



Reno Office
815 Maestro Drive
Reno, Nevada 89511

ph: 775.829.2245
fax: 775.829.2213

www.mcgin.com

Las Vegas Office
6280 S. Valley View Blvd., Suite 604
Las Vegas, Nevada 89118

ph: 702.260.4961
fax: 702.260.4968

May 1, 2012
Task No.: M19-12

State of Nevada
Department of Conservation & Natural Resources
Division of Environmental Protection
901 South Stewart Street, Suite 4001
Carson City, Nevada 89701

On behalf of: Clark County School District

ATTN: Mr. David Friedman, CEM

**RE: PHASE I ENVIRONMENTAL SITE ASSESSMENT, APN: 161-16-402-003,
NORTH OF CABANA DRIVE AND FLAMINGO ROAD, LAS VEGAS,
CLARK COUNTY, NEVADA**

Dear Mr. Friedman:

McGinley and Associates, Inc. (MGA) hereby submits this report that summarizes the findings of our Phase I Environmental Site Assessment (ESA) conducted on a vacant parcel located in Las Vegas, Clark County, Nevada. The ESA activities were conducted following generally accepted consulting practices and standards. The objective of the Phase I ESA was to qualify for the innocent landowner defense under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). For this purpose, the user must make "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practices". The ASTM standards require that we plan and perform the review to obtain reasonable information regarding the likelihood of environmental liabilities. A review includes examining and comparing evidence concerning land use, logically inferring the likelihood of existing or potential environmental liabilities, and presenting our conclusions and recommendations that are based upon our findings.

We truly appreciate the opportunity to be of service on this project. If you have any questions regarding the findings of this report, or if we can be of further assistance, please do not hesitate to contact us.

Respectfully,

McGinley and Associates, Inc.

Brett Bottenberg, C.E.M. #1690, Exp. Date 10/07/13

Senior Project Manager

*cc: Jeff Collins, Nevada Division of Environmental Protection
cc: Linda Perri, Clark County School District*



Reno Office

815 Maestro Dr.
Reno, NV 89511
Ph: 775.829.2245
Fax: 775.829.2213

Las Vegas Office

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Fax: 702.260.4968

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PHASE I ENVIRONMENTAL SITE ASSESSMENT

APN: 161-16-402-003
North of Cabana Drive and Flamingo Road
Las Vegas
Clark County
Nevada

| Soil and Groundwater Remediation

| Regulatory Compliance

| Environmental Audits

| Hydrogeology

| Hazmat Response

Prepared for:

*State of Nevada
Department of Conservation & Natural Resources
Division of Environmental Protection
901 South Stewart Street, Suite 4001
Carson City, Nevada 89701*

*On behalf of:
Clark County School District*

May 1, 2012

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EXECUTIVE SUMMARY

The subject property is located north of the intersection of Cabana Road and Flamingo Road, Clark County, Nevada. The property consists of one parcel of land that is listed with Clark County, Nevada as Assessor's Parcel Number (APN) 161-16-402-003. McGinley and Associates, Inc. (MGA) has performed a Phase I Environmental Site Assessment (ESA) on this property at the request of the State of Nevada Division of Environmental Protection and on behalf of the Clark County School District (CCSD) to determine potential environmental conditions associated with the site which is proposed to be utilized for the construction of a school.

The subject property consists of one parcel of land totaling 10.84 acres in size. The site is currently undeveloped, but appears to have been graded in the past. Surface soils were observed to contain debris that was unknown in origin. The soils at the site also exhibited a whitish appearance with fluffy texture at the time of the site visit. Several trees were observed in the central portion of the property. At the time of the site visit, the entire parcel was surrounded by chain-link fencing with one gate providing access.

Access to the property is gained via Austin John Court to the south which connects to Cabana Road on the eastern portion of the property. Currently, the vicinity of the site consists mainly of residential property. Specifically, the subject property is bordered on the north by residential properties (modular homes). South of the subject property is a county maintenance building and an apartment complex. To the east lies Cabana Road with residential property beyond. Lastly, a mobile home park lies west of the subject property.

The subject property is located within the Mojave Desert region of southeastern Nevada at an elevation of approximately 1,694 feet above mean sea level. Average minimum and maximum annual temperatures for the area, as recorded in Las Vegas, Nevada during the period from 1937 to 2005, are 53.8 and 80.0 degrees Fahrenheit, respectively, while total annual precipitation averaged 4.26 inches. The surficial geology of the subject property has been mapped as Quaternary Alluvium. The deposits are described as thin alluvial deposits of uncemented and unweathered cobble to small pebble gravel, gravelly sand, sand, and silt. The majority of surface soils at the subject site have been mapped as Bluepoint fine sandy loam with slopes ranging from zero to two percent. The soil unit is described as somewhat excessively drained with high permeability and low water capacity. The nearest major surface water body to the subject property is the Las Vegas Wash which is located approximately one and one-half miles to the east. MGA estimates that depth to groundwater at the subject property is approximately six to 20 feet below ground surface (fbgs). Groundwater flow direction is estimated to be generally towards the east-southeast. No wells were noted on the subject property at the time of the site visit and a search of the State of Nevada Division of Water Resources (NDWR) database did not indicate any wells on the property.

Observations made during the site reconnaissance revealed one potential environmental concern on the subject property. Surface soils on the subject property appeared to consist of graded soil with several areas observed to contain evidence of debris. In addition, the soil was observed to exhibit a whitish crust.

There were no indications of recognized environmental conditions (REC) upon the publicly accessible portions of those properties located immediately adjacent to the subject property.

A historical assessment appears to indicate that the subject property has not been developed in the past with structures. Historic aerial photographs which were reviewed for this report appear to show construction activity taking place on the property between 2008 and 2009. According to the Clark County School District, the site was utilized by the Clark County Water Reclamation District as a staging site for a large utility project located in the immediate vicinity. Prior to the construction activities, it appears that the site was vacant and undeveloped land. Additionally, a review of city directory records did not find the subject property listed.

A regulatory review was performed to search for regulated sites located within a one-mile radius of the subject property. The subject property was not identified in the search as a regulated site. The review

found thirteen state hazardous waste sites (SHWS), one leaking underground storage tank (LUST) site, and one underground storage tank (UST) site within the search distance. MGA reviewed all of the listed sites as well as orphan sites that were not able to be mapped and has determined that each are at locations that are considered likely to be hydrologically downgradient from, or cross gradient to, the subject property, have had no reported releases, have had no reported violations of hazardous waste regulations, and/or have received regulatory closure. For these reasons, the sites are considered unlikely to cause, or to have caused in the past, environmental impact to the subject property.

Upon conclusion of our Phase I ESA, and based on the information reviewed, this assessment has revealed evidence of RECs in connection with the subject property. The REC is as follows:

- It appears that debris has been brought onto the property and mixed with surface soils prior to grading activities. The debris appears to be related to staging activities for a construction project that took place in 2008 and 2009. However, the exact origin of the debris is unknown.*

A school has been proposed for construction on the subject property. Therefore, MGA recommends a limited Phase II ESA be performed to determine if the unknown debris and/or soil on the property contain regulated, hazardous, or potentially hazardous chemical constituents.

1. INTRODUCTION

1.1 Purpose

This report presents the findings of a Phase I Environmental Site Assessment (ESA) performed on one parcel of land located in Clark County, Nevada. McGinley and Associates, Inc. (MGA) conducted this investigation for the purpose of identifying *recognized environmental conditions* (RECs) on the property and/or nearby properties in accordance with the 2005 American Society of Testing and Materials (ASTM) standards for the performance of Phase I Environmental Site Assessments (ASTM E 1527-05), as well as the standards established by the U.S. Environmental Protection Agency (EPA) in 2006 for conducting All Appropriate Inquiry (AAI).

1.2 Conditions of Contract

MGA performed this work for the Nevada Division of Environmental Protection (NDEP) (client) on the behalf of the Clark County School District (user), as part of the State of Nevada Brownfields program pursuant to our Scope of Work approval dated February 29, 2012.

1.3 User Responsibilities

In accordance with ASTM E 1527-05, the user of this Phase I ESA is required to provide information to help identify the possibility of RECs. In order to obtain this information, a questionnaire was provided to a representative of client. The completed questionnaire can be found in Appendix A.

1.4 Scope of Work

The scope of work performed and procedures utilized included the following tasks:

- **Environmental setting review** to determine potential pathways for the migration of contaminants onto, or off of, the subject property;
- **Site reconnaissance** of the subject property and observation of adjacent properties and vicinity by a qualified person under the direct supervision of an MGA Certified Environmental Manager;
- **Review of site history/land use** through historic aerial photographs, a historic topographic map, local jurisdiction records, and personal interviews;
- **Review of regulatory agency records** to identify and assess any listings of regulatory permits, registrations, or enforcement actions at the subject site or proximal sites, through both a commercial database search and agency inquiries; and,
- **Preparation of this report** that describes all work performed and presents a discussion of the results.

2. SITE CHARACTERISTICS

2.1 Site Location

The property investigated for this Phase I Environmental Site Assessment is located on the northwest corner of Cabana Road and Austin John Court just north of the intersection of Flamingo Road and Cabana Road, Clark County, Nevada. The property consists of one parcel of land that is listed with Clark County, Nevada as Assessor's Parcel Number (APN) 161-16-402-003 and lies in the eastern portion of the Las Vegas valley. Geographically, the subject property is located within Section 16, Township 21 South, Range 62 East of the Mount Diablo Base and Meridian (MDB&M). A copy of the Assessor's Map that depicts the subject property is provided herein as Appendix B.

2.2 Site Description and Current Usage

The subject property consists of one parcel of land totaling 10.84 acres in size. The site is currently undeveloped, but appears to have been graded in the past. Surface soils were observed to contain debris that was unknown in origin. The soils at the site also exhibited a whitish appearance with fluffy texture at the time of the site visit. Several trees were observed in the central portion of the property. At the time of the site visit, the entire parcel was surrounded by six-foot tall chain-link fencing with one gate providing access. The layout of the subject property is illustrated in Figure 2. Utilities supplied to the subject property will consist of power (NV Energy), water (Southern Nevada Water Authority), sewer (Clark County Water Reclamation District), and natural gas (Southwest Gas).

2.3 Adjacent Properties

The subject property is bordered by the following:

North:	Residential properties (modular homes).
South:	A county maintenance building and an apartment complex.
East:	Cabana Road with residential homes beyond.
West:	Mobile home residential neighborhood.

3. ENVIRONMENTAL SETTING

3.1 Regional Physiographic Setting

The subject property is located within the Mojave Desert region of southeastern Nevada at an elevation of approximately 1,694 feet above mean sea level. Average minimum and maximum annual temperatures for the area, as recorded in Las Vegas, Nevada during the period from 1937 to 2005, are 53.8 and 80.0 degrees Fahrenheit, respectively, while total annual precipitation averaged 4.26 inches (Western Regional Climate Center (WRCC), 2010).

3.2 Geologic Conditions

surficial geology of the subject property has been mapped as Quaternary Alluvium. The deposits are described as thin alluvial deposits of uncemented and unweathered cobble to small pebble gravel, gravelly sand, sand, and silt (Bingler, 1977). The majority of surface soils at the subject site have been mapped as Bluepoint fine sandy loam with slopes ranging from zero to two percent. The soil unit is described as somewhat excessively drained with high permeability and low water capacity (Natural Resources Conservation Service, 2011).

3.3 Surface Water Conditions

The nearest major surface water body to the subject property is the Las Vegas Wash which is located approximately one and one-half miles to the east. Runoff from the site during storm events will travel overland towards the east with eventual drainage to gutters along Cabana Road. According to the Clark County Regional Flood Control District, the site is not located in a 100 year flood plain. In addition, it appears that the site is located in an area designated as Zone X. This zone is described as an area determined to be outside the 0.2% annual chance floodplain by the Federal Emergency Management Agency (FEMA, 2011).

3.4 Groundwater Conditions

Based upon a review of well logs for the area, as provided on-line by the Nevada Division of Water Resources (NDWR), MGA estimates that depth to groundwater at the subject property is approximately six to 20 feet below ground surface (fbgs). Groundwater flow direction is estimated to be generally towards the east-southeast. No wells were noted on the subject property at the time of the site visit and a search of the State of Nevada Division of Water Resources (NDWR) database did not indicate any wells on the property.

4. SITE RECONNAISSANCE

4.1 Methodology

For the purpose of assessing current site conditions, a visit to the subject property and surrounding areas was conducted on March 22, 2012 under sunny and mild conditions. During the site visit, observations were made to identify *recognized environmental conditions (RECs)*. As defined by ASTM E 1527-05, a *recognized environmental condition* is the presence, or likely presence, of any hazardous substances or petroleum products on the property under conditions that indicate an existing release, a past release, or a material threat of a release of hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term REC is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of enforcement action if brought to the attention of appropriate governmental agencies. Photographs taken during the site reconnaissance are provided in Appendix C.

4.2 Site Description

The subject property consists of one parcel (APN 161-16-402-003) of land that is currently vacant and undeveloped. The entire parcel is surrounded by chain-link fencing and one gate was observed on the southern portion of the property at the end of Austin John Court. A trailer and construction materials were observed on the parcel adjacent to the gated entrance. Most of the surface soils exhibited a fluffy texture and whitish color. It appeared that the soil was fine textured and possibly coated with a dust suppressant to limit dust. Equipment tracks observed on the surface of the soil indicated that the entire parcel had been graded prior to the dust suppressant being applied.

Several trees were observed in the central portion of the parcel and it appeared that debris was mixed into the soil on this portion of the site. The nature of the debris was unknown and it appeared to partially consist of construction and/or renovation debris.

4.3 Surrounding Properties

The subject property lies within residential and commercial properties in the eastern portion of the Las Vegas Valley. Specifically, the subject property lies on the northwest corner of Cabana Road and Austin John Court. Properties in the vicinity of the subject property consist mainly of residential homes and commercial businesses. Reconnaissance of the publicly accessible portions of those properties located immediately adjacent to the subject property revealed no RECs.

