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PHASE I ENVIRONMENTAL SITE ASSESSMENT

**Vacant 7-Acre Parcel
APN 002-770-005
Wells
Elko County
Nevada**

| Soil and Groundwater Remediation

| Regulatory Compliance

| Environmental Audits

| Hydrogeology

| Hazmat Response

Prepared for:

*State of Nevada
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Division of Environmental Protection
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*On behalf of:
City of Wells*

May 22, 2012

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EXECUTIVE SUMMARY

The subject property investigated for this Phase I Environmental Site Assessment (ESA) consists of a vacant seven-acre parcel of land, identified by Elko County Assessor's Office as parcel number 002-770-005, in Wells, Nevada. McGinley and Associates, Inc. (MGA) has performed a Phase I ESA on this property at the request of the Nevada Division of Environmental Protection (NDEP) through the State of Nevada Brownfields Program to determine potential environmental conditions associated with the site.

The subject property is a vacant unoccupied parcel of land approximately seven acres in size. Access to the property can be gained from 6th Street to the southwest. The parcel has a slight grade and generally slopes to the north-northeast. The subject property is bordered by the following: mostly unsurfaced vacant property with one building structure to the north; Shell gas station with a convenience store and Quizno's restaurant to the south; mostly unsurfaced vacant property with several building structures to the east; and 6th Street to the west, and several commercial properties beyond.

The subject property is located within the Humboldt River Basin of northeastern Nevada at an elevation of approximately 5,630 feet above mean sea level. The climate of the region is described as Mid-Latitude Steppe, which is characterized by cold winters, hot summers, and semi-arid precipitation conditions. Average minimum and maximum annual temperatures for Wells, Nevada during the period from 1948 to 2005 were 28.5 and 60.2 degrees Fahrenheit, respectively; while total annual precipitation averaged 9.85 inches. The geology of the area in the vicinity of the subject property has been mapped as Quaternary-age Alluvium. The deposits are described as relatively thin, coarse, and poorly sorted silt, sand, and gravel. Surface soils at the subject site have been mapped as Valmy-Enko association with slopes ranging from zero to four percent. The soil unit is described as well drained with moderately low to high permeability and moderate to high water capacity. There are no surface water bodies such as streams, ponds, or wetlands on the subject property. The nearest major surface water body to the subject site is the Humboldt River, which is located approximately 1.5 miles to the north. According to the Federal Emergency Management Agency (FEMA), the majority of the site is located in Zone AE, which is described as an area that will be inundated by a flood event and as having a one percent chance of being equaled or exceeded in any given year. MGA is of the opinion that depth to groundwater ranges from approximately 5 to 15 feet below ground surface (fbgs). Similarly, groundwater flow direction appears to be towards the north-northeast. No wells were observed on the subject property; however, the Nevada Division of Water Resources online database shows multiple groundwater monitoring wells potentially located on the subject property and at the Shell gas station to the south.

A historical assessment revealed one historical recognized environmental condition (HREC) on the subject property.

- The information obtained from a personal interview with Jolene Supp, City Manager of Wells, Nevada, combined with details shown in the historical aerial photo of the year 1967, indicates a gas station existed on the subject property.*

A site reconnaissance combined with a review of regulatory agency records revealed one recognized environmental condition (REC) on the subject property. The REC is identified below:

- The HREC described in the preceding paragraph is a REC. The information obtained from: the site reconnaissance by MGA representatives; the interview with Jolene Supp; and the ARRA site document titled, NE4-010 indicates potential orphaned USTs at the subject property.*

Recognized environmental conditions were noted on surrounding properties in connection with the subject property. The RECs noted are as follows:

Former Fearless Farris Stinker Station and Four-Way Truck Stop

- The locations of the Former Fearless Farris Stinker Station and the Four-Way Truck Stop appear to be upgradient to the subject property. The information obtained from the NDEP indicates a potential migration of the contaminant plumes from each site toward and possibly onto the subject property.*

Former Chevron Service Station (Currently, Shell Gas Station)

- *The former Chevron Service Station appears to be upgradient to the subject property and due to the past hydrocarbon releases, contaminants are possibly present on the subject property.*

Identification and sampling for the presence of asbestos, mold, and radon gas were beyond the Scope of Work for this Phase I ESA. MGA is of the opinion that the potential exists for one or more of these substances to be present at the subject property.

Upon conclusion of our Phase I ESA, and based on the information reviewed, MGA is of the opinion that there exists the possibility of impacts to subsurface soils and/or groundwater as a result of the following:

- *potential orphaned USTs at the subject property; and,*
- *past hydrocarbon release events at the Four-Way Truck Stop, Former Chevron Service Station, and Former Fearless Farris Stinker Station.*

MGA recommends that a limited Phase II ESA be conducted to determine the extent, if any, of regulated, hazardous or potentially hazardous chemical constituents on the subject property.

1. INTRODUCTION

1.1 Purpose

This report presents the findings of a Phase I Environmental Site Assessment (ESA) performed on the subject property located on a vacant seven-acre parcel of land, identified by Elko County Assessor's Office as parcel number 002-770-005, in Wells, 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 behalf of the City of Wells (user), as part of the State of Nevada Brownfields program pursuant to our Scope of Work approval, dated March 30, 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 the City of Wells, Nevada. The completed questionnaire is attached as 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 historical topographic maps, historical aerial photographs, Sanborn fire insurance maps, county 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 a commercial database search, agency inquiries, and a review of regional environmental issues;
- **Review of environmental hazards** to identify environmental issues not subject to regulatory oversight, but which may nevertheless be of concern to the user of this Phase I ESA; 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 subject property investigated for this Phase I ESA consists of a vacant seven-acre parcel of land located in Wells, Nevada. The parcel is listed with Elko County, Nevada as Assessor's Parcel Number (APN) 002-770-005. A copy of the Assessor's map that includes the subject property is provided in Appendix B. Geographically, the subject property is located in the N ½ of the SW ¼ of Section 10, Township 37 North, Range 62 East of the Mount Diablo Base and Meridian (MDB&M). The location of the site is indicated in Figure 1.

2.2 Site Description and Current Usage

The subject property is a vacant unoccupied parcel of land approximately seven acres in size. Access to the property can be gained from 6th Street to the southwest. The parcel has a slight grade and generally slopes to the north-northeast. The layout of the subject property is illustrated in Figure 2.

Utilities supplied to the subject property consist of power (NV Energy), water (City of Wells), and sewer (City of Wells).

2.3 Adjacent Properties

The subject property is bordered by the following:

Direction	Description
North:	Predominately unsurfaced vacant property with one building structure
South:	Shell gas station with convenience store and Quizno's restaurant
East:	Predominately unsurfaced vacant property with several building structures
West:	6 th Street and several commercial properties beyond

3. ENVIRONMENTAL SETTING

3.1 Regional Physiographic Setting

The subject property is located within the Humboldt River Basin of northeastern Nevada at an elevation of approximately 5,630 feet above mean sea level (USGS, 1982). The climate of the region is described as Mid-Latitude Steppe, which is characterized by cold winters, hot summers, and semi-arid precipitation conditions (Houghton et. al., 1975). Average minimum and maximum annual temperatures for Wells, Nevada during the period from 1948 to 2005 were 28.5 and 60.2 degrees Fahrenheit, respectively; while total annual precipitation averaged 9.85 inches (Western Regional Climate Center (WRCC), 2012).

3.2 Geologic Conditions

The geology of the area in the vicinity of the subject property has been mapped as Quaternary-age *Alluvium* by Coats (1975). The deposits are described as relatively thin, coarse, and poorly sorted silt, sand, and gravel. Surface soils at the subject site have been mapped as Valmy-Enko association with slopes ranging from zero to four percent. The soil unit is described as well drained with moderately low to high permeability and moderate to high water capacity (NRCS, 2007).

3.3 Surface Water Conditions

There are no surface water bodies such as streams, ponds, or wetlands on the subject property. The nearest major surface water body to the subject site is the Humboldt River, which is located approximately 1.5 miles to the north. According to the Federal Emergency Management Agency (FEMA), the majority of the site is located in Zone AE, which is described as an area that will be inundated by a flood event and as having a one percent chance of being equaled or exceeded in any given year.

3.4 Groundwater Conditions

Groundwater conditions on the subject property have not been positively ascertained. However, information obtained from files available for review (Facility ID #6-000029) at the Nevada Division of Environmental Protection (NDEP) and an online database maintained by the Nevada Division of Water Resources (DWR), indicates that depth to groundwater ranges from approximately 5 to 15 feet below ground surface (fbgs). No wells were observed on the subject property; however, the DWR online database shows multiple groundwater monitoring wells potentially located on the subject property and at the Shell gas station to the south. Groundwater flow direction appears to be generally towards the north-northeast.

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 9, 2012 under cold and sunny 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

At the time of the site visit, the subject property consisted of predominately brush-covered vacant land with no building structures and one unsurfaced roadway. The roadway appeared to be accessible from 6th Street and by properties to the south and southeast. A drainage channel was observed on the southern portion of the property that connected to a culvert under 6th Street. The channel seemed to flow to the north-northeast along the subject property.

