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PHASE I ENVIRONMENTAL SITE ASSESSMENT UPDATE

Site A Southwest Corner of West Victory Road and South Water Street (APN 179-18-218-002) Henderson Clark County Nevada

> Contract DEP14-008 Task Number M21-17

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

> On behalf of: City of Henderson Redevelopment

> > July 24, 2017

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EXECUTIVE SUMMARY

This report presents the findings of a Phase I Environmental Site Assessment (ESA) Update performed on the property located on the northwest and southwest corners of W. Victory Road and S. Water Street in Henderson, Nevada, and hereafter referred to as the Subject Property. McGinley and Associates, Inc. (MGA) conducted this Phase I Environmental Site Assessment for the purpose of identifying recognized environmental conditions (RECs), historical recognized environmental conditions (HRECs), and/or controlled recognized environmental conditions (CRECs) on the property in accordance with the 2013 ASTM International standard practice for the performance of Phase I Environmental Site Assessments (ASTM E 1527-13). The U.S. Environmental Protection Agency (EPA) has endorsed this practice as satisfying the requirements of All Appropriate Inquiry (AAI).

The subject property is located on the northwest and southwest corners of W. Victory Road and S. Water Street in Henderson, Nevada and consists of one parcel of land that is approximately 3.64 acres in size. The parcel is listed with the Clark County Assessor's Office as assessor's parcel number (APN) 179-18-218-002. The subject property is located in the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 18, Township 22 South, Range 63 East of the Mount Diablo Base and Meridian.

The Subject Property consists of approximately 3.64 acres of land and is currently developed with an asphalt parking lot and a graded area consisting of compacted gravel and soil. It appears the site is used for public parking to access local businesses throughout the area.

<u>Findings</u>

General Findings

- The Subject Property is identified as Clark County APN 179-18-218-002 and is known as City of Henderson Site A. The Subject Property is located on the northwest and southwest corners of W. Victory Road and S. Water Street in Henderson, Nevada.
- The Property is comprised of an asphaltic parking lot in the southern half, along with a gravelcovered lot in the northern half.
- The Subject Property is 3.64 acres in size and has a land use identified by Clark County Assessor Office as "16.000- vacant mixed Zoning".
- The Subject Property is currently undeveloped with no structures.
- The Subject Property is currently owned by City of Henderson Redevelopment.
- Common household debris and de minimis staining was observed near the central and northern boundaries of the subject property.
- Three pole-mounted transformers and two pad-mounted transformers were observed on the Subject Property. All of the transformers appeared to be in good condition with no evidence of staining or leaks.
- Utility equipment was observed in the central parking lot area and appeared to be associated with the adjoining property (Lovelady Brewery) located to the east of the Subject Property.

Historical Recognized Environmental Conditions (HREC)

No historical recognized environmental conditions were found for the Subject Property.

Controlled Recognized Environmental Conditions (CREC)

No controlled recognized environmental conditions were found for the Subject Property.

Recognized Environmental Conditions (REC)

No recognized environmental conditions were found for the Subject Property.

Conclusions

MGA has performed a Phase I Environmental Site Assessment Update in conformance with the scope and limitations of ASTM Practice E 1527 of the property identified as Clark County APN 179-18-218-002, located on the northwest and southwest corners of W. Victory Road and S. Water Street, Henderson, Nevada. Any exceptions to, or deletions from, this practice are described in Section 7 of this report.

Upon conclusion of our Phase I ESA, and based on the information reviewed, this assessment has revealed no evidence of recognized environmental conditions in connection with the Subject Property. Based on these findings, MGA is of the opinion that no further assessments are warranted at this time.

1. INTRODUCTION

1.1 Purpose

This report presents the findings of a Phase I Environmental Site Assessment (ESA) Update performed on one parcel of land located in Henderson, Clark County, Nevada. McGinley and Associates, Inc. (MGA) conducted this investigation for the purpose of identifying recognized environmental conditions (RECs), historical recognized environmental conditions (HRECs), and/or controlled recognized environmental conditions (CRECs) on the property in accordance with the 2013 ASTM International standard practice for the performance of Phase I Environmental Site Assessments (ASTM E 1527-13). The U.S. Environmental Protection Agency (EPA) has endorsed this practice as satisfying the requirements of All Appropriate Inquiry (AAI).

1.2 Site Location

The subject property is located on the northwest and southwest corners of W. Victory Road and S. Water Street in Henderson, Nevada and consists of one parcel of land that is approximately 3.64 acres in size. The parcel is listed with the Clark County Assessor's Office as assessor's parcel number (APN) 179-18-218-002. The subject property is located in the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 18, Township 22 South, Range 63 East of the Mount Diablo Base and Meridian. A copy of the Assessor's Map that depicts the subject property is provided herein as Appendix B.

1.3 User Responsibilities

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the User must complete an AAI compliant user questionnaire and provide it to the environmental professional. Failure to complete this user questionnaire could result in a determination that "all appropriate inquiry" is not complete. The questionnaire determines a baseline of User knowledge of the Subject Property regarding the following items:

- 1. Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25);
- 2. Activity and land use limitations that are in place on the site or have been filed or recorded in a registry (40 CFR 312.26);
- 3. Specialized knowledge or experience of the person seeking to qualify for the LLP related to the property or nearby properties (40 CFR 312.28);
- 4. Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29);
- 5. Commonly known or reasonably ascertainable information about the property (40 CFR 312.30); and;
- 6. The degree of obviousness of the presence or likely presence of contamination in, on, or at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).

In order to obtain this information, an AAI compliant user questionnaire was provided to the User of this Phase I ESA. The completed user questionnaire can be found in Appendix B.

1.4 Conditions of Contract

MGA performed this work for the Nevada Division of Environmental Protection (NDEP) (client) on the behalf of the City of Henderson (user), as part of the State of Nevada Brownfields program pursuant to our Scope of Work approval dated June 12, 2017.

1.5 Scope of Work

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

- **Site reconnaissance** of the Subject Property and observation of adjoining properties and vicinity by a qualified person under the direct supervision of an MGA Certified Environmental Manager;
- Environmental setting review to determine potential pathways for the migration of contaminants including solids and liquids at the surface or subsurface, and vapor in the subsurface;
- **Review of site history/land use** through city directory listings, historical aerial photographs, historical topographic maps, local jurisdiction records, and personal interviews/questionnaires;
- **Review of regulatory agency records** to identify and assess any listings of regulatory permits, registrations, or enforcement actions at the subject site, adjoining properties, or proximal sites (if necessary), through both a commercial database search and agency inquiries; and;
- **Preparation of this report** that describes all work performed and presents a discussion of the findings and conclusions.

2. SITE RECONNAISSANCE

2.1 Methodology

For the purpose of assessing current site conditions, a visit to the Subject Property and surrounding area was conducted on June 14, 2017 under sunny and hot conditions. During the site visit, observations were made in regards to *recognized environmental conditions (RECs)*. As defined by ASTM E 1527-13, a REC is the presence, or likely presence, of any hazardous substances or petroleum products in, on, or at the property due to any release to the environment, under conditions indicative of a release to the environment, or under conditions that pose a material threat of a future release to the environment. 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 which generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Photographs taken during the site reconnaissance are provided in Appendix C.

2.2 Observations During Reconnaissance

The entire site was walked and observed for the presence of 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 observed, 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 finding will follow.

Staining or discoloration of soil and/or pavement De minimus staining was observed on the asphalt-surfaced parking areas of Observed the subject property. It appears these stains may be attributed to minor drips and spills from vehicles utilizing the site. Not Observed Wastewater systems, septic systems, sumps, and/or seeps Not Observed Wells Patched areas of asphalt or concrete Asphalt patches were observed on the western portion of the subject Observed property, leading to the eastern neighboring property (Lovelady Brewery). The patches appear to be associated with new utility lines. Not Observed Standing surface water, ponds, farm tanks, etc. Railroad spurs Not Observed Suspect PCB containing equipment Three pole-mounted transformers were observed on the subject property. Two were observed on the eastern edge and one was observed on the western edge. No staining or leaks were observed on any of the three transformers Observed and all appeared to be in old but fair condition. In addition, two padmounted transformers were observed on the western edge of the subject

property. The transformers appeared to be in good condition.

•	Hydraulic equipment	Not Observed
•	Underground storage tank (UST) systems/Vent Pipes	Not Observed
•	Above ground storage tanks (ASTs)	Not Observed
•	Sand-oil separators or grease interceptors	Not Observed
•	Paint booths, spray rigs, etc.	Not Observed
•	Unorthodox heating and ventilation systems	Not Observed
•	Emergency generators	Not Observed
•	Chemical/waste generation and/or storage	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
		1101 00001100
٠	Oil or gas well exploration or refinery activities	Not Observed
•	Oil or gas well exploration or refinery activities Surface water contamination	
•		Not Observed
• • •	Surface water contamination	Not Observed Not Observed
• • •	Surface water contamination Farm waste, feed lot spoils, or manure stockpile	Not Observed Not Observed Not Observed

2.3 Site Description and Current Usage

The Subject Property consists of approximately 3.64 acres of land and is currently developed with an asphalt parking lot and a graded area consisting of compacted gravel and soil. It appears

the site is used for public parking to access local businesses throughout the area. The layout of the subject property is illustrated in Figure 2.

2.4 Adjoining Properties

The Subject Property is bordered by the following:

North:	Commercial properties comprised of a church, hotel, laundromat, and City of Henderson Site B.		
South:	Residential houses and commercial properties		
East:	Commercial properties that include a gift shop, bakery, brewery, and commercial loan business.		
West:	Residential houses.		

At the time of the site visit, the properties surrounding the Subject Property consisted mainly of commercial and residential properties. Reconnaissance of the publicly accessible portions of the properties located immediately adjacent to the Subject Property, did not reveal any evidence of environmental concerns.

2.5 PCB Sources

Polychlorinated biphenyl (PCB) is a man-made chemical known to have potential harmful effects on human health and the environment. Federal law banned U.S. production of PCBs after July 2, 1979. However, PCB-containing materials may still be present in electrical equipment manufactured prior to 1979. Three pole-mounted transformers and two pad-mounted transformers were observed on the subject property. The pad-mounted transformers appeared to be newer in age, while the pole-mounted transformers appeared to be older in age. All of the transformers appeared to be in good condition and appeared to have no leaks or staining associated with them. 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 when discovered.

3. ENVIRONMENTAL SETTING

3.1 Regional Physiographic Setting

The subject property is located within the Mojave Desert region of southeastern Nevada at an elevation ranging from 1,904 feet above mean sea level. Historical average minimum and maximum annual temperatures for the area, as recorded at the nearest climate station in Las Vegas, Nevada, are 54.3 and 80.1 degrees Fahrenheit, respectively, while historical annual precipitation averages 4.15 inches (Western Regional Climate Center, 2016).

3.2 Geologic Conditions

The geology of the subject property has been mapped as Pediment and fan deposits of Henderson (John W. Bell and Eugene I. Smith, 1980). This unit is described as silty, sandy pebble gravel; composed dominantly of dacite clasts derived from the volcanic rocks of the McCullough Range. The majority of surficial soils found at the subject property have been mapped as Caliza very gravelly sandy loam with slopes ranging from 2-8 percent. The unit is classified as Hydrologic Unit A, which is characterized by low run-off potential when thoroughly wet, as water freely transmits through the soil (NRCS, 2017).

3.3 Surface Water Conditions

There are no surface water bodies that exist on the subject property. Small drainage rills were observed trending northward towards West Victory Road. Surface water flow would most likely flow north towards the West Victory Road gutter and would then proceed to flow northeast towards the Las Vegas Valley Wash. The nearest major surface water body to the subject property is the Las Vegas Wash, which is located approximately 3.5 miles to the north.

According to the Federal Emergency Management Agency (FEMA), the site is not located within a 100-year flood zone and is listed as being in Zone X, which is described as an area outside the 0.2% annual chance floodplain.

3.4 Groundwater Conditions

Based upon a review of well logs for the area, as provided on-line by the Nevada Division of Water Resources (NDWR), MGA estimates that depth to groundwater at the subject property is approximately 49 feet below ground surface (bgs) or greater. Based on topography, groundwater flow direction is estimated to be generally towards the northeast. However, according to historical monitoring reports from the Shell Station located adjacent to the north, groundwater direction is to the south. A search of the NDWR database did not indicate any wells exist or have existed in the past on the subject property. However, the database noted several wells within the vicinity of the subject property.

4. SITE HISTORY AND HISTORICAL LAND USE

A historical assessment of the Subject Property was performed through a search and review of historical aerial photographs, historical topographic maps, available Sanborn fire insurance maps, available city directory records, and county records. The purpose of the historical assessment was to identify potential conditions that may have impacted the Subject Property in the past. A summary of our historical assessment is presented below.

4.1 Historical Aerial Photographs

Environmental Data Resources, Inc. (EDR) provided aerial photographs covering the area of the subject property for years: 1950, 1958, 1960, 1971, 1975, 1981, 1990, 1999, 2004, 2006 and 2010. A current aerial photograph was available via Google Earth. Aerial photographs for years other than these dates were not available for review. The image year and a brief description of the image is provided below. A copy of the EDR historic aerial photograph report and additional aerial photographs reviewed for this report are provided in Appendix D.

