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**Phase I Environmental Site Assessment
1405 Oliver Avenue and
1801 Montello Street
Reno, Nevada**

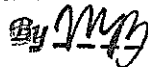
Prepared for

City of Reno, Nevada
P.O. Box 1900
Reno, Nevada 89505

MACTEC Project No. 4088075429 01


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By  with permission


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June 11, 2007



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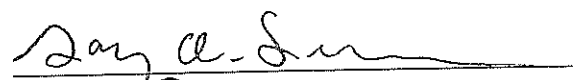
In accordance with Nevada Administrative Code 459.97285, this JURAT is required and should be considered as part of the document entitled:

Phase I Environmental Site Assessment
1405 Oliver Avenue and
1801 Montello Street
Reno, Nevada

JURAT

As an employee for MACTEC Engineering and Consulting, Inc., I hereby certify that I am responsible for the services described in this Phase I Environmental Site Assessment 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.

MACTEC ENGINEERING AND CONSULTING, INC.



Gary A. Lieberman

Signed this date: June 8, 2007

Certified Environmental Manager
Certificate # EM 2052
Expiration Date: March 1, 2009

Phase I Environmental Site Assessment
1405 Oliver Avenue and
1801 Montello Street
Reno, Nevada

MACTEC Project No. 4088075429 01

This document was prepared by MACTEC Engineering and Consulting, Inc. (MACTEC) at the direction of the City of Reno (the City) for the sole use of the City, the only intended beneficiary of this work. No other party should rely on the information contained herein without the prior written consent of MACTEC and the City. This report and the interpretations, conclusions, and recommendations contained within are based in part on information presented during personal conversations and in other documents that are cited in the text and listed in the references. Therefore, this report is subject to the limitations and qualifications of these information sources.

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EXECUTIVE SUMMARY

At the request of the City of Reno (City), MACTEC Engineering and Consulting, Inc. (MACTEC) has prepared this Phase I Environmental Site Assessment (ESA) of the properties located at 1405 Oliver Avenue and 1801 Montello Street in Reno, Nevada (Site). MACTEC performed this work pursuant to the Terms and Conditions of MACTEC proposal PROP07BAYA 074 dated May 22, 2007.

The purpose of the Phase I ESA was to identify environmental conditions at the Site using guidance provided in the American Society for Testing and Materials (ASTM) Standard E 1527-05, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment*. The scope of work for the Phase I ESA included conducting a Site visit and area reconnaissance; obtaining and reviewing an environmental regulatory agency database report, topographic maps, and aerial photographs; reviewing Site-specific documents provided by the City and the Site owners; evaluating the data; and preparing this report.

Based on the results of the ESA, evidence of the following Recognized Environmental Condition as defined by ASTM, were identified in connection with the Site:

- Evidence of two abandoned petroleum USTs was observed at the Oliver Avenue property. The Reno Fire Department has no records of USTs at this property
- Site features indicate that the Oliver Avenue property may have formerly been used as a gasoline service station. No additional information regarding historical Site use was available to confirm or refute this suspicion.

While not rising to the level of an REC or de minimis condition, the following items were also noted:

- Based on the age of the structures, building materials such as sheetrock, linoleum and tile flooring and mastic, ceiling tiles, and roofing may contain asbestos. Building materials should be tested for asbestos prior to any renovation or demolition.
- Based on the age of the structures, surface coatings such as paints and glazes may contain lead above regulatory levels. Surface coatings should be tested for lead prior to any renovation or demolition.

Based on the results of this ESA, MACTEC recommends that additional investigations be performed to assess the subsurface of the Site for potential impacts from releases from the abandoned USTs and former Site operations.

1.0 INTRODUCTION

At the request of the City, MACTEC has prepared this ESA for the properties located at 1405 Oliver Avenue and 1801 Montello Street in Reno, Nevada. MACTEC performed this work pursuant to the Terms and Conditions of MACTEC's contract and the MACTEC proposal PROP07BAYA 074 dated May 22, 2007.

1.1. Purpose and Scope of Work

The purpose of the ESA is to identify recognized environmental conditions (RECs) at the Site, as defined by the American Society for Testing and Materials (ASTM) Standard E 1527-05, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*:

The term *recognized environmental conditions* (REC) means the presence or likely presence of hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not *recognized environmental conditions*.