4.4 Observations During Reconnaissance

An MGA representative visited the subject site on March 22, 2012. The entire site was walked and observed for RECs. The following is a list of some of the items of interest that were looked for during the site inspection. If the item was not discovered, it will be noted as "Not Observed". If the item was observed during the site visit, it will be noted as "**Observed**" and a short description of the findings will follow.

- Staining or discoloration of soil and/or pavement

The surface soils on the property exhibited a whitish crust, possibly from the use of a dust suppressant.

Observed

• Wastewater systems, septic systems, sumps, and/or seeps	Not Observed
• Wells	Not Observed
• Patched areas of asphalt or concrete	Not Observed
• Standing surface water, ponds, farm tanks, etc	Not Observed
• Railroad spurs	Not Observed
• Suspect PCB containing equipment	Not Observed
• UST Systems/Vent Pipes	Not Observed
• Above ground storage tanks (ASTs)	Not Observed
• Paint booths, spray rigs, etc.	Not Observed
• Unorthodox heating and ventilation systems	Not Observed
• Emergency generators	Not Observed
• Unusual odors	Not Observed
• Dumping, disturbed soils, direct burial activity	
<i>It appears that debris from an unknown source was mixed into portions of the soil prior to grading activities.</i>	Observed
• Floor drains	Not Observed
• Air emissions	Not Observed
• Industrial or manufacturing activities	Not Observed
• Distressed, discolored or stained vegetation	Not Observed
• Oil or gas well exploration or refinery activities	Not Observed
• Surface water contamination	Not Observed
• Farm waste, feed lot spoils, or manure stockpile	Not Observed
• Prolonged use, misapplication or storage of pesticides	Not Observed

- Discharges, or run-off of potential contaminants from off-site sources Not Observed
- Basements and/or subsurface vaults Not Observed

4.5 PCB Sources

No potential sources of polychlorinated biphenyls (PCBs) were observed on the subject site during the site visit. However, if transformers are located in the vicinity of the subject property, NV Energy has indicated that they no longer use PCB-containing oils in their transformers and make every effort to remove PCB-containing transformers and replace them with safer equipment.

5. SITE HISTORY AND LAND USE

As defined in ASTM E 1527-05, a *historical recognized environmental condition (HREC)* is one that, in the past, would have been considered a *recognized environmental condition*, but which may or may not currently be considered as such. Typically, HRECs refer to the presence or likely presence of a hazardous substance or petroleum product that was released in the past, but which had since been properly remediated under the guidance of a government agency and issued an appropriate closure letter after the remediation was concluded.

A historical assessment of the subject property was performed through a search and review of historic aerial photographs, a historic topographic map, County records, and questionnaires/interviews. Sanborn Fire Insurance Maps, which can often provide detailed historical information on a property, have not been published for the area of the subject property. The purpose of the historical assessment was to identify potential conditions that may have impacted the subject property in the past. A summary of our historical assessment is presented below.

5.1 City Street Directories

City directory listings for the subject property and surrounding properties as published by multiple sources, were reviewed for the years 1936 through 2004 via a report provided by Environmental Data Resources (EDR).

The city street directories indicate that the subject property has not been identified in any directories. Several adjoining properties were identified in the years between 1985 and 1999. The listings appeared to be for former residents of the mobile home park and neighborhood to the north. In addition, the Housing Authority of the County of Clark Administration Building was listed. This property lies adjacent to the south and appears to currently utilize a maintenance building and storage yard for the equipment.

5.2 Historic Aerial Photograph Review

Historic aerial photographs were obtained from the Clark County Assessor's website and the University of Nevada at Las Vegas Lied Library covering the area of the subject property for the years 1974 through 2012. Aerial photographs for years other than these dates were not reviewed. Copies of several of the aerial photographs reviewed are provided in Appendix D. It appears that the subject property was not developed with structures in any of the aerial photographs reviewed. The earliest aerial photograph available, from 1974, appears to show a small housing community to the west and the Old Mormon Farm to the east beyond what is now Cabana Road. Most of the land west of the site appears to have been developed prior to 1974. Photographs between the years of 1990 and the spring of 2008 show the parcel as vacant with possible low-lying vegetation covering most of the site. Between the fall of 2008 and the spring of 2009, the photographs reviewed appear to show construction activities taking place on the subject property. Large amounts of construction equipment appear to be stored on the site during this time and large amounts of earthwork appear to have taken place.

5.3 Historic Topographic Maps

A historic topographic map (Las Vegas SE – USGS 1967) was reviewed for the subject property and its immediate vicinity. The topographic map did not appear to show any indication of potential issues associated with the subject property or the adjacent properties. The subject property appears to be depicted as vacant.

5.4 Clark County Assessor's Office

According to the Clark County, Nevada Assessor's Office, the subject property is located on one parcel of land that totals 10.84 acres in size. The parcel is currently owned by the School Board of Trustees. It appears that the School Board of Trustees purchased the land in October of 2000 from the Housing Authority of Clark County. The Housing Authority is listed as the owner as far back as 1959.

5.5 Interviews

A representative of the CCSD was interviewed regarding the historic use of the property. The representative was able to provide access agreements, a geotechnical report, and historic dust control compliance documentation for the subject property. The access agreement available for review was established between the CCSD and the Clark County Water Reclamation District (CCWRD) and allowed the CCWRD to use the subject property for staging purposes during a large utility infrastructure project in the immediate vicinity. In addition, a user questionnaire was completed by a representative of Clark County School District, Real Property Management and can be found in Appendix A.

6. REGULATORY AGENCY REVIEW

A regulatory agency review was conducted through both a commercial database search (Environmental Data Resources, Inc (EDR)) and agency inquiries. The purpose of this regulatory agency review was to ascertain if regulatory actions have been imposed on the subject property, or on properties within the radius guidelines established by the 2005 ASTM Standards for Environmental Site Assessments.

6.1 Environmental Data Resources (EDR) Radius Map Report

At the request of MGA, Environmental Data Resources, Inc. (EDR) performed a review of federal, state, and local environmental databases. A copy of the EDR report is included herein as Appendix E. Included within the report are summaries of the regulatory databases reviewed, a listing of sites identified within the search radius, detailed data on the identified sites, and maps showing the locations of facilities reported to have had regulatory action. MGA reviewed and evaluated all of the sites in the EDR report.

The EDR database search was conducted using a one mile search radius starting from the subject property. The regulatory agency review did not identify the subject property as having any regulatory sites. In addition, the review found thirteen state hazardous waste sites (SHWS), one leaking underground storage tank (LUST) site, and one underground storage tank (UST) site within the search distance. MGA reviewed all of the listed sites as well as orphan sites that were not able to be mapped and has determined that each are at locations that are considered likely to be hydrologically downgradient from, or cross gradient to, the subject property, have had no reported releases, have had no reported violations of hazardous waste regulations, and/or have received regulatory closure. For these reasons, the sites are considered unlikely to cause, or to have caused in the past, environmental impact to the subject property.

6.2 Nevada Division of Environmental Protection File Review

Of the fifteen sites found within a one-mile radius of the subject property, 12 were reviewed at the offices of the NDEP. With the exception of one, the listed sites are considered to be closed through regulatory action by the NDEP. The open site is a LUST site (gas station) located approximately four-tenths of a mile to the northwest. Although located at a higher elevation, the site appears to be cross-gradient to the subject property based on NDEP files indicating groundwater flow in an easterly direction. Further, it does not appear that contamination has migrated off of the gas station site.

7. POTENTIAL ENVIRONMENTAL HAZARDS

A review of site-specific, potential environmental hazards was conducted for the purpose of identifying environmental issues not subject to regulatory enforcement action, but which may nevertheless be considered a *Business Environmental Risk* to the user of this Phase I ESA.

7.1 Asbestos

Asbestos containing materials (ACM) have been identified as a potential health hazard, particularly when the material is friable and becomes damaged. Identification and sampling for the presence of ACM are beyond the Scope of Work (as outlined in Section 1.4 of this Phase I ESA Report) for this Phase I ESA. Further, a historical review indicates that structures have not been developed on the subject property in the past.

7.2 Radon

Radon gas is a colorless, toxic gas derived from the radioactive decay of uranium and other minerals, which are often found within bedrock and unconsolidated sediments. Radon gas can enter homes and other structures through floor cracks and other openings that are in direct contact with the underlying geologic materials. Sampling for the presence of radon gas is beyond the Scope of Work (as outlined in Section 1.4 of this Report) for this Phase I ESA. However, MGA has reviewed the U.S. Environmental Protection Agency (EPA) published map of radon zones for the State of Nevada. According to the map, Clark County is identified as Zone 3, which is defined as areas having low radon potential (<2 pCi/L). The U.S. EPA recommended action level for radon gas is 4 pCi/L.

Based on the information reviewed, MGA is of the opinion that the risk of radon gas accumulation is not likely an environmental concern at the subject property at this time. Should the user of this Phase I ESA wish to gain confidence with regard to the risk of radon gas in future structures, it is recommended that a qualified inspector be contacted for that purpose.

7.3 Mold

Molds are naturally occurring organisms that live and reproduce on moist surfaces. Within the interior of a structure, the presence of mold can lead to asthma, allergic reactions, and respiratory problems. Identification and sampling for the presence of mold are beyond the Scope of Work (as outlined in Section 1.4 of this Report) for this Phase I ESA. Further, a historical indicates that structures have not been developed on the subject property in the past.

8. SUMMARY AND CONCLUSIONS

McGinley and Associates, Inc. (MGA) has performed this Phase I Environmental Site Assessment in accordance with the scope and limitations of ASTM Practice E 1527 - 05 on one parcel of land, which is located on the northwest corner of the intersection of Cabana Road and Austin John Court, Clark County, Nevada. A summary of our environmental conclusions is presented below.

8.1 Subject Property Concerns

8.1.1 Recognized Environmental Conditions

This assessment has revealed evidence of *recognized environmental conditions (RECs)* in connection with the subject property. The REC is as follows:

- It appears that debris has been brought onto the property and mixed with surface soils prior to grading activities. The debris appears to be related to staging activities for a construction project that took place in 2008 and 2009. However, the exact origin of the debris is unknown.

8.1.2 Historical Recognized Environmental Conditions

No *historical recognized environmental conditions (HREC)* were noted for the subject property.

8.2 Surrounding Property Concerns

Based on the site visit, potential environmental concerns were not observed on the adjacent properties in relation to the subject property.

8.3 Conclusions

MGA has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-05 on the subject property located on the northwest corner of the intersection of Cabana Road and Austin John Court, Clark County, Nevada, and which is identified by Clark County, Nevada as Assessor's Parcel Number (APN) 161-16-402-003. Any exceptions to, or deletions from, this practice are described in Section 9 of this report.

Upon conclusion of our Phase I ESA, and based on the information reviewed, this assessment has revealed evidence of RECs in connection with the subject property. The REC is as follows:

- It appears that debris has been brought onto the property and mixed with surface soils prior to grading activities. The debris appears to be related to staging activities for a construction project that took place in 2008 and 2009. However, the exact origin of the debris is unknown.

A school has been proposed for construction on the subject property. Therefore, MGA recommends a limited Phase II ESA be performed to determine if the unknown debris and/or soil on the property contain regulated, hazardous, or potentially hazardous chemical constituents.

9. LIMITATIONS

9.1 General

The conclusions and recommendations presented above are based upon the agreed scope of work outlined in the above report. McGinley and Associates, Inc. makes no warranties or guarantees as to the accuracy or completeness of information obtained from others. It is possible that information exists beyond the scope of this investigation. Additional information, which is not available to McGinley and Associates, Inc. at the time of writing the Report, may result in a modification of the conclusions and recommendations presented. The services performed by McGinley and Associates, Inc. have been conducted in a manner consistent with the level of care ordinarily exercised by members of our profession currently practicing under similar conditions. This report is not a legal opinion, but may under certain circumstances be prepared at the direction of counsel, may be in anticipation of litigation, and may be classified as an attorney-client communication or as an attorney work product.

This report has been prepared for the sole use of the addressee of this report, and cannot be released without consent from McGinley & Associates Inc. If a third party relies on the information provided in this report, McGinley and Associates, Inc. accepts no responsibility for damages suffered by the third party as a result of reliance of information contained in this report, and that nothing contained in this report shall create a contractual relationship or cause the third party to bring suit against McGinley & Associates, Inc.

9.2 Data Gaps

Historical topographic maps and/or aerial photographs for years prior to 1967 could not be obtained for review. Therefore, our knowledge of site history prior to this time is limited. However, historical evidence suggests that the subject property was vacant and undeveloped prior to 1967. Therefore, MGA is of the opinion that, should aerial photographs or topographic maps for years prior to 1967 become available, the conclusions drawn herein would be unlikely to change.

10. SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

We certify that, to the best of our knowledge and belief, we meet the definition of Environmental Professionals, as defined in ASTM E 1527-05. We have specific qualifications based on education, training, and experience to assess a property of this nature, history, and setting. We have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312. Resumes of the environmental professionals utilized in performance of this Phase I ESA are attached in Appendix F.

Respectfully Submitted:

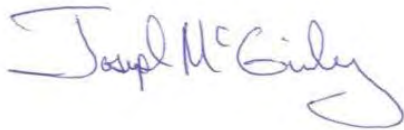
McGinley and Associates, Inc.



Brett Bottenberg, C.E.M. #1690, Exp. Date 10/7/13
Project Manager

Reviewed by:

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.