- <u>**1950:</u>** The Subject Property appears to be comprised of residential houses, while the surrounding properties are mostly residential with some commercial buildings in the vicinity.</u>
- <u>1958:</u> The photograph is blurry, but detail can still be made out. The Subject Property appears to be the same, while what appears to be an industrial plant is seen northwest of the subject property. More residential houses are seen in the surrounding vicinity.
- <u>**1960:**</u> The Subject Property appears to have not changed. Additional residential houses are observed to the northeast of the property.
- <u>1971:</u> No changes to the Subject Property are observed. There is more commercial and residential development in the vicinity.
- <u>1975:</u> No changes observed on the Subject Property. Additional building development can be observed to the northeast.
- <u>1981:</u> There appears to be some development of larger buildings to the east of the subject property. There is some minor development in the vicinity.
- <u>**1990:**</u> No changes observed on the Subject Property. Additional development can be seen to the south of the Subject Property.
- <u>1999:</u> The Subject Property appears to have less residential houses and more commercial properties. Additional development can be seen to the northeast of the Subject Property.
- <u>2004</u>: The photograph is blurry, but detail can still be made out. There appears to be no obvious changes to the Subject Property. More development is observed to the northwest of the Subject Property.
- <u>2006</u>: The Subject Property appears to no longer have any residential structures. The property appears to have changed into a gravel-covered lot with some paving. Some commercial properties are observed to northeastern edge of the property.
- <u>2010:</u> The Subject Property appears to be vacant and structures are no longer visible. Additional development is seen to the northwest of the subject property.
- <u>2016</u>: The Subject property appears the same, except for the addition of a commercial building to the eastern edge of the property. Minor development can be seen in the vicinity of the property.

The review of these aerial photographs did not reveal potential environmental issues that may have impacted the Subject Property in the past. A copy of the historical aerial photograph report that was reviewed is provided in Appendix D.

4.2 Historical Topographic Maps

Historical topographic maps were provided by EDR covering the area of the Subject Property for the years: 1886, 1926, 1952, 1970, 1973 and 1983. Topographic maps for years other than these were not reviewed. The review of these maps did not reveal potential environmental issues that may have impacted the Subject Property in the past. A copy of the historical topographic map report that was reviewed is provided in Appendix D.

4.3 Sanborn Fire Insurance Maps

A Sanborn Map Report for the Subject Property was provided by EDR. However, Sanborn fire insurance maps, which can often provide detailed historical information about a site, have not been published for the area of the Subject Property. A copy of the EDR Sanborn Map Report that was reviewed is provided in Appendix E.

4.4 City Directory Listings

At the request of MGA, EDR searched City Directory listings in the vicinity of the Subject Property. City directory listings researched included Cole Information Services, Polk's City Directory and Luskey Brothers & Co. These were reviewed for the years: 1959, 1967, 1992, 1995, 1999, 2003, 2008 and 2013. City directories for years other than these dates were not available for review. The directory year and the associated listings are provided below. A copy of the EDR city directory report is provided in Appendix E.

	DESCRIPTION		
YEAR	Subject Property	S. Water Street	W. Victory Road
1959	Residential properties	Commercial and residential properties including Basic Auto Parts	Residential properties
1967	Residential properties	Commercial properties	Residential properties
1992	Residential properties	Commercial properties	Residential properties and a Church
1995	Residential properties	Commercial properties	Residential properties and a Church
1999	Residential properties and occupant unknown	Commercial properties including Rebel Oil Company	Residential properties, occupant unknown and a Church
2003	One residential property	Commercial properties including A & W Cleaning Services, Rebel Oil Company	Residential properties and a Church

2008	No listing	Commercial properties including Rebel Oil Company	Residential properties, occupant unknown and a Church
2013	No listing	Commercial properties including Rebel Oil Company	Residential properties, occupant unknown and a Church

4.5 Clark County Assessor's Office

According to the Clark County Assessor's Office, the Subject Property is located on the parcel identified as APN 179-18-218-002. The parcel is 3.64 acres in size and its land use is listed as mixed use.

According to available assessor's information, the parcel is currently owned by the City of Henderson Redevelopment. Information available on the website indicates that the current owner of the APN 179-18-218-002 purchased the subject property in June of 1998.

4.6 Interviews

During the site visit, the owner of the property was not available for an interview. For the initial Phase I ESA that was conducted in 2014, an interview with staff from City of Henderson Redevelopment was conducted. For this report, staff from the current City of Henderson Redevelopment office discussed the site. They indicated that additional developers were looking at purchasing a portion of the Subject Property, similar to 2014 when Lovelady Brewery purchased the portion that is no longer a part of Site A. No environmental issues are known to exist since the original Phase I ESA was conducted.

5. RECORDS REVIEW

As defined in ASTM E 1527-13, a *historical recognized environmental condition* is a past release of any hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (to current regulatory standards) or meets unrestricted residential use criteria established by a regulatory authority, without subjecting the property to institutional controls or engineering controls. A HREC will not be considered a REC per ASTM E 1527-13. To the contrary, a *controlled recognized environmental condition* is a REC that has been addressed to the satisfaction of the applicable regulatory authority with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (i.e., property use restrictions, activity use limitations, institutional/engineering controls, etc.).

A regulatory agency review was conducted through both a commercial database search and local agency inquiries. The purpose of this regulatory agency review was to ascertain if regulatory actions have ever been imposed on the Subject Property, adjoining properties, or on properties within the search radius guidelines established by the 2013 ASTM Standard Practice for Environmental Site Assessments.

5.1 EDR Radius Map Report

At the request of MGA, EDR provided records from federal, state, and local environmental databases for regulatory sites located within the *Approximate Minimum Search Distances* as specified in ASTM E 1527-13. A copy of the EDR report is included herein as Appendix F. Included within the report are summaries of the regulatory databases reviewed, a listing of sites identified within the search radius, detailed data on the identified sites, and maps showing the locations of facilities reported to have had regulatory action. MGA reviewed and evaluated all of the sites in the EDR report.

The Subject Property was not identified as a record in the databases searched by EDR. However, the following regulatory listings were identified within the Approximate Minimum Search Distances in the databases searched by EDR: One Superfund Enterprise Management System (SEMS) site, three Comprehensive Environmental Response, Compensation and Liability Information Systems No Further Remedial Action Planned (CERCLIS-NFRAP) sites, two Resource Conservation Recovery Act (RCRA) Corrective Action (CORRACTS) sites, two non-RCRA CORRACTS Treatment, Storage, Facility (TSD) sites, one RCRA small quantity generator (SQG) site, 20 Nevada State Hazardous Waste Sites (SHWS), three Nevada Leaking Underground Storage Tank (LUST) sites, three Nevada Underground Storage Tank (UST) Sites, four Nevada Solid Waste Recycling (SWRCY) facilities, two RCRA Non-Generator/No Longer Regulated sites, one 2020 COR Action Site, one Nevada National Pollutant Discharge Elimination System (NPDES) site, six EDR Historical Auto sites, and two Historical Cleaner sites. All but five of the listed sites 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 this reason, each of those sites are considered unlikely to cause, or to have caused in the past, environmental impact to the Subject Property.

MGA reviewed each of the five sites and determined that four of the sites are hydrologically down gradient from, or cross-gradient to, the subject property, and/or have received regulatory closure. The fifth site appears to be an NPDES permit associated with the relocation of a utility line in 2009. This site information was not available for review in the original EDR report. It

does not appear that any of the information related to the other four sites has changed since the original Phase I ESA was conducted in 2014.

The EDR database search also identified a number of sites that could not be mapped due to insufficient address information. MGA reviewed all of these sites and 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 unmapped sites are considered unlikely to cause, or to have caused in the past, environmental impact to the Subject Property.

5.2 EDR Vapor Encroachment Screen

MGA conducted a Vapor Encroachment Screen (VES) investigation in accordance with the 2015 ASTM Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions (ASTM E 2600-15). The VES investigation used available information and professional judgment to derive our conclusions. The goal of the VES is to identify the potential for vapors from hazardous substances and petroleum releases to reach the Subject Property. ASTM E2600-15 defines the term, vapor encroachment condition (VEC) as the presence or likely presence of chemical of concern (COC) vapors in the vadose zone of the Subject Property caused by the release of vapors from contaminated soil and/or groundwater either on or near the Subject Property as identified by Tier 1 or Tier 2 procedures. MGA performed a VES for the area encompassing the Subject Property by reviewing each of the regulatory sites that were provided by EDR within a 1/3-mile primary search radius from the boundary of the Subject Property.

5.2.1 Tier 1 Screening

Initially, 42 regulatory listings associated with 28 sites were identified within the 1/3-mile primary search radius surrounding the Subject Property. Of these initial 42 listings, 36 were excluded because they were determined to have limited potential for the presence of contaminants of concern (COC); were determined to be outside the area of concern based on distance, gradient, and the type of COC; and/or were determined to be beyond the critical distance for vapor migration to the Subject Property. For the remaining six sites, a Tier 2 Screening was performed.

5.2.2 Tier 2 Screening

Of these six sites, five were ruled out in the previous report and are still ruled out given that there have not been any new events reported since the date of the previous report. The one potential site of concern was identified to be within the 1/10-mile and 1/3-mile primary search radius surrounding the Subject Property and had a previous release in the 1990s. However, the spill was to soil only and was granted closure in 1997. Therefore, it does not appear that a VEC exists on the Subject Property at this time.

5.3 Nevada Division of Environmental Protection (NDEP)

Based on the findings of the one-mile radius search, two NDEP files for the subject property and/or adjacent properties (regulated) were requested to be reviewed for this report. The following sections describe those reviews.

5.3.1 3 East Lake Mead Drive

Based on the information available for review from the NDEP, it appears that records since at least 1992 are available. In December of 1999, a Notification for Underground Storage Tanks (EPA 7530 Form) was submitted to the Clark County Health District. The submitted form

indicated that one 10,000-gallon gasoline UST and one 15,000-gallon gasoline tank were to be registered. It appears the USTs were initially installed in 1997 and operated until April 2001. The USTs were removed in June of 2001 and during the removal, a small leak in the 15,000-gallon UST was discovered. Subsequently, corrective actions in the form of soil excavation was initiated. Approximately 45.51 tons of contaminated soil was transported for disposal from the UST location. The confirmation soil samples did not exceed the NDEP soil action level for TPH of 100 mg/Kg. Therefore, a No Further Action (NFA) letter was recommended and received on August of 2001. No changes in the file were noted since it was originally reviewed in 2014.

5.3.2 65 West Lake Mead Drive

Based on the information available for review from the NDEP, it appears the Shell Service Station was in use between 1957 and 1977. In 1971, the original USTs were removed and replaced with three 10,000-gallon USTs. In 1977, the Shell Station closed and the UST's were removed. In 1994 the site was assessed due to a pending sale of the property. Several groundwater monitoring wells were installed on the property. Total petroleum hydrocarbons as gasoline and the constituent benzene were detected in a soil sample and groundwater monitoring was ongoing. According to the available files, the benzene levels have declined and are predicted to diminish. According to the groundwater monitoring wells, they show the groundwater flowing towards the south. However, it does not appear that constituents of concern had migrated offsite and no USTs have been installed since. In November of 1999, the NDEP issued a NFA letter based on hydrocarbon attenuation modeling results reported by the consultant at that time. No changes in the file were noted since it was originally reviewed in 2014.

5.4 Southern Nevada Health District (SNHD)

On July 10, 2017, a request for public information was emailed to the Southern Nevada Health District in order to review files associated with the properties located at 58 S Water Street (Rebel Oil Station) and 85 W Lake Mead Parkway (small shopping center including a laundromat). An email reply was provided by Ms. Jennifer Luther on July 12, 2017 which provided access to download available files for both locations.

5.4.1 85 W. Lake Mead Parkway

Based on available files associated with the address of 85 W. Lake Mead Parkway, the business at that address is the Americas Best Value Inn. The Inn is located to the north and is approximately 50 feet from the subject property. The Inn appears to have had corrective action in the past for what appears to be a solid waste violation. The issue included storing furniture, household items, and miscellaneous waste near the dumpster area. However, the Inn complied and submitted proof of waste disposal to the proper landfill and no other notices have occurred since.

5.4.2 58 S. Water Street

Based on available files associated with the address of 58 S. Water Street, the business at that address is a Rebel Oil gas station. The station is located to the south and is approximately 230 feet from subject property. The facility is currently enrolled in the State of Nevada Petroleum Fund. Based on the available files, it appears the facility has had minor housekeeping issues in the past. These issues have included a failure to send leak detection records, line tightness records, tank detection records and failure to submit financial responsibility records. The facility also had some missing hardware issues such as bolt anchors for dispensers. However, the facility has remained in compliance once that information was provided. Currently, there

is no indication of potential impacts to the subject property at this time.

5.5 Previous Phase I ESA

MGA submitted a Phase I ESA on December 11, 2014 titled "Phase I Environmental Site Assessment, Site A, Southwest Corner of West Victory Road and South Water Street (APN 179-18-218-001), Henderson, Clark County, Nevada".

The previous assessment did not reveal any RECs associated with the property and did not recommend further assessments. Based on an updated site reconnaissance, regulatory review, and historical review, it appears that the only changes to the Subject Property since the previous Phase I ESA are as follows:

- A portion of the property was developed with a brewery and the brewery is no longer considered a part of Site A. After the sale of the portion of Site A which the brewery was built, the size of Site A was reduced from 3.88 acres to 3.64 acres.
- Evidence of utilities were observed within the asphaltic parking lot located adjacent to the brewery. It appears that these were installed at the time the brewery was constructed.

6. FINDINGS

6.1 General Findings

- The Subject Property is identified as Clark County APN 179-18-218-002 and is known as City of Henderson Site A. The Subject Property is located on the northwest and southwest corners of W. Victory Road and S. Water Street in Henderson, Nevada.
- The Property is comprised of an asphaltic parking lot in the southern half, along with a gravel-covered lot in the northern half.
- The Subject Property is 3.64 acres in size and has a land use identified by Clark County Assessor Office as "16.000- vacant mixed Zoning".
- The Subject Property is currently undeveloped with no structures.
- The Subject Property is currently owned by City of Henderson Redevelopment.
- Common household debris and de minimis staining was observed near the central and northern boundaries of the subject property.
- Three pole-mounted transformers and two pad-mounted transformers were observed on the Subject Property. All of the transformers appeared to be in good condition with no evidence of staining or leaks.
- Utility equipment was observed in the central parking lot area and appeared to be associated with the adjoining property (Lovelady Brewery) located to the east of the Subject Property.

6.2 Historical Recognized Environmental Conditions

No historical recognized environmental conditions were found for the Subject Property.

