.3. LOCAL STREET DIRECTORIES

Local Street Directories (City Directories) provide information regarding property occupants by address and are one means to evaluate past ownership and property usage. As no buildings have been built on the subject property since 2003, no new addresses for the property would be listed in the City Directories. Therefore, the City Directories were not reviewed for this Phase I ESA Update.

5.4. HISTORICAL TOPOGRAPHIC MAP REVIEW

The most recent topographic map available for the subject property is the Las Vegas NW, NV Quadrangle, dated 1967 and photorevised in 1983. Therefore, historical topographic maps were not reviewed for this Phase I ESA Update.

5.5. BUILDING DEPARTMENT RECORDS

As no buildings have been constructed on the subject property since 2003, no Building Department records were reviewed.

5.6. PREVIOUS ASSESSMENTS

A previous Phase I Environmental Assessment was performed by Terracon in March 2003. Based upon their investigation, Terracon made two recommendations regarding RECs. These were 1) performance of a soil and groundwater assessment, which was being performed concurrently as a Phase II investigation; and 2) proper abandonment of the former groundwater interceptor system, located on the south-center portion of the site and of any dry groundwater monitoring wells.

6 SITE RECONNAISSANCE

Kleinfelder's assessment activities included a site reconnaissance. This section summarizes the findings from the site reconnaissance.

6.1. METHODOLOGY AND LIMITING CONDITIONS

Ms. Karin Hagan, a Staff Geologist with Kleinfelder performed a site reconnaissance on February 19, 2007. Ms. Hagan was accompanied by Mr. Daniel C. Burns, a Certified Environmental Manager (CEM) with Kleinfelder. During the visit, the weather was overcast with very light rain. Kleinfelder was not escorted during the site reconnaissance and there were no site access restrictions.

The site reconnaissance included a visual inspection of the site for changes since the 2003 assessment, to assist in identifying the presence or likely presence of hazardous substances or petroleum hydrocarbons under conditions that indicate an existing release, a past release, or threat of release into structures, soil, groundwater, or surface water at the site (RECs). Observations of readily apparent environmental conditions are summarized in Table 6-1, and color photographs of the subject property are presented as Plates 3 through 5.

Located on the subject property are multiple chain link fences, which appear to designate various parcels and/or construction areas; several gravel areas being utilized for parking of personal vehicles, construction equipment, and for contractor staging and storage areas; two areas of asphalt being utilized as parking and access roads; several debris piles containing soils, concrete blocks, asphalt blocks, and assorted trash (including at least one 1-gallon container of fluid, suspected to be used oil); a 55-gallon drum with unknown contents; a large stockpile of soil imported from the World Market Center development activities; and various construction vehicles, trailers, supplies and personal vehicles in several separate staging areas.

The site perimeter was walked and adjacent properties observed (as viewable from the subject property and public rights of way). From these vantage points, there were no visible RECs evident on the adjacent properties.

6.2. GENERAL SITE SETTING

The subject property is approximately 61 acres of vacant non-developed land located on the northeast corner of Bonneville Avenue and Grand Central Parkway, in Las Vegas, Nevada.

6.3. SITE OBSERVATIONS

General site observations are further described in Table 6-1, and Table 6-2 further describes the observations as well as observed environmental conditions that may involve the use, storage, disposal or generation of hazardous substances or petroleum products.

**TABLE 6-1
SITE OBSERVATIONS**

General Observations	Remarks	Observed	Not Observed
Current use of Subject Property	Vacant, non-developed	X	
Current use of Subject Property likely to indicate RECs	None new from 2003	X	
Past use of Subject Property	Union Pacific Railroad operations		X
Past use of Subject Property likely to indicate RECs	Union Pacific Railroad operations		X
Current use of adjoining properties	N – office buildings and construction; E – rail tracks; S – government center; W – permanent & temporary structures	X	
Current use of adjoining properties likely to indicate RECs	None	X	
Past use of adjoining properties	Union Pacific Railroad operations, light industrial		X

**TABLE 6-1 (CONTINUED)
SITE OBSERVATIONS**

General Observations	Remarks	Observed	Not Observed
Past use of adjoining properties likely to indicate RECs	Union Pacific Railroad operations, light industrial		X
Topography of site and surrounding area	Mostly flat	X	
Structures	None on site		X
Roads	Temporary asphalt on north end	X	
Potable Water Supply	None		X
Sewage Disposal System	None		X

**TABLE 6-2
INTERIOR AND EXTERIOR OBSERVATIONS**

Interior and exterior observations or environmental conditions that may involve the use, storage, disposal or generation of hazardous substances or petroleum products.		Observed	Not Observed
Aboveground storage tank (AST)	None		X
Air emissions	None		X
Asbestos and lead	None		X
Below grade vaults	None		X
Burned or buried debris	None		X
Chemical storage	Contractor staging area (Parcels E, Q)	X	
Chemical mixing areas	None		X
Discolored soil or water	None		X
Ditches, streams	Ditch along eastern boundary	X	

**TABLE 6-2 (CONTINUED)
INTERIOR AND EXTERIOR OBSERVATIONS**

Interior and exterior observations or environmental conditions that may involve the use, storage, disposal or generation of hazardous substances or petroleum products.		Observed	Not Observed
Drains and piping (<i>e.g. floor drains, floor trenches, bay drains, sand traps, grease traps</i>)	Not applicable		X
Drums	One, 55-gallon with unknown contents (Parcel D)	X	
Electrical or hydraulic equipment (polychlorinated biphenyls [PCBs])	Two pad-mounted transformers (Parcels J and K); various equipment in contractor staging area (Parcels E, L, Q)	X	
Farm waste (<i>e.g. feedlot spoils or manure stockpile</i>)	Not applicable		X
Fill dirt from an unknown source.	None		X
Fill dirt from a known source	None		X
Hazardous chemical and petroleum products in connection with <i>known</i> use.	Contractor staging area (Parcels E, Q)	X	
Hazardous chemical and petroleum products in connection with <i>unknown</i> use.	None		X
Non-hazardous containers with contents	Contractor staging areas (Parcels E, L, Q)	X	
Hazardous waste storage	None		X
Heating and cooling system and fuel source	None		X
Industrial waste treatment equipment	None		X
Loading and unloading areas	Contractor staging areas (Parcels E, L, Q)	X	
Odors	None		X

**TABLE 6-2 (CONTINUED)
INTERIOR AND EXTERIOR OBSERVATIONS**

Interior and exterior observations or environmental conditions that may involve the use, storage, disposal or generation of hazardous substances or petroleum products.		Observed	Not Observed
Pits, ponds, or lagoons	None		X
Pools of liquid	Concrete washout water near debris pile (Parcel F/G)	X	
Process waste water	None		X
Septic system (<i>e.g. tank and leach fields</i>)	None		X
Soil piles	Several piles (Parcels C, D, E, F/G, O1, O2, N), reportedly from World Market Center construction activities	X	
Solid waste/evidence of Unauthorized Dumping	Various locations (Parcels C, D, E, F/G, N, O1, O2, P)	X	
Stained pavement, soil or concrete	Below a contractor's parked water truck (Parcel M2) and various locations within areas used for parking.	X	
Stains or corrosion (<i>interior, non-water</i>)	Not applicable		X
Storm drains/catch basins	None		X
Stressed vegetation	None		X
Sumps and clarifiers	None		X
Surface water	None		X
Underground storage tank(s) (including heating oil tanks)	None		X
Unidentified substance containers	55-gallon drum (Parcel D)	X	
Waste water discharge	None		X
Water supplies (<i>potable and process</i>)	None		X

**TABLE 6-2 (CONTINUED)
INTERIOR AND EXTERIOR OBSERVATIONS**

Interior and exterior observations or environmental conditions that may involve the use, storage, disposal or generation of hazardous substances or petroleum products.		Observed	Not Observed
<i>Wells (irrigation, monitoring, or domestic)</i>	Multiple abandoned and non-abandoned monitoring wells	X	
<i>Wells (dry)</i>	None	X	
<i>Wells (oil and gas)</i>	Not applicable		X

6.4. RESULTS OF SITE RECONNAISSANCE

At the time of our site reconnaissance, the subject property was undeveloped land partially used for contractor staging, and also in the process of being developed. Observations made that were not present at the time of the Terracon Phase I assessment include the presence of temporary improvements (consisting of access roads, fencing, and temporary power), the presence of construction field offices and storage trailers, staging areas for equipment, material storage areas, a 55-gallon drum with unknown contents, and stockpiles of soil for reuse and debris piles (concrete blocks, asphalt blocks, assorted trash including at least one 1-gallon jug of fluid suspected to be waste oil).

One of the contractor storage and staging areas (Parcels E and Q) included storage of gasoline and diesel fuels, pressurized cylinders and small pressurized tanks. These fuels and pressurized gasses were stored in cages elevated from the ground surface.

At the time of our site reconnaissance, there were no permanent structures on the subject property and therefore no interior areas to observe.

This is an NDEP Brownfields funded Phase I ESA; and as such, an evaluation of controlled substances, as defined in the Controlled Substances Act should be included (ASTM E 1520-05, Section 1). There were no obvious visual indications of controlled substances observed on the subject property, at the time of the site reconnaissance.

7 INTERVIEWS

Key Site Managers were contacted to obtain environmental information concerning the subject property from 2003 to present. The name of the “Key Site Manager” (Mr. Cheng Shih, Office of Business Development, City of Las Vegas) was provided to Kleinfelder by the City Parkway V, Inc’s representative, Mr. Scott Carter.