Notable findings observed at the time of the site visit were: two cover plate fixtures containing buried conduit; construction material debris; several 55-gallon drums; and one abandoned rusted rectangular tank, approximately 80 gallons in volume. The debris consisted of concrete rubble, bricks, rusted pipes, apparent wood beams/columns, and other similar items that appeared to be evidence of a former building structure or multiple building structures. One area of the debris consisted of concrete sections with metal bollards near two cover plate fixtures containing buried conduit. The shape of the concrete sections with metal bollards appeared similar to construction materials used for a former fuel island. This notable finding was observed to the north of the unsurfaced roadway and the location was measured with a handheld GPS. The latitude and longitude were recorded in decimal degrees as 41.103889° and -114.959528°, respectively. The contents of the 55-gallon drums and abandoned rusted tank were unknown at the time of site visit. No evidence of staining was observed around the drums or rusted rectangular tank.

4.3 Surrounding Properties

Reconnaissance of the publicly accessible portions of those properties located immediately adjacent to the subject property revealed no RECs.

4.4 Observations during Reconnaissance

Representatives of MGA visited the subject site on March 9, 2012. The majority of the site, including all areas of interest (AOIs), 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 observation will follow.

- Staining or discoloration of soil and/or pavement Not 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
- UST systems / vent pipes

One area within the debris consisted of concrete sections with metal bollards near two cover plate fixtures containing buried conduit. The shape of the concrete sections with metal bollards appeared similar to construction materials used for a former fuel island. This notable finding is potential evidence of a former fuel island once connected to a UST or multiple USTs.

Observed

- Aboveground Storage Tank (AST) Not Observed
- Suspect PCB containing equipment 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 Not 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

Electrical transformers were not observed on or near the subject property. Furthermore, 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 environmentally safer equipment.

5. SITE HISTORY AND LAND USE

A historical assessment of the subject property was performed through a search and review of historical aerial photographs, historical topographic maps, county records, and personal interviews. Sanborn fire insurance maps and city street directories, which can often provide detailed historical information on a site, have not been published for the area of the subject property. The purpose of the historical assessment is to identify *historical recognized environmental conditions (HRECs)* associated with the property. As defined in ASTM E 1527-05, a *historical recognized environmental condition* is one that, in the past, would have been considered a *recognized environmental condition*, but which may or may not be considered as such currently. A summary of our historical assessment is presented below.

5.1 Historical Aerial Photograph Review

Historical aerial photographs were provided by Environmental Data Resources, Inc. (EDR) covering the area of the subject property for the years 1967, 1980, 1994, 1999, and 2006. Aerial photographs for years other than these dates were not reviewed. Copies of the historical aerial photographs are provided in Appendix D.

Review of the historical aerial photographs, depicts the subject property as undeveloped in 1980, 1994, 1999 and 2006. However, for the year 1967, several shadows observed in the photo imply one or several onsite structures existed on the subject property. Unfortunately, it is difficult to discern details of the structure(s), due to the scale and lack of clarity of this photograph. In the 1980, 1994, 1999, and 2006 aerial photographs reviewed, the subject property and surrounding properties appear consistent with observations made during the site reconnaissance.

5.2 Historical Topographic Review

Historical topographic maps were provided by EDR covering the area of the subject property for the years 1968 and 1982. Historical topographic maps for years other than these dates were not reviewed. Copies of the historical topographic maps reviewed are provided in Appendix E.

5.3 Elko County Assessor's Office

According to the Elko County, Nevada Assessor's Office, the subject property comprises an area of approximately seven acres on a single parcel of land. Available records indicate no building structures are located on the property. The subject property is listed as Assessor's Parcel Number (APN) 002-770-005 and is currently owned by the City of Wells. Prior owners were listed as Century Casino Nevada, Inc. from 2001 to 2009 and Chevron USA, Inc. from an unknown date to 2001.

5.4 Personal Interviews

On April 9, 2012, Jolene Supp, City Manager for the City of Wells, was interviewed in regard to site history and known or suspected environmental issues associated with the parcel and its surrounding properties. The following paragraphs in this section of report, details the summary of information provided by Ms. Supp during the interview.

Jolene Supp has lived in Wells, Nevada for approximately 26 years. She has been the City Manager for the City of Wells for approximately 13 years. The subject property was gifted to the City of Wells approximately three to four years ago by Century Casinos Nevada, Inc. Ms. Supp stated that several decades ago a gas station was located on the subject property. There are no standing structures on the property currently, but a lot of construction material debris and potentially orphaned USTs are still on the property.

Jolene Supp stated that she had concerns that several surrounding and nearby upgradient properties might have contaminated the subject property. The property to the south is Shell Station, which was formerly owned by Chevron USA, Inc. She recalled that the site was subject to groundwater remediation since the mid-1990s and that it finally received closure in the early 2000s. The Four-Way Truck Stop is located at the southeast corner of the intersection of 6th Street and U.S. Highway 93 in Wells, Nevada. She believed the site has had numerous petroleum spills, AST and UST petroleum leaks and the site has been undergoing groundwater remediation for over ten years. Fearless Farris Stinker Station is located to the west beyond 6th Street. The site has been undergoing groundwater remediation for over ten years due to contamination from leaking USTs.

6. REGULATORY AGENCY REVIEW

A regulatory agency review was conducted through a commercial database search via EDR, agency inquiries, and a review of regional environmental issues. 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. 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. A copy of the EDR report is included herein as Appendix F.

The EDR database search was conducted using a one mile search radius starting from the subject property. The subject property was not identified in the search as a regulatory site. In addition to the findings for the subject property, the regulatory review found within the search distance, ten mapped sites:

- Six state hazardous waste sites (SHWS);
- Two aboveground storage tanks (ASTs);
- One underground storage tank (UST) site; and,
- One Resource Conservation and Recovery Act (RCRA) Non-Generator (NonGen) site.

With the exception of three mapped listing, each of the sites identified by EDR appear to be located far from the subject property, 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, these sites are considered unlikely to cause, or to have caused in the past, environmental impact to the subject property. File records pertaining to the three mapped sites of interest were requested from the NDEP for review. A summary of the file review is provided in Section 6.2.

The EDR database search also identified a number of sites that could not be mapped due to insufficient address information. MGA cross-referenced this information with information obtained from the NDEP "eMap" website. Three of the unmapped SHWS from EDR were shown on the website. File records pertaining to the three unmapped SHWS were requested from the NDEP for review. A summary of the file reviews is provided in Section 6.2. The other unmapped sites from EDR were reviewed and MGA has determined that each are located far from the subject property, 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 this reason, the remaining unmapped 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

Files pertaining to the following facilities were reviewed at the offices of the NDEP in Carson City, Nevada on March 23, 2012, May 1, 2012 and May 10, 2012. Summaries of the file contents are presented below in this section of report.

6.2.1 Former Fearless Farris Stinker Station #81, Facility ID #6-000160 - Open

In February 1998, four USTs were removed from the ground: two 10,000 gallon gasoline tanks; one 4,000 gallon gasoline tank; and one 10,000 gallon diesel tank. One 10,000 gallon diesel tank was closed in place. Contamination was found around location of all four USTs. The groundwater at that time was recorded to be approximately 10 fbgs. A Release/Spill (RSpill) letter was requested by NDEP to Fearless Farris in March 1998. In the first quarter of 1999, remediation activities commenced at the site. Several different environmental professionals have worked at the site, and a variety of active and passive remediation activities have been implemented. The latest information obtained from available NDEP files for review was a letter to NDEP dated June 17, 2011. The letter contained a summary of groundwater samples showing benzene groundwater concentration levels above the NDEP Maximum Contaminant Level (MCL) of 5 µg/L, at five of six monitoring wells that were sampled in May 2011. Below is a table of the reported benzene groundwater concentration levels above the MCL; listed in order of closest to furthest distance from potential contaminant source:

Well ID	Benzene Concentration Level (µg/L)
MW4	1,500
MW10	1,200
MW12	820
MW11	4,300
MW13	1,600

The contaminant levels at the groundwater well locations indicate potential plume migration towards the subject property.

6.2.2 Roadway Diesel, Facility ID #6-000162 – Closed

Roadway Diesel located at 1000 6th Street in Wells, Nevada removed one 2,000 gallon waste oil tank in October 1, 1996. On August 4, 1997 the NDEP received notification that soil contamination of 355 mg/kg was located at the west end of tank excavation. This file has been closed by the NDEP. However, no documentation could be ascertained from file regarding the assessment/remediation of the contaminated material.

6.2.3 Frederickson Tank Lines, Facility ID #F-000071 – Closed

On December 22, 2008, approximately 15 to 25 gallons of diesel fuel and 15 gallons of gasoline were released onto pavement from an overturned semi-truck at Exit 352-A of westbound Interstate 80 in Wells, Nevada. A Site Closure Request Report (Broadbent & Associated, Inc., February 26, 2009) concluded that most, if not all hydrocarbon impacted soil associated with the release was removed from the site. In October 2009, NDEP issued a letter stating that no further action was necessary and granted closure of the site.

