BMI Common Areas Factsheet 2014

Basic Remediation Company (BRC), working under the oversight of the Nevada Division of Environmental Protection (NDEP), is nearing completion of soil remediation activities at the BMI Common Areas (hereafter "site") as shown in the accompanying figure. As portions of the soils at the site are/have been gradually remediated, redevelopment activities have also commenced. Ultimately, the entire 2,200-acre site will be restored and redeveloped as a mixed-use, master-planned community.

Beginning in 1991 and continuing for the next several years, Phase I and Phase II environmental investigations at the site were performed voluntarily under NDEP oversight. These investigations led to the NDEP's Record of Decision in 2001, which ordered that impacted soils at the site be excavated and interred in a private landfill off-site. Impacted soils posing unacceptable health risks would not be left in place. Implementation of the remedy began in 2008 and impacted soils from the site have been removed and placed in an engineered landfill or Corrective Action Management Unit (CAMU), located on property owned by BRC approximately 2.5 miles from the remediation site.

Removal of impacted soils from the site is followed by iterative confirmation sampling for a suite of contaminants and a comprehensive health risk assessment – in order to ensure the site will not pose unacceptable health risks above background levels. Once the health risk assessment for a specific portion of the site (a sub-area) is approved by the NDEP, the NDEP then issues a No Further Action Determination (NFAD) for that sub-area. The accompanying figure shows the various sub-areas at the site, including those that have already been granted NFADs by the NDEP. It is anticipated that NFADs for all of the sub-areas will be obtained by the end of 2014 or shortly thereafter.

Groundwater underlying the site has also been thoroughly characterized in order to ensure that any impacted groundwater will not pose unacceptable risks to future development uses at the site. Additional groundwater investigations continue in order to determine if remediation is required for groundwater itself (i.e., not driven by impacts to surface soils). Regardless of this investigation, groundwater at the site will not be used for drinking or for agricultural uses.

Details of the remediation and restoration activities as well as the planned redevelopment project and other information, including maps, reports, photographs, plans, applications and associated documentation, can be found at the following website: www.landwellco.com

For further information, please contact:

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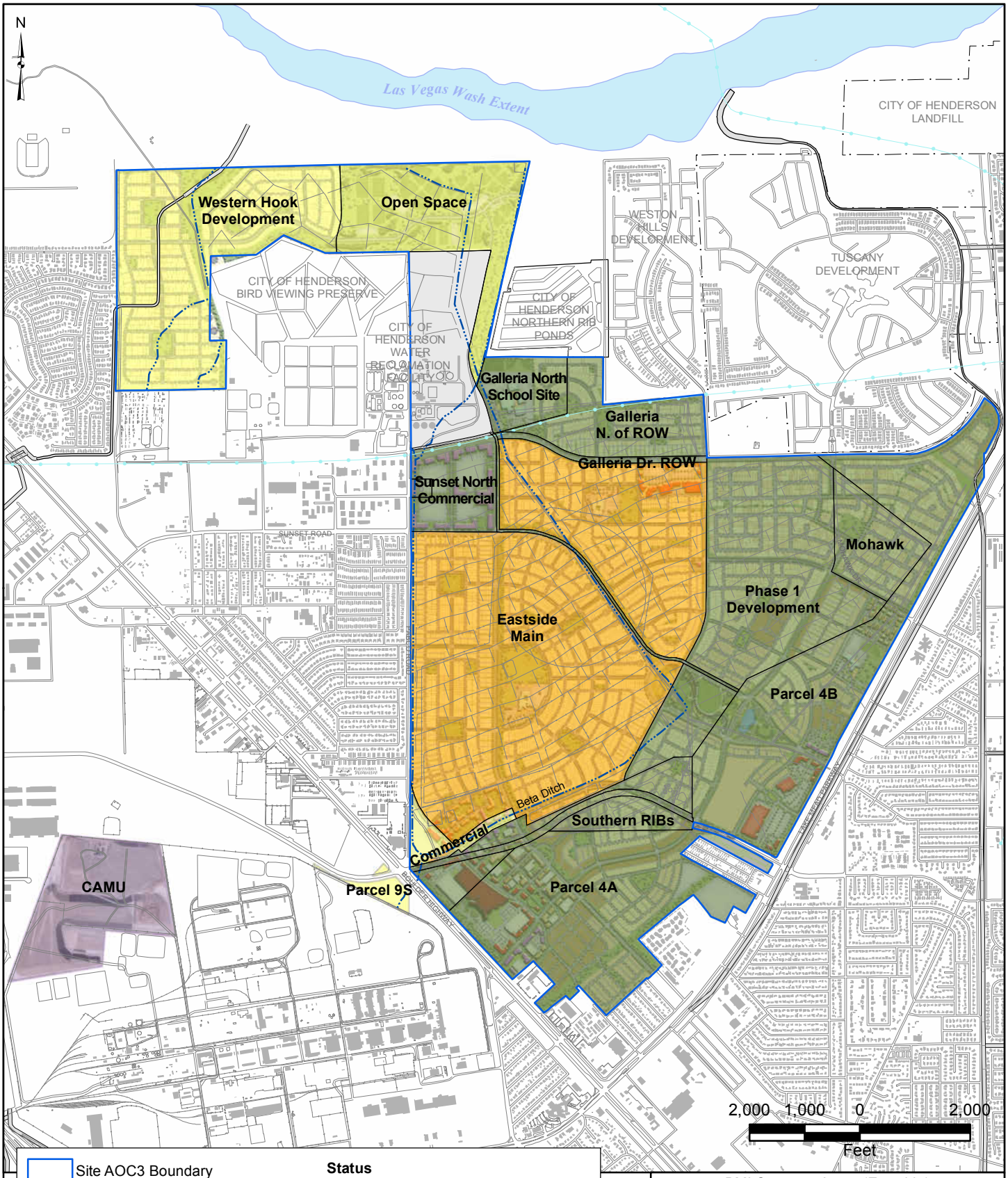

Site AOC3 Boundary
Ditches
Flood Conveyance Channels
Laterals
CoH WRF*

*Not part of the Closure Plan for soils.

Status

Closure Report In Preparation
Closure Report In NDEP Review
NFA Obtained

BMI Common Areas (Eastside)
Clark County, Nevada

FIGURE

BMI COMMON AREAS SUB-AREAS WITH DEVELOPMENT PLAN

Basic Remediation COMPANY

Prepared by MKJ (ERM) | ERM | Date 08/12/14 | JOB No. 0064276 | FILE: GIS/BRC/GENERAL/SUB-AREAS.MXD