7.1. INTERVIEW WITH KEY SITE MANAGER

Included with our proposal number 31-YP7229, dated February 2, 2007, we included a User Questionnaire (Appendix C). According to the questionnaire, Mr. Cheng Shih indicated he was not aware of any past or current environmental issues for the subject properties. Mr. Shih referred to Mr. Scott Carter regarding further information.

7.2. INTERVIEW WITH OWNER REPRESENTATIVE

Mr. Carter was contacted via telephone on February 22, 2007, and he was able to provide additional information regarding the answers on the User Questionnaire. He explained that the City of Las Vegas had purchased the subject property on December 31, 2000, under the business name “City Parkway V, Inc.”, which is an affiliate of the City of Las Vegas. He also stated that while no work associated with remediation or improvement of the subject property had occurred since Terracon’s Phase I ESA, a trenching exercise had been performed in August 2002 by Converse Consultants to show that the site contaminants would not “ooze” out of the soil. Mr. Carter further stated that nothing on the subject property had changed since 2000, other than that since 2003 it has been used for temporary parking and contractor staging.

7.3. INTERVIEW WITH OTHERS

In addition to the individuals listed in Sections 7.1 and 7.2, Kleinfelder conducted an interview with Mr. John Langton, the Site Superintendent for The Whiting-Turner Contracting Co. (Whiting-Turner). Mr. Langton indicated that he was not aware of any past or current environmental issues for the subject property, other than those already mentioned. He did state that Whiting-Turner had only been on-site since the middle of January, 2007, and that there would be no fuel storage on-site associated with their construction activities.

8 EVALUATION

Kleinfelder performed this Phase I ESA Update of the subject property in conformance with the contracted scope of services provided in our proposal number 31-YP7229, dated February 2, 2007. The following sections describe Kleinfelder's findings and provide general background information about the subject property. Findings include RECs, historical RECs, and notation of *de minimus* quantities, as applicable to the subject property. Business environmental risk issues are discussed in Section 8.3, Deviations. In summary, Kleinfelder's assessment revealed the following information about the subject property:

8.1. BACKGROUND

The subject property consists of approximately 61 acres, and the recorded owner is City Parkway V, Inc., an affiliate of the City of Las Vegas. The property lies on the northeast corner of Bonneville Avenue and Grand Central Parkway, and is currently undeveloped.

Land use in the vicinity of the subject property was described as office buildings, railroad tracks, casinos with associated buildings, and temporary structures.

8.2. FINDINGS AND OPINIONS

An historical profile of the subject property from 2003 to the present was developed using information obtained during our review of regulatory databases and one or more of the following historical sources: aerial photographs, topographic maps, fire insurance maps, and street directories.

No new entries since 2003 for the subject property appear in the federal, state, or local environmental databases reviewed.

There are no new listings since 2003 for adjacent properties.

The following *recognized environmental conditions* (RECs, as defined in Section 2.1) were noted for the subject property during the preparation of this Phase I ESA:

- Several debris stockpiles of unknown offsite origin, consisting of concrete, asphalt, trash, and at least one container of fluid, suspected to be used motor oil;

- Stained soil and gravel areas associated with personal vehicle and construction equipment parking;
- Chemical storage in the contractor staging area in Parcels E and Q (gasoline, diesel, pressurized cylinders, pressurized small tanks.
- A 55-gallon drum of unknown contents, suspected to be purge water or other investigative derived waste.

8.3. DEVIATIONS AND ADDITIONAL SERVICES

An evaluation of business environmental risk associated with the parcel(s) was not included in Kleinfelder's scope of services. Based upon the authorized scope, this Phase I ESA is an update of a prior Phase I ESA and only covers the time period from 2003 to the time of the site reconnaissance conducted for this Phase I ESA Update. This Phase I ESA Update does not incorporate non-scope considerations, such as asbestos-containing materials testing, radon, lead-based paint testing, lead in drinking water testing, wetlands, regulatory compliance, cultural and historical resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, and high voltage power lines.

8.4. CONCLUSIONS AND RECOMMENDATIONS

We have performed a Phase I ESA Update of the Union Park development, located in Las Vegas, Nevada, in conformance with the authorized scope and within the limitations of ASTM Practice E1527. Any exceptions to, or deviations from, this practice are described in Section 8.3 of this report.

This assessment has revealed no evidence of *recognized environmental conditions* in connection with the property, that are different from what has been previously identified by the Terracon Phase I ESA prepared in March 2003, except for the following:

- Several debris piles, consisting of concrete, asphalt, trash, and at least one container suspected of containing used motor oil;
- One 55-gallon drum or unknown contents, suspected to be purge water or other investigative derived waste;
- Stained soil and gravel areas associated with vehicle parking;
- Chemical storage in the contractor staging area in Parcels E and Q (gasoline, diesel, pressurized cylinders, pressurized small tanks.

While this Update assessment has revealed the above RECs in connection to the subject property that are different from those listed in the Terracon Phase I ESA, it is our opinion that no further investigation is necessary. Based on these RECs, our findings, observations and our understanding of the future use objectives for the subject property, Kleinfelder recommends the following be considered.

Regarding the urban dumping, Kleinfelder recommends the following be considered.

- If, during removal of the debris piles, any suspect materials are encountered that may pose an environmental risk, a state of Nevada Certified Environmental Manager should be contacted for further evaluation.
- The 55 gallon drum be further evaluated in regards to its contents and arrangements made for proper disposal.
- The areas of stained soil and gravels, associated with contractor usage be further evaluated and mitigated, if necessary.
- Evaluate each contractor(s) chemical storage and staging area prior to their vacating the area so that mitigation of any observed RECs associated with their use (staining, spills) can be accomplished.

8.4.1. Data Gaps

- Kleinfelder does not believe there to be data gaps for the period of time (2003 to 2006) for which this Phase I ESA Update is intended to cover.

9. REFERENCES

- American Society for Testing and Materials (ASTM), 2005. *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*; ASTM Designation E 1527-05, November 14, 2005.
- Clark County, NV OpenWeb Info Mapper. *Aerial Imagery*. Accessed March 6, 2007.
- Converse Consultants, 2002. *Trenching Oversight Report, Former Union Pacific Railyard Site, 61-Acre Vacant Parcel, West of the Downtown Casino District, Las Vegas, Nevada*. September 11, 2002.
- Landiscor Aerial Information, Inc., 2002. *Las Vegas Atlas 2002-03*. Photos E-13 and E-14, Scale 1" = 1200. August 3, 2002.
- Landiscor Aerial Information, Inc., 2003. *Las Vegas Atlas 2003-04*. Photos E-13 and E-14, Scale 1" = 1200. August 5, 2003.
- Landiscor Aerial Information, Inc., 2005. *Las Vegas Atlas 2005-06*. Photo 102, Scale 1" = 1250. August 17, 2005.
- Terracon, 2003. *Phase I Environmental Site Assessment, 61 Acre Undeveloped Parcel, NEC Bonneville Ave. & Grand Central Pkwy., Las Vegas, Clark County, Nevada*. March 26, 2003.
- Track Info Services, 2007. *Environmental FirstSearch™ Report, Union Park 61-Acre Site, Las Vegas, NV 89106*. February 9, 2007.
- Additional sources may be referenced separately in the report text.

PLATES



©2007 by Kleinfelder, Inc.