Joseph M. McGinley, C.E.M. #1036, Exp. Date 11/12
Principal

11. REFERENCES

ASTM, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM E 1527-05

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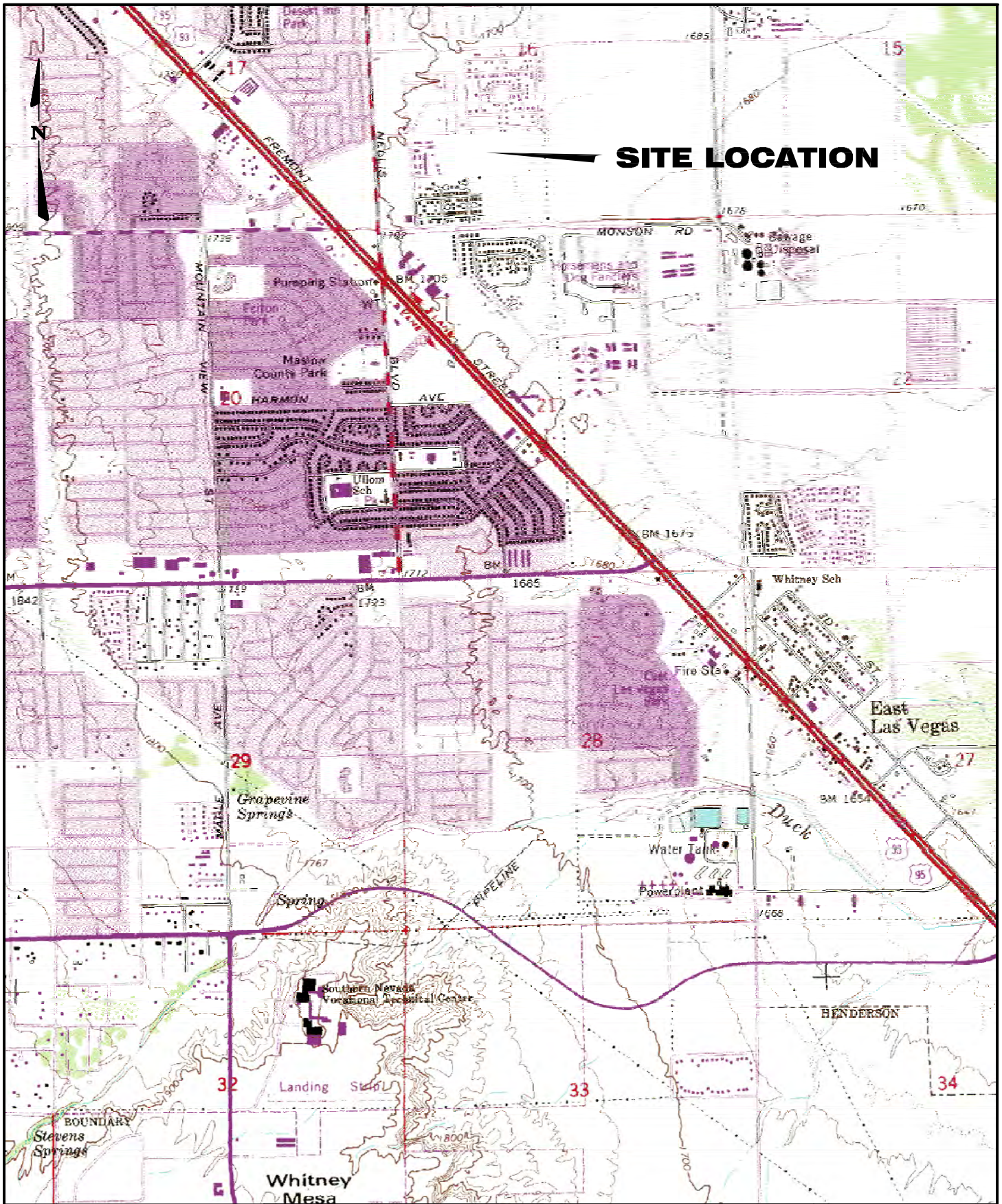
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E.C. Bingler, 1977, *Nevada Bureau of Mines and Geology, Environmental Series, Las Vegas Area: Las Vegas SE Folio Geologic Map*. Nevada Bureau of Mines and Geology, University of Nevada, Reno, Nevada.

United States Geological Survey, 1967. *Topographic Map of Las Vegas SE, NEV 7.5-Minute Map*.

Western Regional Climate Center (WRCC), 2010. Desert Research Institute Website.



SITE LOCATION

0 1000 2000
FEET

REVISIONS	REFERENCE	DESIGNED	BH	
		DRAWN	TAD	
		CHECKED		
		APPROVED		
	No.	DESCRIPTION	BY	DATE

FIGURE 1

**PROJECT LOCATION MAP
-SHOWING-
APN 161-16-402-003
LAS VEGAS, NEVADA**



SCALE: AS SHOWN REVISION
JOB NO. LV-BRN-010





SUBJECT PROPERTY

E. FLAMINGO ROAD

CABANA DRIVE

0 100 200
FEET

DESIGNED	BH
DRAWN	TAD
CHECKED	
APPROVED	
REVISIONS	
REFERENCE	
No.	DESCRIPTION
BY	DATE

FIGURE 2

**SITE MAP
-SHOWING-
APN 161-16-402-003
LAS VEGAS, NEVADA**



McGinley & Associates

SCALE: AS SHOWN REVISION
JOB NO. LV-BRN-010

A

APPENDIX A

User Questionnaires

USER QUESTIONNAIRE

Property Address: APN: 161-16-402-003 (Cabana Rd./Austin John Ct.)

In order to qualify for one of the *Landowner Liability Protection (LLP's)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "*Brownfields Amendments*"), 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.

(1.) Environmental Cleanup liens that are filed or recorded against the site (40 CFR 312.25).

Are you aware of any environmental cleanup liens against the *property* that are filled or recorded under federal, tribal, state, or local law?

No/Unknown

(2.) Activity and land use limitations (AUL's) that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).

Are you aware of any AUL's, 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 the federal, tribal, state, or local law?

No/Unknown

(3.) Specialized Knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).

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 the processes used by this type of business?

No/Unknown

(4.) Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29).

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*?

N/A

Initials: SM

USER QUESTIONNAIRE

Property Address: APN: 161-16-402-003 (Cabana Rd./Austin John Ct.)

(5.) Commonly known or reasonably ascertainable information about the *property* (40 CFR 312.30).

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*?

No/Unknown

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

No/Unknown

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

No/Unknown

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

No/Unknown

(6.) The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).

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*?

No/Unknown



Signature & Title

3-30-12
Date

Initials: SM

APPENDIX B

Assessor's Map and Parcel Information

NOTES

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

MAP LEGEND

PARCEL BOUNDARY

SUB BOUNDARY

PM/LD BOUNDARY

ROAD EASEMENT

MATCH / LEADER LINE

HISTORIC LOT LINE

HISTORIC SUB BOUNDARY

HISTORIC PM/LD BOUNDARY

SECTION LINE

CONDOMINIUM UNIT

AIR SPACE PCL

RIGHT OF WAY PCL

SUB-SURFACE PCL

001

ROAD PARCEL NUMBER

001

PARCEL NUMBER

1.00

ACREAGE

202

PARCEL SUB/SEQ NUMBER

PB 24-45

PLAT RECORDING NUMBER

5

BLOCK NUMBER

5

LOT NUMBER

GL5

GOV. LOT NUMBER

BOOK

T21S R62E

SEC.

16

MAP

S 2 SW 4

161-16-4

138

139

140

141

163

162

161

160

176

177

178

179

180

159

158

157

Scale: 1" = 200'

Rev: 02/08/2011

8

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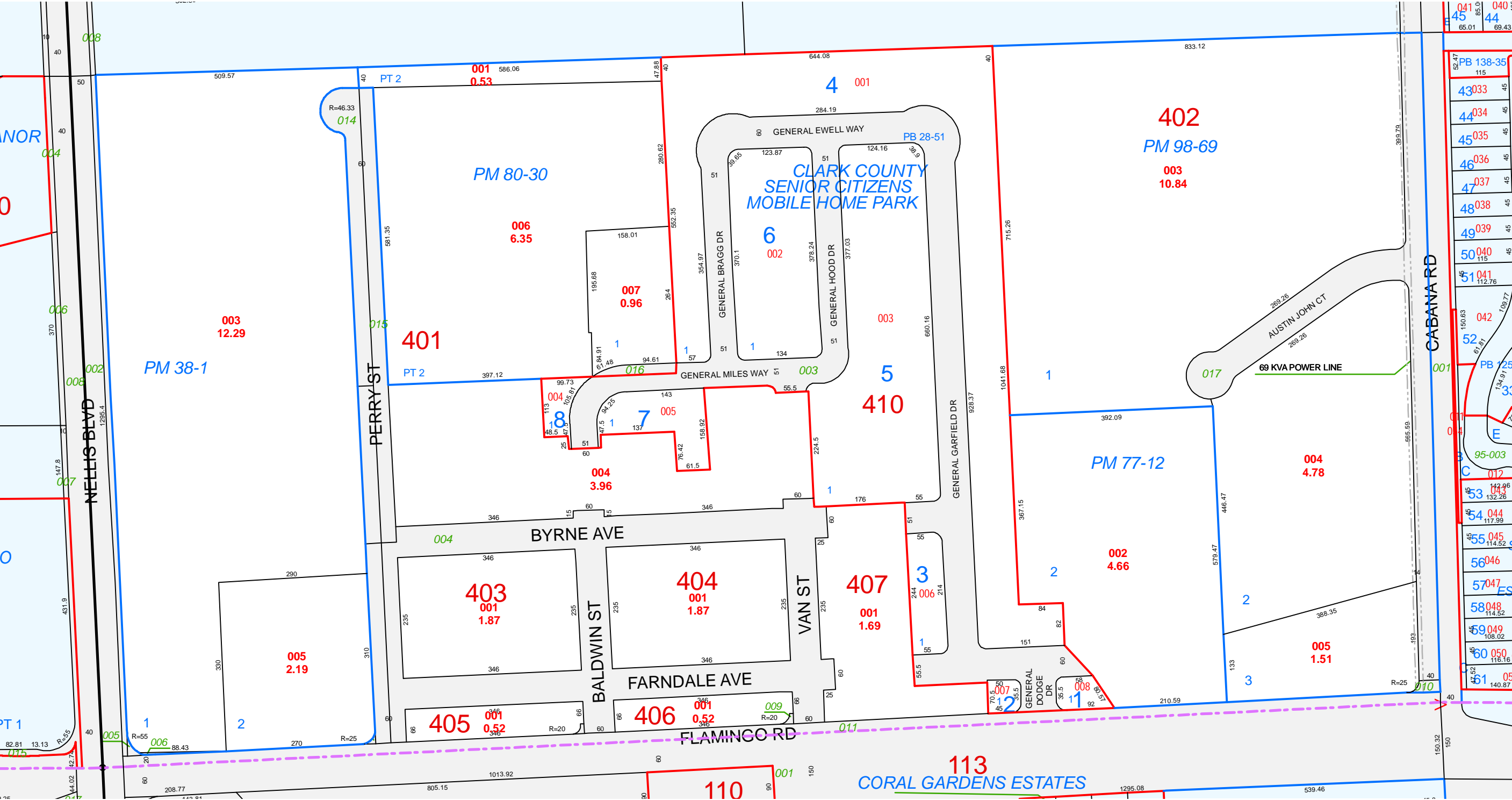
5

1

CLARK COUNTY

ASSESSOR

NEVADA



GENERAL INFORMATION	
PARCEL NO.	161-16-402-003
OWNER AND MAILING ADDRESS	SCHOOL BOARD OF TRUSTEES 2832 E FLAMINGO LAS VEGAS NV 89121-5205
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	SUNRISE MANOR
ASSESSOR DESCRIPTION	PARCEL MAP FILE 98 PAGE 69 LOT 1 SEC 16 TWP 21 RNG 62
RECORDED DOCUMENT NO.	* 20001023:01209
RECORDED DATE	10/23/2000
VESTING	NO STATUS
COMMENTS	SF 125-6

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND SUPPLEMENTAL VALUE	
TAX DISTRICT	340
APPRAISAL YEAR	2011
FISCAL YEAR	11-12
SUPPLEMENTAL IMPROVEMENT VALUE	0
SUPPLEMENTAL IMPROVEMENT ACCOUNT NUMBER	N/A

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2011-12	2012-13
LAND	495800	495800
IMPROVEMENTS	0	0
PERSONAL PROPERTY	0	0
EXEMPT	495800	495800
GROSS ASSESSED (SUBTOTAL)	495800	495800
TAXABLE LAND+IMP (SUBTOTAL)	1416571	1416571
COMMON ELEMENT ALLOCATION ASSD	0	0
TOTAL ASSESSED VALUE	495800	495800
TOTAL TAXABLE VALUE	1416571	1416571

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	10.84 Acres
ORIGINAL CONST. YEAR	0
LAST SALE PRICE MONTH/YEAR	0
LAND USE	0-00 VACANT
DWELLING UNITS	0

Michele W. Shafe, Assessor

PARCEL OWNERSHIP HISTORY

[Assessor Map](#)[Aerial View](#)[Comment Codes](#)[Current Ownership](#)[New Search](#)**ASSESSOR DESCRIPTION**PARCEL MAP FILE 98 PAGE 69 LOT 1
SEC 16 TWP 21 RNG 62

CURRENT PARCEL NO.	CURRENT OWNER	RECORDED DOCUMENT NO.	RECORDED DATE	VESTING	TAX DISTRICT	ESTIMATED SIZE
161-16-402-003	SCHOOL BOARD OF TRUSTEES Comments: SF 125-6	20001023:01209	10/23/2000	NO STATUS	340	10.84 AC

PARCEL NO.	PRIOR OWNER(S)	RECORDED DOCUMENT NO.	RECORDED DATE	VESTING	TAX DISTRICT	ESTIMATED SIZE
161-16-402-003	HOUSING AUTHORITY CLARK COUNTY	0193:0157397	04/09/1959	NO STATUS	340	10.84 AC
161-16-402-001	HOUSING AUTHORITY CLARK COUNTY	0193:0157397	04/09/1959	NO STATUS	340	17.13 AC
240-940-009	HOUSING AUTHORITY CLARK COUNTY	0193:0157397	04/09/1959	NO STATUS	340	23.67 AC
240-940-006	HOUSING AUTHORITY CLARK CO	0193:0157397	04/09/1959	NO STATUS	340	34.74 AC
240-940-006	HOUSING AUTHORITY CLARK CO	0193:0157397	04/09/1959	NO STATUS	340	34.77 AC
240-940-001	HOUSING AUTHORITY CLARK CO	0193:0157397	04/09/1959	NO STATUS	340	49.66 AC
240-720-002	HOUSING AUTHORITY CLARK CO	0193:0157397	04/09/1959	NO STATUS	340	64.14 AC
240-720-002	HOUSING AUTHORITY CLARK CO	0193:0157397	04/09/1959	NO STATUS	340	64.06 AC
240-720-002	HOUSING AUTHORITY CLARK CO	0193:0157397	04/09/1959	NO STATUS	340	64.08 AC
240-720-002	HOUSING AUTHORITY CLARK CO	0193:0157397	04/09/1959		340	64.76 AC
240-720-002	HOUSING AUTHORITY CLARK CO	0193:0157397	04/09/1959		340	67.96 AC
240-720-002	HOUSING AUTHORITY CLARK CO	0193:0157397	04/09/1959		340	67.98 AC
240-720-002	HOUSING AUTHORITY CLARK CO	0193:0157397	04/09/1959		340	67.98 AC
240-720-002	HOUSING AUTHORITY CLARK CO	0193:0157397	04/09/1959		340	67.98 AC
240-720-002	HOUSING AUTHORITY CLARK COUNTY	0193:0157397	04/09/1959		340	67.98 AC
240-720-002	HOUSING AUTHORITY CLARK COUNTY	0193:0157397	04/09/1959		340	68.02 AC
240-720-002	HOUSING AUTHORITY CLARK COUNTY				340	72.17 AC

Note: Only documents from September 15, 1999 through present are available for viewing.