6.2.4 Four-Way Truck Stop, Facility ID #6-000329 - Closed

This site is located at the southeast corner of the intersection of 6th Street and U.S. Highway 93 in Wells, Nevada. This location appears cross-gradient and approximately one quarter mile from subject property. Numerous releases of diesel and/or gasoline are documented in the file

reviewed. Below is a table providing a brief summary of accidental spill/releases:

Release/Spills from Gas Stations at Four-Way Truck Stop and Additional Gas Stations in the Vicinity				
Station	Date of Spill	Spill Type	Quantity	Cause
TVD Texaco	1-Oct-85	Unknown	Unknown	Tank Rupture
TVD Texaco	16-Jan-89	Unknown	Unknown	Tank Rupture
TVD Texaco	16-Jan-89	Gasoline	4,000 gallons	Tank Rupture
TVD Texaco	8-Nov-89	Unknown	Unknown	Unknown
TVD Texaco	Apr-90	Unknown	Unknown	Unknown
TVD Texaco	19-Apr-91	Diesel	160 gallons	Overfilling
Mountain Store Philip 66	1990	Gasoline	Unknown	Unknown
Mountain Store Philip 67	1-Jan-92	Gasoline	Unknown	Unknown

After numerous years of releases and associated soil remediation activities and groundwater monitoring activities, in April 1998, NDEP issued a letter stating no further action was required and granted closure of the site.

6.2.5 Four-Way Truck Stop, Facility ID #6-000329 - Open

In May 1999, a diesel spill of unknown quantity was reported to have contaminated soil at the Four-Way Truck Stop. The soil was excavated and the contaminated soil currently remains above ground on the site. In October 2002, evidence of hydrocarbon impacts to the soil and groundwater beneath the site were discovered from up to five leaking ASTs. The hydrocarbon concentrations detected in the soil and the groundwater exceeded the State of Nevada action levels. Soil and groundwater remediation commenced in mid-2003 and is still ongoing. The most recent report (OGI Environmental, LLC, January 25, 2012) made available by NDEP, shows groundwater levels ranging from 11 to 20 fbs and shows the direction of groundwater flow to the northwest. The reported benzene concentration levels at several of the monitoring wells onsite and offsite indicate potential plume migration towards the subject property.

6.2.6 Former Chevron Service Station (Currently, Shell Gas Station) No. 9-0303, Facility ID #6-000029 - Closed

This site is an adjacent upgradient property to the south, located near the northwest corner of the intersection of 6th Street and U.S. Highway 93 in Wells, Nevada. This location is now occupied by a Shell gas station with a convenience store and a Quizno's restaurant. Documentation available for review described the gas station as being in operation since approximately 1969. In March 1989, Chevron reported a fuel pipe leak that occurred March 21, 1989. In June 1990, Chevron initiated a groundwater remediation system to remove non-aqueous phase product and dissolved hydrocarbons at the site and monitored groundwater at numerous locations onsite and on the subject property. The original USTs were replaced in 1991. After approximately eight years of groundwater remediation and monitoring, the NDEP issued a letter in April 1998, stating no further action was required and granted closure of the site. All groundwater monitoring wells located on the site and subject property were described as being properly abandoned in a report-letter sent to NDEP in October 1998.

6.2.7 NE4-010 American Reinvestment and Recovery Act (ARRA) Document

An ARRA field reconnaissance form made available by NDEP, describes two orphaned 2,000-gallon gas USTs potentially located on the subject property. The documentation references an APN that is different from the APN of subject property. However, the latitude and longitude

coordinates of the orphaned USTs provided in the documentation, indicate the orphaned tanks are on the subject property. This location is near potential fuel island debris observed by MGA representatives during their site reconnaissance.

6.3 City of Wells Fire Department

Since March 7, 2012, multiple attempts were made by phone to reach a representative from the City of Wells Fire Department. As of the date of this report no information was made available by the fire department.

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 material (ACM) has been identified as a potential health hazard, particularly when that 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 report) for this Phase I ESA. However, should the user of this Phase I ESA wish to gain confidence with respect to the presence (or absence) of asbestos within the debris of building materials on the subject property, it is recommended that a certified asbestos consultant be contacted for sampling and analysis.

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, Elko County is identified as Zone 2, which is defined as areas having moderate potential (2 pCi/L to 4 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 radon may be present at the subject property.

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. In addition, no structures are currently present on the subject property.

8. SUMMARY AND CONCLUSIONS

McGinley and Associates, Inc. (MGA) has performed this updated Phase I ESA in accordance with the scope and limitations of ASTM Practice E 1527-05 on a vacant seven-acre parcel of land, identified by Elko County Assessor's Office as parcel number 002-770-005, in Wells, Nevada. A summary of our environmental conclusions is presented below.

8.1 Subject Property Concerns

8.1.1 Historical Recognized Environmental Conditions

One *historical recognized environmental condition* was noted on the subject property.

- The information obtained from the personal interview with Jolene Supp, combined with details shown in the historical aerial photo of the year 1967, indicates a gas station existed on the subject property.

8.1.2 Recognized Environmental Conditions

One *recognized environmental condition* was noted on the subject property.

- The HREC described in the preceding section is a REC. The information obtained from: the site reconnaissance by MGA representatives; the interview with Jolene Supp; and the ARRA site document titled, NE4-010 indicates potential orphaned USTs at the subject property.

8.2 Surrounding Property Concerns

8.2.1 Recognized Environmental Conditions

Recognized environmental conditions were noted on surrounding properties in connection with the subject property. The RECs noted are as follows:

Former Fearless Farris Stinker Station and Four-Way Truck Stop

- The locations of the Former Fearless Farris Stinker Station and the Four-Way Truck Stop appear to be upgradient to the subject property. The information obtained from the NDEP indicates a potential migration of the contaminant plumes from each site toward and possibly onto the subject property.

Former Chevron Service Station (Currently, Shell Gas Station)

- The former Chevron Service Station appears to be upgradient to the subject property and due to the past hydrocarbon releases, contaminants are possibly present on the subject property.

8.3 Conclusions

McGinley and Associates, Inc. (MGA) has performed this Phase I ESA in accordance with the scope and limitations of ASTM Practice E 1527-05 on the subject property located in Wells, Nevada. The parcel is listed with Elko County, Nevada as Assessor's Parcel Number (APN) 002-770-005. 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, MGA is of the opinion that there exists the possibility of impacts to subsurface soils and/or groundwater as a result of the following:

- potential orphaned USTs at the subject property; and,
- past hydrocarbon release events at the Four-Way Truck Stop, Former Chevron Service Station, and Former Fearless Farris Stinker Station.

MGA recommends that a limited Phase II ESA be conducted to determine if orphaned USTs are located at the site and determine the extent, if any, of regulated, hazardous, or potentially hazardous chemical constituents on the subject property.

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. make 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

The following data gaps are identified for this report:

- The previous property owners were not interviewed. This data gap is not considered significant due to information obtained from the interview with the City Manager of Wells, historical sources, and regulatory research.
- Historical information obtained from EDR was not identified back to 1940. This data gap is not considered significant due to information obtained from the interview with the City Manager of Wells, historical sources, and regulatory research.
- Historical information obtained from EDR exceeded five year intervals. This data gap is not considered significant as specific use of the property and adjoining properties appears unchanged during the period of time that exceeded five years.

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 G.

Respectfully Submitted:


McGinley and Associates, Inc.



Kenneth D. Greene, P.E.
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

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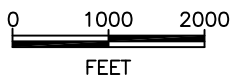
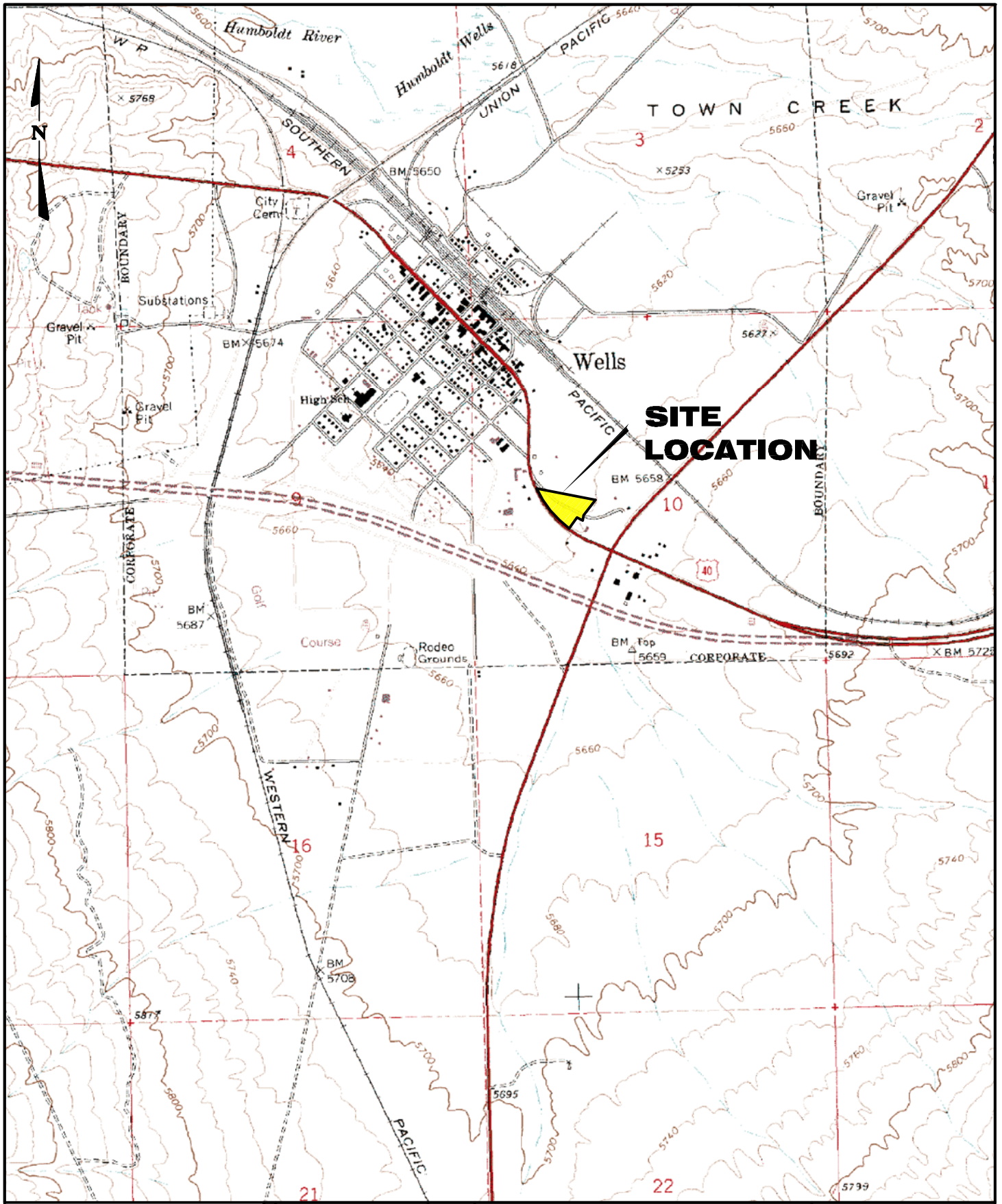
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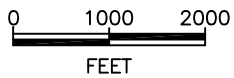
REVISIONS	DESIGNED	KG	
	DRAWN	Tdory	
	CHECKED		
	APPROVED		
	No.	DESCRIPTION	BY