Source:
Clark County Nevada
OpenWeb Info Mapper
Aerial Photograph
Spring 2006

PROJECT NO. 80559

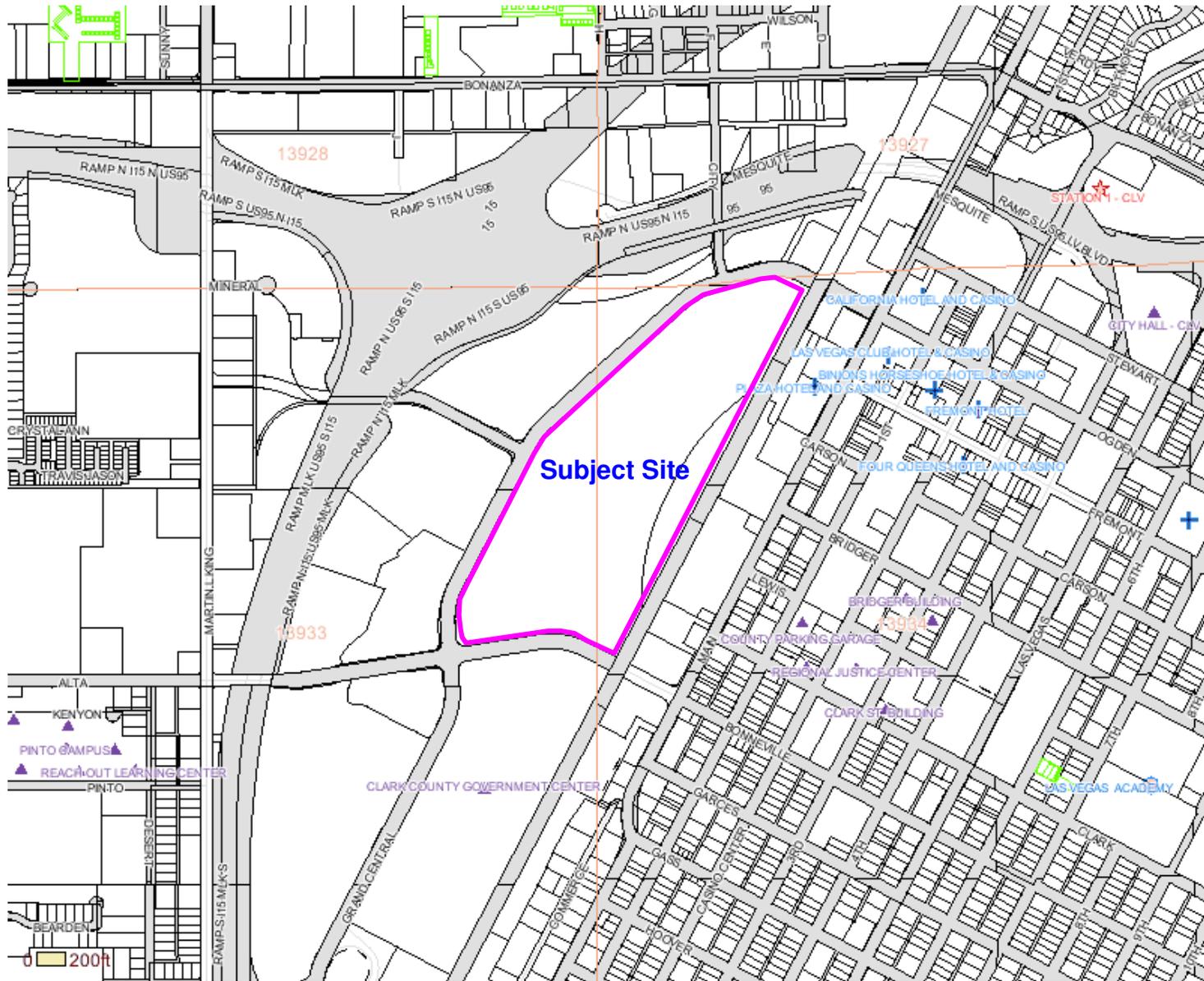


AERIAL VIEW OF SUBJECT SITE

UNION PARK 61-ACRE SITE
Former Union Pacific Railroad
Fueling and Maintenance Yard
Las Vegas, Nevada

PLATE

1



©2007 by Kleinfelder, Inc.

Source:
Clark County Nevada
OpenWeb Info Mapper
Aerial Photograph
Spring 2006

PROJECT NO. 80559



SUBJECT SITE AND VICINITY MAP

UNION PARK 61-ACRE SITE
Former Union Pacific Railroad
Fueling and Maintenance Yard
Las Vegas, Nevada

PLATE

2



View looking southwest across subject property toward Bonneville Avenue



View looking northwest across subject property toward Grand Central Parkway



View looking southeast across subject property toward the UPRR alignment



View of debris piles showing concrete washout water



View of debris pile showing mix of soil, concrete blocks, and other debris



View of 1-gallon container of liquid suspected to be used oil

KLEINFELDER

6380 South Polaris Avenue
 Las Vegas, Nevada 89118
 Ph. (702) 736-2936 Fax. (702) 361-9094

SITE PHOTOGRAPHS

UNION PARK 61-ACRE SITE
 FORMER UNION PACIFIC RAILROAD YARD
 LAS VEGAS, NEVADA
 PROJECT NO.: 80559.1

PLATE

3

Compiled by: K. Hagan

Date: 3/13/07

Reviewed by: D. Burns

Revision date:



View into contractor staging area,
Parcels H/I and L



View of contractor staging area,
Parcels H/I and L



View of contractor staging area,
Parcels H/I and L



View of contractor staging area,
Parcels E and Q



Hazardous materials storage, contractor
staging area, Parcels E and Q



Hazardous materials storage, contractor
staging area, Parcels E and Q

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Compiled by: K. Hagan

Date: 3/13/07

Reviewed by: D. Burns

Revision date:

SITE PHOTOGRAPHS

UNION PARK 61-ACRE SITE
FORMER UNION PACIFIC RAILROAD YARD
LAS VEGAS, NEVADA

PROJECT NO.: 80559.1

PLATE

4



Hazardous materials storage, contractor staging area, Parcels E and Q



View of contractor staging and parking areas, Parcels A2 and B



Stained soil in contractor equipment parking area, Parcel B



55-gallon drum with unknown contents, Parcel D

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Compiled by: K. Hagan

Date: 3/13/07

Reviewed by: D. Burns

Revision date:

SITE PHOTOGRAPHS

UNION PARK 61-ACRE SITE
FORMER UNION PACIFIC RAILROAD YARD
LAS VEGAS, NEVADA

PROJECT NO.: 80559.1

PLATE

5

APPENDIX A

**QUALIFICATIONS OF
ENVIRONMENTAL PROFESSIONALS**

STATEMENT OF QUALIFICATIONS

I declare that to the best of my [our] professional knowledge and belief, I meet the definition of Environmental Professional as defined in Section 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 all appropriate inquiries in conformance with the standards and practices set forth in CFR Part 312.



Daniel C. Burns
Daniel C. Burns, P.G., C.E.M.

The resume of above-listed environmental professional performing this environmental site assessment is on file at the Kleinfelder office and is available on request.

APPENDIX B

FirstSearch RADIUS MAP REPORT

TRACK ► INFO SERVICES, LLC

Environmental FirstSearch™ Report

Target Property:

UNION PARK 61-ACRE SITE

LAS VEGAS NV 89106

Job Number: 80559.1

PREPARED FOR:

Kleinfelder

6380 S. Polaris Ave

Las Vegas, NV 89118

02-09-07



Tel: (866) 664-9981

Fax: (818) 249-4227

Environmental FirstSearch

Search Summary Report

Target Site: UNION PARK 61-ACRE SITE
LAS VEGAS NV 89106

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	12-08-06	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	12-08-06	0.50	0	0	0	0	-	0	0
CERCLIS	Y	12-08-06	0.50	0	0	0	0	-	0	0
NFRAP	Y	12-08-06	0.50	0	1	0	0	-	0	1
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	2	-	-	0	2
RCRA NLR	Y	06-06-06	0.12	0	2	-	-	-	0	2
Federal IC / EC	Y	11-14-06	0.25	0	0	5	-	-	0	5
ERNS	Y	12-31-06	0.12	0	10	-	-	-	0	10
Tribal Lands	Y	12-01-05	1.00	0	0	0	0	0	0	0
State/Tribal Sites	Y	09-31-06	1.00	0	3	5	26	36	0	70
State/Tribal SWL	Y	06-27-02	0.50	0	0	0	0	-	0	0
State/Tribal LUST	Y	09-30-06	0.50	0	8	4	25	-	0	37
State/Tribal UST/AST	Y	10-01-06	0.25	0	12	10	-	-	0	22
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
Releases	Y	12-31-06	0.25	0	1	0	-	-	0	1
- TOTALS -				0	37	26	51	36	0	150

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: 02-09-07
Requestor Name: Dan Burns
Standard: ASTM-05

Search Type: AREA
 0.10 sq mile(s)
Job Number: 80559.1
Filtered Report

Target Site: UNION PARK 61-ACRE SITE
 LAS VEGAS NV 89106

Demographics

Sites: 150	Non-Geocoded: 0	Population: NA
Radon: 4.3 PCI/L		

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
Longitude:	-115.151115	-115:9:4	Easting: 666289.72
Latitude:	36.17015	36:10:13	Northing: 4004203.688
			Zone: 11