The objective of the ESA was to identify environmental conditions at the Site using as guidance ASTM Standard E 1527-05. The scope of work for the Phase I ESA included the following activities:

- Completing a Site visit on May 26, 2007. Site photographs are presented in Appendix A.
- Reviewing Historical United States Geologic Survey (USGS) 7.5 minute topographic maps for the Site and surrounding area to assess the physical setting of the Site. Historical topographic maps are present in Appendix B.
- Obtaining and reviewing an environmental regulatory agency database report from Environmental Data Resources (EDR; Appendix C).
- Obtaining and reviewing a User Questionnaire from the property owners. The User Questionnaire was structured to satisfy the requirements of the Landowner Liability Protections offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"). The completed User Questionnaire is included in Appendix D, Site Documentation.
- Interviewing a representative of the Reno Fire Department for information regarding USTs at the Site.
- Evaluating the data from the above activities; and
- Preparing this report.

2.0 SITE DESCRIPTION

This section presents information regarding the physical features of the Site.

2.1. Location

The Site consists of two parcels located at the intersection of Montello Street and Oliver Avenue in a residential area of Reno, Nevada (Site; Figures 2.1 and 2.2). The property at 1405 Oliver Avenue is on the northwest corner and the property at 1801 Montello Street is on the northeast corner. Single and multi-family residences and a food and liquor store occupy the surrounding properties.

2.2. Physical Setting

2.2.1. Topography

The Site is located within the U.S. Geological Survey, Reno, Nevada 7.5-Minute topographic quadrangle (Figure 2.3). It is at an approximate surface elevation of 4,481 feet above mean sea level and is located on a relatively level, geologically recent flood plain north of the Truckee River and southeast of Orr Ditch.

2.2.2. Surface Water and Hydrogeology

No surface drainage system has been constructed at the Site. Grading directs precipitation runoff away from the Site to gutters located along the roadways. There are no permanent surface water bodies on the Site.

Based upon groundwater studies of the Reno Metropolitan Area (Nevada *Bureau of Mines & Geology Reno Folio*, 1976), the static water table beneath the Site is estimated by interpolation to be at an elevation of approximately 4,461 feet (20 feet below ground surface). The pre-existing natural water table surface falls to the south and east toward the Truckee River. However, given that the area has been developed, underground utilities may be present, and local and regional variations from the anticipated groundwater flow direction are expected. An accurate determination of groundwater flow direction requires the installation of groundwater monitoring wells and is not included in the scope of this investigation.

2.2.3. Regional Geology

Soils in the area are from the Oest-Orr-Leviathan Soil Series, which consist of nearly level to steep, very deep, well-drained soils developed on alluvial fans and terraces. Soils as shown on a USDA Map (SCS, 1983) consist of Washoe gravelly sandy loam, formed on alluvium derived from mixed rock sources, mostly of granitic and volcanic origin. The surface layer is a brown gravelly sandy loam about 12 inches thick. Beneath this are about 38 inches of brown gravelly sandy clay loam. The subsoil is a locally variable sequence of floodplain gravel, sandy gravel, gravelly sand, pediment gravelly silt and silty clay and alluvial fan gravelly to sandy and clayey silt up to 2,000 feet thick over granitic bedrock (NBMG, 1976). A release of contaminants to soil in this geologic setting would have a strong likelihood of migrating to groundwater.

3.0 SITE HISTORICAL REVIEW

MACTEC reviewed historical Site and adjacent property uses to assess whether prior owners or lessees of the Site or adjacent properties may have conducted activities that could be of environmental concern to the Site.

MACTEC's Site Historical Review included examinations of available historical topographic maps. Historical aerial photographs and Sanborn Fire Insurance maps were not available to EDR. EDR's "No Coverage" documentation is included in Appendix B.

3.1. Past Uses of the Site

- An 1893 historical topographic map shows that the Site and surrounding areas were undeveloped.
- A 1950 map shows that the area to the north and west of the Site is developed but the Site is undeveloped.
- Maps dated 1967 and later show that the Site and the immediate area are densely developed.
- The Oliver Street property has been occupied by a beauty salon since at least 1980. The property was vacant in the mid 1970s and was occupied by a mini-mart the late 1960s.
- The Montello Street property has been occupied by La Gloria Mini-market since early 2000s. The property was vacant in the late 1980s and 1990s. In the 1970s and early 1980s, the building was occupied by various restaurants.
- Information provided by the City and the Washoe County Assessor's Office indicates that the Site buildings were constructed in 1954 (Montello Street) and 1967 (Oliver Avenue).
- Assessor's records indicate that the Oliver Avenue parcel has been owned by Ms. Ruby May since 2002; the Montello Street property has been owned by Mr. Jesus Lara since 1998.