FIGURE 1

PROJECT LOCATION MAP
 -SHOWING-
APN 002-770-005
WELLS, NEVADA

McGinley & Associates

SCALE: AS SHOWN	REVISION
JOB NO. BRN-008	



REVISIONS REFERENCE	DESIGNED	KG		
	DRAWN	Tdory		
	CHECKED			
	APPROVED			
	No.	DESCRIPTION	BY	DATE

FIGURE 2

SITE MAP
-SHOWING-
APN 002-770-005
WELLS, NEVADA



McGinley & Associates

SCALE: AS SHOWN	REVISION
JOB NO. BRN-008	A

APPENDIX A

User Questionnaire

USER QUESTIONNAIRE

Property Address: 6th Street, Wells, Nevada 89835 (APN: 002 - 710 - 005)
7 acre parcel

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? None

(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?

None

(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

(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*?

The property was gifted to the city, however, it was not because of known contamination.

Initials: AMS

USER QUESTIONNAIRE

Property Address: 6th Street, Wells, Nevada 89835 (APN: 002 - 770 - 005)
7 acre parcel

(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*? The property was used as a gas station many years ago.

(b.) Do you know of specific chemicals that are present or once were present at the property?
No

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

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

(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.

Julene M. S. [Signature], City Manager
Signature & Title

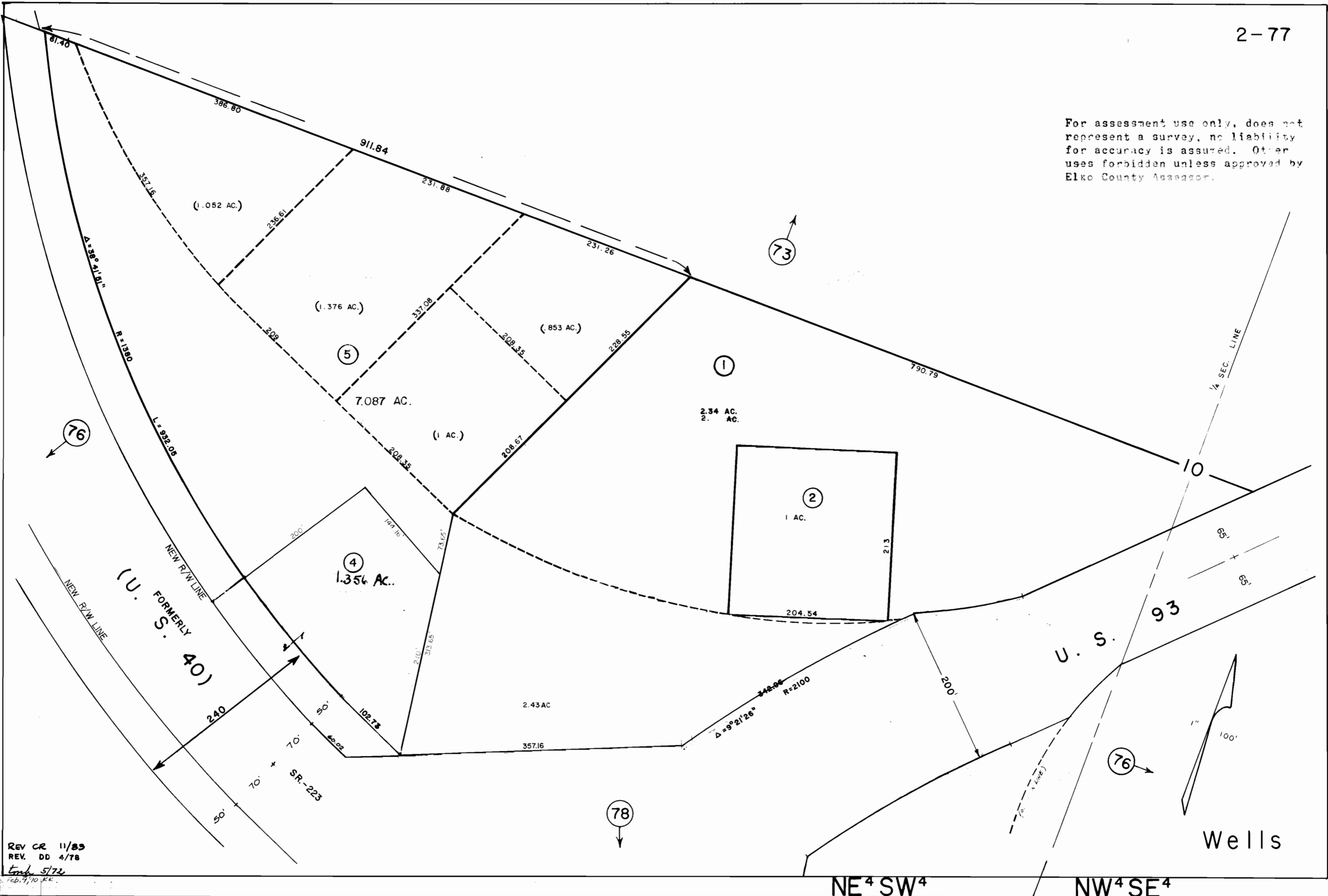
4/23/12
Date

Initials: JMS

APPENDIX B

Assessor's Map and Parcel Information

For assessment use only, does not represent a survey, no liability for accuracy is assured. Other uses forbidden unless approved by Elko County Assessor.



REV CR 11/83
REV DD 4/78
tmb 5/72
REV Feb. 9, 70 KK.



- [Assessor Home](#)
- [Personal Property](#)
- [Sales Data](#)
- [Secured Tax Inquiry](#)
- [Recorder Search](#)

Parcel Detail for Parcel # 002-770-005

Location

Property Location [JCT OF HWY 93 & HWY 40](#)
 Town [WELLS CITY](#) [Add'l Addresses](#)
 Subdivision Lot Block [Assessor Maps](#)
 Property Name [Legal Description](#)

Ownership

Assessed Owner Name [WELLS, CITY OF](#)
 Mailing Address [Ownership History](#)
[PO BOX 366](#)
[WELLS NV 89835-0366](#) [Document History](#)
 Legal Owner Name [WELLS, CITY OF](#)
 Vesting Doc#, Date [616833 08/27/09](#) Book/Page /
 Map Document #s

Description

Total Acres [7.080](#) Square Feet [**Missing Data**](#)
 Ag Acres [.000](#) W/R Acres [.000](#)
Improvements
 Single-fam Detached [0](#) Non-dwell Units [0](#) Bdrm/Bath [0/00](#)
 Single-fam Attached [0](#) MH Hookups [0](#) Stories [.0](#)
 Multi-fam Units [0](#) Wells [0](#)
 Mobile Homes [0](#) Septic Tanks [0](#)
 Total Dwelling Units [0](#) Bldg Sq Ft [0](#)
 Garage Sq Ft [0](#) Attch/Detch
 Basement Sq Ft [0](#) Finished [0](#)

[Improvement List](#)

Appraisal Classifications

Current Land Use Code [140](#) [Code Table](#)
 Zoning
 Re-appraisal Group [R](#) Re-appraisal Year [2011](#)
 Orig Constr Year Weighted Year

Assessed Valuation

Assessed Values	<u>2013-14</u>	<u>2012-13</u>	<u>2011-12</u>
Land	31,130	31,130	31,130
Improvements	0	0	0
Personal Property	0	0	0
Ag Land	0	0	0
Exemptions	31,130	31,130	31,130
Net Assessed Value	0	0	0
Increased (New) Values			
Land	0	0	0
Improvements	0	0	0
Personal Property	0	0	0

Taxable Valuation

Taxable Values	<u>2013-14</u>	<u>2012-13</u>	<u>2011-12</u>
Land	88,943	88,943	88,943
Improvements	0	0	0
Personal Property	0	0	0
Ag Land	0	0	0
Exemptions	88,943	88,943	88,943
Net Taxable Value	0	0	0
Increased (New) Values			
Land	0	0	0
Improvements	0	0	0
Personal Property	0	0	0

[Back to Search List](#)

Ownership History for Parcel # 002-770-005

Current Owners	
<u>Name</u>	<u>From</u>
WELLS, CITY OF PO BOX 366 WELLS NV 89835-0366	2009

Prior Owners		
<u>Name</u>	<u>From</u>	<u>To</u>
CENTURY CASINOS NEVADA INC PO BOX 1006 CRIPPLE CREEK, CO 80813-1006	2001	2009
CHEVRON USA INC	0	2001

NOTE: This is not a complete history and should not be used in place of a title search.