Comment

Comment:FORMER UPRR FUELING & MAINTENANCE YARD

Additional Requests/Services

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

Environmental FirstSearch Sites Summary Report

Target Property: UNION PARK 61-ACRE SITE
LAS VEGAS NV 89106

JOB: 80559.1
FORMER UPRR FUELING & MAINTENANCE YARD

TOTAL: 150 **GEOCODED:** 150 **NON GEOCODED:** 0 **SELECTED:** 0

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
1	NFRAP	UNION PACIFIC RR - LAS VEGAS ROUNDH NVD981989908/NFRAP-N	MAIN and FREMONT LAS VEGAS NV 89101	0.05 SE	2
2	ERNS	UNION PACIFIC 161598/RAILROAD	AMTRAK PASSENGER STATION UN LAS VEGAS NV	0.06 SE	25
3	ERNS	NRC-638599/FIXED	200 S. MAIN ST. LAS VEGAS NV	0.08 SE	17
6	ERNS	GREYHOUND LINES INC 604891/FIXED FACILITY	200 SOUTH MAIN ST LAS VEGAS NV	0.08 SE	17
7	ERNS	GREYHOUND BUS LINES 531351/HIGHWAY RELATED	200 SOUTH MAIN STREET LAS VEGAS NV	0.08 SE	17
8	ERNS	200 SOUTH MAIN ST NRC-533261/FIXED	200 SOUTH MAIN ST LAS VEGAS NV	0.08 SE	17
11	ERNS	LAS VEGAS CLUB, EGandH 471718/UNDERGROUND STORAGE	ABOVE AT SE CORNER OF MAIN LAS VEGAS NV	0.08 SE	20
12	ERNS	TEXECO 351844/FIXED FACILITY	224 N. MAIN STREET, TEXECO LAS VEGAS NV	0.08 SE	24
13	LUST	GREYHOUND BUS LINES 8-000219	200 SOUTH MAIN STREET LAS VEGAS NV 89101	0.08 SE	17
14	LUST	TEXACO STATION 8-000672	224 NORTH MAIN STREET LAS VEGAS NV	0.08 SE	24
15	UST	GREYHOUND LINES, INC 8-000219/UST	200 S MAIN ST LAS VEGAS NV 89101	0.08 SE	17
17	UST	TEXACO 61-529-0010 8-000672/UST	224 N MAIN ST (CORNER STEWA LAS VEGAS NV 89101	0.08 SE	24
19	UST	SAME AS 8-000219 8-000370/UST	200 S MAIN ST LAS VEGAS NV 89101	0.08 SE	17
20	UST	CLARK CO- IT OPERATIONS CENTER 8-002014/UST	1670 PINTO LANE LAS VEGAS NV 89155	0.08 SW	96
21	LUST	GOLDEN GATE CASINO 8-001488	1 EAST FREMONT STREET LAS VEGAS NV 89101	0.09 SE	103
22	LUST	CALIFORNIA HOTEL 8-001687	12 EAST OGDEN AVENUE LAS VEGAS NV 89101	0.09 SE	92
23	STATE	PLAZA HOTEL AND CASINO H-000243	1 SOUTH MAIN STREET LAS VEGAS NV	0.09 SE	71
24	UST	GOLDEN GATE CASINO 8-001488/UST	1 FREMONT ST LAS VEGAS NV 89101	0.09 SE	103
25	UST	CALIFORNIA HOTEL 8-001687/UST	12 OGDEN LAS VEGAS NV 89101	0.09 SE	92
26	UST	JACKIE GAUGHAN S PLAZA 8-001686/UST	ATTN: RANDY BICKMORE, ENGIN LAS VEGAS NV 89101	0.09 SE	71
27	ERNS	LAS VEGAS CLUB 475558/UNDERGROUND STORAGE	18 E. FREMONT ST. LAS VEGAS NV 89101	0.10 SE	19

Environmental FirstSearch Sites Summary Report

Target Property: UNION PARK 61-ACRE SITE
LAS VEGAS NV 89106

JOB: 80559.1
FORMER UPRR FUELING & MAINTENANCE YARD

TOTAL: 150 **GEOCODED:** 150 **NON GEOCODED:** 0 **SELECTED:** 0

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
28	ERNS	NEVADA POWER CO 522514/UNKNOWN (NRC)	LEWIS and MAIN ST. SUBSTATI LAS VEGAS NV	0.10 SE	21
29	LUST	LAS VEGAS CLUB and CASINO 8-001682	18 EAST FREMONT STREET LAS VEGAS NV 89101	0.10 SE	19
30	STATE	NEVADA POWER COMPANY H-001110	LEWIS AND MAIN STREET SUBST LAS VEGAS NV	0.10 SE	21
31	UST	LAS VEGAS CLUB 8-001682/UST	18 E FREMONT ST LAS VEGAS NV 89101	0.10 SE	19
32	LUST	KING and YORK 8-001677	401 SOUTH MAIN STREET LAS VEGAS NV 89101	0.11 SE	87
33	LUST	CLARK COUNTY WHOLESALE, INC. 8-000131	512 SOUTH MAIN STREET LAS VEGAS NV 89101	0.11 SE	95
34	UST	CLARK CO WHOLESALE INC 8-000131/UST	512 S MAIN ST LAS VEGAS NV 89101	0.11 SE	95
35	UST	AUTO REPAIR FACILITY 8-001677/UST	401 SOUTH MAIN STREET LAS VEGAS NV 89101	0.11 SE	87
36	LUST	MAIN STREET TOWER 8-001688	300 NORTH MAIN STREET LAS VEGAS NV 89101	0.12 NE	15
37	RCRANLR	PARK HOTEL AND CASINO NVD982493272/NLR	300 N MAIN ST LAS VEGAS NV 89101	0.12 NE	15
38	UST	CALIFORNIA HOTEL 8-001688/UST	MAIN STREET TOWER, 300 NORT LAS VEGAS NV 89101	0.12 NE	15
39	ERNS	DAVES FURNITURE 323008/FIXED FACILITY	519 S. MAIN LAS VEGAS NV	0.12 SE	18
40	RCRANLR	SHINEPLUS AUTOCARE NVR000000976/NLR	401 S MAIN ST LAS VEGAS NV 89101	0.12 SE	16
41	RELEASES	NRC-533355/FIXED	415 SOUTH MAIN STREET LAS VEGAS NV 89101	0.12 SE	112
44	STATE	CLARK COUNTY AUTO PARTS H-000211	505 SOUTH MAIN STREET LAS VEGAS NV	0.12 SE	43
45	UST	CLARK COUNTY WHOLESALE 8-002115/UST	505 SOUTH MAIN ST. LAS VEGAS NV 89101	0.12 SE	43
46	UST	TERRIBLE HERBST 3 8-000652/UST	333 S MAIN ST LAS VEGAS NV 89101	0.13 SE	108
48	FEDBROWNFIELD	ARENA PROPERTY 41477027-7/EPA BROWNFIELD	302 N. MAIN STREET LAS VEGAS NV	0.14 NE	113
49	STATE	GOLDEN NUGGET HOTEL, LAS VEGAS H-000282	116 SOUTH FIRST STREET LAS VEGAS NV 89101	0.15 SE	57
50	UST	BINIONS HORSESHOE HOTEL and CASINO 8-001410/UST	128 FREMONT ST LAS VEGAS NV 89101	0.16 SE	90

Environmental FirstSearch Sites Summary Report

Target Property: UNION PARK 61-ACRE SITE
LAS VEGAS NV 89106

JOB: 80559.1
FORMER UPRR FUELING & MAINTENANCE YARD

TOTAL: 150 **GEOCODED:** 150 **NON GEOCODED:** 0 **SELECTED:** 0

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
51	RCRAGN	GOLDEN NUGGET NVD986775005/VGN	129 E FREMONT LAS VEGAS NV 89101	0.18 SE	5
52	UST	GOLDEN NUGGET INC 8-001483/UST	129 E FREMONT ST LAS VEGAS NV 89101	0.18 SE	5
55	RCRAGN	STEEL ENGINEERS INC NVD982499667/SGN	716 W MESQUITE AVE LAS VEGAS NV 89106	0.19 NW	9
56	STATE	DR. QUINCY FORTIER H-000480	500 WEST MESQUITE AVENUE LAS VEGAS NV 89106	0.19 NW	49
57	UST	COCA-COLA BOTTLING COMPANY OF LA 8-000133/UST	424 N MAIN ST LAS VEGAS NV 89101	0.21 NE	12
58	LUST	STEEL ENGINEERS 8-001019	716 WEST MESQUITE AVENUE LAS VEGAS NV 89106	0.22 NW	23
59	UST	STEEL ENGINEERS, INC. 8-001019/UST	716 W MESQUITE AVE LAS VEGAS NV 89106	0.22 NW	23
60	FEDBROWNFIELD	YGNELZI PROPERTY 41646994-12022/EPA BROWNFIELD	721 SOUTH FIRST STREET LAS VEGAS NV 00000	0.22 SE	115
61	LUST	LAS VEGAS LAUNDRY and DRY CLEANER 8-000278	707 SOUTH FIRST STREET LAS VEGAS NV	0.22 SE	13
62	UST	CLARK COUNTY DETENTION CENTER 8-000333/UST	320 S CASINO CENTER BLVD LAS VEGAS NV 89101	0.22 SE	97
63	UST	LAS VEGAS LAUNDRY and CLEANERS 8-000278/UST	707 S 1ST ST LAS VEGAS NV 89101	0.22 SE	13
64	UST	WESTERN CAB CO 8-001122/UST	801 S MAIN ST LAS VEGAS NV 89101	0.24 SE	109
65	LUST	LONGLEY CONSTRUCTION 8-001405	421 WEST BONANZA ROAD LAS VEGAS NV	0.25 NE	104
66	LUST	FIRST 24 HOUR AUTO REPAIR 8-000379	413 WEST BONANZA ROAD LAS VEGAS NV 89106	0.25 NE	100
68	UST	FIRST 24 HR AUTO REPAIR 8-000379/UST	413 W BONANZA RD LAS VEGAS NV 89106	0.25 NE	100
70	UST	LONGLEY CONSTRUCTION CO., INC. 8-001405/UST	421 W BONANZA RD LAS VEGAS NV 89106	0.25 NE	104
73	FEDBROWNFIELD	YGNELZI PROPERTY 41477027-4/EPA BROWNFIELD	721 SOUTH FIRST STREET LAS VEGAS NV	0.25 SE	51
74	FEDBROWNFIELD	POST OFFICE/OLD FEDERAL BUILDING 41477027-6/EPA BROWNFIELD	300 NORTH CASINO CENTER BOU LAS VEGAS NV	0.25 SE	114
75	FEDBROWNFIELD	FORMER DRY CLEANERS 41646994-2/EPA BROWNFIELD	721 SOUTH FIRST STREET LAS VEGAS NV	0.25 SE	51
76	STATE	SPEAKEASY GAMING OF FREMONT H-000309	220 EAST OGDEN AVENUE LAS VEGAS NV	0.25 SE	76