NOTE: THIS RECORD IS FOR ASSESSMENT USE ONLY. NO LIABILITY IS ASSUMED
AS TO THE ACCURACY OF THE DATA DELINEATED HEREON.

APPENDIX C

Site Photographs



Photograph 1:
Northern edge of subject property looking west



Photograph 2:
Southern portion of subject property looking west



Photograph 3:
Eastern edge of subject property looking north



Photograph 4:
Western portion of subject property looking south



Photograph 5:
Adjacent residential property to the north



Photograph 6:
Adjacent maintenance building to the south



Photograph 7:
Adjacent maintenance property to the south



Photograph 8:
Adjacent residential property to the east



Photograph 9:
Adjacent mobile home properties to the west



Photograph 10:
View of site looking northeast



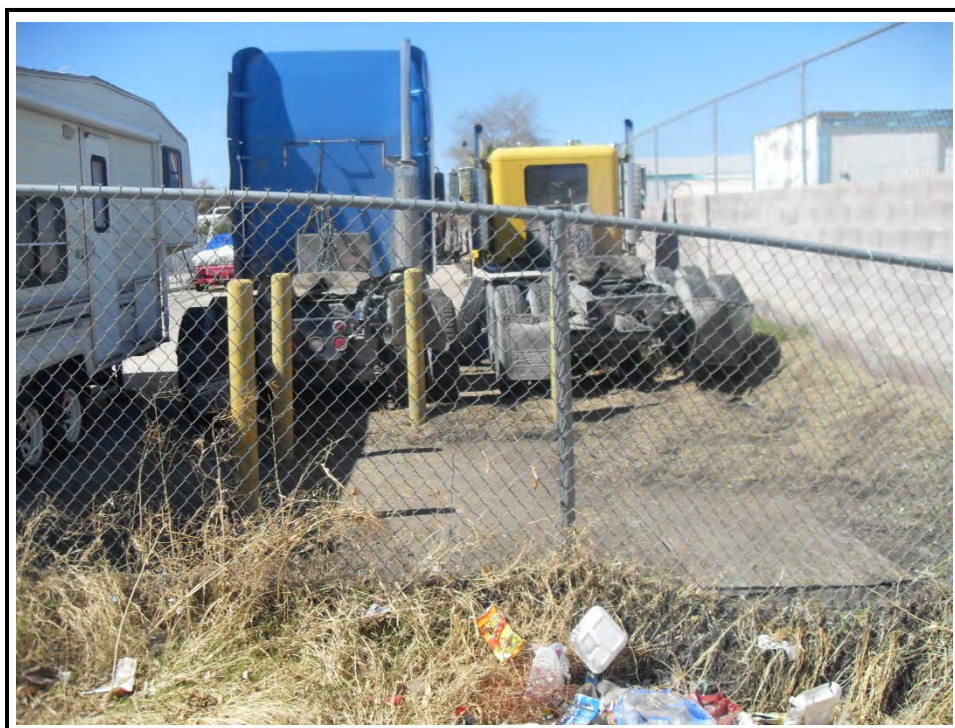
Photograph 11:
View of possible white dust suppressant observed on soil of site



Photograph 12:
View of soil/debris mix located on the subject property



Photograph 13:
View of site looking southwest



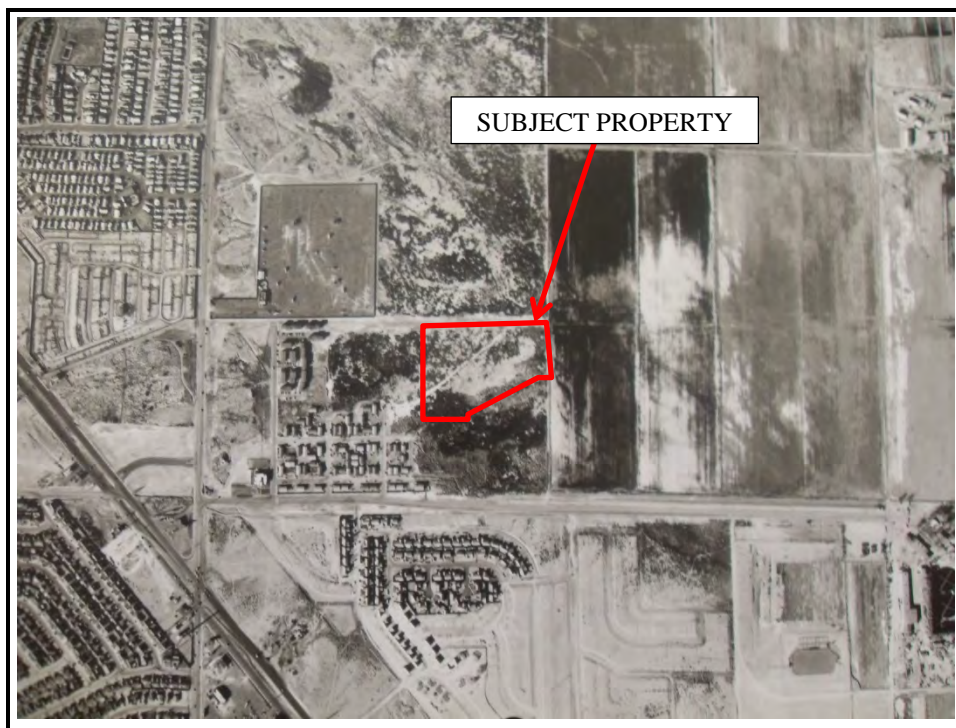
Photograph 14:
View of adjacent truck parking located in drainage path leading onto subject property



Photograph 15:
Construction equipment and materials located on the southwestern portion of
the subject property