6.3 Controlled Recognized Environmental Conditions

No controlled recognized environmental conditions were found for the Subject Property.

6.4 Recognized Environmental Conditions

No recognized environmental conditions were found for the Subject Property.

6.5 Conclusions

MGA has performed a Phase I Environmental Site Assessment Update in conformance with the scope and limitations of ASTM Practice E 1527 of the property identified as Clark County APN 179-18-218-002, located on the northwest and southwest corners of W. Victory Road and S. Water Street, Henderson, Nevada. Any exceptions to, or deletions from, this practice are described in Section 7 of this report.

Upon conclusion of our Phase I ESA, and based on the information reviewed, this assessment has revealed no evidence of recognized environmental conditions in connection with the Subject Property. Based on these findings, MGA is of the opinion that no further assessments are warranted at this time.

7. LIMITATIONS

7.1 General

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

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

7.2 Data Gaps

The following data gaps were encountered during the course of this Phase I ESA:

- Historical aerial photographs were not available prior to 1950. However, this data gap is not considered significant since it is likely that prior to 1950, the site was undeveloped.
- Historical information found for the Subject Property may have 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.
- Sanborn fire insurance maps were not available for the area covering the subject property. However, this data gap is not considered significant as specific use of the property and adjoining properties appears evident from other historical sources.
- Past owners were not available within reasonable time and/or cost constraints for interview for this report. This data gap is not considered significant since it is likely all information obtained would be duplicative of information obtained from other sources.

8. 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 40 CFR §312.10(b). 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.

Nickolas Landin Staff Geologist

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.

Brett Bottenberg, C.E.M. #1690, Exp. 10/07/17 Project Manager

9. **REFERENCES**

ASTM, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM E 1527-13.

ASTM Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions, ASTM E 2600-15.

Clark County Assessor's Office (online), (http://www.clarkcounty.us/assessor/index.htm).

Environmental Data Resources (EDR) Regulatory Package, June 29, 2017. Includes EDR Radius Map Report and the EDR Certified Sanborn Map Report. Inquiry Number: 4981641.

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Houghton, John. G., Clarence M. Sakamoto, and Richard O. Gifford, 1975. Nevada's Weather and Climate. Special Publication 2. Nevada Bureau of Mines and Geology, Mackay School of Mines, University of Nevada, Reno.

John W. Bell and Eugene I. Smith, 1980, *Geologic Map of the Henderson Quadrangle Nevada*, Map 67 Nevada Bureau of Mines and Geology, University of Nevada Reno.

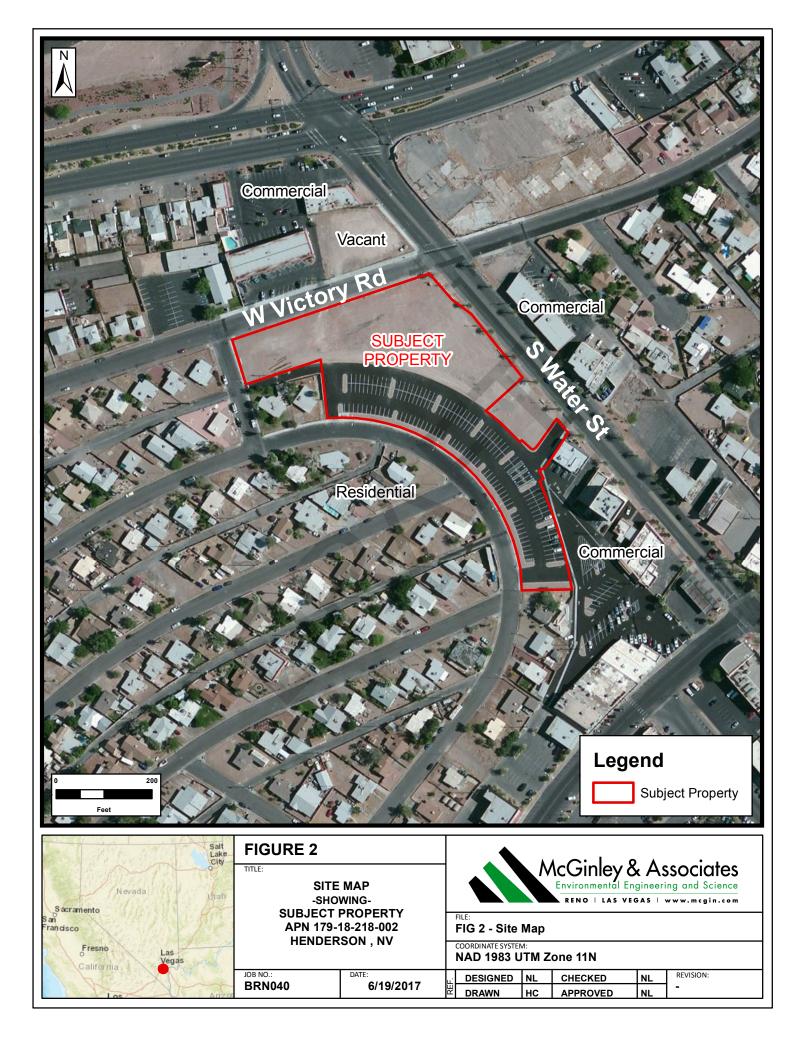
Natural Resources Conservation Service, 2017. Web Soil Survey: Las Vegas Valley Area, Nevada, Part of Clark County. Version 11, Sep 16, 2016. United States Department of Agriculture. (http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx).

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United States Department of Agriculture, Natural Resources Conservation Service. 1997. National Engineering Handbook - Part 630 Hydrology. H_210_NEH_630 - Part 630 – Hydrology.

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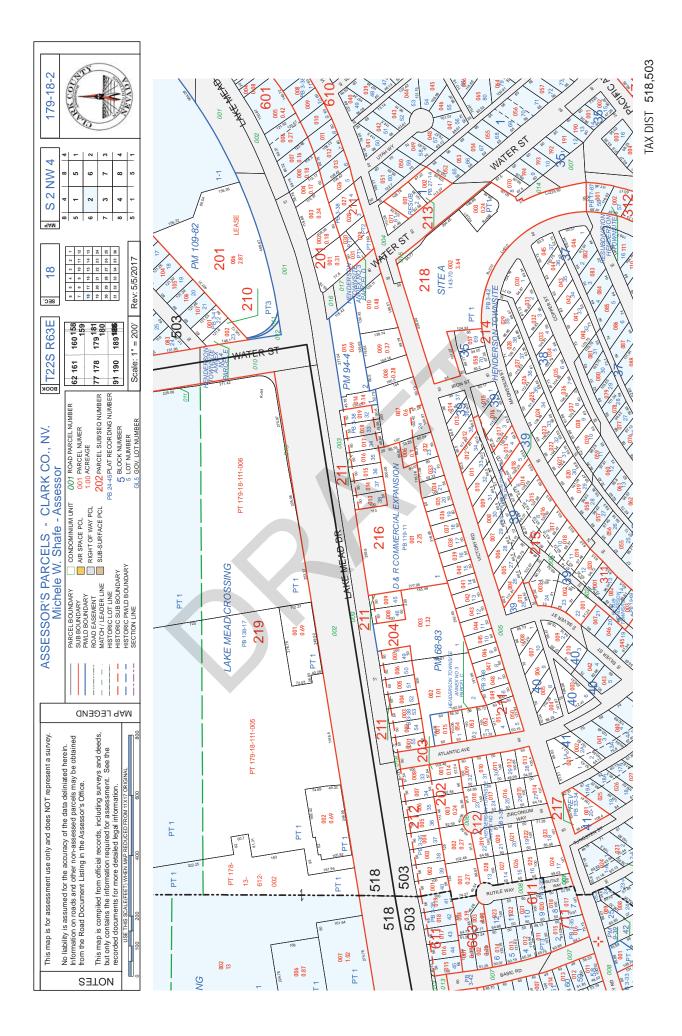




APPENDIX A

Assessor's Map and Parcel Information





GENERAL INFORMATION		
PARCEL NO.	179-18-218-002	
OWNER AND MAILING ADDRESS	CITY OF HENDERSON REDEVELOPMENT 240 WATER ST P O BOX 95050 HENDERSON NV 89009-5050	
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	HENDERSON	
ASSESSOR DESCRIPTION	SITE A PLAT BOOK 143 PAGE 70 PT LOT 1	
RECORDED DOCUMENT NO.	* 19980604:02019	
RECORDED DATE	Jun 4 1998	
VESTING	NS	

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT			
TAX DISTRICT	503		
APPRAISAL YEAR	2016		
FISCAL YEAR	2017-18		
SUPPLEMENTAL IMPROVEMENT VALUE	0		
INCREMENTAL LAND	0		
INCREMENTAL IMPROVEMENTS	0		

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2016-17	2017-18
LAND	221981	221981
IMPROVEMENTS	0	0
PERSONAL PROPERTY	0	0
ЕХЕМРТ	221981	221981
GROSS ASSESSED (SUBTOTAL)	221981	221981
TAXABLE LAND+IMP (SUBTOTAL)	634231	634231
COMMON ELEMENT ALLOCATION ASSD	0	0
TOTAL ASSESSED VALUE	221981	221981
TOTAL TAXABLE VALUE	634231	634231

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION		
ESTIMATED SIZE	3.64 Acres	
ORIGINAL CONST. YEAR	0	
LAST SALE PRICE MONTH/YEAR SALE TYPE	0	
LAND USE	16.000 - Vacant - Mixed Zoning	
DWELLING UNITS	0	

PRTMARY	RESIDENTIAL	STRUCTURE
L IVTUAL I	RESIDENTIAL	STRUCTURE

1ST FLOOR SQ. FT.	0	CASITA SQ. FT.	0	ADDN/CONV	
2ND FLOOR SQ. FT.	0	CARPORT SQ. FT.	0	POOL	NO
3RD FLOOR SQ. FT.	0	STYLE		SPA	NO
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	0	TYPE OF CONSTRUCTION	
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	0	ROOF TYPE	
BASEMENT GARAGE SQ. FT.	0	FIREPLACE	0		
TOTAL GARAGE SQ. FT.	0				

http://sandgate.co.clark.nv.us/assrrealprop/parceldetail.aspx?hdnparcel=17918218002 7/31/2017

Michele W. Shafe, Assessor

PARCEL OWNERSHIP HISTORY

Assessor Map Aer	rial V	/iew Comme	ent Codes	Current	Owne	rship	New Search
IPTION							
143 PAGE 70 PT LOT 1							
CURRENT OWNER	%	RECORDED DOCUMENT NO.	RECORDED DATE	VESTING	TAX DIST	EST SIZE	COMMENTS
CITY OF HENDERSON REDEVELOPMENT		19980604:02019	6/4/1998	NS	503	3.64 AC	
1	IPTION 143 PAGE 70 PT LOT 1	IPTION 143 PAGE 70 PT LOT 1 CURRENT OWNER %	IPTION 143 PAGE 70 PT LOT 1 CURRENT OWNER % RECORDED DOCUMENT NO.	IPTION 143 PAGE 70 PT LOT 1 CURRENT OWNER % RECORDED DOCUMENT NO. RECORDED DATE	IPTION 143 PAGE 70 PT LOT 1 CURRENT OWNER % RECORDED DOCUMENT NO. RECORDED DATE VESTING	IPTION 143 PAGE 70 PT LOT 1 CURRENT OWNER % RECORDED DOCUMENT NO. RECORDED DATE VESTING TAX DIST	IPTION 143 PAGE 70 PT LOT 1 CURRENT OWNER % RECORDED DOCUMENT NO. RECORDED DATE VESTING DIST SIZE

	PARCEL NO.	PRIOR OWNER(S)	%	RECORDED DOCUMENT NO.	RECORDED DATE	VESTING	TAX DIST	EST SIZE	COMMENTS
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Click the following link to view the parcel geneology <u>Parcel Tree</u>

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

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

6/15/2017 Untitled Page

The District makes no warranties concerning the accuracy of this data.

This parcel IS NOT in a 100-year flood zone.

Parcel 17918218002 Owner CITY OF HENDERSON REDEVELOPMENT Address Entity Henderson Contact 702-267-3058 Flood Zone This parcel IS NOT in a 100-year flood zone.

APPENDIX B User Questionnaire

USER QUESTIONNAIRE

Property Address: City of Henderson Site A (APN 179-18-218-002)

In order to qualify for one of the *Landowner Liability Protections (LLPs*) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "*Brownfields Amendments*"), the *user* must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. These inquires must also be conducted by EPA Brownfield Assessment and Characterization grantees. The *User* should provide the following information to the *environmental professional*. Failure to conduct these inquiries could result in a determination that "*all appropriate inquiries*" is not complete.

The "User," as defined by the ASTM 1527-13 Standard Practice for Environmental Site Assessments, is "the party seeking to use Practice E1527 to complete an environmental site assessment of the property. A User may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager." The User has specific obligations for completing a successful application of this practice, which includes, but is not limited, to the following:

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

To meet the requirements of 40 CFR 312.20 and 312.25, a search for the existence of environmental liens and activity use limitations (AULs) that are filed or recorded against the property must be conducted. Environmental liens and AULs are legally distinct instruments and have very different purposes and both can commonly be found within recorded land title records (e.g County Recorder/Registry of Deeds). Any environmental liens and AULs known to the User should be reported to the environmental professional. The User should engage a title company, real estate attorney, or title professional to undertake a review of reasonably ascertainable recorded land title records and lien records for environmental liens and AULs currently recorded against or relating to the property.

Did a search of *recorded land title records* (or judicial records where appropriate, see Note 1 below) identify any environmental liens filed or recorded against the *property* under federal, tribal, state, or local law?

Note 1- In certain jurisdictions, federal, tribal, state, or local statutes, or regulations specify that environmental liens and AULs be filed in judicial records rather than in land title records. In such cases judicial records must be searched for environmental liens and AULs.