Environmental FirstSearch Sites Summary Report

Target Property: UNION PARK 61-ACRE SITE
LAS VEGAS NV 89106

JOB: 80559.1
FORMER UPRR FUELING & MAINTENANCE YARD

TOTAL: 150 **GEOCODED:** 150 **NON GEOCODED:** 0 **SELECTED:** 0

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
77	STATE	ABC AUTOMOTIVE H-001245	817 SOUTH MAIN STREET LAS VEGAS NV	0.25 SE	29
78	STATE	FORMER DRY CLEANER (ABANDONED) H-001337	721-723 SOUTH FIRST STREET LAS VEGAS NV 89101	0.25 SE	51
79	STATE	APEX LANDFILL H-001302	INTERSTATE 15 AND HIGHWAY 9 LAS VEGAS NV	0.26 NW	31
81	STATE	NEVADA READY MIX CORPORATION H-000215	601 WEST BONANZA ROAD LAS VEGAS NV 89106	0.26 NW	68
82	STATE	NEVADA DEPARTMENT OF TRANSPORTATIO H-001207	SPAGHETTI BOWL LAS VEGAS NV	0.26 NW	66
83	STATE	RAINBOW VEGAS MOTEL H-000004	401 SOUTH CASINO CENTER BOU LAS VEGAS NV	0.26 SE	73
84	STATE	PETRO WEST H-001340	828 SOUTH COMMERCE STREET LAS VEGAS NV 89106	0.26 SW	70
85	STATE	VALLEY FOODS WAREHOUSE H-000217	BONANZA ROAD AND D STREET LAS VEGAS NV 89106	0.27 NE	83
86	LUST	FAT BOY S MINI MART 8-001171	600 WEST BONANZA ROAD LAS VEGAS NV 89106	0.27 NW	98
87	STATE	PAN WESTERN CORPORATION H-000063	INTERSTATE 15 U.S. HIGHWA LAS VEGAS NV	0.27 NW	69
88	STATE	ROYAL EXPRESS, INC. H-000088	INTERSTATE 15 U.S. HIGHWA LAS VEGAS NV	0.27 NW	69
89	LUST	HAYCOCK DISTRIBUTING COMPANY 8-001512	715 WEST BONANZA ROAD LAS VEGAS NV 89106	0.28 NW	6
90	STATE	COUNTY COURTHOUSE PARKING STRUCTUR H-000144	200 SOUTH 3RD STREET LAS VEGAS NV 89123	0.30 SE	44
91	LUST	FITZGERALD S CASINO HOTEL 8-001705	301 FREMONT STREET LAS VEGAS NV 89101	0.31 SE	101
92	LUST	FITZGERALD PROPERTY 8-001155	SOUTHEAST CORNER OF 9TH AND LAS VEGAS NV	0.31 SE	101
93	LUST	STANDARD WHOLESALE SUPPLY 8-000640	855 WEST BONANZA ROAD LAS VEGAS NV 89106	0.33 NW	22
95	STATE	UNOCAL BULK PLANT/SS 0346 H-000229	845 WEST BONANZA ROAD LAS VEGAS NV 89106	0.33 NW	82
97	LUST	UNITED STATES POSTAL SERVICE 8-000999	301 EAST STEWART AVENUE LAS VEGAS NV 89101	0.33 SE	99
98	STATE	DOWNTOWN LAS VEGAS H-001286	BRIDGER AND 3RD LAS VEGAS NV	0.33 SE	48
99	LUST	REBEL OIL 8-000739	444 S. MARTIN LUTHER KING B LAS VEGAS NV 89106	0.33 SW	65

Environmental FirstSearch Sites Summary Report

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Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
100	STATE	UNOCAL SS 5560 H-000226	444 SOUTH HIGHLAND LAS VEGAS NV 89106	0.33 SW	65
101	STATE	MLK-ALTA H-000181	MARTIN LUTHER KING ALTA LAS VEGAS NV	0.33 SW	65
102	STATE	FREMONT STREET EXPERIENCE H-000453	401 NORTH FOURTH STREET LAS VEGAS NV 89101	0.34 NE	54
103	STATE	CITY OF LAS VEGAS H-000095	ALLEY BETWEEN 302/304 CARSO LAS VEGAS NV	0.34 SE	37
104	LUST	CHURCH STREET STATION ASSOC. 8-000058	601 NORTH MAIN STREET LAS VEGAS NV 89101	0.36 NE	89
105	LUST	CC AUTOMOTIVE 8-000335	285 S. MARTIN LUTHER KING B LAS VEGAS NV	0.37 NW	11
106	STATE	ROADS WEST TRUCKING H-000054	IRONHORSE and GRAND CENTRAL LAS VEGAS NV	0.38 SW	75
107	LUST	FIRE STATION 1 8-000323	500 NORTH CASINO CENTER BOU LAS VEGAS NV	0.39 NE	110
108	LUST	U.S. POSTAL SERVICE 8-000910	931 WEST BONANZA ROAD LAS VEGAS NV 89106	0.39 NW	91
109	LUST	CITY OF LAS VEGAS 8-000324	400 EAST STEWART AVENUE LAS VEGAS NV 89108	0.39 SE	94
110	STATE	GOLD SPIKE HOTEL AND CASINO H-000244	400 EAST OGDEN AVENUE LAS VEGAS NV	0.39 SE	55
111	STATE	CITY OF LAS VEGAS H-000096	624 SOUTH 4TH STREET LAS VEGAS NV	0.40 SE	38
112	STATE	CITY OF LAS VEGAS PARKING LOT H-000106	225 NORTH LAS VEGAS BOULEVA LAS VEGAS NV	0.41 SE	42
113	STATE	MISSION INDUSTRIES H-000132	1001 SOUTH FIRST STREET Las Vegas NV	0.41 SW	64
114	LUST	RESIDENCE 8-001595	1524 PINTO LANE LAS VEGAS NV 89106	0.42 SW	105
115	STATE	CITY OF LAS VEGAS (BLOCK 34) H-001349	LAS VEGAS BOULEVARD OGDEN LAS VEGAS NV	0.43 SE	39
117	LUST	ARCO 1718 8-000016	329 NORTH LAS VEGAS BOULEVA LAS VEGAS NV	0.44 SE	4
118	LUST	UNOCAL SS 2916 8-000754	131 NORTH LAS VEGAS BOULEVA LAS VEGAS NV 89101	0.44 SE	26
122	STATE	CITY OF LAS VEGAS (GRANITE) H-001355	LAS VEGAS BOULEVARD FREMONT LAS VEGAS NV	0.44 SE	40
123	LUST	CHEVRON 43 8-001341	301 NORTH LAS VEGAS BOULEVA LAS VEGAS NV	0.45 SE	93

Environmental FirstSearch Sites Summary Report

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LAS VEGAS NV 89106

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Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
124	LUST	U.S. FOODSERVICE 8-001312	300 WEST BONANZA ROAD LAS VEGAS NV	0.46 NE	10
125	STATE	SUN BUILDING H-000410	121 MARTIN LUTHER KING BOUL LAS VEGAS NV 89106	0.46 NW	79
126	LUST	CITY OF LAS VEGAS - ANNEX 8-001614	300 NORTH LAS VEGAS BOULEVA LAS VEGAS NV 89101	0.46 SE	7
127	LUST	SATELLITE GARAGE 2 8-000901	300 SOUTH LAS VEGAS BOULEVA LAS VEGAS NV 89101	0.46 SE	102
128	LUST	UNION PACIFIC RAILROAD COMPANY 8-000716	201 CLAIM AVENUE LAS VEGAS NV N/A	0.46 SW	81
129	STATE	UNION PACIFIC RAILROAD H-000038	201 CLAIM AVENUE LAS VEGAS NV 89106	0.46 SW	81
130	LUST	DICK WORTHEN DISTRIBUTORS 8-000149	101 S. MARTIN LUTHER KING B LAS VEGAS NV 89106	0.47 NW	107
131	LUST	AUTO SURGEONS OF NEVADA 8-001329	722 NORTH MAIN STREET LAS VEGAS NV 89101	0.48 NE	88
132	LUST	FORMER REBEL OIL 12 8-000530	329 SOUTH LAS VEGAS BOULEVA LAS VEGAS NV 89101	0.48 SE	106
133	STATE	CITY OF LAS VEGAS BULLDOG SITE H-000001	501 SOUTH LAS VEGAS BOULEVA LAS VEGAS NV	0.48 SE	41
134	LUST	PENSKE TRUCK LEASING 8-001454	1126 WEST BONANZA ROAD LAS VEGAS NV 89106	0.49 NW	111
135	STATE	MINAMI TOWER SITE H-000037	401 LAS VEGAS BOULEVARD LAS VEGAS NV	0.49 SE	14
136	LUST	KRISCO INC./KRISTICH 8-001165	1132 BONANZA ROAD LAS VEGAS NV 89106	0.50 NW	8
137	STATE	CITY OF LAS VEGAS H-000060	801 SOUTH LAS VEGAS BOULEVA TONOPAH NV 89191	0.51 SE	36
138	STATE	FORMER GAS STATION/AUTO REPAIR H-000066	HOOVER AVENUE LAS VEGAS B LAS VEGAS NV	0.54 SE	52
139	STATE	HARDIN and SONS TRUCK SPILL H-000136	INTERSTATE 15 AT D STREET LAS VEGAS NV	0.55 NE	58
140	STATE	CARPET BARN H-000949	SOUTHWEST CORNER-CHARLESTON LAS VEGAS NV 89102	0.55 SW	35
141	STATE	NEVADA RADIATOR SERVICE H-001016	1114 SOUTH MAIN STREET LAS VEGAS NV	0.56 SW	67
142	STATE	NEVADA RADIATOR SERVICE H-000723	1114 SOUTH MAIN STREET LAS VEGAS NV	0.56 SW	67
143	STATE	MAIN GORMAN and COMPANY H-001338	6TH AND GASS (NW CORNER) LAS VEGAS NV	0.58 SE	63