3.1.1. Aerial Photographs

No historical aerial photographs of the Site were available for review from EDR. A 2002 aerial photograph of the Site and surroundings was downloaded from "Google Earth" and is included as Figures 2.1 and 2.2, and in Appendix A for reference.

3.1.2. Sanborn Fire Insurance

Sanborn Fire Insurance maps are not available for the Site and surrounding area.

3.1.3. Topographic Maps

MACTEC reviewed five historical topographic maps dated between 1893 and 1982 provided by EDR.

1893 The Site and immediately surrounding areas are largely undeveloped.

4.0 SITE RECONNAISSANCE

4.1. Site Visit

MACTEC representative, Dr. Edward Phariss, performed a Site Reconnaissance on May 26, 2007. Dr. Phariss is an Environmental Professional as defined by ASTM 1527-05. The goal of the Site Reconnaissance was to visually observe the Site and surrounding properties and to obtain preliminary information regarding the potential presence of RECs.

4.2. General Observations

4.2.1. Current Site Use

1801 Montello Street

- The building houses the La Gloria Mini-Market, which serves as a neighborhood grocery, butcher shop and restaurant.
- It is a single-story, 2,300 square foot brick structure with a Portland cement concrete (PCC) slab-on-grade foundation. The roof is a wooden rafter and joist system with composition shingle covering. Insulation in the roof is fiberglass.
- Interior:
 - Ceilings are acoustical tile.
 - Lighting is fluorescent.
 - Walls are wooden frames supporting sheetrock.
 - Flooring is polyvinyl applied with mastic.
 - Plumbing, where exposed for examination, is a mixture of galvanized pipe, copper pipe and polyvinyl chloride (PVC).
 - Wall paint, based upon surface appearance, is latex based.
- Exterior:
 - A small wood-framed structure added to the rear of the building at the southwest corner houses a hot water heater and janitorial supplies. Stored supplies are mops, brooms, and liquid detergent.
 - A roofed lean-to along the west side of the building covers refrigeration compressors and condensers that serve chill boxes in the facility. The cooling units use standard refrigerant and do not contain ammonia.
 - A PCC apron covers approximately 11,000 square feet along the east side of the building. A PCC patio of approximately 800 square feet is at the southwest corner of the building. The remainder of the lot is paved with asphaltic concrete (AC).
- Utilities:
 - Solid waste is disposed in a dumpster located on the southwest corner of the property. The dumpster is emptied weekly by Waste Management, Inc. of Reno.

building is paved with asphaltic concrete (AC). A raised area of PCC that appears to have been a gasoline fueling pump island lies near the southwest corner of the lot. The northeast part of the lot is unpaved.

- Two embedded filling necks and two embedded fuel pumps are located near the south center portion of the unpaved area (see Figure 2.1). According to the proprietor of Jean's Barber Shop, these are connected to underground storage tanks (USTs) that contained water when she occupied the premises. The filler caps were secured by locks at the time of the Site visit, so the tanks' contents could not be ascertained. There is a pavement patch across the AC paved area from the abandoned fuel pump island to the vicinity of the recessed fuel delivery pumps for the USTs.
- Surface drainage from the south side of the Site is south to a curbed gutter, then west along Oliver to a drop inlet (DI) near the southwest corner of the Site. Surface drainage from the west side of the Site is westward to a curbed gutter along Montello Street, then south to the same DI. Surface runoff from the Site building and the north side of the Site is to a low area near the northeast corner of the lot and into landscaped areas on the adjacent properties at 1810 Montello and 1415 Resa.

4.2.2. Storage Tanks, Aboveground Storage Tanks (ASTs), and Underground Storage Tanks (USTs)

No aboveground storage tanks (ASTs) were observed onsite.

Evidence of two underground gasoline storage tanks was observed in the unpaved area of the Oliver Avenue parcel, as shown on Figure 2.1. Each tank has a recessed delivery pump and a filling neck with a locked cap. According to the proprietor of the barbershop, the tanks were full of water when she took possession of the property. A pavement patch between the USTs and the abandoned gasoline-fueling island suggests that connecting lines between the USTs and the fueling island had been removed at some time in the past.