APPENDIX D

Historic Aerial Photographs



1974



1979



1984



1988



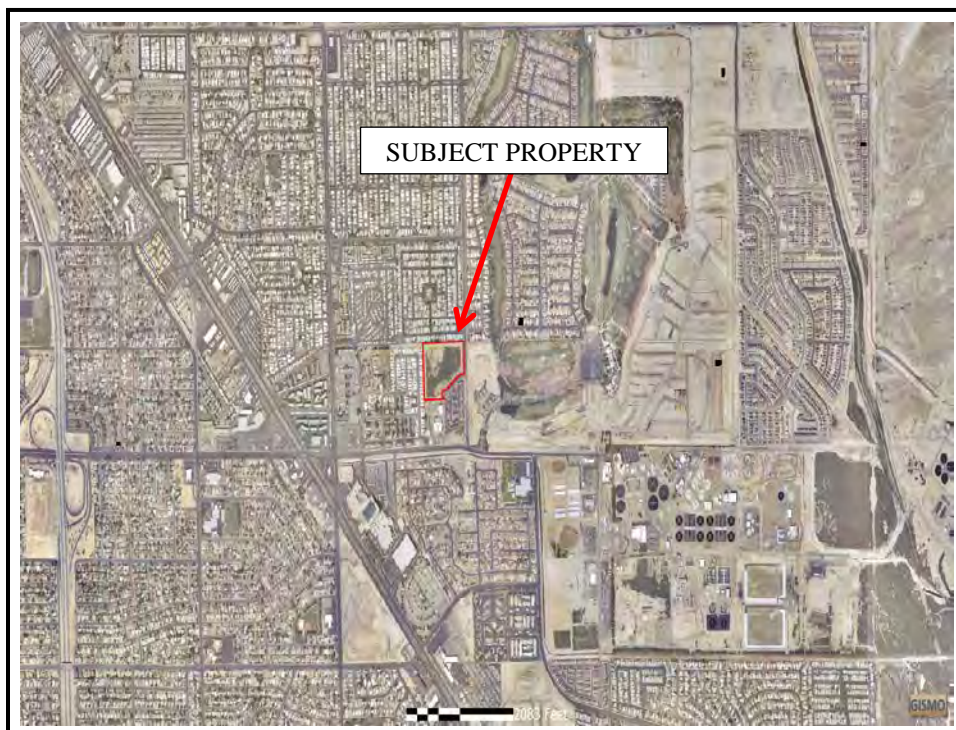
1993



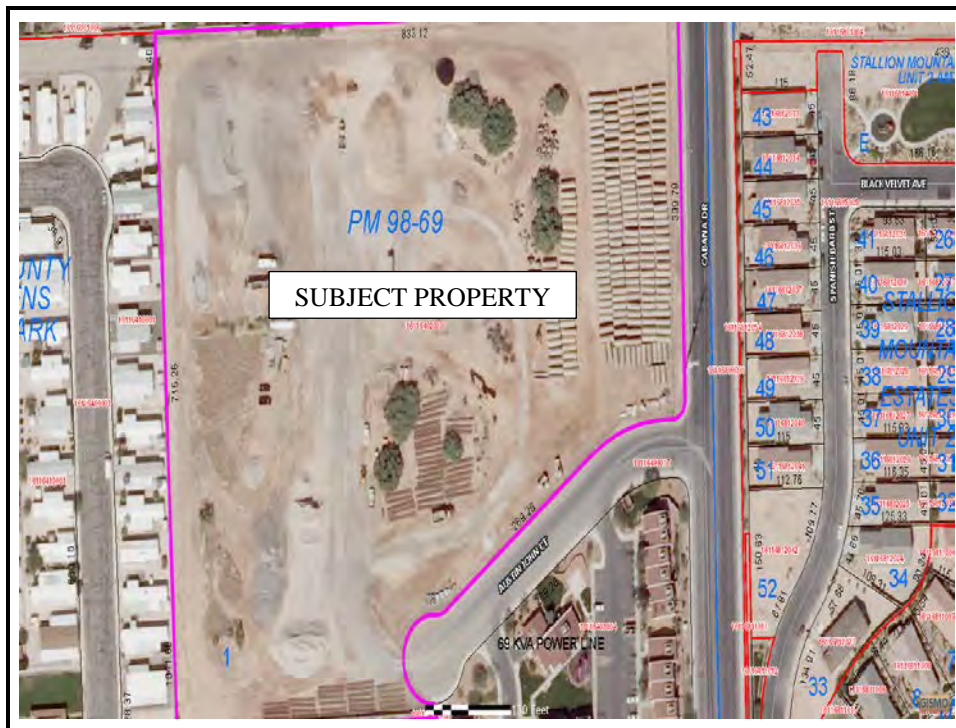
1996



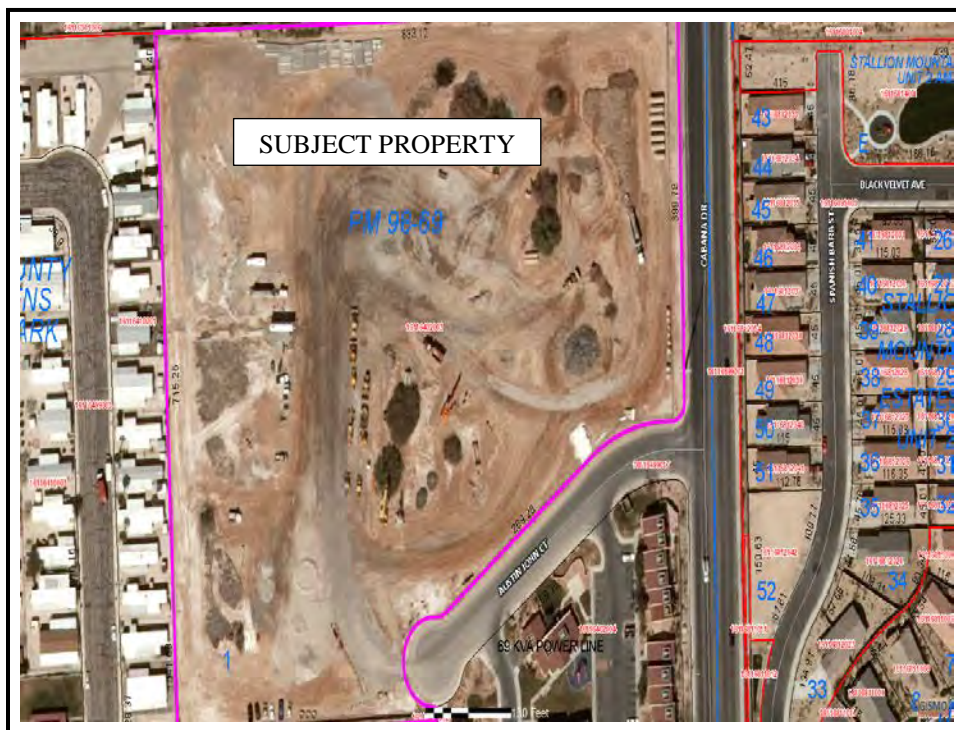
2000



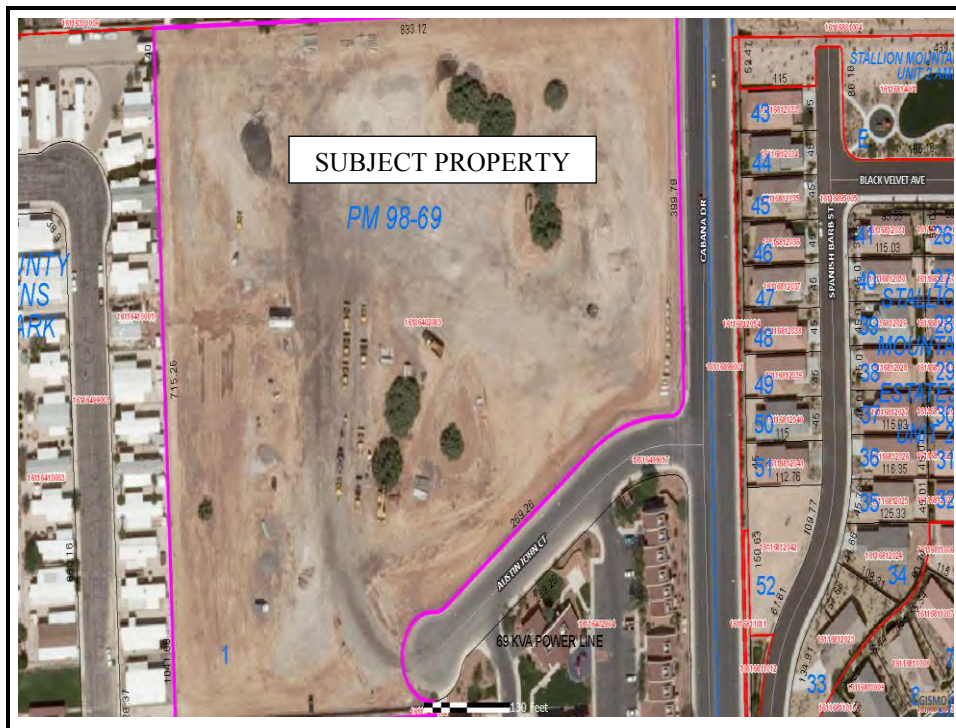
2005



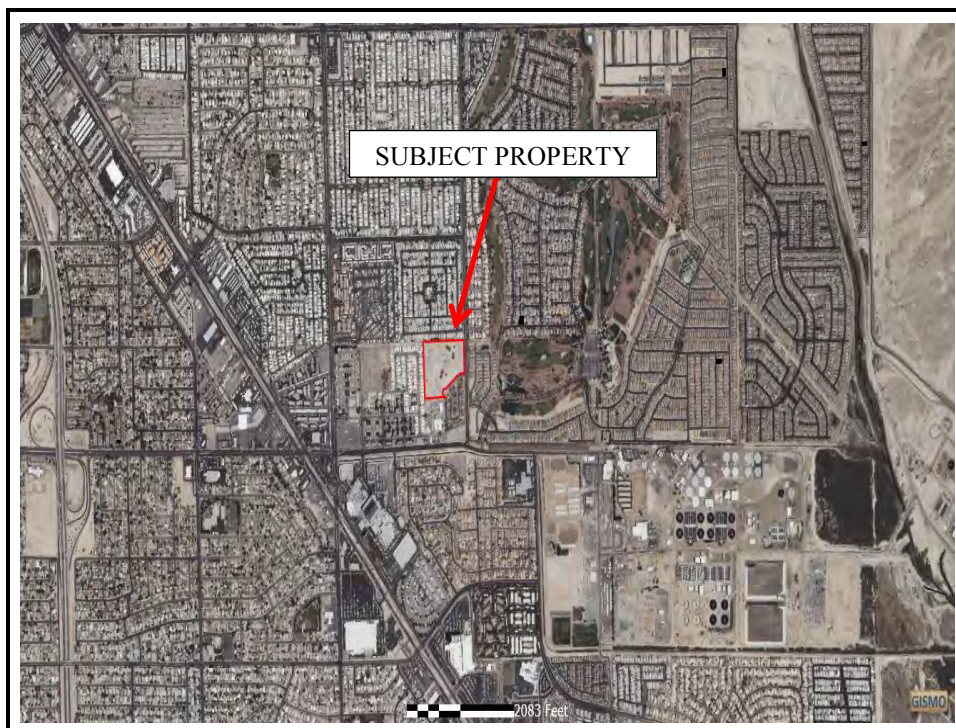
Fall 2008 – Close up



Spring 2009 – Close up



Fall 2009 – Close up



2010

APPENDIX E

EDR Radius Map Report

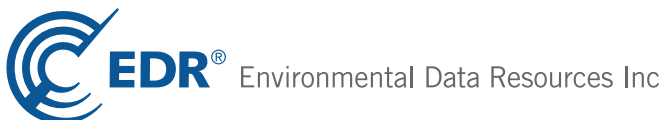


Vacant Parcel

Cabana Road / Austin John Court
Las Vegas, NV 89122

Inquiry Number: 3289561.2s
March 26, 2012

EDR Summary Radius Map Report



440 Wheelers Farms Road
Milford, CT 06461
Toll Free: 800.352.0050
www.edrnet.com

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 <u>GEOCHECK ADDENDUM</u>	
Physical Setting Source Addendum	A-1
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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

CABANA ROAD / AUSTIN JOHN COURT
LAS VEGAS, NV 89122

COORDINATES

Latitude (North):	36.1179000 - 36° 7' 4.44"
Longitude (West):	115.0576000 - 115° 3' 27.36"
Universal Transverse Mercator:	Zone 11
UTM X (Meters):	674817.4
UTM Y (Meters):	3998571.8
Elevation:	1694 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property:	TP
Source:	USGS 7.5 min quad index
Target Property:	N
Source:	USGS 7.5 min quad index

AERIAL PHOTOGRAPHY IN THIS REPORT

Photo Year:	2010
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
CABANA ROAD / AUSTIN JOHN COURT
LAS VEGAS, NV 89122

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft.) DIRECTION
A1	MORMON FARM	5500 EAST FLAMINGO R	SHWS	Lower	788, SE
A2	LDS OLD MORMON FARM	5500 E FLAMINGO RD	UST	Lower	788, SE
3	REBEL OIL COMPANY #4	4080 SOUTH NELLIS BO	SHWS	Higher	1814, WSW
4	TERRIBLE HERBST #136	3710 S NELLIS BLVD	LUST, UST	Higher	2197, NW
B5	SAMS TOWN GAMBLING H	5111 BOULDER HIGHWAY	SHWS	Higher	2241, SSW
C6	LONG JOHN SILVER RES	4966 BOULDER HIGHWAY	SHWS	Higher	2299, WSW
C7	SAVEWAY 24	4962 BOULDER HIGHWAY	SHWS	Higher	2308, WSW
B8	SMOG STATION	5130 BOULDER HIGHWAY	SHWS	Higher	2430, SSW
9	JET	4914 BOULDER HIGHWAY	SHWS	Higher	2452, WSW
10	JIFFY LUBE #12	4881 EAST FLAMINGO R	SHWS	Higher	2662, WSW
11	SOUTHLAND CORP. #154	4880 BOULDER HIGHWAY	SHWS	Higher	2732, West
D12	CLARK COUNTY GENERAL	5825 EAST FLAMINGO R	SHWS	Lower	2735, ESE
D13	CLARK COUNTY WATER R	5857 EAST FLAMINGO R	SHWS	Lower	2818, ESE
14	COMMERCIAL WAREHOUSE	4655 SOUTH BOULDER H	SHWS	Higher	4202, West
15	ARCO #5262	4605 EAST FLAMINGO R	SHWS	Higher	4418, West

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property. Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

State- and tribal - equivalent CERCLIS

SHWS: A review of the SHWS list, as provided by EDR, and dated 10/12/2011 has revealed that there are 13 SHWS sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
REBEL OIL COMPANY #4 Date Closed: 03/15/1996	4080 SOUTH NELLIS BO	WSW 1/4 - 1/2 (0.344 mi.)	3	7
SAMS TOWN GAMBLING H Date Closed: 10/22/1993	5111 BOULDER HIGHWAY	SSW 1/4 - 1/2 (0.424 mi.)	B5	8
LONG JOHN SILVER RES Date Closed: 08/23/1996	4966 BOULDER HIGHWAY	WSW 1/4 - 1/2 (0.435 mi.)	C6	8
SAVEWAY 24 Date Closed: 03/30/1992	4962 BOULDER HIGHWAY	WSW 1/4 - 1/2 (0.437 mi.)	C7	8
SMOG STATION Date Closed: 01/23/1996	5130 BOULDER HIGHWAY	SSW 1/4 - 1/2 (0.460 mi.)	B8	8
JET Date Closed: 06/20/1989	4914 BOULDER HIGHWAY	WSW 1/4 - 1/2 (0.464 mi.)	9	8
JIFFY LUBE #12 Date Closed: 03/16/1993	4881 EAST FLAMINGO R	WSW 1/2 - 1 (0.504 mi.)	10	9
SOUTHLAND CORP. #154 Date Closed: 06/25/1993	4880 BOULDER HIGHWAY	W 1/2 - 1 (0.517 mi.)	11	9
COMMERCIAL WAREHOUSE Date Closed: 03/11/2005	4655 SOUTH BOULDER H	W 1/2 - 1 (0.796 mi.)	14	9
ARCO #5262 Date Closed: 11/01/1989	4605 EAST FLAMINGO R	W 1/2 - 1 (0.837 mi.)	15	10
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MORMON FARM Date Closed: 01/31/1991	5500 EAST FLAMINGO R	SE 1/8 - 1/4 (0.149 mi.)	A1	7

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CLARK COUNTY GENERAL Date Closed: 05/03/1995	5825 EAST FLAMINGO R	ESE 1/2 - 1 (0.518 mi.)	D12	9
CLARK COUNTY WATER R Date Closed: 04/23/1993	5857 EAST FLAMINGO R	ESE 1/2 - 1 (0.534 mi.)	D13	9

State and tribal leaking storage tank lists

LUST: A review of the LUST list, as provided by EDR, and dated 10/12/2011 has revealed that there is 1 LUST site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
TERRIBLE HERBST #136	3710 S NELLIS BLVD	NW 1/4 - 1/2 (0.416 mi.)	4	7

State and tribal registered storage tank lists

UST: A review of the UST list, as provided by EDR, and dated 10/12/2011 has revealed that there is 1 UST site within approximately 0.25 miles of the target property.

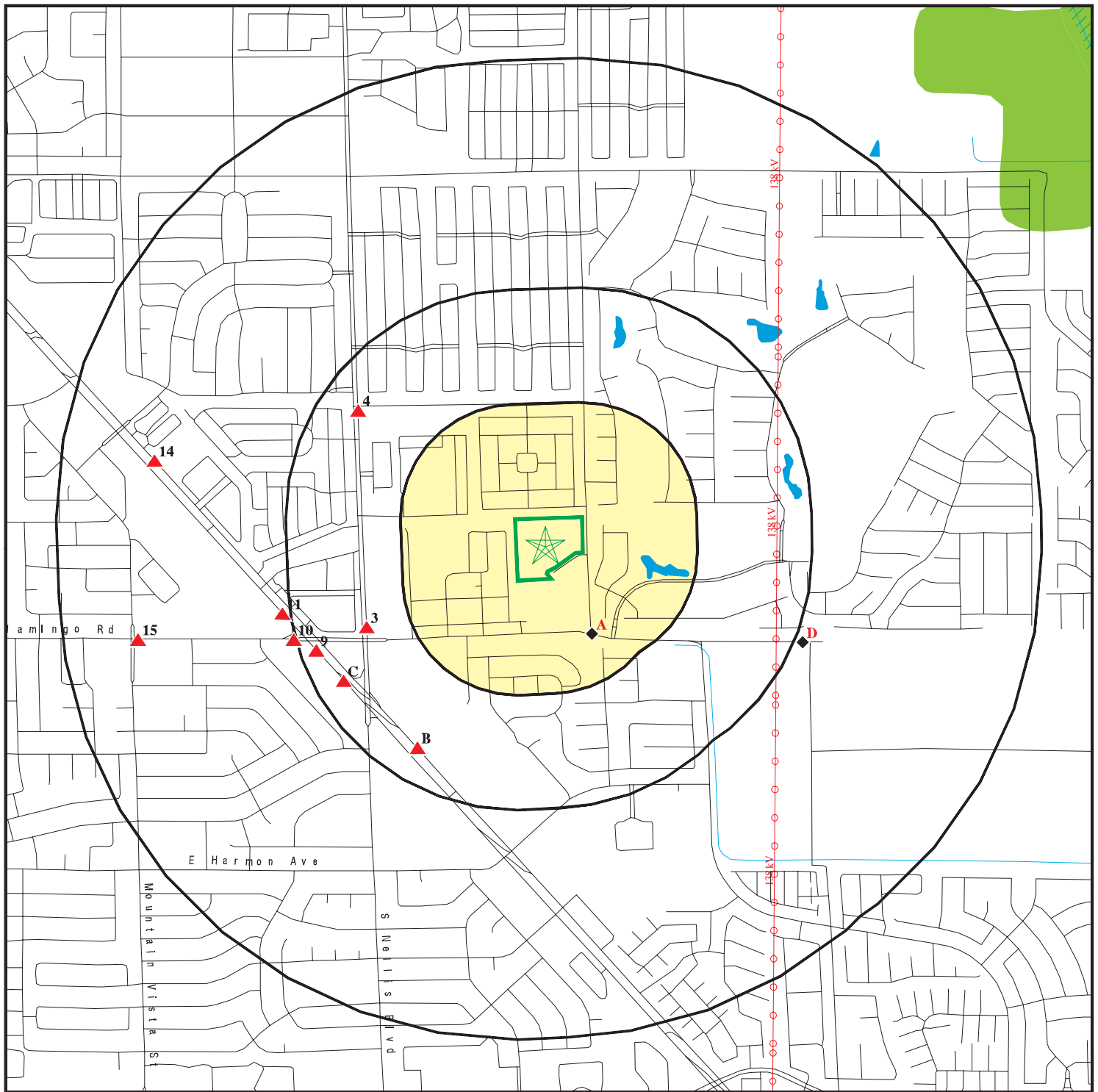
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
LDS OLD MORMON FARM	5500 E FLAMINGO RD	SE 1/8 - 1/4 (0.149 mi.)	A2	7