Environmental FirstSearch Sites Summary Report

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LAS VEGAS NV 89106

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FORMER UPRR FUELING & MAINTENANCE YARD

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Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
144	STATE	GAUDIN FORD/FIRST COMMERCIAL H-000820	CHARLESTON AND LAS VEGAS BL LAS VEGAS NV	0.60 SE	1
145	STATE	A. GALLEGOS TRUCKING H-000024	INTERSTATE 15 CHARLESTON LAS VEGAS NV	0.60 SW	27
146	STATE	ABF FREIGHT SYSTEMS SPILL H-000204	INTERSTATE 15 CHARLESTON LAS VEGAS NV	0.60 SW	27
147	STATE	FORMER PHILLIPS 66 SERVICE STATION H-000031	620 NORTH LAS VEGAS BOULEVA LAS VEGAS NV	0.61 NE	53
148	STATE	HOUSTON LUMBER COMPANY H-000523	1220 SOUTH COMMERCE STREET LAS VEGAS NV	0.63 SW	61
149	STATE	VALLEY HOSPITAL H-001008	620 SHADOW LANE LAS VEGAS NV	0.64 SW	84
150	STATE	CAMPAIGE PLACE H-000040	211 NORTH EIGHTH STREET LAS VEGAS NV	0.66 SE	33
151	STATE	TRUCK SPILL (CARL S JUNIOR) H-001282	1522 WEST CHARLESTON BOULEV LAS VEGAS NV	0.66 SW	80
152	STATE	YHIEL SHEBAH H-000404	735 NORTH LAS VEGAS BOULEVA LAS VEGAS NV 89101	0.67 NE	86
153	STATE	PULTE HOMES H-000353	APN 190-19-710-005, RUE ROY LAS VEGAS NV	0.70 NE	72
154	STATE	WESTERN HOTEL AND CASINO H-000242	899 FREMONT STREET LAS VEGAS NV	0.72 SE	85
155	STATE	STEINER S CLEANERS H-000118	1320 SOUTH LAS VEGAS BOULEV LAS VEGAS NV	0.74 SE	78
156	STATE	AMBASSADOR EAST MOTEL H-000241	902 - 916 FREMONT STREET LAS VEGAS NV	0.74 SE	30
157	STATE	WESTERN LINEN SERVICES H-000947	1205 SOUTH WESTERN AVENUE LAS VEGAS NV	0.74 SW	3
158	STATE	DESERT GOLD FOOD COMPANY, INC. H-000064	217 WEST COLORADO AVENUE LAS VEGAS NV 89102	0.75 SW	46
159	STATE	HOPPY S TRANSMISSION H-000472	1311 SOUTH MAIN STREET LAS VEGAS NV 89104	0.75 SW	60
160	STATE	HOPPY S TRANSMISSION H-000522	1311 SOUTH MAIN STREET LAS VEGAS NV	0.75 SW	60
161	STATE	AAMCO TRANSMISSIONS H-000578	1323 SOUTH MAIN STREET LAS VEGAS NV	0.76 SW	28
162	STATE	DESERT GOLD FOOD COMPANY H-000666	123 WEST IMPERIAL AVENUE LAS VEGAS NV	0.77 SW	45
163	STATE	DOC S AUTOMOTIVE (FORMER) H-000287	917 EAST FREMONT STREET LAS VEGAS NV 89101	0.80 SE	47

Environmental FirstSearch Sites Summary Report

Target Property: UNION PARK 61-ACRE SITE
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Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
164	STATE	HERITAGE PARK H-000049	900 NORTH LAS VEGAS BOULEVA LAS VEGAS NV	0.83 NE	59
165	STATE	FORMER 7-ELEVEN H-000289	904 NORTH MARTIN LUTHER KIN LAS VEGAS NV	0.84 NW	50
166	STATE	FORMER 7-ELEVEN H-000289	904 NORTH MARTIN LUTHER KIN LAS VEGAS NV	0.84 NW	50
167	STATE	GOLDEN ENGINES AND CYLINDER HEADS H-000516	1414 SOUTH INDUSTRIAL ROAD LAS VEGAS NV	0.86 SW	56
168	STATE	CANTRELL CLEANERS H-001275	1015 EAST CHARLESTON BOULEV LAS VEGAS NV 89104	0.90 SE	34
169	STATE	B and M TRANSMISSIONS H-001112	1531 SOUTH MAIN STREET LAS VEGAS NV	0.94 SW	32
170	STATE	LAS VEGAS TRANSIT/GRAY LINE H-000524	1550 SOUTH INDUSTRIAL ROAD LAS VEGAS NV	0.95 SW	62
171	STATE	STANDARD BRANDS PROPERTY (FORMER) H-001213	410 MARYLAND PKWY LAS VEGAS NV	0.97 SE	77
172	STATE	REBEL STATIONS AF-17 AND AF-19 H-000199	MARYLAND PARKWAY, EAST CHAR LAS VEGAS NV 89101	1.00 SE	74

***Environmental FirstSearch
Site Detail Report***

Target Property: UNION PARK 61-ACRE SITE
LAS VEGAS NV 89106

JOB: 80559.1
FORMER UPRR FUELING & MAINTENANCE YARD

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 105	DIST/DIR: 0.13 SE	MAP ID: 108
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NAME: TERRIBLE HERBST 3	REV: 04/01/06
ADDRESS: 333 S MAIN ST	ID1: 8-000652
LAS VEGAS NV 89101	ID2:
CONTACT: TERRIBLE HERBST OIL CO INC	STATUS: UST
	PHONE: (702) 798-6400

PIPE MODIFICATION DESCRIPTION:

None

***Environmental FirstSearch
Site Detail Report***

Target Property: UNION PARK 61-ACRE SITE
LAS VEGAS NV 89106

JOB: 80559.1
FORMER UPRR FUELING & MAINTENANCE YARD

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 97	DIST/DIR: 0.18 SE	MAP ID: 5
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NAME: GOLDEN NUGGET INC
ADDRESS: 129 E FREMONT ST
LAS VEGAS NV 89101

REV: 04/01/06
ID1: 8-001483
ID2:
STATUS: UST
PHONE: (702) 386-8127

CONTACT: GNLV CORP.

Double-Walled

***Environmental FirstSearch
Site Detail Report***

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LAS VEGAS NV 89106

JOB: 80559.1
FORMER UPRR FUELING & MAINTENANCE YARD

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 95	DIST/DIR: 0.25 NE	MAP ID: 100
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NAME: FIRST 24 HR AUTO REPAIR	REV: 04/01/06
ADDRESS: 413 W BONANZA RD	ID1: 8-000379
LAS VEGAS NV 89106	ID2:
CONTACT: MR YOUNG	STATUS: UST
	PHONE: () -

PIPE MODIFICATION DESCRIPTION:
None

***Environmental FirstSearch
Site Detail Report***

Target Property: UNION PARK 61-ACRE SITE
LAS VEGAS NV 89106

JOB: 80559.1
FORMER UPRR FUELING & MAINTENANCE YARD

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 144

DIST/DIR: 0.44 SE

MAP ID: 26

NAME: UNOCAL SS 2916
ADDRESS: 131 NORTH LAS VEGAS BOULEVARD
LAS VEGAS NV 89101

REV: 04/30/05
ID1: 8-000754
ID2:
STATUS:
PHONE:

CONTACT:

Address of Certified Manager Conducting Cleanup: ,

Last Modification of the Discrete Activity: 3/2/1999
Last NDEP User to Modify a Discrete Activity: BKELSO

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 storagetanks. It includes sites with tanks under investigation for potentialleaks, confirmed leaks, and those to be closed.

WASHOE COUNTY LEAKING UNDERGROUND STORAGE TANKS- This department maintains a list of sites with leaking underground storagetanks. It includes sites with tanks under investigation for potentialleaks, 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 Database Sources

NPL: *EPA* Environmental Protection Agency

Updated quarterly

NPL Delisted: *EPA* Environmental Protection Agency

Updated quarterly

CERCLIS: *EPA* Environmental Protection Agency

Updated quarterly

NFRAP: *EPA* Environmental Protection Agency.

Updated quarterly

RCRA COR ACT: *EPA* Environmental Protection Agency.

Updated quarterly

RCRA TSD: *EPA* Environmental Protection Agency.

Updated quarterly

RCRA GEN: *EPA* Environmental Protection Agency.