No evidence of USTs was observed on the Montello Street property.

4.2.3. Hydraulic Equipment

No hydraulic devices were observed onsite.

4.2.4. Heavy Machinery

No motorized heavy equipment or powered machinery was observed onsite.

4.2.7.1. Leaded Coatings

The Site buildings were constructed in 1954 and 1967 and have subsequently undergone a number of renovations. Surface coatings such as paints and glazes that may contain lead above regulatory levels.

4.2.7.2. Asbestos-Containing Building Materials

Based on the age of the structures, asbestos-containing building materials such as sheetrock, linoleum and tile flooring and mastic, ceiling tiles, roofing, and pipe insulation may be present.

4.2.7.3. Polychlorinated Biphenyls (PCBs) and Mercury

No transformers that could potentially contain PCBs were found on the Site.

PCBs may be present in other electrical equipment and materials such as fluorescent light ballasts, switches, and window putty in the onsite buildings. Fluorescent light tubes in the buildings may also contain mercury vapor.

4.3. Adjacent Properties

MACTEC performed a drive-by reconnaissance of the properties adjacent to the Site to observe use, storage, generation, or disposal of hazardous materials and wastes.

North: Single and multi-family residences.

East: Single and multi-family residences.

South: Oliver Avenue, and beyond is an apartment building and the Nesa Food and Liquor Store.

West: Single and multi-family residences.

No obvious use, storage, generation, or disposal of hazardous materials or wastes was observed during the drive-by. The drive by reconnaissance was performed from publicly accessible locations.

5.0 REGULATORY AGENCY DATABASE REPORT REVIEW

ASTM Standard E 1527-05 identifies standard federal and state environmental "record sources" that should be reviewed to identify RECs. The standard defines approximate minimum search distances from the Site for the types of properties listed in these records. The search radii are identified in Section 5.2 for each list described. The principal criterion is to evaluate whether offsite properties could have an impact on environmental conditions at the Site; however, the appearance of a property in an environmental database does not necessarily mean that it poses a risk or impact to the Site.

Please note that regulatory listings are limited and include only those properties that are known to the regulatory agencies at the time of publication to be contaminated or in the process of evaluation for potential contamination. Our scope of services did not include a review of agency files.

MACTEC obtained and evaluated an environmental regulatory agency database report from EDR. The EDR report identified properties listed in ASTM-recommended databases within recommended search distances from the Site and provided information on listed properties. The EDR Radius report is included in Appendix C and the results of the search are summarized below.

Based on observed local and regional topography and the physical setting and resources reviewed (see Section 2.2.2), groundwater flow direction in the vicinity of the Site is non-determinant without the installation of monitoring wells. Therefore, no opinion is offered regarding the distribution of upgradient versus downgradient potential pollution sources.

5.1. The Site

The Site was not present in state, local, or federal regulatory database lists.

5.2. Offsite Properties

MACTEC conducted a review of regulatory lists published by federal and state regulatory agencies to evaluate whether listed properties identified as having a past or present record of actual or potential environmental impact or are under investigation for an environmental impact have the potential to affect the Site. Regulatory listings are limited to only those properties that are known to regulatory agencies at the time of publication to be contaminated, in the process of evaluation, subject to monitoring for potential contamination or otherwise regulated. Listed facilities identified within the ASTM-defined search distances of the Site are discussed as follows.

5.2.1. Federal Environmental Record Sources

ASTM E 1527-05 guidance requires review of the following federal databases:

- **Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS, 0.5 mile), February 27, 2007** - CERCLIS contains data on potential hazardous waste sites that have been reported to the U.S. Environmental Protection Agency (EPA) by states, municipalities, private companies, and private persons pursuant to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). The CERCLIS List includes sites that are either proposed for the National Priorities List (NPL) or in the screening and assessment phase for

- **Corrective Action Report (CORRACTS, 1.0 mile) March 14, 2007** - CORRACTS identifies hazardous waste handlers with RCRA corrective action activity. Source: EPA.

There are no listed CORRACTS properties within 1.0 mile of the Site.

- **Records of Decision (RODS, 1.0 mile) March 27, 2007** - ROD documents mandate a permanent remedy at an NPL site containing technical and health information to aid the cleanup. Source: EPA.

There are no listed ROD properties within 1.0 mile of the Site.