Count: 40 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
LAS VEGAS	S108250146	HAYCOCK PETROLEUM MOBILE SOURCE	INTERSTATE 215 @ HUALAPAI WAY		HWS
LAS VEGAS	S108250151	HOLLAND ENTERPRISES MOBILE SOURCE	INTERSTATE 15 @ WEST FLAMINGO		HWS
LAS VEGAS	S108250182	KMLLAT CARRIERS MOBILE SOURCE	INTERSTATE 15 @ EAST CRAIG ROA		HWS
LAS VEGAS	S108250187	LAS VEGAS PAVING CORPORATION	U.S. HIGHWAY 95 @ JONES BOULEV		HWS
LAS VEGAS	S108250188	LAS VEGAS MOTOR SPEEDWAY MOBILE SO	INTERSTATE 15 @ NORTH LAS VEGA		HWS
LAS VEGAS	S108250194	LONE MOUNTAIN	U.S. HIGHWAY 95		HWS
LAS VEGAS	S108250203	MCCABES QUALITY FOODS MOBILE SOURC	INTERSTATE 15 @ RUSSELL ROAD		HWS
LAS VEGAS	S108250205	MCCULLEY TRUCKING MOBILE SOURCE	INTERSTATE 15 @ WEST TROPICANA		HWS
LAS VEGAS	S108250211	MILLER BROTHERS EXPRESS MOBILE SOU	INTERSTATE 15 @ WEST WASHINGTON		HWS
LAS VEGAS	S108250214	MISSION INDUSTRIES MOBILE SOURCE	U.S. HIGHWAY 95 @ FLAMINGO ROA		HWS
LAS VEGAS	S108250253	NEVADA READY MIX CORPORATION	U.S. HIGHWAY 95 @ WEST LONE MO		HWS
LAS VEGAS	S108250254	NEVADA READY MIX CORPORATION MOBIL	INTERSTATE 215 @ WEST LONE MOU		HWS
LAS VEGAS	S108250301	REPUBLIC SERVICES OF SOUTHERN NEVA	U.S. HIGHWAY 95 @ CENTENNIAL P		HWS
LAS VEGAS	S108250343	SWIFT TRANSPORTATION COMPANY MOBIL	INTERSTATE 15 @ WEST WASHINGTON		HWS
LAS VEGAS	S108250346	TARGET CONSTRUCTION MOBILE SOURCE,	U.S. HIGHWAY 95 @ MILE MARKER		HWS
LAS VEGAS	S108250371	UNITED PARCEL SERVICE	INTERSTATE 15 (0.5 MILE SOUTH		HWS
LAS VEGAS	S108250379	VEHICLE ACCIDENT	INTERSTATE 215		HWS
LAS VEGAS	S108250380	VEOLIA TRANSPORTATION MOBILE SOURC	INTERSTATE 15 @ RUSSELL ROAD		HWS
LAS VEGAS	S108250385	WAL-MART MOBILE SOURCE	INTERSTATE 15 @ WEST TROPICANA		HWS
LAS VEGAS	S108250395	WILLIAMS TANK LINES MOBILE SOURCE	U.S. HIGHWAY 95 @ FLAMINGO ROA		HWS
LAS VEGAS	S108437354	SAFETY KLEEN MOBILE SOURCE	INTERSTATE 15 NORTH OF CHEYENN		HWS
LAS VEGAS	S109135024	FIRST FLEET MOBILE SOURCE	INTERSTATE 15 @ WEST WASHINGTON		HWS
LAS VEGAS	S109273008	ROADWAY EXPRESS MOBILE SOURCE	INTERSTATE 15 @ WEST TROPICANA		HWS
LAS VEGAS	S109273071	A HONEY WAGON MOBILE SOURCE	U.S. HIGHWAY 95 @ STATE ROUTE		HWS
LAS VEGAS	S109367535	GLBY PAVING MOBILE SOURCE, APN 162	INTERSTATE 15 @ WEST FLAMINGO		HWS
	S109521793	AMERICAN SAFETY INSTITUTE	U.S. HIGHWAY 95 @ U.S. HIGHWAY		HWS
	S109521797	BEKINS VAN LINES	INTERSTATE 15		HWS
	S109521820	DONCO CARRIERS	INTERSTATE 15 NEAR UTE EXIT		HWS
LAS VEGAS	S109521843	FNF CONSTRUCTION	INTERSTATE 15 @ MILE MARKER 04		HWS
	S109521846	FREHNER CONSTRUCTION	STATE ROUTE 376 @ MILE POST 8		HWS
RURAL	S109521865	INTERPOINT TRANSPORTATION MOBILE S	INTERSTATE 15 @ EXIT 064		HWS
	S109521879	LYNN TRANSPORTATION	INTERSTATE 15 NEAR MILE MARKER		HWS
	S109521918	QUE WEST TRANSPORT	INTERSTATE 15 @ MILE MARKER 02		HWS
	S109521955	SIERRA RANCH COMPANY MOBILE SOURCE	INTERSTATE 15 (8.5 MILES N OF		HWS
LAS VEGAS	S109943999	GURNEY TRUCKING MOBILE SOURCE, APN	INTERSTATE 15 @ SPRING MOUNTAI		HWS
SLOAN	S110169724	MAY TRUCKING COMPANY MOBILE SOURCE	INTERSTATE 15 @ MILE MARKER 02		HWS
LAS VEGAS	S110169729	SHOWTIMES TOURS MOBILE SOURCE	INTERSTATE 15 @ WEST FLAMINGO		HWS
LAS VEGAS	S111222699	LAS VEGAS PAVING MOBILE SOURCE, AP	INTERSTATE 15 @ RUSSELL ROAD		HWS
LAS VEGAS	S111335433	WILLIAM E. SMITH TRUCKING MOBILE S	INTERSTATE 15 @ INTERSTATE 215		HWS
LAS VEGAS	U004161512	LAS VEGAS BLDG MATERIALS INC	6991 BOULDER HWY	89122	UST

OVERVIEW MAP - 3289561.2s



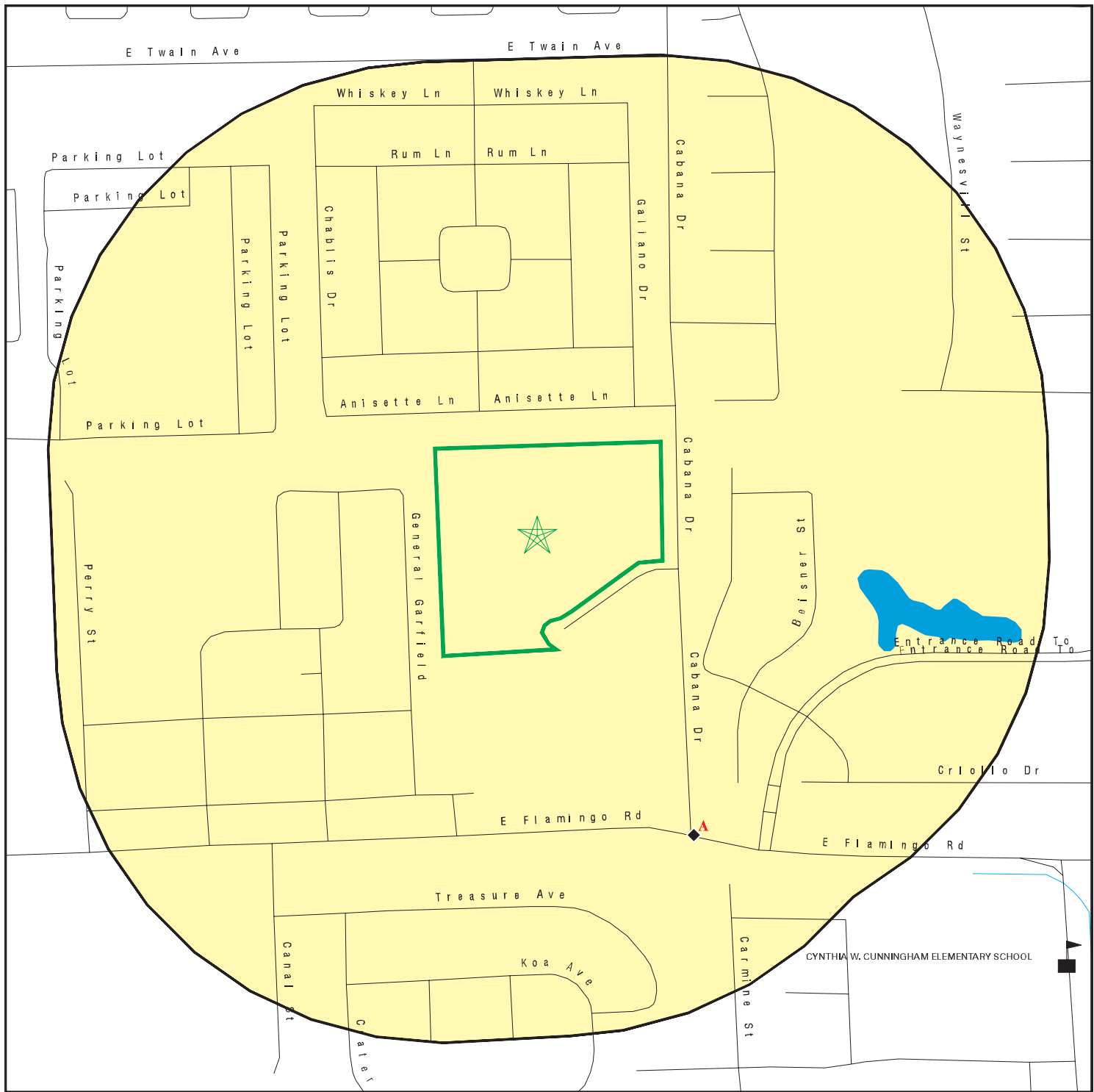
- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Oil & Gas pipelines from USGS
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory








This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.





SITE NAME: Vacant Parcel
 ADDRESS: Cabana Road / Austin John Court
 Las Vegas NV 89122
 LAT/LONG: 36.1179 / 115.0576

CLIENT: McGinley Associates
 CONTACT: Brett Bottenberg
 INQUIRY #: 3289561.2s
 DATE: March 26, 2012 7:52 pm

DETAIL MAP - 3289561.2s



-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  Sensitive Receptors
-  National Priority List Sites
-  Dept. Defense Sites

-  Indian Reservations BIA
-  Oil & Gas pipelines from USGS
-  100-year flood zone
-  500-year flood zone

0 1/16 1/8 1/4 Miles



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Vacant Parcel
 ADDRESS: Cabana Road / Austin John Court
 Las Vegas NV 89122
 LAT/LONG: 36.1179 / 115.0576

CLIENT: McGinley Associates
 CONTACT: Brett Bottenberg
 INQUIRY #: 3289561.2s
 DATE: March 26, 2012 7:52 pm

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Federal NPL site list</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Federal CERCLIS list</i>								
CERCLIS	0.500		0	0	0	NR	NR	0
FEDERAL FACILITY	1.000		0	0	0	0	NR	0
<i>Federal CERCLIS NFRAP site List</i>								
CERC-NFRAP	0.500		0	0	0	NR	NR	0
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Federal RCRA generators list</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
<i>Federal institutional controls / engineering controls registries</i>								
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	TP		NR	NR	NR	NR	NR	0
<i>State- and tribal - equivalent CERCLIS</i>								
SHWS	1.000		0	1	6	6	NR	13
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
SWF/LF	0.500		0	0	0	NR	NR	0
<i>State and tribal leaking storage tank lists</i>								
LUST	0.500		0	0	1	NR	NR	1
INDIAN LUST	0.500		0	0	0	NR	NR	0
<i>State and tribal registered storage tank lists</i>								
UST	0.250		0	1	NR	NR	NR	1

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
FEMA UST	0.250		0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US CDL	TP		NR	NR	NR	NR	NR	0
US HIST CDL	TP		NR	NR	NR	NR	NR	0
Local Land Records								
LIENS 2	TP		NR	NR	NR	NR	NR	0
LUCIS	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA-NonGen	0.250		0	0	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
DOD	1.000		0	0	0	0	NR	0
FUDS	1.000		0	0	0	0	NR	0
CONSENT	1.000		0	0	0	0	NR	0
ROD	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
MINES	0.250		0	0	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
PADS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
AIRS	TP		NR	NR	NR	NR	NR	0
HMRI	TP		NR	NR	NR	NR	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH	0.500		0	0	0	NR	NR	0
FINANCIAL ASSURANCE	TP		NR	NR	NR	NR	NR	0

EDR PROPRIETARY RECORDS

EDR Proprietary Records

Manufactured Gas Plants	1.000		0	0	0	0	NR	0
EDR Historical Auto Stations	0.250		0	0	NR	NR	NR	0
EDR Historical Cleaners	0.250		0	0	NR	NR	NR	0

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

A1
SE
1/8-1/4
0.149 mi.
788 ft.

MORMON FARM
5500 EAST FLAMINGO ROAD
LAS VEGAS, NV 89122

SHWS S103876131
N/A

Relative:
Lower

[Click here for full text details](#)

SHWS

Date Closed: 01/31/1991

A2
SE
1/8-1/4
0.149 mi.
788 ft.