Updated quarterly

RCRA NLR: *EPA* Environmental Protection Agency

Updated quarterly

Federal IC / EC: *EPA* Environmental Protection Agency

Updated quarterly

ERNS: *EPA/NRC* Environmental Protection Agency

Updated semi-annually

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

Updated annually

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

Updated quarterly/when available

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

Updated annually/when available

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

Phone: (775) 687-4670

Washoe County Department of Environmental Health

Updated quarterly/when available

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

Phone: (775) 687-4670

US EPA Region 9, Underground Storage Tank Program

Updated quarterly/when available

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

Phone: (775) 687-4670

Updated when available

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

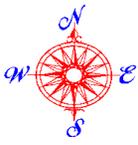
Updated periodically

Environmental FirstSearch
Street Name Report for Streets within .25 Mile(s) of Target Property

Target Property: UNION PARK 61-ACRE SITE
 LAS VEGAS NV 89106

JOB: 80559.1
 FORMER UPRR FUELING & MAINTENANCE YARD

Street Name	Dist/Dir	Street Name	Dist/Dir
Alta Dr	0.04 SW	NORTH Main St	0.07 SE
Bonneville Ave	0.10 SE	Ogden Ave	0.07 SE
Bridger Ave	0.11 SE	Oran K Gragson Expy	0.11 NW
Carson Ave	0.09 SE	S 1st St	0.16 SE
Clark Ave	0.10 SE	S Casino Center Blvd	0.22 SE
Discovery Dr	0.06 NW	S Commerce St	0.15 SE
E Mesquite Ave	0.21 NE	S Grand Central Pky	0.00 --
EAST Mesquite Ave	0.21 NE	S Main St	0.08 SE
Fremont St	0.08 SE	SOUTH 1st St	0.16 SE
Garces Ave	0.14 SE	SOUTH Casino Center	0.22 SE
Gass Ave	0.22 SE	SOUTH Commerce St	0.15 SE
I-15	0.20 NW	SOUTH Grand Central	0.00 --
Lewis Ave	0.11 SE	SOUTH Main St	0.08 SE
N 1st St	0.15 SE	Stewart Ave	0.12 NE
N Casino Center Blvd	0.22 SE	W Bonanza Rd	0.25 NW
N E St	0.25 NW	W Mesquite Ave	0.16 NW
N F St	0.00 --	WEST Bonanza Rd	0.25 NW
N Main St	0.07 SE	WEST Bonneville	0.01 SW
NORTH 1st St	0.15 SE	WEST Mesquite Ave	0.16 NW
NORTH Casino Center	0.22 SE	WEST Ogden	0.00 --
NORTH E St	0.25 NW		
NORTH F St	0.00 --		

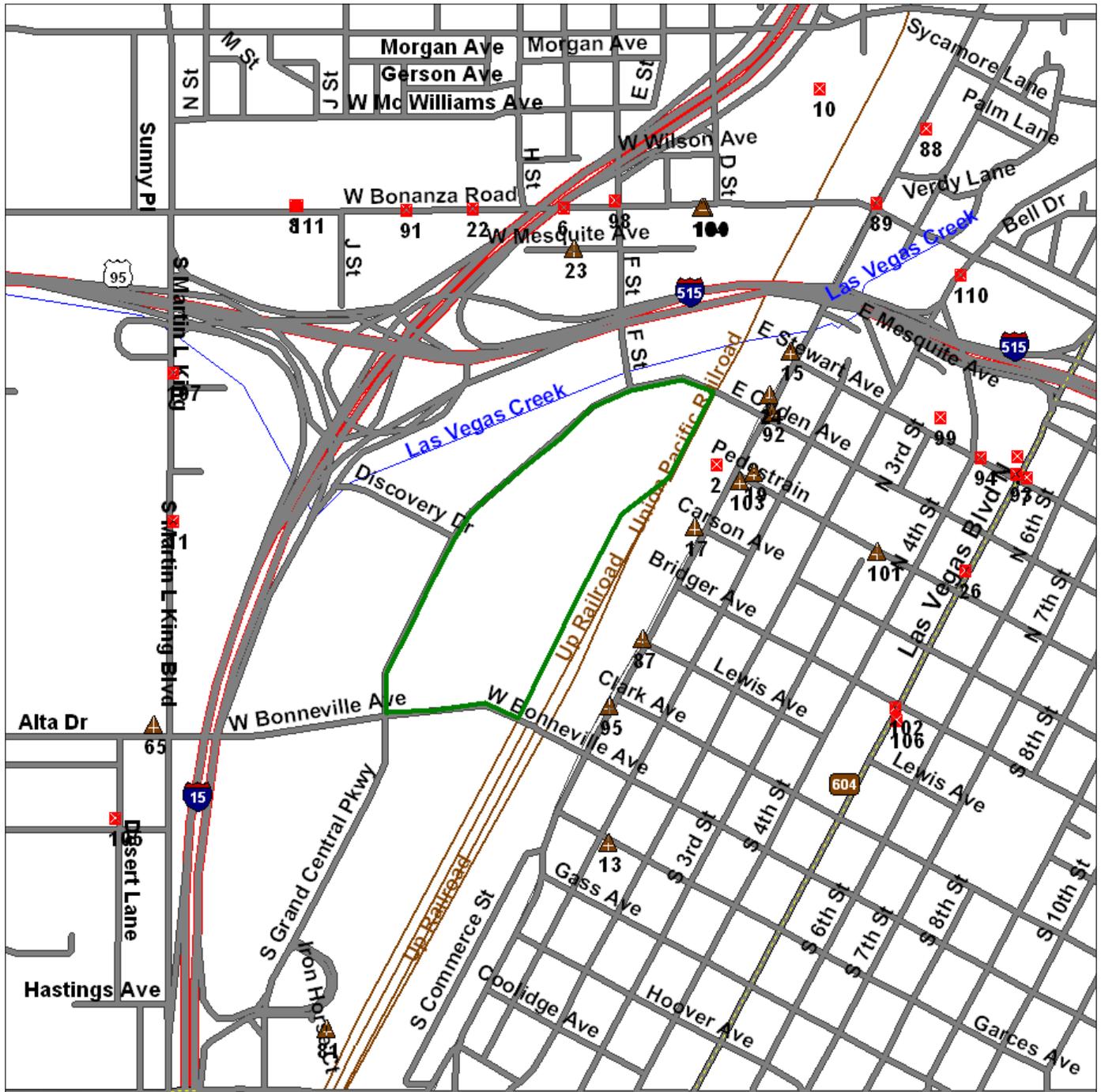


Environmental FirstSearch

.5 Mile Radius from Area
ASTM-05: Multiple Databases

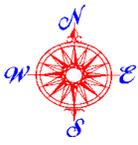


UNION PARK 61-ACRE SITE, LAS VEGAS NV 89106



Source: U.S. Census TIGER Files

Area Polygon	
Identified Site, Multiple Sites, Receptor	
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste	
Triballand.....	
Railroads	

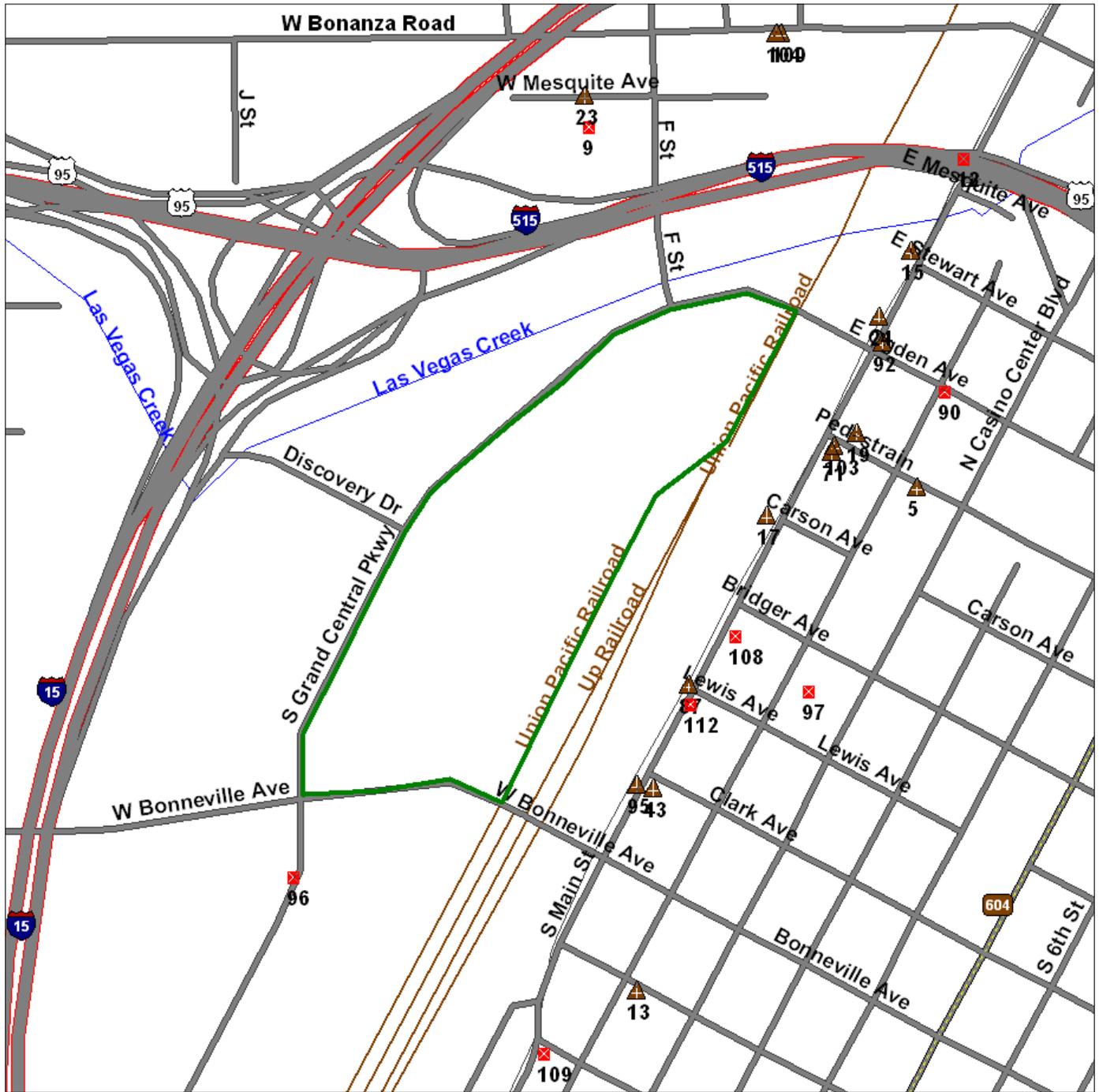


Environmental FirstSearch

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



UNION PARK 61-ACRE SITE, LAS VEGAS NV 89106



Source: U.S. Census TIGER Files

- Area Polygon 
- Identified Site, Multiple Sites, Receptor   
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste 
- Triballand 
- Railroads 