[Go Back](#)

APPENDIX C

Site Photographs



Photograph 1:
Northern portion of subject property facing east



Photograph 2:
Eastern portion of subject property facing south



Photograph 3:
Southern portion of subject property facing west-northwest



Photograph 4:
Western portion of subject property facing south-southeast



Photograph 5:
Adjacent 6th Street to the west and Fearless Farris Stinker Station beyond



Photograph 6:
Adjacent property to the north of subject property



Photograph 7:
Adjacent property to the east with several building structures



Photograph 8:
Adjacent Shell gas station to the south of subject property



Photograph 9:
View of unsurfaced roadway on subject property



Photograph 10:
55-gallon drums and tank observed at southeast portion of property



Photograph 11:
Typical construction material debris observed near unsurfaced road on subject property



Photograph 12:
Typical construction material debris observed near unsurfaced road on subject property



Photograph 13:
Potential evidence of orphaned USTs (REC) on subject property--concrete section with metal bollard observed near unsurfaced road on subject property



Photograph 14:
Potential evidence of orphaned USTs (REC) on subject property—cover plate fixture containing buried conduit near unsurfaced road on subject property



Photograph 15:
Former Chevron Service Station (currently, Shell) to the south—REC noted on surrounding property in connection with the subject property



Photograph 16:
Four-Way Truck Stop to the south—REC noted on surrounding property in connection with the subject property



Photograph 17:
Former Fearless Farris Stinker Station to the west—REC noted on surrounding property in connection with the subject property

APPENDIX D

Historical Aerial Photographs



7 Acre Parcel

JCT of HWY 93 & HWY 40
Wells, NV 89835

Inquiry Number: 3311226.4
April 27, 2012

The EDR Aerial Photo Decade Package

EDR Aerial Photo Decade Package

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

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Date EDR Searched Historical Sources:

Aerial Photography April 27, 2012

Target Property:

JCT of HWY 93 & HWY 40

Wells, NV 89835

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
1967	Aerial Photograph. Scale: 1"=750'	Panel #: 41114-A8, Wells, NV; Flight Date: August 15, 1967	EDR
1980	Aerial Photograph. Scale: 1"=1000'	Panel #: 41114-A8, Wells, NV; Flight Date: August 10, 1980	EDR
1994	Aerial Photograph. Scale: 1"=500'	Panel #: 41114-A8, Wells, NV; Composite DOQQ - acquisition dates: June 18, 1994	EDR
1999	Aerial Photograph. Scale: 1"=750'	Panel #: 41114-A8, Wells, NV; Flight Date: September 15, 1999	EDR
2006	Aerial Photograph. Scale: 1"=500'	Panel #: 41114-A8, Wells, NV; Flight Year: 2006	EDR

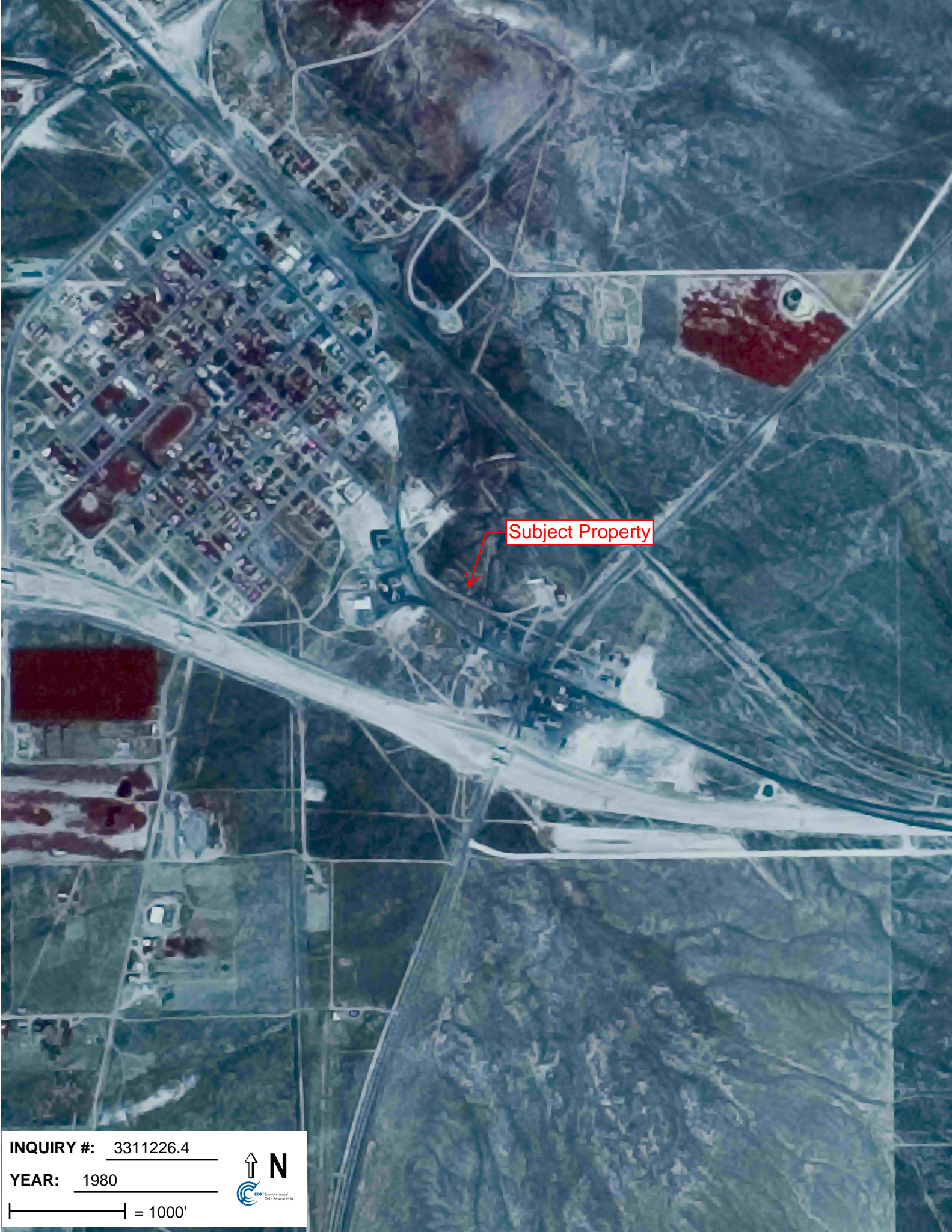


INQUIRY #: 3311226.4

YEAR: 1967

| = 750'





Subject Property

INQUIRY #: 3311226.4

YEAR: 1980

| = 1000'





Subject Property

INQUIRY #: 3311226.4

YEAR: 1994

| = 500'





Subject Property

INQUIRY #: 3311226.4

YEAR: 1999

| = 750'





Subject Property

INQUIRY #: 3311226.4

YEAR: 2006

| = 500'



APPENDIX E

Sanborn Maps and Historical Topographic Maps



7 Acre Parcel

JCT of HWY 93 & HWY 40

Wells, NV 89835

Inquiry Number: 3311226.3

April 26, 2012

Certified Sanborn® Map Report

Certified Sanborn® Map Report

4/26/12

Site Name:

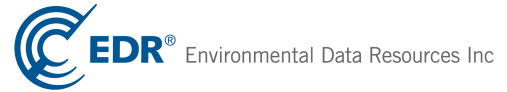
7 Acre Parcel
JCT of HWY 93 & HWY 40
Wells, NV 89835

Client Name:

McGinley Associates
815 Maestro Drive
Reno, NV 89511

EDR Inquiry # 3311226.3

Contact: Ken Greene



The complete Sanborn Library collection has been searched by EDR, and fire insurance maps covering the target property location provided by McGinley Associates were identified for the years listed below. The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by Sanborn Library LLC, the copyright holder for the collection.

Certified Sanborn Results:

Site Name: 7 Acre Parcel
Address: JCT of HWY 93 & HWY 40
City, State, Zip: Wells, NV 89835
Cross Street:
P.O. # NA
Project: BRN008
Certification # 6C4D-4990-9A85



Sanborn® Library search results
Certification # 6C4D-4990-9A85

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- Library of Congress
- University Publications of America
- EDR Private Collection

The Sanborn Library LLC Since 1866™

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Former Ranch House Cafe & Casino

956 6th Street
Wells, NV 89835

Inquiry Number: 3271611.4
March 06, 2012

EDR Historical Topographic Map Report

EDR Historical Topographic Map Report

Environmental Data Resources, Inc.s (EDR) Historical Topographic Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topographic Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the early 1900s.