ANSWER:		far as	1	ANGLE		

(2.) Activity and use limitations that are in place on the *property* or that have been filed or recorded against the *property* (40 CFR 312.26(a)(1)(v) and (vi)).

Did a search of *recorded land title records* (or judicial records where appropriate, see Note 1 above) identify any AULs, such as *engineering controls*, land use restrictions, or *institutional controls* that are in place at the *property* and/or have been filed or recorded against the *property* under federal, tribal, state, or local law?

ANSWER: No -Initials:

USER QUESTIONNAIRE

Property Address: City of Henderson Site A (APN 179-18-218-002)

(3.) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28). Do you have any specialized knowledge or experience related to the *property* or nearby properties? For example, are you involved in the same line of business as the current or former *occupants* of the *property* or an *adjoining property* so that you would have specialized knowledge of the chemicals and processes used by this type of business?

ANSWER: I am the Dauntown Redevelopment Manger bo the City of Henderen. The Agency owner this property.

(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*?

ANSWER: It retlents the price as it a demissive.

(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,

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

ANSWER: Some of the use were connerted and other ware residential (b.) Do you know of specific chemicals that are present or once were present at the property? ANSWER: No -(c.) Do you know of spills or other chemical releases that have taken place at the *property*? ANSWER: No -(d.) Do you know of any environmental cleanups that have taken place at the *property*? ANSWER: No Initials:

USER QUESTIONNAIRE

Property Address: City of Henderson Site A (APN 179-18-218-002)

(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). Based on your knowledge and experience related to the *property* are there any *obvious* indicators that point to the presence or likely presence of releases at the *property*?

ANSWER: No : Signature & Tille Downtown Redevelopment Margo 7/24/2017 Date

Initials:

APPENDIX C Site Photographs



Northern portion of the Subject Property looking west.



Southern edge of the Subject Property looking east.



Eastern edge of the Subject Property looking south.



Western portion of the Subject Property looking northwest.



Adjacent property to the north – City of Henderson Site B beyond W. Victory Rd.



Adjacent property to the north – Apartment complex beyond W. Victory Rd.



Typical adjacent property to the west – residential homes



Adjacent property to the south and east - commercial businesses.



Adjacent property to the east beyond S. Water St. – commercial businesses.



Undeveloped portion of the site looking south.



Asphalt parking area looking southeast



Pad-mounted utilities located on the southwestern portion of the Subject Property.



Electrical equipment located on the western edge of the subject property.



Pole-mounted transformer located on the eastern portion of the Subject Property.

APPENDIX D

Historical Aerial Photographs and Topographic Maps



Target Property: W VICTORY RD & S WATER ST

Henderson, NV 89015

<u>Year</u>	<u>Scale</u>	Details	<u>Source</u>
1950	Aerial Photograph. Scale: 1"=500'	Flight Date: January 01, 1950	USGS
1958	Aerial Photograph. Scale: 1"=1000'	Flight Date: July 08, 1958	EDR
1960	Aerial Photograph. Scale: 1"=500'	Flight Date: January 01, 1960	NHD
1971	Aerial Photograph. Scale: 1"=500'	Flight Date: January 01, 1971	NHD
1975	Aerial Photograph. Scale: 1"=500'	Flight Date: January 01, 1975	NHD
1981	Aerial Photograph. Scale: 1"=500'	Flight Date: January 01, 1981	USGS
1990	Aerial Photograph. Scale: 1"=500'	DOQQ - acquisition dates: May 02, 1990	USGS/DOQQ
1999	Aerial Photograph. Scale: 1"=500'	Flight Date: January 01, 1999	USGS
2004	Aerial Photograph. Scale: 1"=750'	Flight Date: June 27, 2004	EDR
2006	Aerial Photograph. Scale: 1"=500'	Flight Year: 2006	USDA/NAIP
2010	Aerial Photograph. Scale: 1"=500'	Flight Year: 2010	USDA/NAIP



E A	
	Subject Property
INQUIRY #: _4158211.9	
YEAR: 1958 $1000'$ \downarrow \downarrow \square \downarrow $=$ $1000'$	12



INQUIRY	′ #:	4158211.9	^ NI
YEAR:	196	60	ΊN
		—] = 500'	EDR °

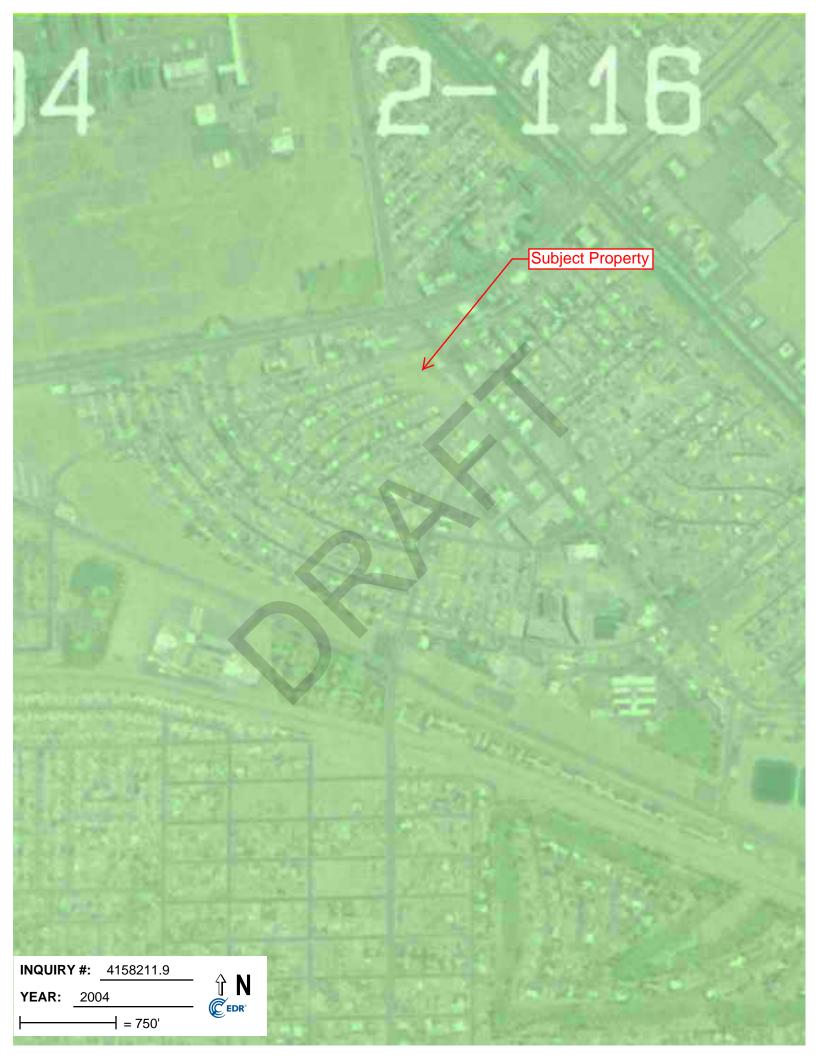


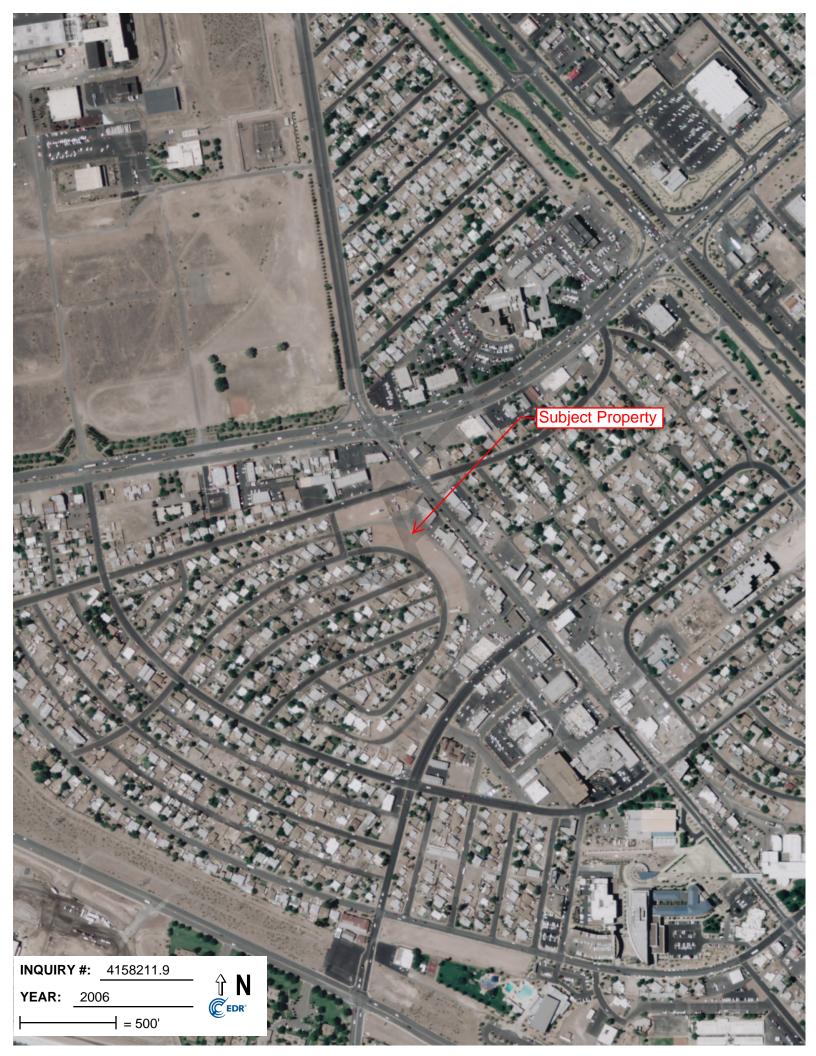


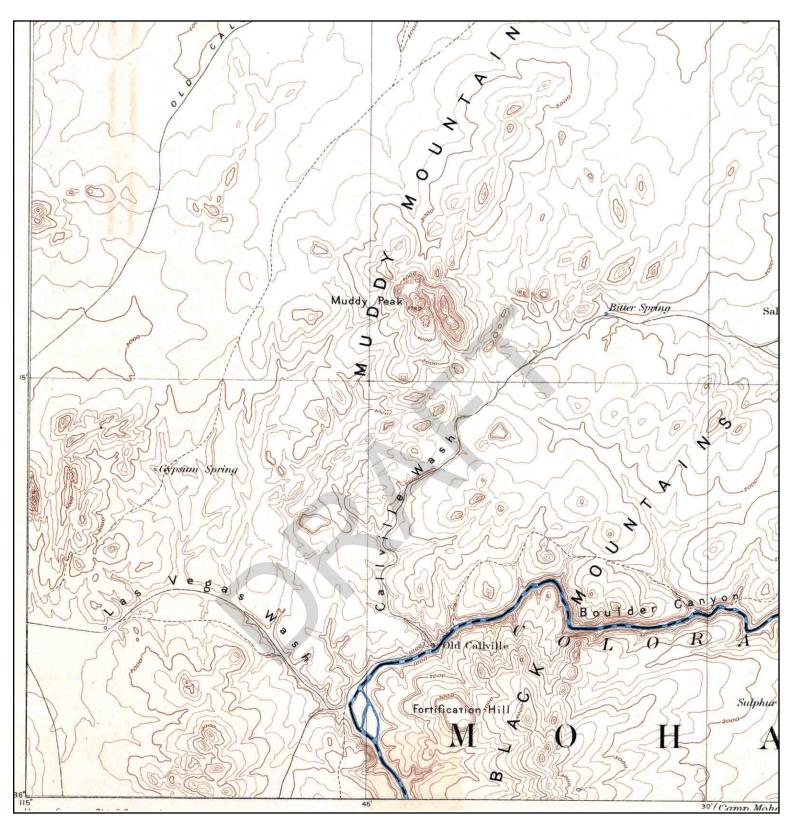












N A	TARGET QUADNAME:SAINT THOMASMAP YEAR:1886SERIES:60SCALE:1:250000	ADDRESS:	Undeveloped Property W VICTORY RD & S WATER ST Henderson, NV 89015 36.0356 / -114.9868	CLIENT: CONTACT: INQUIRY#: RESEARCH	McGinley Associates Brett Bottenberg 4158211.4 DATE: 12/11/2014	
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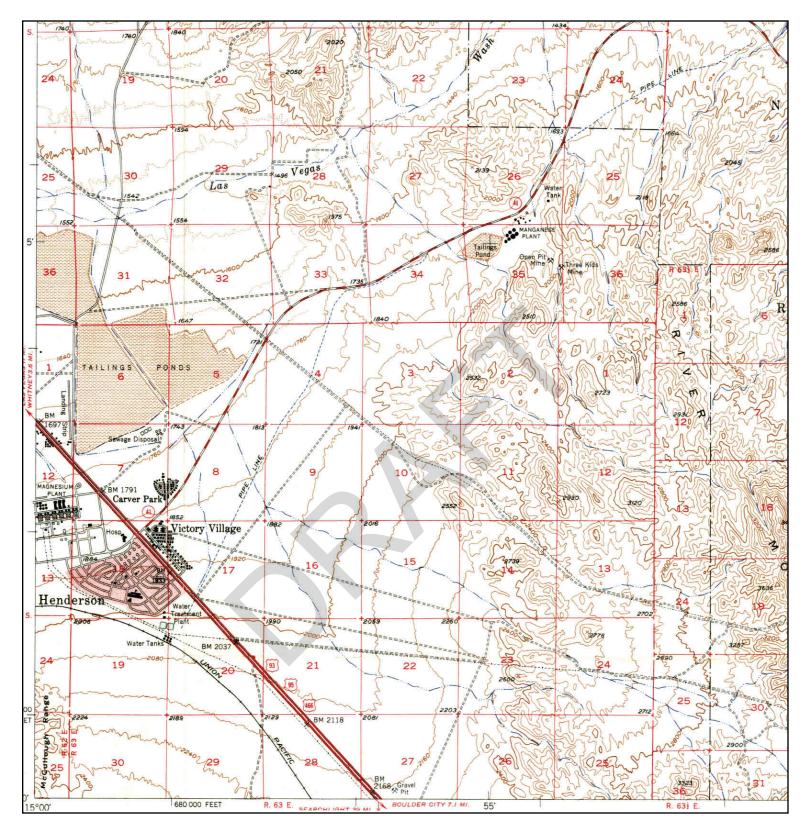
TARGET QUAD Ν NAME: **BOULDER CANYON** MAP YEAR: 1926 SERIES: 30