- **Sites with Engineering and/or Institutional Controls (US Eng and US INST Controls), 0.5 mile) March 27 2007** - These lists are specific to ASTM-05 and identify properties with engineering and/or institutional controls in place to eliminate, control, or limit contamination. Source: EPA.

There are no listed US Eng or US INST Control properties within 0.5 mile of the Site.

5.2.2. State Environmental Record Sources

ASTM E 1527-05 requires review of the following state databases:

- **Leaking Underground Storage Tank Information System (LUST, 0.5 mile), April 4, 2007** - The LUST database lists reports leaking underground storage tank incidents.

There are no reported LUST properties within 0.5 mile of the Site.

- **LUST Trust (TRUST, 0.50 mile), April 4, 2007.** The database contains current listings of sites that have received reimbursement for LUST assessment and remediation actions. Source DOLE, OPS.

There are no TRUST properties within 0.5 mile of the Site.

- **Underground Storage Tank (UST) database contains registered USTs, April 4, 2007.** USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). This database includes open and closed leaking underground storage tanks.

There are two listed UST properties within 0.25 mile of the Site.

1. 7-Eleven #14087, 1770 Sutro Street, 1/8 to 1/4 mile west of the Site.
2. Go Mart (listed twice), 1755 Sutro Street, 1/8 to 1/4 mile west of the Site.

Neither of the UST properties appear on the LUST list discussed above and therefore, are considered unlikely to have impacted the Site

- **Brownfields Sites. April 4, 2007** - These are abandoned, idled, or underused industrial or commercial properties taken out of productive use because of real or perceived risks from environmental contamination. The State of Nevada has initiated Brownfields, a land recycling program, to provide an opportunity to redevelop these undesirable properties and revitalize communities.

There are no Brownfields sites within 0.5 mile of the Site.

- Evidence of USTs was observed at the Oliver Avenue parcel and Site features indicate that the property may have been formerly used as a gasoline service station; however, no information regarding the USTs was found as part of this ESA.

6.0 OPINIONS

Based on the findings of our assessment, MACTEC provides the following opinions on the observed conditions.

- Evidence of petroleum USTs was observed at the Oliver Street parcel. The still appear to be present (based on presence of fill ports) and are reportedly filled with water.
- Based on the presence of the abandoned USTs, a potential threat of subsurface contamination exists at the Site.

7.0 CONCLUSIONS AND RECOMMENDATIONS

MACTEC has performed this ESA of the properties located at 1405 Oliver Avenue and 1801 Montello Street, Reno, Nevada, using as guidance the ASTM Standard Practice E 1527-05. Based on the results of this ESA, evidence of the following recognized environmental conditions as defined by ASTM, were identified in connection with the Site. The definition of an REC includes *hazardous substances* or *petroleum products* even under conditions in compliance with applicable laws and regulations.

- Evidence of two abandoned petroleum USTs was observed at the Oliver Avenue property. The Reno Fire Department has no records of USTs at this property
- Site features indicate that the Oliver Avenue property may have formerly been used as a gasoline service station. No additional information regarding historical Site use was available to confirm or refute this suspicion.

While not rising to the level of an REC or de minimis condition, the following items were also noted:

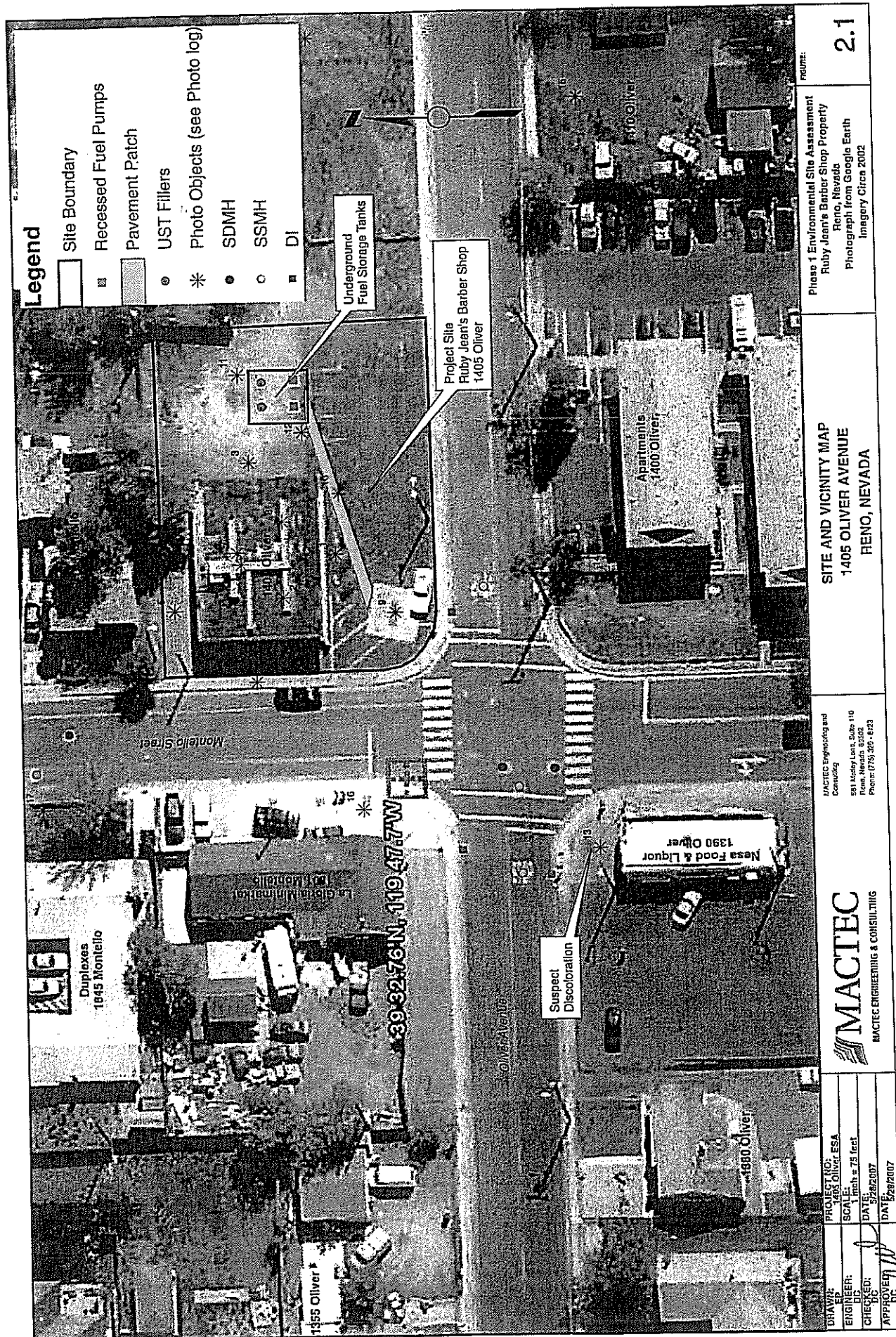
- Based on the age of the structures, building materials such as sheetrock, linoleum and tile flooring and mastic, ceiling tiles, and roofing may contain asbestos. Building materials should be tested for asbestos prior to any renovation or demolition.
- Based on the age of the structures, surface coatings such as paints and glazes may contain lead above regulatory levels. Surface coatings should be tested for lead prior to any renovation or demolition.

Based on the results of this ESA, MACTEC recommends that additional investigations be performed to assess the subsurface of the Site for potential impacts from releases from the abandoned USTs and former Site operations.

8.0 REFERENCES

- Environmental Data Resources, 2007. *The EDR-Radius Map with GeoCheck*, 1405 Oliver Avenue and 1801 Montello Street, Reno, Nevada. Inquiry Number 1939102.2. May 29.
- _____, 2007. *The EDR Historical Topographic Map Report*, 1405 Oliver Avenue and 1801 Montello Street, Reno, Nevada. Inquiry Number 1939102.4. May 29.
- _____, 2007. *The EDR Sanborn Map Report*, 1405 Oliver Avenue and 1801 Montello Street, Reno, Nevada. Inquiry Number 1939102.2. May 29.
- _____, 2007. *The EDR Aerial Photograph Report*, 1405 Oliver Avenue and 1801 Montello Street, Reno, Nevada. Inquiry Number 1939102.5. May 29.
- Nevada Bureau of Mines & Geology, 1976. *Environmental Folio Series - Reno Quadrangle*.
- User Questionnaire completed by Ms. Ruby May, Owner Oliver Avenue Parcel APN 004-253-11. Dated May 26, 2007.
- U.S. Department of Agriculture, 1983. *Soil Survey of Washoe County, Nevada, South Part*.
- U.S. Geological Survey, 1974. Reno, Nevada 7.5-minute Topographic Quadrangle.