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

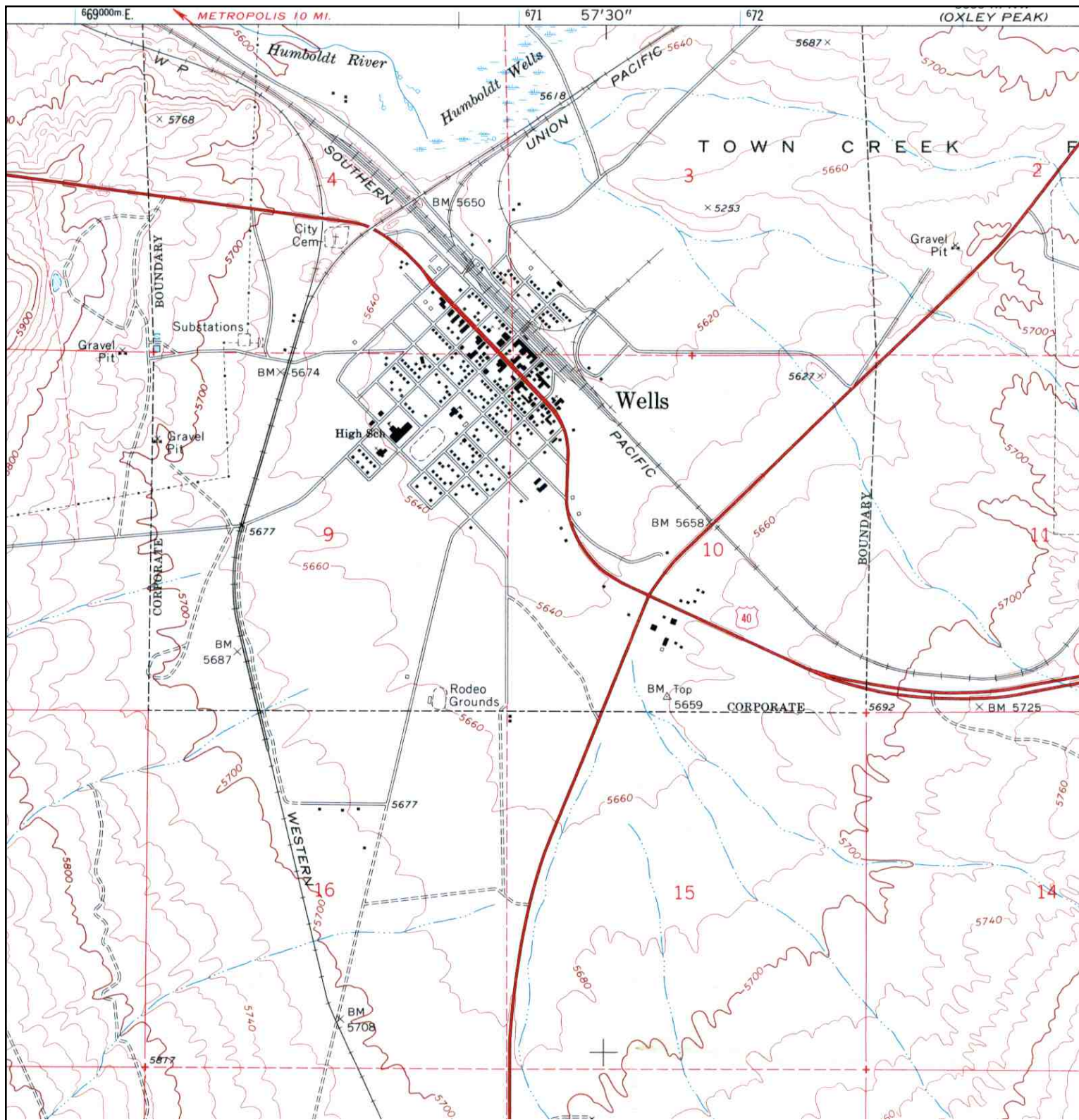
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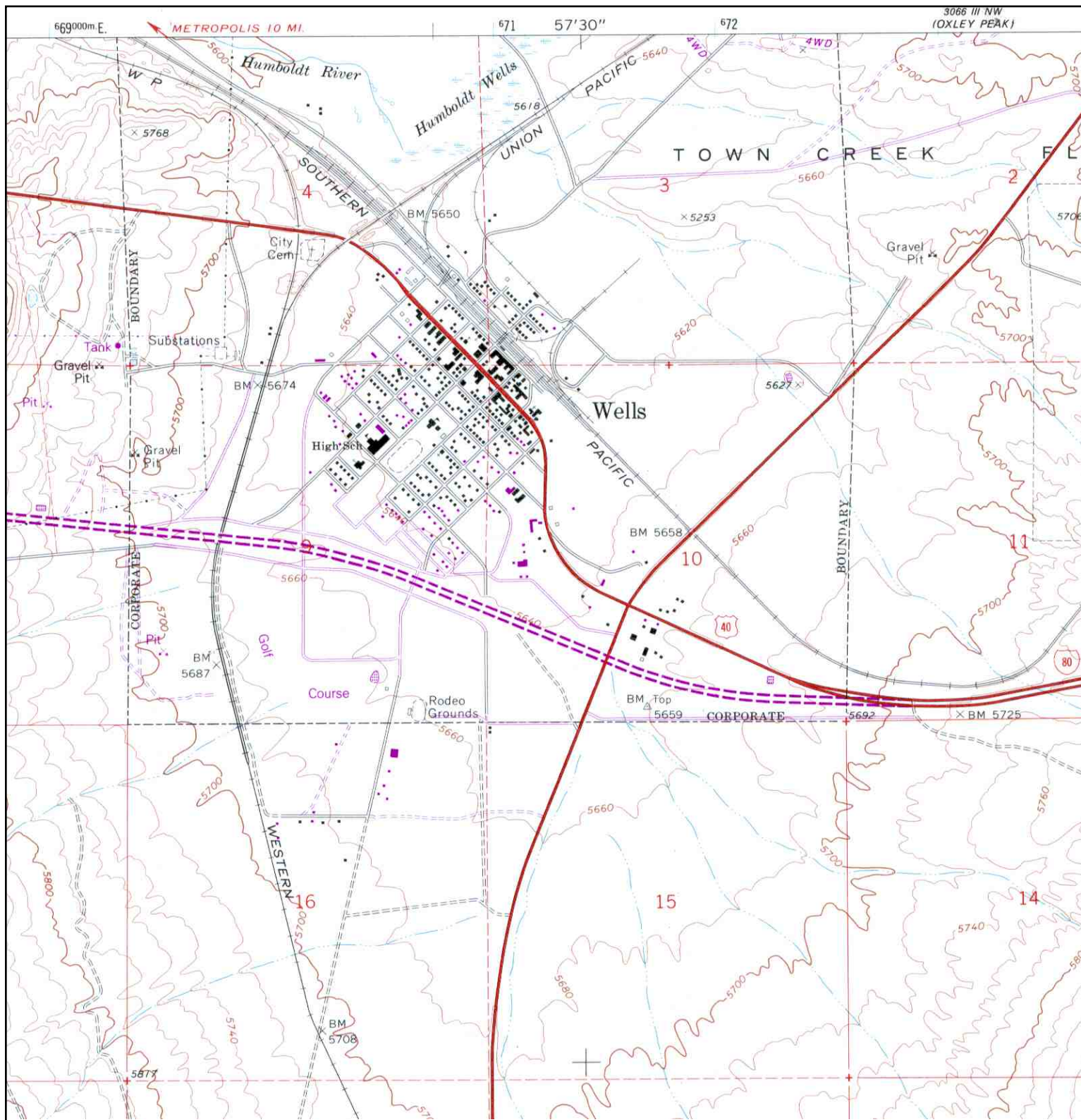
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Historical Topographic Map



N 	TARGET QUAD	SITE NAME: Former Ranch	CLIENT: McGinley Associates
	NAME: WELLS	House Cafe &	CONTACT: Ken Greene
	MAP YEAR: 1968	ADDRESS: 956 6th Street	INQUIRY#: 3271611.4
	SERIES: 7.5	Wells, NV 89835	RESEARCH DATE: 03/06/2012
SCALE: 1:24000	LAT/LONG: 41.1053 / -114.9611		

Historical Topographic Map



<p>N ↑</p>	TARGET QUAD	SITE NAME: Former Ranch	CLIENT: McGinley Associates
	NAME: WELLS	House Cafe &	CONTACT: Ken Greene
	MAP YEAR: 1982	ADDRESS: 956 6th Street	INQUIRY#: 3271611.4
	PHOTOREVISED FROM :1968	Wells, NV 89835	RESEARCH DATE: 03/06/2012
	SERIES: 7.5	LAT/LONG: 41.1053 / -114.9611	
	SCALE: 1:24000		

APPENDIX F

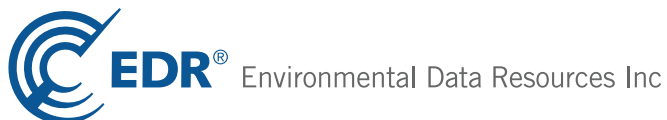
EDR Radius Map Report

7 Acre Parcel

JCT of HWY 93 & HWY 40
Wells, NV 89835

Inquiry Number: 3311226.2s
April 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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Thank you for your business.
Please contact EDR at 1-800-352-0050
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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