SITE NAME: Undeveloped Property W VICTORY RD & S WATER ST ADDRESS: Henderson, NV 89015 LAT/LONG: 36.0356 / -114.9868

CLIENT: McGinley Associates CONTACT: Brett Bottenberg INQUIRY#: 4158211.4 RESEARCH DATE: 12/11/2014

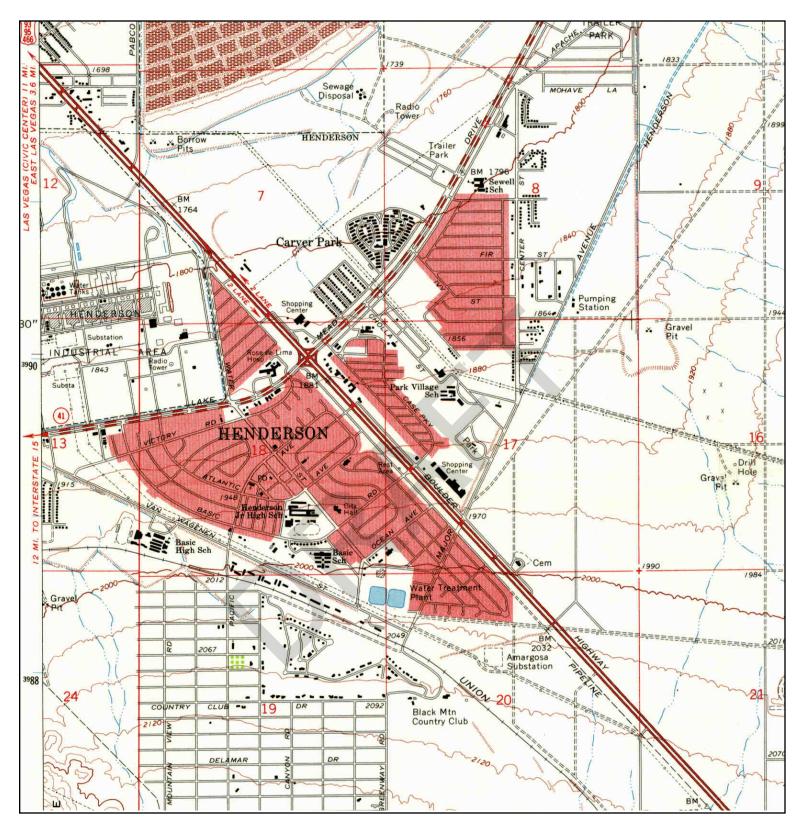
SCALE:

1:96000



NAME: HENDERSON MAP YEAR: 1952 SERIES: 15

SERIES: 15 SCALE: 1:62500 SITE NAME: Undeveloped Property ADDRESS: W VICTORY RD & S WATER ST Henderson, NV 89015 LAT/LONG: 36.0356 / -114.9868 CLIENT:McGinley AssociatesCONTACT:Brett BottenbergINQUIRY#:4158211.4RESEARCH DATE:12/11/2014



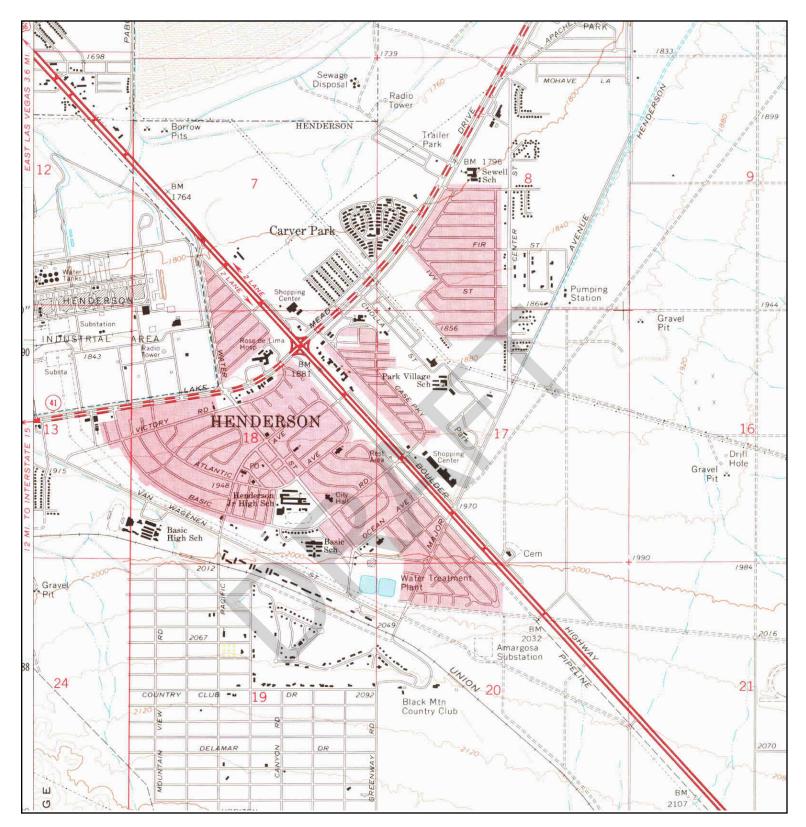
TARGET QUAD Ν NAME: HENDERSON MAP YEAR: 1970 SERIES: 7.5

SITE NAME: Undeveloped Property ADDRESS: W VICTORY RD & S WATER ST Henderson, NV 89015 LAT/LONG: 36.0356 / -114.9868

CLIENT: **McGinley Associates** CONTACT: Brett Bottenberg 4158211.4 INQUIRY#: RESEARCH DATE: 12/11/2014

SCALE:

1:24000



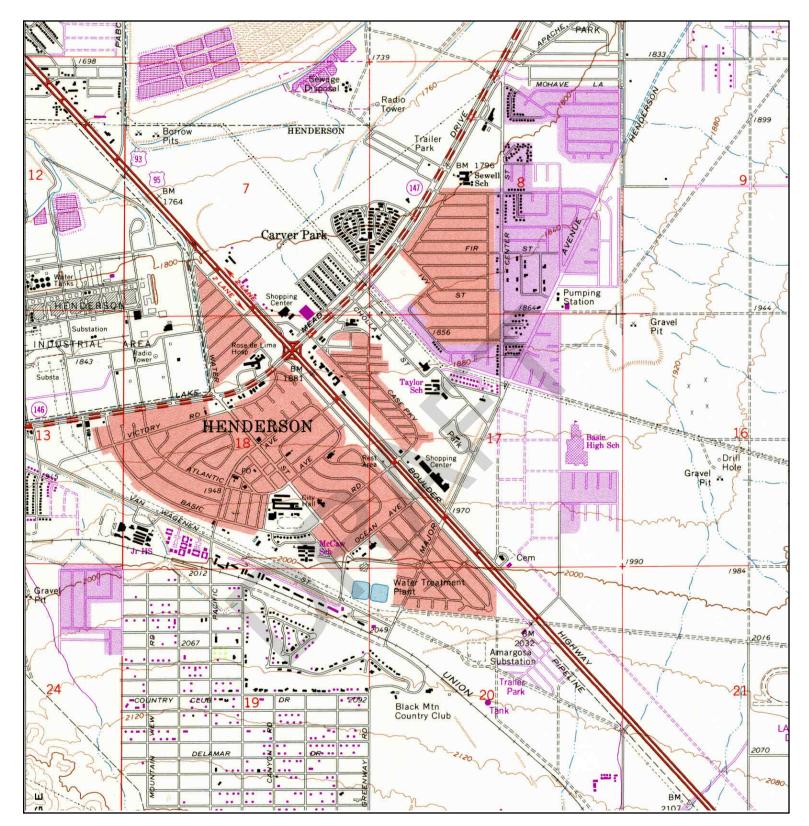
 N
 TARGET QUAD
 SITE NAME

 NAME:
 HENDERSON
 ADDRESS:

 MAP YEAR:
 1973
 HOTOINSPECTED FROM : 1970
 LAT/LONG:

 SERIES:
 7.5
 SCALE:
 1:24000
 LAT/LONG:

SITE NAME: Undeveloped Property ADDRESS: W VICTORY RD & S WATER ST Henderson, NV 89015 LAT/LONG: 36.0356 / -114.9868 CLIENT: McGinley Associates CONTACT: Brett Bottenberg INQUIRY#: 4158211.4 RESEARCH DATE: 12/11/2014



TARGET QUADNAME:HENDERSONMAP YEAR:1983PHOTOREVISED FROM :1970SERIES:7.5SCALE:1:24000

Ν

SITE NAME: Undeveloped Property ADDRESS: W VICTORY RD & S WATER ST Henderson, NV 89015 LAT/LONG: 36.0356 / -114.9868 CLIENT:McGinley AssociatesCONTACT:Brett BottenbergINQUIRY#:4158211.4RESEARCH DATE:12/11/2014

APPENDIX E

Sanborn Map Report and City Directory Listings



Site A W Victory Rd & S Water St Henderson, NV 89015

Inquiry Number: 4981641.5 June 29, 2017

Certified Sanborn® Map Report



6 Armstrong Road, 4th floor Shelton, CT 06484 Toll Free: 800.352.0050 www.edrnet.com

Certified Sanborn® Map Report

Site Name:

Site A W Victory Rd & S Water St Henderson, NV 89015 EDR Inquiry # 4981641.5 Client Name:

McGinley Associates 815 Maestro Drive Reno, NV 89511 Contact: Brett Bottenberg



06/29/17

The Sanborn Library has been searched by EDR and maps covering the target property location as provided by McGinley Associates were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification #	A510-46F0-A06C
PO #	LV264

Project BRN040

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.



Certification #: A510-46F0-A06C

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others 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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Undeveloped Property

W VICTORY RD & S WATER ST Henderson, NV 89015

Inquiry Number: 4158211.5 December 15, 2014

The EDR-City Directory Image Report



6 Armstrong Road Shelton, CT 06484 800.352.0050 www.edrnet.com

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SECTION

Executive Summary

Findings

City Directory Images

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Target Street</u>	Cross Street	Source
2013	\checkmark		Cole Information Services
2008	\checkmark		Cole Information Services
2003	\checkmark		Cole Information Services
1999	\checkmark		Cole Information Services
1995	$\overline{\checkmark}$		Cole Information Services
1992	$\overline{\checkmark}$		Cole Information Services
1967	$\overline{\checkmark}$		Luskey Brothers & Co. Publications
1959	\checkmark		Polk's City Directory

RECORD SOURCES

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FINDINGS

TARGET PROPERTY STREET

W VICTORY RD & S WATER ST Henderson, NV 89015

<u>Year</u>	<u>CD Image</u>	Source
<u>S WATER</u>	<u>ST</u>	
2013	pg A1	Cole Information Services
2008	pg A3	Cole Information Services
2003	pg A6	Cole Information Services
1999	pg A9	Cole Information Services
1995	pg A12	Cole Information Services
1992	pg A14	Cole Information Services
1967	pg A16	Luskey Brothers & Co. Publications
1959	pg A18	Polk's City Directory
1959	pg A19	Polk's City Directory
W VICTOR	<u>Y RD</u>	
2013	pg A2	Cole Information Services

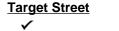
2013	pg A2	Cole Information Services
2008	pg A5	Cole Information Services
2003	pg A8	Cole Information Services
1999	pg A11	Cole Information Services
1995	pg A13	Cole Information Services
1992	pg A15	Cole Information Services
1967	pg A17	Luskey Brothers & Co. Publications
1959	pg A20	Polk's City Directory
1959	pg A21	Polk's City Directory

FINDINGS

CROSS STREETS

No Cross Streets Identified

City Directory Images



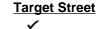
Cross Street

-

Source Cole Information Services

S WATER ST 2013

7	ABC THERAPY LLC
	CHEF FLEMMINGS BAKESHOP
	GOLDEN LOAN
11	CINEMA COLLECTORS
	KENPUTERGURU
14	AA 24 HOUR LOCKSMITH
19	DETROIT MOTORCITY CONEY ISLAND
23	ANY
	GOLD MINE TAVERN
30	MELISSA CONNER ALLSTATE AGENT
	TEMPTING TREASURES
34	GOLD CASTERS JEWELRY
37	KELLYS BARBER SHOP
38	NEVADA HEART & VASCULAR
	SHURTLEFF FAMILY PRACTIC
42	JAILBUSTERS HENDERSON
46	JJS
55	LAS VEGAS STOCK
	OGARA & ASSOC PHOTOGRAPHY
58	REBEL
60	LOCKSMITH 24 HOUR EMERGENCY SERVICE
104	001 EMERGENCY LOCKSMITH
	24 7 A LOCKSMITH
	A AMERICAN HIGH SPEED
	A AMERICAN HOME SECURITY SYSTEM
	A1 ACTION PLUMBING & ROOTER
	AIRE SERVICE HEATING & AIR CONDITION
	APPLIED INDUSTRIAL TECHNOLOGIES
	CHARTER COMMUNICATIONS
	COMPLETE LOCKSMITH SERVICES LLC
	COMPLETE SERVICES LLC
	CORPORATE OFFICES
	CUSTOMER SERVICE REPAIR
	EASTRIDGE PERSONNEL
	FIRST AMERICAN FINANCIAL
	FIRST AMERICAN FINANCIAL FIRSTSOURCE SOLUTIONS
	IMAGE CREATORS SALON
	INSULFLOW JOHNSONLANCASTER ASSOCIATES INC
	JPMORGAN CHASE & CO
	SERVICE FIRSTEXPERT SERVICES INC
	TED BROWN MEDIA GROUP
407	
107	
	BANK OF AMERICA