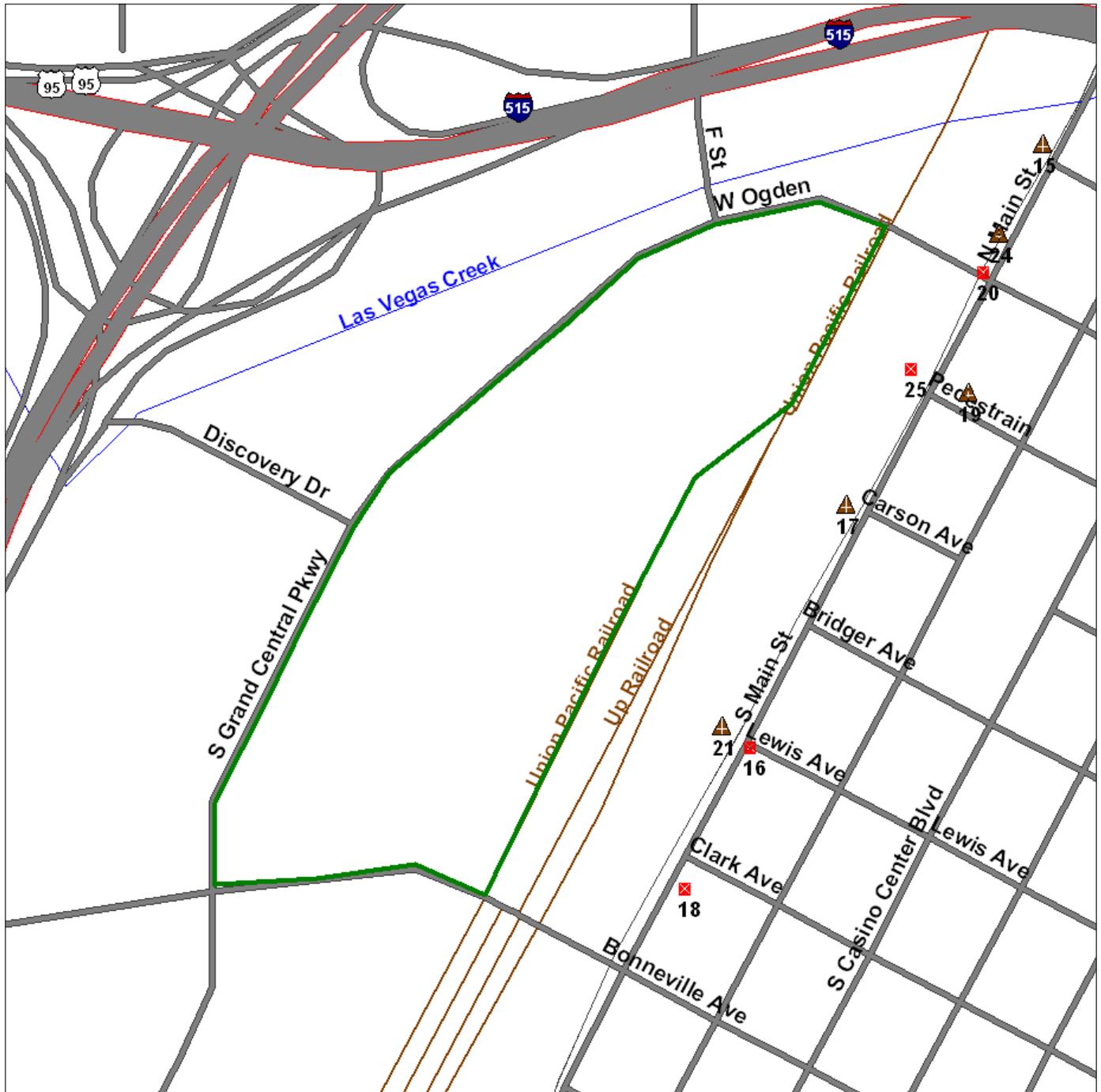


Environmental FirstSearch

.12 Mile Radius from Area
ASTM-05: ERNS, RCRANLR



UNION PARK 61-ACRE SITE, LAS VEGAS NV 89106



Source: U.S. Census TIGER Files

Area Polygon	
Identified Site, Multiple Sites, Receptor	
NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste	
Triballand.....	
Railroads	

APPENDIX C
INTERVIEW QUESTIONNAIRE

USER QUESTIONNAIRE

Note: In order to qualify for one of the *Landowner Liability Protections (LLPs)*¹ offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "*Brownfields Amendments*"),² the *User* must provide the following information (if available) to the *environmental professional*. Failure to provide this information could result in a determination that "*all appropriate inquiry*" is not complete.

Project Location: Union Park - 22 S. Grand Central Parkway (The information is only pertinent from 2003 to February 2007)

(1.) Environmental cleanup liens that are filed or recorded against the site (40CFR312.25).
Are you aware of any environmental cleanup liens against the *property* that are filed or recorded under federal, tribal, state or local law?

Answer: No environmental liens have been recorded against the site.

(2.) Activity and land use imitations that are in place on the site or that have been filed or recorded in a registry (40CFR312.26).

Are you aware of any AULs,³ 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?

Answer: None

(3.) Specialized knowledge or experience of the person seeking to qualify for the LLP (40CFR312.28).

As the *user* of this ESA do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

Answer: The land was a Union Pacific Railroad maintenance yard.

(4.) Relationship of the purchase price to the fair market value of the *property* if it were not contaminated (40CFR312.29).

Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*?

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 *property*?

Answer: N/A. Property was purchased in 2000.

(5.) Commonly known or reasonably ascertainable information about the *property* (40CFR312.30).

Are you aware of commonly known or *reasonably ascertainable* information about the *property* that would help the *environmental professional* to identify conditions indicative of releases or threatened releases? For example, as *user*,

(a.) Do you know the past uses of the *property*?

(b.) Do you know of specific chemicals that are present or once were present at the *property*?

(c.) Do you know of spills or other chemical releases that have taken place at the *property*?

(d.) Do you know of any environmental cleanups that have taken place at the *property*?

(a) Since 2003, the land has been used as Construction worker parking and soils stockpile.

- (b) Since 2000, no additional chemical has been release onto the property. Union Pacific operated a rail maintenance yard in the past.
- (c.) California's gas line near the property had a leak prior to 2000.
- (d) Nothing since 2002.

(6.) The degree of obviousness of the presence of likely presence of contamination at the *property*, and the ability to detect the contamination by appropriate investigation (40CFR312.31).

As the *user* of this ESA, based on your knowledge and experience related to the *property* are there any obvious indicators that point to the presence or likely presence of contamination at the *property*?

Answer: N/A. Nothing has change since 2000.

USER QUESTIONNAIRE (Continued)

In addition to the above 6 required questions, the following additional information is intended to assist the *environmental professional* but is not necessarily required to qualify for one of the *LLPs*:

(a) The reason why the Phase I is required,

Answer: Per Nevada Division of Environmental Request.

(b) The type of property and type of property transaction, for example, sale, purchase, exchange, etc.,

Answer: Infrastructure construction, sale, exchange

(c) The complete and correct address for the property (a map or other documentation showing property location and boundaries is helpful),

Answer: 100 S. Grand Central Parkway, Las Vegas, Nevada 89106

(d) The scope of services desired for the Phase I (including whether any parties to the property transaction may have a required standard scope of services on whether any considerations beyond the requirements of Practice E1527 are to be considered),

(e) Identification of all parties who will rely on the Phase I report,

Answer: the City of Las Vegas Office of Business Development.

f) Identification of the site contact and how the contact can be reached,

Answer: Scott Carter, Office of Business Development. Phone: (702) 229-6077

(g) Any special terms and conditions which must be agreed upon by the environmental professional, and

(h) Any other knowledge or experience with the property that may be pertinent to the environmental professional (for example, copies of any available prior environmental site assessment reports, documents, correspondence, etc., concerning the property and its environmental condition).

Answer: Terracon conducted an Phase I and Phase II report in 2003.

User Name/Company: _____

Address: _____

Signature: _____ Date: _____

¹Landowner Liability Protections, or LLPs, is the term used to describe the three types of potential defenses to Superfund liability in EPA's *Interim Guidance Regarding Criteria Landowners Must Meet in Order to Qualify for Bona Fide Prospective Purchaser, Contiguous Property Owner, or Innocent Landowner Limitations on CERCLA Liability* ("Common Elements" Guide) issued on March 6, 2003.

²P.L. 107-118.

³Activity and Use Limitations.