FIGURES



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MACTEC ENGINEERING & CONSULTING

PROJECT NO: 0104-ESA
SCALE: 1 inch = 75 feet
DATE: 5/26/2007
DATE: 5/26/2007

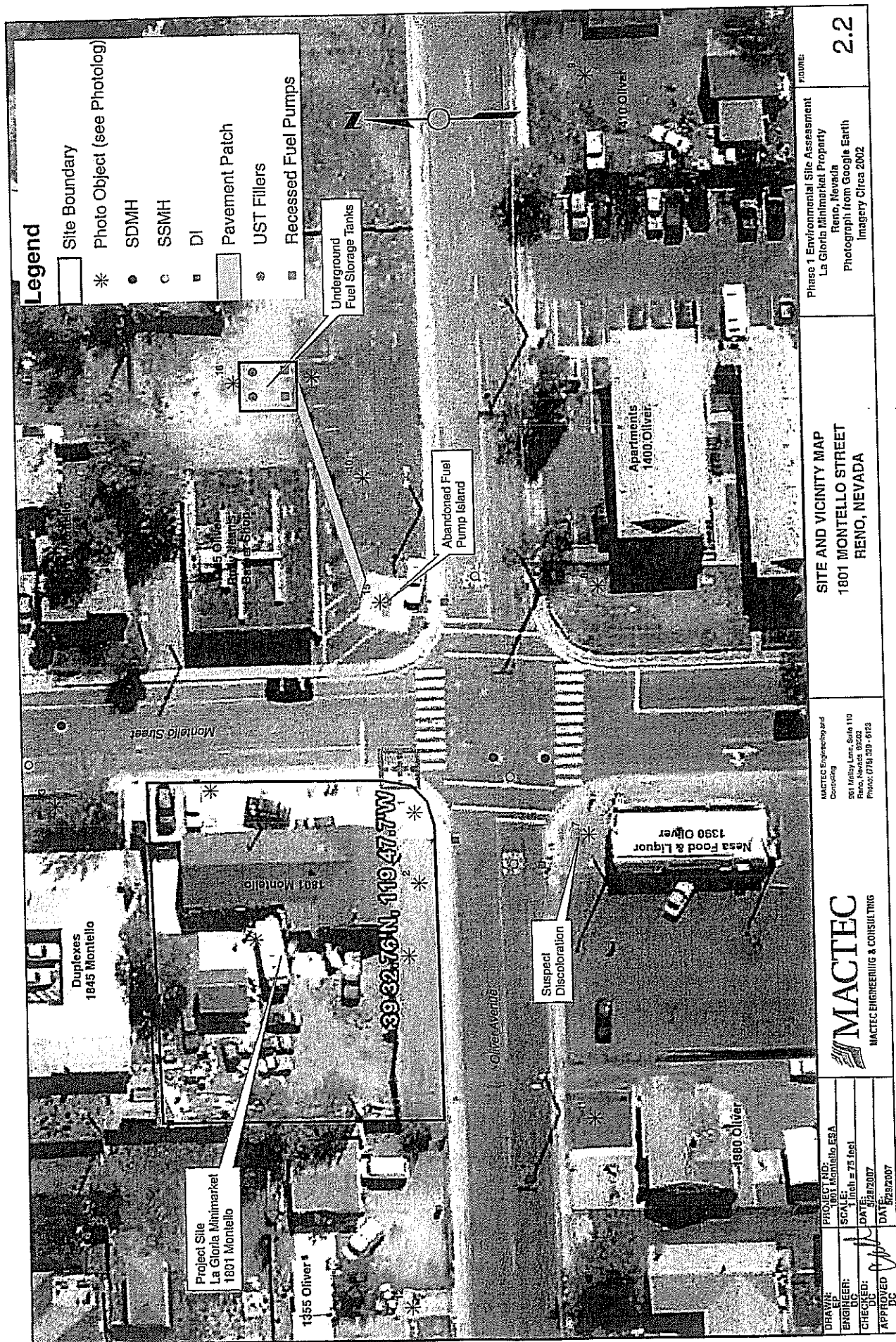
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ENGINEER: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