JCT OF HWY 93 & HWY 40
WELLS, NV 89835

COORDINATES

Latitude (North): 41.1038000 - 41° 6' 13.68"
Longitude (West): 114.9593000 - 114° 57' 33.48"
Universal Transverse Mercator: Zone 11
UTM X (Meters): 671366.1
UTM Y (Meters): 4552074.5
Elevation: 5643 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: TP
Source: USGS 7.5 min quad index

AERIAL PHOTOGRAPHY IN THIS REPORT

Photo Year: 2010
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:
 JCT OF HWY 93 & HWY 40
 WELLS, NV 89835

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft.) DIRECTION
1	ROADWAY DIESEL	1000 6TH ST	UST	Lower	94, NW
A2	BRICO BULK FUEL FACI	891 6TH STREET	SHWS	Lower	561, NNW
A3	WELLS PLANT	OLD HIWAY 40	AST	Lower	616, NNW
4	4 WAY TRUCK STOP	I-80 & HIWAY 93	AST	Higher	677, SE
5	W L GILLILAND CHEVRO	I 80 AND HWY 93 INTE	RCRA-NonGen, FINDS	Higher	1123, South
6	BRODSHO PROPERTY	496 6TH STREET	SHWS	Lower	2354, NNW
7	FIRST INTERSTATE BAN	408 SIXTH STREET	SHWS	Lower	2737, NNW
B8	SOUTHERN PACIFIC TRA	LAKE ST	SHWS, UST	Lower	2953, NNW
B9	SOUTHERN PACIFIC TRA	NEAR MOORE	SHWS	Lower	2979, NNW
10	AL PARK PETROLEUM	137 WEST 6TH STREET	SHWS	Lower	4007, NNW

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.

STANDARD ENVIRONMENTAL RECORDS

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 6 SHWS sites within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BRICO BULK FUEL FACI Date Closed: 03/26/1996	891 6TH STREET	NNW 0 - 1/8 (0.106 mi.)	A2	7
BRODSHO PROPERTY Date Closed: 04/20/1995 Date Closed: 04/20/1995	496 6TH STREET	NNW 1/4 - 1/2 (0.446 mi.)	6	8
FIRST INTERSTATE BAN Date Closed: 05/11/1994	408 SIXTH STREET	NNW 1/2 - 1 (0.518 mi.)	7	8
<i>SOUTHERN PACIFIC TRA</i> Date Closed: 12/17/1990	<i>LAKE ST</i>	<i>NNW 1/2 - 1 (0.559 mi.)</i>	<i>B8</i>	<i>8</i>
SOUTHERN PACIFIC TRA Date Closed: 08/25/1996	NEAR MOORE	NNW 1/2 - 1 (0.564 mi.)	B9	8
AL PARK PETROLEUM Date Closed: 07/30/1997	137 WEST 6TH STREET	NNW 1/2 - 1 (0.759 mi.)	10	8

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.

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ROADWAY DIESEL	1000 6TH ST	NW 0 - 1/8 (0.018 mi.)	1	7

AST: A review of the AST list, as provided by EDR, and dated 01/10/2000 has revealed that there are 2 AST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
4 WAY TRUCK STOP	I-80 & HIWAY 93	SE 1/8 - 1/4 (0.128 mi.)	4	7
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WELLS PLANT	OLD HIWAY 40	NNW 0 - 1/8 (0.117 mi.)	A3	7

ADDITIONAL ENVIRONMENTAL RECORDS

Other Ascertainable Records

RCRA-NonGen: A review of the RCRA-NonGen list, as provided by EDR, and dated 11/10/2011 has revealed that there is 1 RCRA-NonGen site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>W L GILLILAND CHEVRO</i>	<i>I 80 AND HWY 93 INTE</i>	<i>S 1/8 - 1/4 (0.213 mi.)</i>	<i>5</i>	<i>7</i>

Count: 22 records.


ORPHAN SUMMARY


City	EDR ID	Site Name	Site Address	Zip	Database(s)
WELLS	1002981881	POLY-CARB	HWY 93 1/2 MI N OF I-80	89835	CERCLIS-NFRAP
WELLS	1014472848	FLYERS 798	881 6TH STREET HWY 40	89835	RCRA-CESQG
WELLS	S103875684	SOUTHERN PACIFIC TRANSPORTATION CO	8TH STREET AND U.S. HIGHWAY 93		HWS
WELLS	S103876623	DARRYL B. TAYLOR TRUCKING	INTERSTATE 80 NEAR MILE MARKER		HWS
WELLS	S103876687	INDEPENDENCE FREIGHTWAYS	INTERSTATE 80 NEAR MILE MARKER		HWS
WELLS	S103876716	J. B. HUNT TRANSPORT MOBILE SOURCE	INTERSTATE 80 NEAR MILE MARKER		HWS
WELLS	S103876717	J. C. BANGERTER & SONS, INC.	INTERSTATE 80 NEAR MILE MARKER		HWS
WELLS	S103877534	WELLS BONUS #3	OLD U.S. HIGHWAY 40 EAST	89835	HWS
PEQUOP SUMMIT	S103877539	NEVADA DEPARTMENT OF TRANSPORTATIO	INTERSTATE 80, EL MP 98.88	89835	HWS
WELLS	S103877549	WELLS CONSERVATION CAMP	INTERSTATE 80 @ INDEPENDENCE		HWS
WELLS	S106514184	CHEVRON #90303	INTERSTATE 80 @ U.S. HIGHWAY 9	89835	HWS
WELLS	S106514187	NEVADA DEPARTMENT OF TRANSPORTATIO	U.S. HIGHWAY 93 @ MILE POST 94	89835	HWS
WELLS	S106514193	4-WAY TRUCK STOP	INTERSTATE 80 @ U.S. HIGHWAY 9	89835	HWS
WELLS	S106514196	BRICO WELLS PLANT	OLD U.S. HIGHWAY 40	89835	HWS
WELLS	S108250185	LARSON TRUCKING MOBILE SOURCE	INTERSTATE 80 @ EXIT 351		HWS
WELLS	S108250238	NEVADA DEPARTMENT OF TRANSPORTATIO	U.S. HIGHWAY 40 @ MILE POST 4.	89835	HWS
RURAL	S108437359	WRR INDUSTRIES MOBILE SOURCE	INTERSTATE 80 @ MILE MARKER 35		HWS
WELLS	S109272984	MATLACK, INC. MOBILE SOURCE	INTERSTATE 80 @ MOUNTAIN STORE		HWS
	S109521842	FLYING J ROADWAY	INTERSTATE 80 NEAR MILE MARKER		HWS
WELLS	S109943988	FREDERICKSEN TANK LINES MOBILE SOU	INTERSTATE 80 @ EXIT 352	89835	HWS
SUMMIT	S110768032	SEABOARD TRANSPORT MOBILE SOURCE,	INTERSTATE 80 @ MILE MARKER 37		HWS
WELLS	U004161251	FLYING J TRAVEL PLAZA #692	156 US HWY 93 SOUTH	89835	UST

OVERVIEW MAP - 3311226.2s



 Target Property

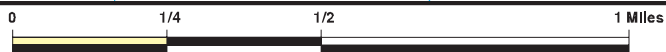
 Sites at elevations higher than or equal to the target property