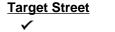
Cross Street

_

Source Cole Information Services

W VICTORY RD 2013

- 104 VICTORY ROAD CHURCH OF CHRIST
- 107 ALVINA CORDOVA
- 108 OCCUPANT UNKNOWN
- 111 CHRISTEL DOUGLAS
- NADYA CHARAK
- 116 CHRISTOPHER MIANNAY
- 119 STEPHEN HAWKINS
- 120 OCCUPANT UNKNOWN
- 123 OCCUPANT UNKNOWN



Cross Street

-

Source Cole Information Services

S WATER ST 2008

1	STAZS NEVADA INDIAN
6	DAVID H NEELY III
	RAINBOW TECH SERVICE
7	A B C THERAPY
	INTERNATIONAL MEDICAL SPC
	LAPUMA BAKERY & DELI
	ROYAL FINANCE CORP
	SHIRTZ LOGOZ & PROMOZ
10	ART A LA CART
	J W DEVELOPMENT LLC
	PARK LINE PROPERTIES
11	ALAN LYFORD INC
	CINEMA COLLECTORS INC
	COX COMMUNICATIONS INC
	FARMERS INSURANCE
14	ASSET REALTY
	BUILDING BLOCKS
19	DETROIT MOTOR CITY CONEY ISLAND LLC
	FRANCISCO SANDOVAL
	JIALING TONG
	THE ART EMPORI
	WILLIAM GALLIOS
21	B RAMIREZ
26	CITY LIGHTS ART GALLERY
	MONOGRAMS MAGIC & MORE
30	NV FINANCIAL & MORTGAGE CONSULTANTS
	TEMPTING TREASURES BY JAN
34	GOLD CASTERS JEWELRY
37	HENDERSON BARBER SHOP
42	LINDLEYS POOL SERVICE LLC
	QWIK BAIL BONDS
47	UNITED STEEL WORKERS
55	DIGISTOCK DESIGN LLC
	FOOD IMAGE SOURCE LLC
	OGARA BISSELL PHOTOGRAPHY
58	REBEL OIL CO
100	A OGANS LANDSCAPING & SPRINKLER
	ALL VALLEY CONCRETE PUMPING
	GGA INSURANCE SERVICES
104	CAR & TRUCK SHOWROOM LAS VEGAS
	DESERT MINI STORAGE
	JULIE ANNES FINE FODS BKY CAFE
	MR ROOTER PLUMBING
	PRISTENE WATER
	STEVEN KIM MD
4.0-	THE COACH STORE
107	BANK OF AMERICA
400	PRATT & ASSOCIATES
109	116 BEAU RIVAGE INVESTMENTS INC
	HENDERSON JET SALES INC



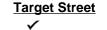
Source Cole Information Services

S WATER ST 2008

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(Cont'd)

109 HENDERSON VALLEY REALTY INC OAKRIDGE INVESTMENTS CORP PHM MANAGEMENT INC PORTUGUESE PROPERTIES INTERNATIONAL ROCKYPAWS LLC



-

Source Cole Information Services

- 104 CHURCH OF CHRIST
- 111 ROBIN VERLEY
- 112 ROGER RODSETH
- 119 MARY JEWELL
- 120 DON WOOLBRIGHT
- 123 OCCUPANT UNKNOWN



-

Source Cole Information Services

S WATER ST 2003

1	INDIAN OF LAS VEGAS HENDERSON
	STAZS NEVADA INDIAN STEVEN DESTOUT
6	ANNE M OLIVAREZ
0	DAVID H NEELY
	NEELY DAVID H III ATTY
	RAINBOW TAX SERVICES INC
7	ASSOC BILINGUAL COUNSELORS
1	NEVADA SEW & VAC
11	A & W CLEANING SERVICE
	ASSET REALTY MANAGEMENT SRVC
	DARRELL DYER
	GUILD MORTGAGE CO
18	OCCUPANT UNKNOWN
	TERRY L SANKEY
19	COLLECTIONS CONNECTION
	FRANCISCO SANDOVAL
	GOLD CASTERS JEWELRY
	HUFFMAN PHYSICAL THERAPY SRVC
21	ROMAN RAMIREZ
22	BIRDS R US
	OCCUPANT UNKNOWN
23	GOLD MINE
	OCCUPANT UNKNOWN
26	KENTS
	KENTS FIREARMS
	MONOGRAMS MAGIC & MORE
	PROMOTIONS & EVENTS MANAGEMENT
30	BO HASH
	BO HASH INSURANCE AGENCY
	JODEE TAILORING
	TEMPTING TREASURES BY JAN
34	BASKETS N MORE
37	HENDERSON BARBER SHOP
	OCCUPANT UNKNOWN
38	FRIENDS
	FRIENDS HAIR & NAILS
	PAMELA MILLER
39	MAXXS LOUNGE
42	JAIL BUSTERS
	MCDONALD & BRASIER
43	A HOCHMUTH
	ANTONIO MCKISSACK
	BEN SAUMIER
	ROBERT LEE
	TOWN HOUSE MOTOR LODGE
46	OCCUPANT UNKNOWN
-	PTS SLOT CASINO



S WATER ST

(Cont'd)

2003

47	OCCUPANT UNKNOWN
	UNTD STEEL WRKR OF AMRC LOCAL
55	FOOD IMAGE SOURCE
	LAS VEGAS STOCK
	OCCUPANT UNKNOWN
	OGARRA BISSELL PHOTOGRAP
	ROYALTY FREE COLLECTION
58	REBEL OIL CO

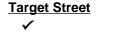
- 104 A DALES PORTABLE WELDING AARONS LOCK & KEY CAR & TRUCK SHWRM OF LAS VEGAS CONSUMER CREDIT OF NEVADA DYNAMIC BUSINESS CONCEPTS **GREEN VALLEY RENTALS** HEAVENLY SMILES DENTAL HERBAL LIFE DISTRIBUTING JOHN W INGA DDS JUSTICE PROJECT MOBILE HOME CONNECTION NEXT DIMENSION INC PARAGON HEALTH CARE RADIATION THRPY CTR OF HNDRSN **S & K QUALITY HOME REPAIR** SARA HARRISON SIENA DENTAL CARE SWENSON DOTTIE & RON TIM BURNETTE WALTERS LOUISIANA CATERING 107 OCCUPANT UNKNOWN
- 109 HENDERSON JET SALES HENDERSON VALLEY REALTY OAKRIDGE CAPITOL CO OCCUPANT UNKNOWN STERLING INVESTMENTS WEST VAN HOLDINGS INC



_

Source Cole Information Services

- 19 MICHAEL KUHN
- 100 M DITTMER
- 104 CHURCH OF CHRIST
- 107 STEVE JORDAN
- 108 DIANE HAMILTON
- 111 ALISON MCWILLIAM
- 112 ROGER RODSETH
- 115 BILL DODD
- 116 BEATRICE SANCHEZ
- 119 MARY JEWELL
- 120 KRIS HENSLEY
- 123 STEVE JORDAN

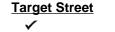


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Source Cole Information Services

S WATER ST 1999

1	IN THE WIND INCORPORATED
	STAZS NEVADA INDIAN
3	PORT OF SUBS
6	ABLE BOOKKEEPING & TAX SERVICE
0	
	BOB OLSEN REALTY & INSURANCE INCORPORATED
	BOB OLSEN REALTY CORPORATION MANAGMENT
	NEELY DAVID H III ATTORNEY
7	ELITEPERSONNEL SERVICE
	ENGINEERED PROCESS SOLUTIONS
	GENTRY FINANCE CORPORATION
	IN HOUSE EXTENDED CARE
	TELESIS COUNSELING ASSOCIATES INCORPORATED
	WAY MAKER ENTERPRISES
10	GILLARD CONSTRUCTION
10	MEDEM DEVELOPMENT CORPORATION
11	BLACK MOUNTAIN JEWELERS
11	COX CABLE OF LAS VEGAS CBL
	COX COMMUNICATIONS CBL
	FIRST AMERICAN TITLE COMPANY OF NEVADA
	OLD REPUBLIC TITLE
	PRIME CABLE OF LAS VEGAS
18	CENTURY 21 HENDERSON REALTY INCORPORATED REALTORS
	LAUBACH DUANE G REALTOR
19	702 CELLULAR & PAGING
	FLYING HAWAIIAN SPECIALTIES
	GOLD CASTERS JEWELRY
	JAMES SMITH
	SHEILA SISTAD
	SNOWBALLS GIFT SHOP
21	DENISE PERRETT
22	OCCUPANT UNKNOWN
23	GOLD MINE
23 26	BOLLWEEVILS COTTON PATCH
20	MALLEY KEVIN J CPA
	NELSON MALLEY & THORNE CPAS
	PROFFITT ENTERPRISE
	SHEEHAN & SHEEHAN CP AS
	THE MORTGAGE SHOPPE
	THORNE PATRICK M CPA
30	ALARM IT
	ALLSTATE INSURANCE COMPANIES SALES OFFICES
	HASH BO INS
	LAWYERS TITLE OF NEVADA INCORPORATED
	TEMPTING TREASURES BY JAN
	VALLEY TEMPS INCORPORATED
34	BINGHAM BOB INS AGENCY
	BOB BINGHAM INS
	FARMERS INSURANCE GROUP AGENTS
37	HENDERSON BARBER SHOP
57	
	OCCUPANT UNKNOWN



S WATER ST 1999

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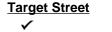
(Cont'd)

38	MERCURY DRAFTING SERVICES
42	MCDONALD & ASSOCIATES
	QWIK BAIL BONDS
43	HENDERSON TOWN HOUSE MOTOR LODGE
	MAXXS LOUNGE
	TO PICK UP OR SEND MONEY TRANSFERS
	TOWN HOUSE MOTOR LODGE
46	PTS RESTAURANT
	PTS SLOT CASINO HENDERSON
47	UNITED STEEL WORKERS OF AMERICA LOCAL 4856
	UNITED STEEL WORKERS OF AMERICA LOCAL 7307
55	OCCUPANT UNKNOWN
58	REBEL OIL COMPANY
104	CASINO EMPLOYEES BENEFITS ALLIANCE
	LARRY SHANKS
	R KING ENTERPRISES
	TYLER TECHNOLOGIES
	VEHICLE ACCEPTANCE CORPORATION
106	DONNA LEBOW
107	BANK OF AMERICA
	OCCUPANT UNKNOWN
108	MENDI COLLINS
109	3704 INCORPORATED
	BLOUNT REMAX REALTORS
	BRIAN MILLER
	BROOKWOOD SERVICES INCORPORATED
	EDGEBROOK HOLDINGS INCORPORATED
	FAIRFAX FINANCIAL COMPANY
	HENDERSON JET SALES
	HENDERSON VALLEY REALTY
	LANDCASTER INVESTMENTS INCORPORATED
	REMAX EAGLES VIEW
440	WINSTON INVESTMENTS INCORPORATED
110	BONNIE PETERSON



Source Cole Information Services

- 3 OCCUPANT UNKNOWN
- 11 OCCUPANT UNKNOWN
- 15 OCCUPANT UNKNOWN
- 19 MICHAEL KUHN
- 23 DANNY RICH
- 38 OCCUPANT UNKNOWN
- 61 OCCUPANT UNKNOWN
- 103 OCCUPANT UNKNOWN
- 104 VICTORY ROAD CHURCH OF CHRIST
- 107 OCCUPANT UNKNOWN
- 108 OCCUPANT UNKNOWN
- 111 DANNY KALASTRO
- 112 GEORGIA STEVENS
- 115 OCCUPANT UNKNOWN
- 116 FRED SANCHEZ
- 119 STEPHEN HAWKINS
- 120 KRIS HENSLEY
- 123 FRED GOMEZ

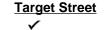


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Source Cole Information Services

S WATER ST 1995

2	BONNIES FLORAL BOUTIQUE
3	PORT OF SUBS
6	ABLE BOOKKEEPING & TAX SVC
	BOB OLSEN REALTY & INS INC
	DAVID H NEELY III
	NEELY, DAVID H III
7	REALTY EXECUTIVES OF NEVADA
10	CDL COMPUTER SVC
	GILLARD CONSTRUCTION
	MEDEM DEVELOPMENT CORP
	MICHAEL T MARTIN GENERAL CONTR
	NEVADA FINANCIAL SVC
11	BLACK MOUNTAIN JEWELERS
	CHICAGO TITLE AGENCY LAS VEGAS
	PRIME CABLE OF LAS VEGAS
	UNITED TITLE OF NEVADA
18	HENDERSON REALTY INC
	HENDERSON REALTY PROPERTY MGMT
	LAUBACH, DUANE G
19	GOLD CASTERS JEWELRY
	GREEN MOUNTAIN GIFT SHOP
	HENDERSON HOME HEALTH CARE
	SASSY SCISSORS SALON
22	IN HOUSE HOME HEALTH INC
23	GOLD MINE
26	OTHENAS FASHIONS
	SHEEHAN & SHEEHAN LTD
	WILLIAM J SHEEHAN CPA
30	ALARM IT
	ALLSTATE INSURANCE
	HASH, BO
	MANPOWER TEMPORARY SVC
	TEMPTING TREASURES BY JAN
31	MEAD, JOHN
34	BOB BINGHAM INSURANCE
	BOB, BINGHAM
37	HENDERSON BARBER SHOP
42	FLYING HAWAIIAN SPECIALTIES
43	TOWN HOUSE MOTOR LODGE
	WESTERN UNION
47	UNITED STEELWORKERS OF AMERICA
55	OGARA & ASSOC PHOTOGRAPHY
58	REBEL GASOLINE
71	SANDYS LOUNGE
104	SPRINT CENTRAL TELEPHONE
	SPRINT CENTRAL TELEPHONE NV
107	BANK OF AMERICA
109	BERARDS REALTY & ASSOC