LDS OLD MORMON FARM
5500 E FLAMINGO RD
LAS VEGAS, NV 89122

UST U003380523
N/A

Relative:
Lower

[Click here for full text details](#)

UST

Tank Status: PERMANENTLY OUT OF USE

Tank Status: PERMANENTLY OUT OF USE

Tank Status: PERMANENTLY OUT OF USE

3
WSW
1/4-1/2
0.344 mi.
1814 ft.

REBEL OIL COMPANY #41
4080 SOUTH NELLIS BOULEVARD
LAS VEGAS, NV 89121

SHWS S103875958
N/A

Relative:
Higher

[Click here for full text details](#)

SHWS

Date Closed: 03/15/1996

4
NW
1/4-1/2
0.416 mi.
2197 ft.

TERRIBLE HERBST #136 (ARCO)
3710 S NELLIS BLVD
LAS VEGAS, NV 89121

LUST U003380100
UST N/A

Relative:
Higher

[Click here for full text details](#)

UST

Tank Status: PERMANENTLY OUT OF USE

Tank Status: PERMANENTLY OUT OF USE

Tank Status: PERMANENTLY OUT OF USE

Tank Status: PERMANENTLY OUT OF USE

Tank Status: CURRENTLY IN USE

Tank Status: CURRENTLY IN USE

Tank Status: CURRENTLY IN USE

Tank Status: CURRENTLY IN USE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

B5
SSW
1/4-1/2
0.424 mi.
2241 ft.

SAMS TOWN GAMBLING HALL/CASINO
5111 BOULDER HIGHWAY
LAS VEGAS, NV 89121

SHWS **S103876204**
N/A

Relative:
Higher

[Click here for full text details](#)

SHWS

Date Closed: 10/22/1993

C6
WSW
1/4-1/2
0.435 mi.
2299 ft.

LONG JOHN SILVER RESTAURANT
4966 BOULDER HIGHWAY
LAS VEGAS, NV

SHWS **S103877120**
N/A

Relative:
Higher

[Click here for full text details](#)

SHWS

Date Closed: 08/23/1996

C7
WSW
1/4-1/2
0.437 mi.
2308 ft.

SAVEWAY 24
4962 BOULDER HIGHWAY
LAS VEGAS, NV 89121

SHWS **S103875955**
N/A

Relative:
Higher

[Click here for full text details](#)

SHWS

Date Closed: 03/30/1992

B8
SSW
1/4-1/2
0.460 mi.
2430 ft.

SMOG STATION
5130 BOULDER HIGHWAY
LAS VEGAS, NV 89121

SHWS **S103875754**
N/A

Relative:
Higher

[Click here for full text details](#)

SHWS

Date Closed: 01/23/1996

9
WSW
1/4-1/2
0.464 mi.
2452 ft.

JET
4914 BOULDER HIGHWAY
LAS VEGAS, NV 89121

SHWS **S110169744**
N/A

Relative:
Higher

[Click here for full text details](#)

SHWS

Date Closed: 06/20/1989

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

10
WSW
1/2-1
0.504 mi.
2662 ft.

JIFFY LUBE #12
4881 EAST FLAMINGO ROAD
LAS VEGAS, NV 89121

SHWS S103875853
N/A

Relative:
Higher

[Click here for full text details](#)

SHWS

Date Closed: 03/16/1993

11
West
1/2-1
0.517 mi.
2732 ft.

SOUTHLAND CORP. #15478
4880 BOULDER HIGHWAY
LAS VEGAS, NV 89121

SHWS S103875971
N/A

Relative:
Higher

[Click here for full text details](#)

SHWS

Date Closed: 06/25/1993

D12
ESE
1/2-1
0.518 mi.
2735 ft.

CLARK COUNTY GENERAL SERVICES DEPARTMENT
5825 EAST FLAMINGO ROAD
LAS VEGAS, NV 89122

SHWS S103876027
N/A

Relative:
Lower

[Click here for full text details](#)

SHWS

Date Closed: 05/03/1995

D13
ESE
1/2-1
0.534 mi.
2818 ft.

CLARK COUNTY WATER RECLAMATION DISTRICT
5857 EAST FLAMINGO ROAD
LAS VEGAS, NV 89122

SHWS S103876033
N/A

Relative:
Lower

[Click here for full text details](#)

SHWS

Date Closed: 04/23/1993

14
West
1/2-1
0.796 mi.
4202 ft.

COMMERCIAL WAREHOUSE
4655 SOUTH BOULDER HIGHWAY
LAS VEGAS, NV

SHWS S106514576
N/A

Relative:
Higher

[Click here for full text details](#)

SHWS

Date Closed: 03/11/2005

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

15
West
1/2-1
0.837 mi.
4418 ft.

ARCO #5262
4605 EAST FLAMINGO ROAD
LAS VEGAS, NV 89121

SHWS S110169741
N/A

Relative:
Higher

[Click here for full text details](#)

SHWS

Date Closed: 11/01/1989

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
NV	AIRS	Permitted Airs Facility Listing	Division of Environmental Protection	03/31/2011	03/31/2011	05/13/2011
NV	AST	Aboveground Storage Tank List	Department of Conservation and Natural Resour	01/10/2000	01/11/2000	02/16/2000
NV	BROWNFIELDS	Project Tracking Database	Division of Environmental Protection	10/12/2011	12/27/2011	01/11/2012
NV	COAL ASH	Coal Ash Disposal Sites	Division of Environmental Protection	03/16/2011	03/18/2011	05/06/2011
NV	FINANCIAL ASSURANCE	Financial Assurance Information Listing	Department of Environmental Protection	12/28/2010	12/29/2010	02/02/2011
NV	FINANCIAL ASSURANCE 2	Financial Assurance Information	Division of Environmental Protection	01/25/2012	01/31/2012	02/07/2012
NV	HMRI	Hazardous Materials Repository Information Data	State Emergency Response Commission	08/05/2008	08/05/2008	08/13/2008
NV	LUST	Sites Database	Department of Conservation and Natural Resour	10/12/2011	12/27/2011	01/11/2012
NV	NPDES	Permitted Facility Listing	Department of Environmental Protection	12/29/2011	12/30/2011	01/11/2012
NV	SHWS	Sites Database	Department of Conservation and Natural Resour	10/12/2011	12/27/2011	01/11/2012
NV	SWF/LF	Landfill List	Department of Conservation and Natural Resour	01/17/2012	03/07/2012	03/26/2012
NV	SWRCY	Recycling Information Listing	Department of Environmental Protection	02/16/2012	02/24/2012	03/26/2012
NV	UST	Underground Storage Tank List	Department of Conservation and Natural Resour	10/12/2011	12/27/2011	01/11/2012
NV	VCP	Voluntary Cleanup Program Sites	Department of Conservation & Natural Resource	08/16/2011	09/27/2011	10/12/2011
US	BRS	Biennial Reporting System	EPA/NTIS	12/31/2009	03/01/2011	05/02/2011
US	CERCLIS	Comprehensive Environmental Response, Compensation, and Liab	EPA	12/27/2011	02/27/2012	03/12/2012
US	CERCLIS-NFRAP	CERCLIS No Further Remedial Action Planned	EPA	12/28/2011	02/27/2012	03/12/2012
US	COAL ASH DOE	Sleam-Electric Plan Operation Data	Department of Energy	12/31/2005	08/07/2009	10/22/2009
US	COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	Environmental Protection Agency	08/17/2010	01/03/2011	03/21/2011
US	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	12/01/2011	01/25/2012	03/01/2012
US	CORRACTS	Corrective Action Report	EPA	08/19/2011	08/31/2011	01/10/2012
US	DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	EPA, Region 9	01/12/2009	05/07/2009	09/21/2009
US	DELISTED NPL	National Priority List Deletions	EPA	09/07/2011	10/12/2011	03/01/2012
US	DOD	Department of Defense Sites	USGS	12/31/2005	11/10/2006	01/11/2007
US	DOT OPS	Incident and Accident Data	Department of Transporation, Office of Pipeli	07/29/2011	08/09/2011	11/11/2011
US	EDR Historical Auto Stations	EDR Proprietary Historic Gas Stations	EDR, Inc.			
US	EDR Historical Cleaners	EDR Proprietary Historic Dry Cleaners	EDR, Inc.			
US	ERNS	Emergency Response Notification System	National Response Center, United States Coast	10/03/2011	10/04/2011	11/11/2011
US	FEDERAL FACILITY	Federal Facility Site Information listing	Environmental Protection Agency	12/10/2010	01/11/2011	02/16/2011
US	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	12/31/2005	02/06/2006	01/11/2007
US	FEMA UST	Underground Storage Tank Listing	FEMA	01/01/2010	02/16/2010	04/12/2010
US	FINDS	Facility Index System/Facility Registry System	EPA	10/23/2011	12/13/2011	03/01/2012
US	FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA/Office of Prevention, Pesticides and Toxi	04/09/2009	04/16/2009	05/11/2009
US	FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA	04/09/2009	04/16/2009	05/11/2009
US	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	12/31/2009	08/12/2010	12/02/2010
US	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HMIRS	Hazardous Materials Information Reporting System	U.S. Department of Transportation	10/04/2011	10/04/2011	11/11/2011
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	07/20/2011	11/10/2011	01/10/2012
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	10/01/2011	11/01/2011	11/11/2011
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	11/02/2011	11/04/2011	11/11/2011
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	12/14/2011	12/15/2011	01/10/2012
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	09/12/2011	09/13/2011	11/11/2011
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	11/01/2011	11/21/2011	01/10/2012
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	08/18/2011	08/19/2011	09/13/2011
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	12/05/2011	12/07/2011	01/10/2012
US	INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl Date	Active Date
US	INDIAN RESERV	Indian Reservations	USGS	12/31/2005	12/08/2006	01/11/2007
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	10/01/2011	11/01/2011	11/11/2011
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	11/02/2011	11/04/2011	11/11/2011
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	12/14/2011	12/15/2011	01/10/2012
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	07/01/2011	08/26/2011	09/13/2011
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	05/10/2011	05/11/2011	06/14/2011
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	11/01/2011	11/21/2011	01/10/2012
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	08/18/2011	08/19/2011	09/13/2011
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	11/28/2011	11/29/2011	01/10/2012
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	08/04/2011	10/04/2011	11/11/2011
US	INDIAN VCP R7	Voluntary Cleanup Priority Listing	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	09/09/2011	09/16/2011	09/29/2011
US	LUCIS	Land Use Control Information System	Department of the Navy	12/09/2005	12/11/2006	01/11/2007
US	MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	08/18/2011	09/08/2011	09/29/2011
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	06/21/2011	07/15/2011	09/13/2011
US	Manufactured Gas Plants	EDR Proprietary Manufactured Gas Plants	EDR, Inc.			
US	NPL	National Priority List	EPA	09/07/2011	10/12/2011	03/01/2012
US	NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994
US	ODI	Open Dump Inventory	Environmental Protection Agency	06/30/1985	08/09/2004	09/17/2004
US	PADS	PCB Activity Database System	EPA	11/01/2010	11/10/2010	02/16/2011
US	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	02/01/2011	10/19/2011	01/10/2012
US	Proposed NPL	Proposed National Priority List Sites	EPA	09/07/2011	10/12/2011	03/01/2012
US	RAATS	RCRA Administrative Action Tracking System	EPA	04/17/1995	07/03/1995	08/07/1995
US	RADINFO	Radiation Information Database	Environmental Protection Agency	01/10/2012	01/12/2012	03/01/2012
US	RCRA-CESQG	RCRA - Conditionally Exempt Small Quantity Generators	Environmental Protection Agency	11/10/2011	01/05/2012	03/12/2012
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	11/10/2011	01/05/2012	03/12/2012
US	RCRA-NonGen	RCRA - Non Generators	Environmental Protection Agency	11/10/2011	01/05/2012	03/12/2012
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	11/10/2011	01/05/2012	03/12/2012
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	11/10/2011	01/05/2012	03/12/2012
US	ROD	Records Of Decision	EPA	09/28/2011	12/14/2011	01/10/2012
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	03/07/2011	03/09/2011	05/02/2011
US	SSTS	Section 7 Tracking Systems	EPA	12/31/2009	12/10/2010	02/25/2011
US	TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2009	09/01/2011	01/10/2012
US	TSCA	Toxic Substances Control Act	EPA	12/31/2006	09/29/2010	12/02/2010
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	09/14/2010	10/07/2011	03/01/2012
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	06/27/2011	06/27/2011	09/13/2011
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	10/07/2011	12/09/2011	01/10/2012
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	12/30/2011	12/30/2011	01/10/2012
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	09/01/2007	11/19/2008	03/30/2009
US	US INST CONTROL	Sites with Institutional Controls	Environmental Protection Agency	12/30/2011	12/30/2011	01/10/2012

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CT	CT MANIFEST	Hazardous Waste Manifest Data	Department of Environmental Protection	02/20/2012	02/20/2012	03/15/2012
NY	NY MANIFEST	Facility and Manifest Data	Department of Environmental Conservation	01/10/2012	02/09/2012	03/09/2012
US	Oil/Gas Pipelines	GeoData Digital Line Graphs from 1:100,000-Scale Maps	USGS			
US	Electric Power Lines	Electric Power Transmission Line Data	Rextag Strategies Corp.			
US	AHA Hospitals	Sensitive Receptor: AHA Hospitals	American Hospital Association, Inc.			
US	Medical Centers	Sensitive Receptor: Medical Centers	Centers for Medicare & Medicaid Services			
US	Nursing Homes	Sensitive Receptor: Nursing Homes	National Institutes of Health			
US	Public Schools	Sensitive Receptor: Public Schools	National Center for Education Statistics			
US	Private Schools	Sensitive Receptor: Private Schools	National Center for Education Statistics			
NV	Daycare Centers	Sensitive Receptor: Child Care Facility List	Department of Human Resources			
US	Flood Zones	100-year and 500-year flood zones	Emergency Management Agency (FEMA)			
US	NWI	National Wetlands Inventory	U.S. Fish and Wildlife Service			
US	USGS 7.5' Topographic Map	Scanned Digital USGS 7.5' Topographic Map (DRG)	USGS			

STREET AND ADDRESS INFORMATION

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APPENDIX F

Resumes

Brett C. Bottenberg, M.S., C.E.M

Project Engineer

Professional Experience

Mr. Bottenberg is an Environmental Scientist and Engineer with more than 11 years of professional experience in conducting Phase I and II Environmental Site Assessments (ESAs), National Environmental Policy Act (NEPA) reviews, Spill Prevention, Control, and Countermeasure (SPCC) Plans, Bioremediation Plans, Brownfields Assessments/Project Management, complex laboratory analyses, and analytical data review. Applied experience includes conducting over 400 Phase I ESAs, Phase II ESAs, SPCC Plans and NEPA reviews throughout Nevada, California, Utah, and Arizona. Mr. Bottenberg's diverse background provides project management experience in both the regulatory and construction industries. Further, Mr. Bottenberg has valuable knowledge pertaining to contaminant transport, chemical interactions, and remediation systems.