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SITE AND VICINITY MAP
1405 OLIVER AVENUE
RENO, NEVADA

Photo 1 Environmental Site Assessment
Ruby Jean's Barber Shop Property
Reno, Nevada
Photograph from Google Earth
Imagery Circa 2002

2.1



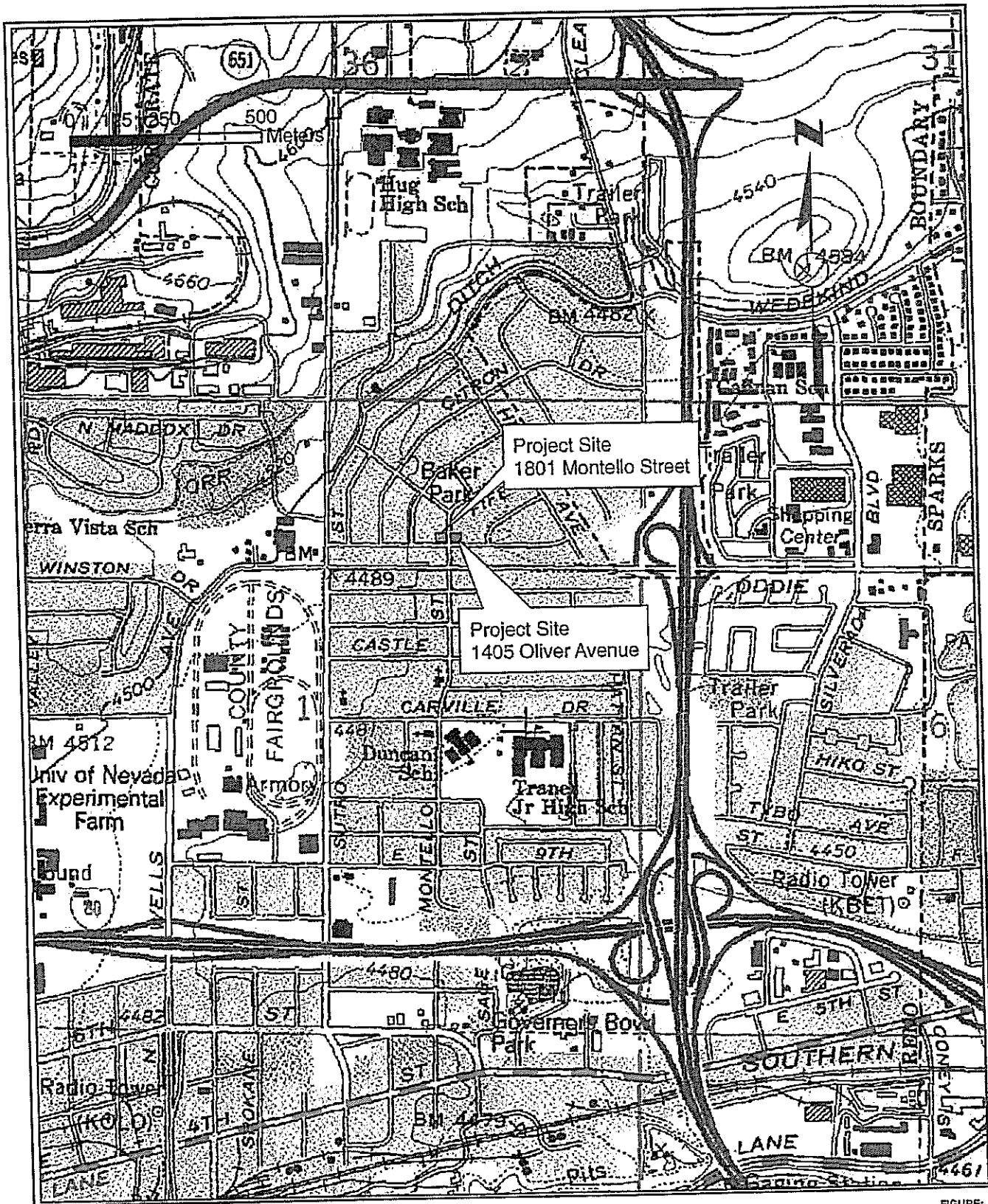


FIGURE:

MACTEC
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961 Matley Lane
Suite 110
Reno NV 89502

Site Location and Topographic Map
1405 Oliver Avenue and 1801 Montello Street
Reno, Nevada

2.3

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DATE:
5/31/2007

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DATE:
5/31/2007