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Source Cole Information Services

- 3 VALDEZ, GILBERT
- 19 KUHN, MICHAEL C
- 104 CHURCH OF CHRIST
- 107 BRADLEY, LARRY D
- 108 SUKOWATY, E A
- 116 SANCHEZ, FRED
- 123 GOMEZ, FRED



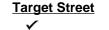
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Source Cole Information Services

S WATER ST 1992

/ /

1	NO 1 HOBBY & TOY CT	
	NO 1 HOBBY & TOY CTR	
2	BONNIE'S FLORAL	
3	PORT OF SUBS	
6	ABLE BOOKKEEPING	
	BOB OLSEN RLTY &INS	
	HERMOSA MOBILE HOME	
	OLSEN BOB REALTY	
7	CO PROBATION CENTER	
	CO PROBATION CTRS	
	DEALERS SCHL S NV	
10	APOLLO VIDEO	
	NEVADA FINANCIAL SV	
	PRINT SHOP THE	
	THE PRINT SHOP INC	
11	CHICAGO TITLE AGNCY	
	PRIME CABLE OF VEGS	
18	CENTURY 21 REALTY	
10	LAUBACH DUANE G RLT	
19	DOCS DONUTS	
	GOLD CASTERS JEWLRY GREEN MTN GIFT SHOP	
	SASSY SCISSOR SALON	
	SASSY SCISSOR SALON	
23	GOLD MINE	
23	GRUB STAKE SANDWICH	
26	OTHENA'S FASHIONS	
20	SHEEHAN & SHEEHAN	
30	ALARM IT	
	ALLSTATE INSURANCE	
	MANPOWER TEMP SVC	
	MILLS LAMOND R	
	TEMPTING TREASURES	
34	BINGHAM B INS AGCY	
	BOB BINGHAM INS	
	FARMERS INS GROUP	
37	HENDERSON BARBER	
38	PLAN AHEAD INDUST	
42	FLYING HAWAIIAN	
43	HENDERSON TWN HOUSE	
	TOWN HOUSE MTR LDGE	
10		
46	SILVER SPUR SALOON	
47 59	UNITED STL WRKR LCL	
58 71	REBEL GASOLINE PEGASUS LOUNGE	
11	SANDYS LOUNGE	
109	BERARDS REALTY	
100		



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Source Cole Information Services

- 11 GOUGHERTY, BRIAN
- 14 GIBSON, HOMER W
- 32 LITTLE LLOYDSLAWNSV
- 103 GONZALES, A
- 104 CHURCH OF CHRIST
- 107 BRADLEY, LARRY D
- 108 SUKOWATY, ERHARD A
- 116 SANCHEZ, FRED
- 123 GOMEZ, FRED



Source

WAYNE ST (LV) (89109)

WAYNE WY (NLV) (89030)

h 2 Major USAF

Luskey Brothers & Co.

S WATER ST 1967

W WASHINGTON ST CONTINUED

- B TaylorManuelM(Mary)2EWashingtonAptBHdn 564-1774 h 3 technician Titanium Metals
- 4 Apartments (By Apartment Number)
- D Thomas Mildred Mrs 4 E Washington Apt D Hdn ... 565-9423 h 3 inspectress Caesar's Palace (LV) 8 Apartments
- (By Apartment Number)
- 14 Apartments
- (By Apartment Number) B Martinez Tony 14 W Washington Apt B Hdn...... 564-1626
- D Valdez Henry (Simo) 14 E Washington Apt D Hdn.. 565-9360 h retired
- 16½ Apartments
- (By Apartment Number)
- B Robertson Lawrence E 161/2 E Washington AptBHdn 564-1239

WASHINGTON WY, S (HDN) - FROM 38 W VICTORY RD, SOUTH (89015)

- Martinez Gilbert A 2 Washington Wy Hdn 565-8095
- 3 *Pilon Jos A (Bette) 3 Washington Wy Hdn564-1472
- h 3 utility operator Titanium Metals 6 *Pate Mason A (Frances) 6 Washington Wy Hdn 565-9437
- h retired 10 *Bragg Billy K (Elon) 10 Washington Wy Hdp......564-1348
- h 3 furnace operator Titanium Metals 14 Cole JW 14 Washington Wy Hdn..... 564-9614
- 18 *Nash Wm K (Colleen) 18 Washington Wy Hdn......565-5591
- h 3 surveyor City (LV)

WASHOE AV (LV) - FROM 600 DONNER ST, WEST (89107)

- h 1 field engineer Reynolds Electric (Mercury)
- 5121 *Lockwood Harold E (Ginnie) 5121 Washee Av LV...878-8476 h 1 photographic engineer EG & G (Mercury)
- 5125 Las Vegas New Car Dirs Assn 5125 Washoe Av LV... 878-7662
- Bill Clark pres Walter J Epprecht vice pres 5125 *Vellutini Romeo L (Alice) 5125 Washoe Av LV
- h 2 sales mgr Baldwin Heights Homes 5129 *Bradford Ronald (Elizabeth) 5129 Washoe Av LV...870-5905
- h employee Aerojet General (NRDS)

Mayfield St Intersects

McDermit St Intersects

- 5205 *Frostick Geo D (Charlotte) 5205 Washoe Av LV... 870-3164 h 4 carpenter Reynolds Electric (Mercury)
- 5201 *Shetrone Richd A (Judy) 5201 Washoe Av LV......878-5598
- h 2 serviceman Southwest Gas Corn 5209 *King Jos E (Mae) 5209 Washoe Av LV 878-8946
- h 4 men's dept mgr Ronzone's Dept Store 5213 *Wilhite Harold T (Priscilla) 5213 Washoe Av LV ... 878-0866
- h 1 boxman The Mint Hotel 5301 *Remsburg Wm (Linda) 5301 Washoe Av LV...... 878-3792
- h 2 security guard Wackenhut ServicesInc(Mercury)
- 5305 *Wadman Harold G (Peggy) 5305 Washoe Av LV 878-3672 h 2 food serv supvr Reynolds Electric (Mercury)
- 5309 No Return (Min 5 Attempts Made)
- Sanchi Z Louis R (Adele) 5313 Washoe Av LV..... 870–1307 h 2 electronic technician EG & G (Mercury)
 Sanz * Harrison Robt E (Betty) 5317 Washoe Av LV 878–1312
- h 3 bartender Sahara Hotel

Garrison St Intersects

************ WATER ST (HDN) - FROM BOULDER HWY,

SOUTH (89015)

- Bank of Las Vegas-Hdn Branch Water Hdn 565–8971 Robt Oselam manager Dick Stewart Motors Inc Water & Titanium Hdg 565-8726
- (Richd A Stewart)
- (Austin Sellers) service station

- 2 Hoffenberg Gabe ofc 2 Water Hdn......565-6711 attorney 6 Olsen Bob Realty & Insurance 6 Water Hdn 564-1831 (Robt & Mrs Jeanne Olsen) 7 Dixie Bar-B-Q 7 Water Hdn 565-3683 (Vincent J Pawlaski)
- physician
- h retired
- (Fred W Stone) cocktail lounge 23 Gold Mine 23 Water Hdn 565-9974
- Frank Way pres Roy Campbell v-pres 27 Product Design & Development Co 27 Water Hdn ... 565-3800
- 27 Superior Radio & RV Service 27 Water Hdn 564-7431
- (Ken E Hougen) Farmer's Insurance Agency 30 Water Hdn. 565-3456 30
- (Keith Lopema
- (Jess D Morris)
- (Robt Woodruff) 47 United Steel Workers of America CIO 47 Wat er Hdn. . 565-3831
- Claude Evans pres H & R Block Co 51 Water Hdn.....
- 58
- 67 (Fred N Haney)
- 71 Town House Cocktail Lounge 71 Water Hdn 565-3433 (John W Hunt)
- 73 Cooper Blanda Mrs 73 Water Hdp.... 565-8777
- h 1 manager Henderson Town House Motel 111 Bank Barber Shop 111 Water Hdn 565-8444
- (Russ Lyday) Sears Roebuck & Co Catalog Store 115 Water Hdn.. 565-8961 115
- Mrs Lola Irons manager 117 VanValey's Men's Wear 117 Water Hdn (Jas & Mrs Marian VanValey) men's wear & furn ... 565-4801
- , 565-8999
- 121 Security National Mortgage Co 121 Water Hdn 565-3333
- 121
- (Jas & Mrs Marian VanValey) shoes
- 125 Mr R-van's Hair-um Beauty Salon 125 Water Hdp... 565-4501 (Arvan Leany)
- 129 La Porta Ins Agency Inc 129 Water Hdn...... 565-1911 (Lon F La Porta)
- 139
 Polar Queen 139 Water Hdn.
 565-4201

 (Jess H Bachman) ready to serve food
 140
 Eldorado Club 140 Water Hdn.
- Norman E Scrivner mana
- optometrist
- 152 Henderson Chamber of Commerce 152 Water Hdn... 565-3222 Glen Taylor pres Harold Corbin v-pres
- 154 KTOO Broadcasting Co 154 Water Hdn 565-1280 Duke Hoover station manager
- 154 KTOO Broadcasting Co 154 Water Hdn 565-3494
- (Fred P Horton) service station 203 *Lattin Eug S (Mae) 203 Water Hdn 565-9387

	(See Page I For Explanation of h* 2 etc)
231	Eeckhout Victor 231 Water Hdn
243	Clark Cou Hdn Br 243 Water Hdn
303	Tom Thumb Nursery 303 Water Hdn
307	Flamingo Interiors 307 Water Hdg
310	*Vaughan Larry E (Esther) 310 E Water Hdn
315	h employee Pittman Hancock Station Danneberger Plumbing & Htg 315 Water Hdn565-3443 (Marion D Danneberger)
318	*Mead John W (Margaret) 318 Water Hdp 565-5531
319	Basic Glass Co 319 Water Hdn
319	*Crunk Ray B (Carole) 319 Water Hdn 565-2022 h 3 (Basic Glass Co)
322	*Ebert Fred J (Delia) 322 Water Hdn
323	Evans Albt 323 Water Hdn
327	*Knowlton Ralph R (Frances) 327 Water Hdp 565-9189
330	h 1 heavy equipment operator *McMillin GW (Alvera) 330 Water Hdo
331	h retired LaRae's Coiffures 331 Water Hdn
331	(Mrs LaRae H Parry) *Davis Walter J (Martha) 331 Water Hdn
338	h 1 carrier Post Office (LV) Dickey, Richd (Vivian) 338 Water Hdn
339	h 4 electrician Stauffer Chemical Co *Zimmerman Luther R (Mary) 339 Water Hdn 564–1485
342	h retired Classen Selma 342 Water Hdn
342	h Dahl Geo E Jr (Diane) 342 Water Hdn
342	h melt cell tender Titanium Metals Deardorff Jolene M 342 Water Hdn
342	h Ravlin Ilene F 342 Water Hdn
400	*Ivary John (Marjorie) 400 Water Hdn
440	h supervisor Stauffer Chemical Lee's Phillips 66 440 Water Hdn
460	(Lee Urioste) service station Darrah LH 460 Water Hdn
461	h *Taney John Q (Velma) 461 Water Hdn
466	*Sillitoe Wayne (Lyla) 466 Water Hdn
472	Espinoza Arthur P 472 Water Hdn
473	*Gilbert Ford L (Frances) 473 Water Hdg 565–4491 h retired
478	Fannin Lynette 478 Water Hdn
179	n *Alexander Boyd L (Dorothy) 479 Water Hdn 564–9501 h 4 reclaim operator Titanium Metals
484	*Harris Paul D (Ona) 484 Water Hdn
185	h 2 Supervisor Stautter Chemicals Woods Harold W 485 Water Hdn
91	n *Boyter Raylin J (Eileen) 491 Water Hdg

3314 * Eddins Neil L (June) 3314 Wayne LV 737-4820

2205 *Turner Leonard (Lena.) 2205 Wayne Wy NLV...... 649-1459

2212 * Jones Walter (Dorothy) 2212 Wayne Wy NLV...... 642-5483

4158211.5 Page: A16

h 1 custodian Reynolds Electric (LV)

h 5 laborer Sierra Construction (LV)



Cross Street

-

Source

Luskey Brothers & Co.