 Sites at elevations lower than the target property

 Manufactured Gas Plants

 National Priority List Sites

 Dept. Defense Sites



 Indian Reservations BIA

 Oil & Gas pipelines from USGS

 National Wetland Inventory

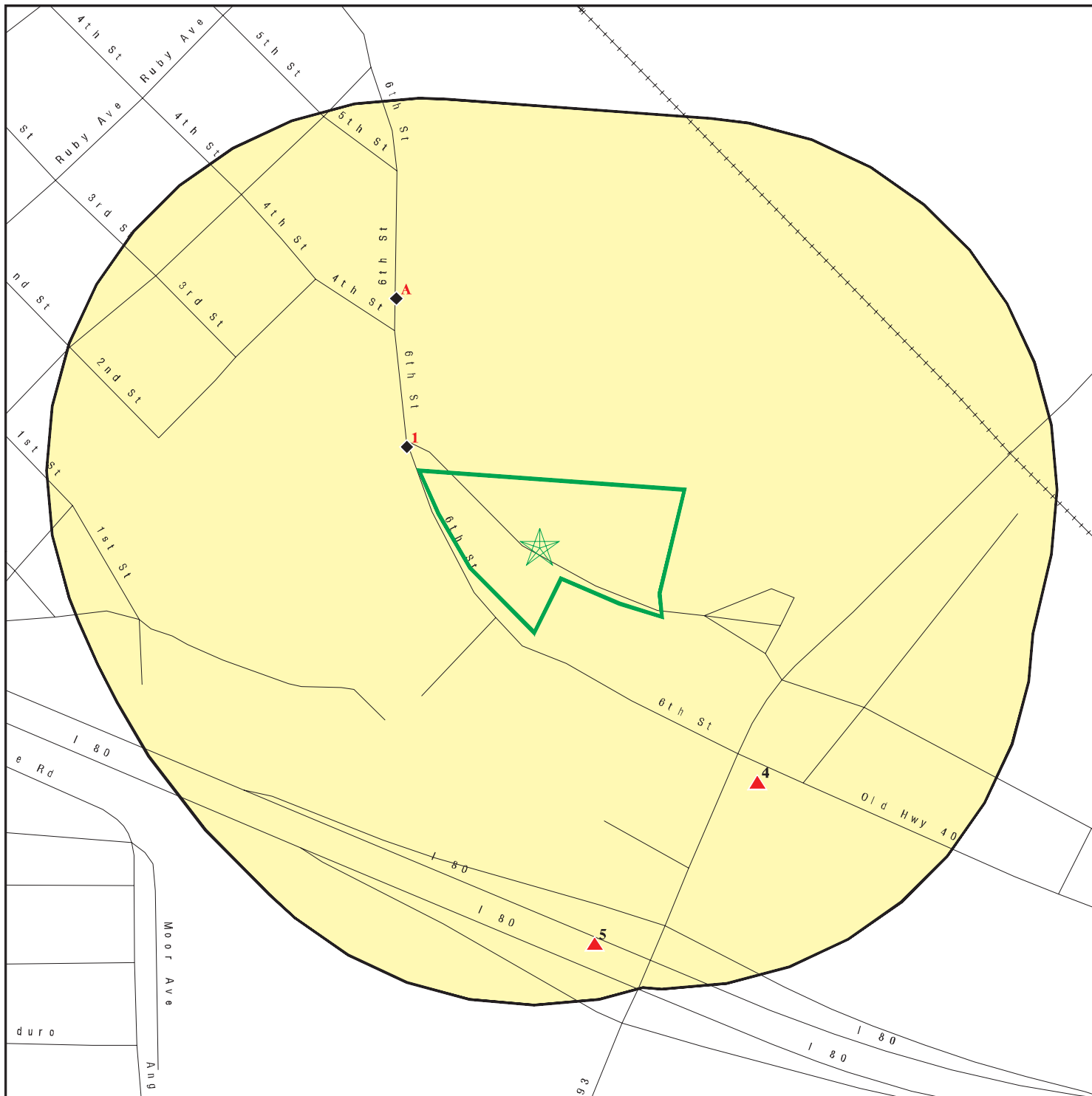









This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 7 Acre Parcel
 ADDRESS: JCT of HWY 93 & HWY 40
 Wells NV 89835
 LAT/LONG: 41.1038 / 114.9593



CLIENT: McGinley Associates
 CONTACT: Ken Greene
 INQUIRY #: 3311226.2s
 DATE: April 26, 2012 6:46 pm

DETAIL MAP - 3311226.2s



-  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



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: 7 Acre Parcel
 ADDRESS: JCT of HWY 93 & HWY 40
 Wells NV 89835
 LAT/LONG: 41.1038 / 114.9593

CLIENT: McGinley Associates
 CONTACT: Ken Greene
 INQUIRY #: 3311226.2s
 DATE: April 26, 2012 6:46 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		1	0	1	4	NR	6
<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	0	NR	NR	0
INDIAN LUST	0.500		0	0	0	NR	NR	0
<i>State and tribal registered storage tank lists</i>								
UST	0.250		1	0	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		1	1	NR	NR	NR	2
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	1	NR	NR	NR	1
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
-------------------------	-------	--	---	---	---	---	----	---

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
1 NW < 1/8 0.018 mi. 94 ft.	ROADWAY DIESEL 1000 6TH ST WELLS, NV 89835 Click here for full text details	UST	U001153497 N/A
Relative: Lower	UST Tank Status: PERMANENTLY OUT OF USE		
A2 NNW < 1/8 0.106 mi. 561 ft.	BRICO BULK FUEL FACILITY 891 6TH STREET WELLS, NV 89835 Click here for full text details	SHWS	S103876699 N/A
Relative: Lower	SHWS Date Closed: 03/26/1996		
A3 NNW < 1/8 0.117 mi. 616 ft.	WELLS PLANT OLD HIWAY 40 WELLS, NV 89835 Click here for full text details	AST	U001154524 N/A
Relative: Lower			
4 SE 1/8-1/4 0.128 mi. 677 ft.	4 WAY TRUCK STOP I-80 & HIWAY 93 WELLS, NV 89835 Click here for full text details	AST	U001110901 N/A
Relative: Higher			
5 South 1/8-1/4 0.213 mi. 1123 ft.	W L GILLILAND CHEVRON 9 0303 I 80 AND HWY 93 INTERCHANGE WELLS, NV 89835 Click here for full text details	RCRA-NonGen FINDS	1000638533 NVD982442071
Relative: Higher			

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
6 NNW 1/4-1/2 0.446 mi. 2354 ft.	BRODSHO PROPERTY 496 6TH STREET WELLS, NV 89835 Click here for full text details	SHWS	S103875652 N/A
Relative: Lower	SHWS Date Closed: 04/20/1995 Date Closed: 04/20/1995		
7 NNW 1/2-1 0.518 mi. 2737 ft.	FIRST INTERSTATE BANK 408 SIXTH STREET WELLS, NV 89835 Click here for full text details	SHWS	S103877900 N/A
Relative: Lower	SHWS Date Closed: 05/11/1994		
B8 NNW 1/2-1 0.559 mi. 2953 ft.	SOUTHERN PACIFIC TRANSPORTATION CO LAKE ST WELLS, NV 89835 Click here for full text details	SHWS UST	U001154517 N/A
Relative: Lower	SHWS Date Closed: 12/17/1990 UST Tank Status: PERMANENTLY OUT OF USE Tank Status: PERMANENTLY OUT OF USE		
B9 NNW 1/2-1 0.564 mi. 2979 ft.	SOUTHERN PACIFIC TRANSPORTATION COMPANY NEAR MOORE WELLS, NV Click here for full text details	SHWS	S103876732 N/A
Relative: Lower	SHWS Date Closed: 08/25/1996		
10 NNW 1/2-1 0.759 mi. 4007 ft.	AL PARK PETROLEUM 137 WEST 6TH STREET WELLS, NV 89835 Click here for full text details	SHWS	S103877970 N/A
Relative: Lower	SHWS Date Closed: 07/30/1997		

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	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
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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
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 Lisiting	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

<u>St</u>	<u>Acronym</u>	<u>Full Name</u>	<u>Government Agency</u>	<u>Gov Date</u>	<u>Arvl. Date</u>	<u>Active Date</u>
CT	CT MANIFEST	Hazardous Waste Manifest Data	Department of Energy & Environmental Protecti	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 G

Resumes

Kenneth D. Greene, P.E. Civil Engineer

Professional Experience

Mr. Greene is a civil engineer with over 10 years of project management experience in multi-disciplined projects from conception to completion. Mr. Greene's experience includes serving the private and public sector with civil and environmental engineering designs and project management for multi-million dollar residential, commercial and public works projects.

Selected Project Experience

- **McGinley and Associates, Inc., various sites in CA and NV** - engineer responsible for data compilation and interpretation, permitting, and report preparation for several projects in California and Nevada. Projects performed for government agencies, private property owners, and others.
- **City of Sparks, Sparks, NV** – project manager and civil engineer responsible for the design and management of main sanitary sewer interceptor that served the residential, commercial, and government properties in Sparks and Spanish Springs, Nevada. This project involved extensive coordination with the City of Sparks, Regional Transportation Commission (RTC), utility companies, and several private property land owners for temporary access permits, sewer easements and the design of the sanitary sewer interceptor alignment in Sparks, NV. AutoCAD Civil 3D software by Autodesk® was fully implemented for plan & profile design and importation of GIS data from the City of Sparks. As the project manager and the civil engineer on this project, Mr. Greene created a new design that eliminated all proposed right-of-way/easement purchases of land from private property owners and saved the City of Sparks over \$2 million of material and labor costs.
- **The Pines LLC, Reno, NV** – project manager and civil engineer responsible for tentative map design for The Pines Residential Subdivision, which involved: grading, master hydrology analysis, sanitary sewer, water, storm drain and offsite channel designs and multiple presentations to the City of Reno.
- **Barker-Coleman Homes, Spanish Springs, NV** – civil engineer responsible for the design and submittal of civil improvement plans for over 500 residential units in Spanish Springs, NV. This involved: grading, hydrology reports, water, sanitary sewer, storm drain and offsite channel designs and multiple meetings and approvals from Washoe County.
- **D'Andrea Ranch, Sparks, NV** – As an Outside Plant Design (OSP) Manager for AT&T, designed entire conduit backbone infrastructure, service area interfaces and copper/fiber cable layout for the distribution of voice and data services to businesses and residential customers to over 2,200 residential and commercial clients.
- **Mallory Ignitions Inc., Carson City, NV** – As an electronic engineer, designed printed circuit boards (PCBs) for high performance electronic ignitions for sport cars, assisted in research and development for all prototype equipment and provided technical support at the National Hot Rod Association® (NHRA®) race events.

Education

B.S., Civil Engineering, University of Nevada, Reno, 2004.

B.S., Electrical Engineering, University of Nevada, Reno, 1996.

Minor, Mechanical Engineering, University of Nevada, Reno, 1996.

Certifications and Registrations

Nevada Professional Engineer, Civil # 017096.

OSHA, 29 CFR 1910 40-Hour, Hazardous Waste Operations and Emergency Response (HAZWOPER), 2011.

Affiliations and Training

Resource Conservation Recovery Act (RCRA) Training, 2011.

Certified Professional of SITEOPS® Site Optimization Software, 2008.

Reno Business Referral South, Founder and President.

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.



Qualifications Resume

- **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.
- **Cruse 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.