Project Experience

Bioremediation Plan

- **Confidential Oil Production Client, Nevada** – Project Manager responsible for design and implementation of a bioremediation plan to treat soils contaminated with crude oil at an oil production facility in rural Nevada.

Spill Prevention, Control, and Countermeasure Plans

- **Various Confidential Corporate Clients, Nevada and California** – Project Manager responsible for authoring SPCC Plans for oil production facilities, bulk oil plants, and industrial/commercial facilities containing above ground oil storage greater than 1,320 gallons in order to comply with 40 CFR 112 regulations.

Phase I / II Environmental Site Assessments and NEPA Review Projects

- **Confidential Corporate Client, numerous sites within Nevada and Utah** – Project Manager responsible for providing Phase I Environmental Site Assessments and NEPA Reviews for cellular co-location and new construction projects throughout the State of Nevada. Responsible for communication with State Historic Preservation Office (SHPO) and Native American Cultural Groups in order to comply with Section 106 of the National Historic Preservation Act, Federal Communications Commission (FCC) regulations 47 CFR 1.1301-19 and the Nationwide Programmatic Agreement for the Collocation of Wireless Antennas (PA).
- **Confidential Corporate Clients, numerous sites within Nevada** – Project Manager responsible for providing due diligence expertise within the banking, construction, and real estate industries. Managed and authored over 350 Phase I Environmental Site Assessments and Transaction Screen Assessments for various companies located in Las Vegas and throughout the western states.
- **Confidential Corporate Client, Las Vegas, NV** – Project manager responsible for sampling for lead based paint within Section 8 apartment housing in downtown Las Vegas.
- **Confidential Public Client, Las Vegas, NV** – Project manager responsible for Phase I and Phase II Environmental Site Assessments performed on various properties throughout Las Vegas, Nevada.

Brownfields Projects

- **State of Nevada Brownfields Projects** – Project manager responsible for community outreach, local government assistance, and conducting assessments on blighted properties that are proposed to be renovated and/or developed by cities, towns, counties, or non-federal government agencies within the State of Nevada.

Laboratory Analysis and Data Review Projects

- **Silver State Analytical Laboratory, Las Vegas, NV** – Co-founder of a large environmental laboratory in Las Vegas, NV. Provided expert knowledge of laboratory analysis, including the use of gas chromatography, gas chromatography mass spectrometry, titrations, colorimetric analysis, and atomic absorption. Responsible for regulatory documentation related to State of Nevada certification.
- **Nevada Federal Public Defenders Office, Las Vegas, NV** – Helped provide expert analysis of chain of custody, sampling protocol, and laboratory data for a case involving the prosecution of the owners of a small metals plating business in Las Vegas, NV. Was able to provide valuable information to the Public Defender in their successful defense.
- **Washington State University, Pullman, WA** – Research Assistant responsible for design and implementation of laboratory projects studying the effectiveness of chemical oxidation for remediation of common soil and groundwater contaminants, including benzene, toluene, perchloroethylene, and carbon tetrachloride. Designed complex soil-water systems with successful results that enabled eventual grant awards for further research in these areas.
- **Washington State University, Pullman, WA** – Researcher responsible for design of specific laboratory systems to study Fenton's Reagent and its role in the enhanced desorption and transformation of chloroaliphatic compounds within modified Fenton's reactions. Determined that vigorous reactions of soluble iron and hydrogen peroxide can not only oxidize organic compounds, but also induce desorption of those compounds from organic material with subsequent oxidation and/or reduction.

Education

M.S., Environmental Engineering, Washington State University, 1997.

B.S., Civil Engineering, Washington State University, 1995.

Certifications and Registrations

Nevada Certified Environmental Manager, EM#1690.

Engineer in Training, EIT#20066.

OSHA Hazwoper 40 Hour Certification.

OSHA Hazwoper 8 Hour Refresher.

Adult First Aid/CPR/AED Certification.

Affiliations

Commercial Real Estate Development Association (NAIOP).

Nevada Professional Facilities Managers Association (NPFMA).

Joseph M. McGinley, P.E., P.G., C.E.M. Principal

Professional Experience

Mr. McGinley is a Professional Engineer (NV), Professional Geologist (CA) and Certified Environmental Manager (NV) with more than 28 years of service to long standing and new clients alike. He has developed experience through a wide range of project types, environmental conditions, and multiple regulatory agency liaisons. Mr. McGinley has a strong background in site characterization, corrective action plan development and in the design and implementation of remedial systems. He is acutely familiar with federal, State and local environmental regulations and has developed a familiar relationship with the administrators of those agencies throughout the West.

Selected Project Experience

Phase I Environmental Site Assessments

- Project Principal responsible for the completion of over 400 Phase I ESAs in Nevada, California, Arizona, Oregon and Utah. Projects performed for various lending institutions, developers, governmental agencies, private property owners, non-profit organizations, and others. The Phase I ESAs are prepared in accordance with the American Society for Testing & Materials (ASTM) standard E1527-05 and the All Appropriate Inquires (AAI) as promulgated in the USEPA ruling 40 CFR part 312.

Select Environmental Site Assessment and Remediation Projects – Chlorinated Solvents and other CoCs

- **Boeing/Rocketdyne Former Nevada Field Laboratory, Reno NV** – Project Principal responsible for providing system design and performing the remediation of chlorinated solvents and perchlorate at three sites of this former rocket engine test facility.
- **BMI Complex and Common Areas, and Las Vegas Wash, Henderson, NV** – Project Principal responsible for administering and directing the technical review team services for third-party review of the assessment and remediation of broad suites of contaminants in soil, groundwater, and surface water.
- **Harrah's Hotel and Casino, Reno, NV** – Project Principal responsible for the design and oversight of installation of two air stripping units to remove PCE from groundwater as part of perpetual de-watering activities. Each stripping unit was designed to be capable of treating 500 gallons per minute and was permitted to discharge via a NPDES permit to an adjacent surface water body.
- **Big Tree Cleaners, Tahoe City, CA** – Project Manager responsible for services including: permitting; regulatory liaison; corrective action plan preparation (chlorinated solvent (PCE) contamination); remedial system design, installation, monitoring and reporting.
- **Reno Old Town Mall, Reno, NV** – Project Principal responsible for providing services including: groundwater monitoring; corrective action plan preparation; remedial system design and regulatory liaison for this PCE release site.

- **State of Nevada Division of Environmental Protection, Downtown Reno Ground Water Characterization Project, Reno, NV** – Project Manager responsible for the assessment and characterization of a PCE plume in downtown Reno, Nevada which impacts a potable water supply.

Select Environmental Site Assessment and Remediation Projects – Petroleum Products

- **University of Nevada, Reno, NV** – Project Manager responsible for the closure of the former Dodd/Beal fire fighting academy located in Stead, Nevada. Performed site characterization and assessment of the 57 acre parcel followed by the completion of a human health risk assessment to establish Site Specific Target Level (SSTL) for soil remediation. Remedial technologies utilized at this site included air sparging, monitor natural attenuation, bioremediation and vacuum extraction.
- **Berry Hinckley Industries, various sites, CA and NV** – Project Principal responsible for the assessment, remediation and state petroleum fund reimbursement procurement at several petroleum product sites.. Services included site assessments, remedial design, and remediation system operation and optimization.
- **Gold Ranch Casino, Verdi, NV** – Project Principal responsible for services including: site assessment, free petroleum product (NAPL) removal, groundwater remediation design and system operations.
- **State of Nevada Division of Environmental Protection (NDEP)** – Project Manager for the administration of the Federal LUST TRUST program for the State of Nevada.
- **Croze Properties, Truckee, CA** – Project Principal responsible for the assessment and remediation activities performed at two former retail gasoline sites.
- **Squaw Valley Ski Resort, Squaw Valley, CA** – Project Principal responsible for the oversight of UST removal activities; site assessments; permitting; corrective action plan preparation; remedial system design, installation, monitoring and reporting.
- **Former Allied Washoe Bulk Plants, various sites, CA and NV** – Project Principal responsible for providing assessment and remediation services for three bulk fuel distribution facilities. Services provided included: contaminated soil excavation; dewatering activities; permitting; regulatory liaison; corrective action plan preparation; remedial system design, installation, monitoring and reporting.
- **Elko County School District property, Elko, NV** – Project Principal responsible for providing services including: contaminated soil excavation; site assessment permitting; regulatory liaison;; corrective action plan preparation and reporting.
- **Carson Valley Oil Bulk Plant** – Project Principal responsible for site assessment and remediation services following a kerosene release at this operating bulk fuel plant. Services performed included site assessment; corrective action plan preparation; remedial system design, installation, monitoring and reporting.

Qualifications Resume

- **Winnemucca Farms, Winnemucca, NV** – Project Principal responsible for providing services including: site assessment; vadose zone monitoring; groundwater flow and contaminant transport modeling performed at an operational potato processing plant.
- **State of Nevada Division of Environmental Protection** – Project Manager for the administration of the Federal Environmental Mitigation and Assessment program (EMAR), State of Nevada.
- **Cutler Property, Susanville, CA** – Project Principal responsible for providing services including: site assessment; corrective action plan preparation; and remedial system design for this former gasoline service station.
- **State of Nevada Division of Environmental Protection, various sites, Sparks, NV** – Project Manager responsible for providing third party review of ground water remediation of petroleum hydrocarbons and chlorinated solvents at the Sparks tank farm and Helms Pit for NDEP and the Washoe County Health District.
- **University of Nevada, Reno, various sites, NV** – Project Manager responsible for the oversight of the removal of 20 USTs; and providing site assessments and remediation system design/installation/operation for these sites, as applicable.
- **Western Energetix Corporation, various sites, CA and NV** – Project Manager responsible for providing services relating to LUST site assessment and remediation activities performed at 15 facilities in Nevada and California. Remedial technologies employed included bioremediation, air sparging, vacuum extraction and ground water pump and treat.
- **First Interstate Bank, Reno, NV** – Project Manager responsible for providing services including the assessment and monitoring of PCE and TCE at this proposed commercial development site.
- **ARCO Products, various sites, NV** – Project Manager **responsible for providing** site assessments and remedial designs for 12 facilities in northern Nevada.
- **Texaco USA, Inc., various sites, NV** – Project Manager responsible for providing services related to site Assessments and remedial designs for five facilities located in Nevada. Remedial technologies employed included groundwater pump and treat, air sparging, vacuum extraction.
- **Nevada Thermal Service, various sites, NV** – Project Manager **provided** review of California Title 22 – Hazardous Waste Classification of soils imported to the State of Nevada for over 100 sites.
- **Sierra Pacific Power Company, Elko, NV** – Project Manager providing remedial design utilizing bioventing following UST removal at this facility.
- **Regional Transportation Company, Reno, NV** – Project Manager responsible for oversight of UST removal, upgrade activities, site assessment and remedial actions.
- **City of Sparks, Nevada** – Project Manager responsible for the oversight of the removal of 18 USTs, site assessment activities and remedial actions.
- **Dermody Properties, various sites, NV** – Project Manager responsible for the oversight of UST removal at 10 facilities, site assessment and remedial actions.

Qualifications Resume

- **Silver State Trucking, Sparks, NV** – Project Manager responsible for the design and permitting of free phase (NAPL) petroleum product removal system and groundwater pump and treat system at this truck stop.
- **Time Oil Property, Fallon, NV** – Project Principal responsible for providing services related to a UST petroleum product release at this operating facility including environmental site assessment, regulatory liaison, corrective action plan preparation, remedial system design and report preparation.
- **Buggy Bath Car Wash, Reno, NV** – Project Manager responsible for the design of an *in-situ* vacuum extraction system, groundwater pump and treat and air sparging system at this operating facility in Reno, NV.

Select Brownfields Projects

- **State of Nevada, Brownfields Contract, NV** – Project Principal responsible for the implementation of the State of Nevada's Brownfields Grant throughout the State of Nevada. Services included development and review of applications for governmental and municipal clients; development of project documents including Phase I and II ESAs, human health risk assessment, health and safety plans, etc.; and acquiring regulatory closure for these sites.

Select Expert and Material Witness Projects

- University of Nevada System v Clark Sullivan Constructors, et al
- Nevada Division of Environmental Protection and Dermody Properties vs. Sparks Fuel and Solvent site consortium
- Kelly v State Farm, et al
- Time Oil v Fredrickson Trucking, et al
- NDEP v Hagar
- Fallon Lawsuit (Leukemia cluster)

Education

M.S., Civil Engineering, University of Colorado, Boulder, 1983.

B.S., Geological Engineering, University of Nevada, Reno, 1980.

Certifications and Registrations

Professional Engineer, Nevada, GEO #7472.

Professional Geologist, California, PG #7409.

Certified Environmental Manager, Nevada, CEM #1036.

OSHA, 29 CFR 1910 40–Hour, Hazardous Waste Operations and Emergency Response (HAZWOPER).

MSHA Part 46, New Miner Training.