4304 *Coty Nick 4304 Via Vaquero Av LV	144 *Bredlau
h painter Hacienda Hotel 4305 *Swope Wm R (Mary) 4305 Via Vaquero Av LV 878-6773	h 1 fir 147 *Robinso
h 4308 Vacant	148 Davis 1
(Location Not Occupied) 4309 *Becker Bill (Margaret) 4309 Via Vaquero Av LV 878-3405	152 Hartzel
h 3 (Children's Bootery) 4312 *Carlson Boyd M (Edwina) 4312 Via Vaquero Av LV 878-4934	156 Pritcha
h 3 (Boyds Twin Lakes Texaco) 4313 *Worley Donald J (Midge) 4313 Via Vaquero Av LV. 878–3306	h 4 St 202 Neilson
h 4 pilot Bonanza Air Lines 4316 *Moore Thos L (Elaine) 4316 Via Vaguero Av LV 870-3390	203 Duffy G
h public accountant 4317 *Salemo GeoH(Genevieve)4317ViaVa quero AvLV 870-1601	h 1 de 206 *Watson
h 6 manager Reeve's Shoe Store 4320 *White Earle W (Lorraine) 4320 Via Vaguero Av LV, 878-8901	h 1 sh 210 Peifer I
h 1 attorney Southwest Gas Corp 4321 Carter Delmar L (Anita) 4321 Via Vaguero Av LV, 878-5369	h
h 2 engineer (NRDS) 4325 *May Irving S (Catherine) 4325 Via Vaguero Av LV. 870-1463	405 *Rodrigu
h 4	h asst 409 *Owen E
Juana Vista St Intersects	h l ret
VICTORY RD, E (HDN) - FROM 100 S WATER ST,	VICTORY V
EAST (89015) 14 Gibson Homer W 14 E Victory Rd Hdn	MEAD DR, KIMBALL
h	A & B F
18 *St Germaine Dan(Marjorie) 18 E Victory Rd Hdn565-4033 h mechanic	Henders
26 Trujillo Ramon N (Sarah) 26 E Victory Rd Hdn 565–8119 h 1 carpenter Reynolds Electric (LV)	(Morry Nevada
30 *Morrow Kenneth A (Edith) 30 E Victory Rd Hdg565-7383 h 6 research chemist Titanium Metals Corp	Morry
42 *Murphy Kay B Mrs 42 E Victory Rd Hdn 565–6044 h 1 employee Central Telephone Co (LV)	Phillips (PT.H
46 Burk Ralph 46 E Victory Rd Hdn	Patk Vil Robt L
50 VerStrate John 50 E Victory Rd Hdn	ClarkCo
54 *Quadlin Jas E (Judith) 54 E Victory Rd Hdg 565-8264 h 3 utility worker Titanium Metals	1 Apartme (By
66 McLeod Inez 66 E Victory Rd Hdp	A Dixon Y h retire
74 *Mainor Wm B (Vera) 74 E Victory Rd Hdn	D Wiggins h
******	2 Apartme (By
VICTORY RD, W (HDN) - APPROX 100 S WATER ST, WEST (89015)	A Garn Wm h retire
10 Harris Jas 10 W Victory Rd Hdn	A Molinear
19 *Roth Edna M Mrs 19 W Victory Rd Hdn	D Shafer R
23 Vassar Melvin A 23 W Victory Rd Hdn	6 Apartme (By
103 Gonzales Elias 103 W Victory Rd Hdn 564-1355 h	B Redding h hous
107 *Zink Paul E (Leota) 107 W Victory Rd Hdn 564-1795 h retired	7 Apartme (By
111 Dickens Lester 111 W Victory Rd Hdn	C Gibson I h
112 Workman Edison L 112 W Victory Rd Hdn 564-3361 h	D Shaffer
115 Everitt Elizabeth S Mrs 115 W Victory Rd Hdn564-1461	8 Apartme (By
116 Sanchez Fred (Beatrice) 116 W Victory Rd Hdn 564–3364 h 3 carpenter Reynolds Electric Co (Mercury)	A Keeth A h
119 *Morris WI (Frances) 119 W Victory Rd Hdn 564–1370 h 1 construction worker Reynolds Electric (Mercury)	11 Apartme (By
120 *Neill Don W (Carol) 1 20 W Victory Rd Hdg	A Daily E
123 *Gomez Fred (Bea) 123 W Victory Rd Hdp 564–1367 h shipping clerk American Potash	12 Apartme (By
124 *Edison Buford E (Pansy) 124 W Victory Rd Hdn565-7084 h 1	A Cordill h
127 Haberman Allan 127 W Victory Rd Hdn	C Donatto
128 Case Donna Jo 128 Victory Rd Hdn	D Hamiter h stud
131 Taylor Gyford J (Wanda) 131 W Victory Rd Hdn 565-8593	13 Apartme (By
h 5 dealer Fremont Hotel (LV) 135 * Green Ancel C (Ann) 135 W Victory Rd Hdn564–1304 h traffic superviser Stauffer Chemical Co.	A Jacobso
h traffic supervisor Stauffer Chemical Co 136 Prime Ben R 136 W Victory Rd Hdn	14 Apartme (B)
h 139 *Lewis Chas G (Betty) 139 W Victory Rd Hdn 565-6181	B Peeples h 7 ca
h truck driver Post Transportation Co 143 Salamy Fred 143 W Victory Rd Hdn	C Samora
h	h 6 fur

44	*Bredlau Kurt L (Shirley) 144 W Victory Rd Hdn565-5062
47	h 1 fireman City *Robinson Whit I (Melba) 147 W Victory Rd Hdr565-8878
48	h operating eng Reynolds Electric Co (Mercury) Davis Thos L 148 W Victory Rd Hdn
52	h Hartzell LJ 152 W Victory Rd Hdn
56	
02	h 4 Staff Sergeant USAF Neilson Garland L 202 W Victory Rd Hdn
03	Duffy Geo (Ruth) 203 W Victory Rd Hdn
06	h I dealer Las Vegas Club (LV) *Watson Floyd J (Madalyn) 206 W Victory Rd Hdg565-8841
10	h 1 shift boss Horseshoe Club (LV) Peifer Frank N 210 W Victory Rd Hdn
14	h Deal Lyle 214 W Victory Rd Hdn
05	h *Rodriguez Joe L (Herminia) 405 W Victory Rd Hdn 564-1266
09	h asst postmaster Post Office *Oven Etta M Mrs 409 W Victory Rd Hdn
	h 1 retired
E,	ORY VILLAGE (HDN) - FROM 100 E LAKE Ad Dr, I blk e of Boulder Hwy (see Also Ball Manor & Allen Project) (89015)
	A & B Rental System Inc VV Shopping@ntriHttm
	Henderson Home News Mittbry Village Hdn 564–188) (Morry & Mrs Dolores Zenoff) newspater
	Nevada Jewish Chronicle VV Shopping Chtr Hdn564–1881 Morry Zenati publisher newspaper
	Phillips Radio & Television VVShoppingCntrHdn 564–7923 (PT, Huber)
	Park Village School McNeil Dr Victory Vige Hdn565-9215 Robt L Taylor principal
	ClarkCouHsngAuthority-ExecOfcVictoryVillageHdn 565-4351 Jimmie L Hullum exec dir
1	Apartments (By Apartment Number)
A	(by Apartment Humber) Dixon Youlace E (Frances)IVictory VigeAptAHdn., 565–8122 h retired
D	Wiggins Ernest 1 Victory Village Apt D Hdn 565–9443
2	Apartments
A	(By Apartment Number) Garn Wm S (Cordelia) 2 VictoryVilgeAptAHdn 565-9623 h retired
A	Molineaux Janie 2 Victory Village Apt A Hdn565-9286
D	h Shafer Russell 2 Victory Village Apt D Hdn 564–1326
6	Apartments
B	(By Apartment Number) Redding Robbie Mrs 6 Victory Village Apt B Hdg., 565-8130
7	h housekeeper Rose De Lima Hospital Apartments (Pix Apartment Number)
С	(By Apartment Number) Gibson Howard 7 Victory Village Apt C Hdn 564–1369
D	h Shaffer Raymond W 7 Victory Village Apt D Hdn 565-8427
8	h Apartments
A	(By Apartment Number) Keeth Annie M Mrs 8 Victory Village Apt A Hdn 565-8221
1	h Apartments
A	(By Apartment Number) Daily Ellen 11 Victory Village Apt A Hdn 565-9268
2	h Apartments
A	(By Apartment Number) Cordill Gary W 12 Victory Village Apt A Hdn
С	h Donatto Jos 37 Victory Village Apt C Hdn
D	h Hamiter Lyle C (Sydney) 12 VictoryVillageAptDHdn564–1608 h student
3	Apartments
A	(By Apartment Number) Jacobson Charlotte 13 Victory Village Apt A Hdn 565-8241
4	h Apartments
B	(By Apartment Number) Peeples Lewis J (Marie) 14 Victory Vilge Apt B Hdn 565–9328
С	h 7 carpenter Hoover & McGhan (LV) Samora LD (Marcie) 14 Victory Village Apt C Hdn565-9468
	h 6 furnace operator Titanium Metals Corp

Target	Street
\checkmark	

-

S WATER ST 1959

13 WATER — From Frontier blvd south to Major Paird Gene Shell Serv A FR 2-4971 1 Basic Auto Parts AFR 2-5911 2 Henderson Pet Clinic AFR 2-2431
FR 2-4971 1 Basic Auto Parts AFR 2-5911 2 Henderson Pet Clinic AFR 2-2431
2-5911 2 Henderson Pet Clinic AFR 2-2431
2-2431
Hoentsch Gerhard W vet ↓ FR 2-2431
3 Arctic Circle restr 4FR 2-2404
6 Radio-TV Doctor repr AFR 2-3671
7 Babtkis Morton M chiro ↓ FR 2-7111
10 Olsen Bob Realty & Ins ↓ FR 2-2333
11 Star Irving mfr agt AFR 4-5333
Bill's Jewelry & Loan pawnborker AFR 4-5333
14 Chowen Gordon B ⊙ AFR 4-4234
15 Terrill Arth C mining eng AFR 4-7933
18 Boulder Lndry & Cln (br) ΔFR 2-4031 Henderson Real Est Co Δ
FR 2-3300 Coe John Henderson Real
Est Co AFR 2-3300 19 Crosby Music Centre AFR
2-2936 22 Olsen Arth lwyr AFR 4-3201
23 Henderson Escrow Serv A FR 2-2122
Services Unlimited letter shops AFR 2-3851
Services Unlimited Employ- ment Agcy AFR 2-3851
26 Mortensen Robt B chiro 4 FR 2-4271
27 Valley Electric Co contr A FR 2-8184
29 Don's Hobby Shop 30 Lopeman Ins Agcy AFR
2-3456 Lopeman Keith J AFR 2-3456

Targ	et	Str	eet
1			

S WATER ST 1959



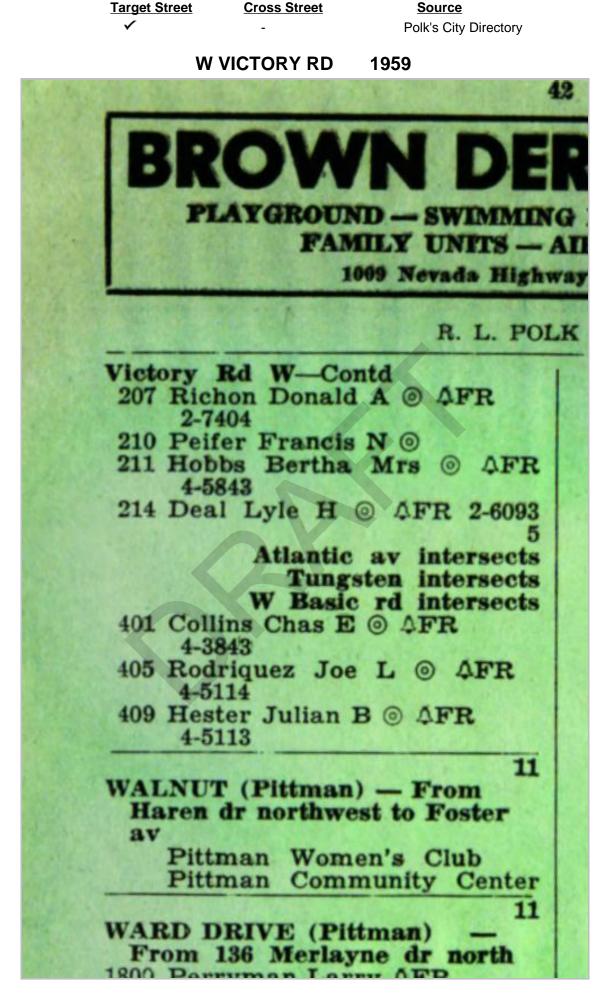
Target Street ✓

Cross Street

-

Source Polk's City Directory

		VV	VICTORY RD 19:	59
TOI	RY O	F	HOUSEHOLDERS	
1	123		Dom's Shoe Repair AFR	
	-	0	4-3124 Bergemeyer K Diane Mrs	
		0	◎ AFR 4-3114	
	-	7.4	California way intersect Mainor Wm B AFR 2-2722	s
	-	T	and the second	3
	VI	C	TORY ROAD W - From 2	
			ater south to Perlite Hudgens Terry D	
	142	7	Robinson Chas K AFR	
	1	11	4-7742 McClain Robt W ⊚ AFR	
			4-3912 Barilleaux Gaston C ⊚ A	
			FR 4-3914	
			Church of Christ	
			Roth Horace E Drake John A	
ts			Gonzales Elias O AFR	P. B.
2	10	7	4-8892 Zink Paul E ⊚ 4FR 4-848	1
	10	08	Sukowaty Erhard A	
	11	1	Dickens Lester C	
	11	12	Williams Geo J 💿 AFR	
	11	15	4-3363 Everitt Eliz S Mrs ⊙ AFI	R
		10	4-5853	
	-	10	Sanchez Fred ⊙ ↓FR 4-3364	
	11	19	Romero Pete J ⊙ AFR 4-8893	
	12	20	Rencher Bernice Mrs 💿	4
	1	23	FR 2-7083 Callow Edw H @ AFR	
34			4-5854	
R	Т	64	Edison Buford E © AFR 2-7084	
2	12	27	Haberman Allan B 💿 AFI	R
-	12	28	4-5832 Akers Robt E	
n-	13	1	Shaw John AFR 4-5852	
			Shindler Wanda Mrs	S. C. N. M.
	13	35	Green Ancel C	
	13	36	Englestead Van O AFR	
ts	15	29	2-7094 Miller Ora C ⊚ AFR 4-584	-
51	14	10	Boatright Hugh C O AFR	
	14	13	2-5061 Micklin Mose	
	14	14	Cary Raymond W O AFR	
	14	17	2-5064 Robinson J Whit ⊚ AFR	
			4-3913 Davis Thos L ⊙ AFR	
ts			4-3134	
34	15	52	Hartzell Lester J ⊚ AFR 4-3133	
	15	6	Heffner Vernie C	
	16	0	2-6074 Goyeneche Anthony P 💿	4
			FR 2-6073	
	20	2	Silver intersect Bontrager Chas E o AFR	S
			2-4961	
	20	6	Duffy Geo B © AFR 2-740 Watson Floyd J © AFR	1
		2	2-6084	



APPENDIX F EDR Radius Map Report

Site A W Victory Rd & S Water St Henderson, NV 89015

Inquiry Number: 4981641.2s June 29, 2017

EDR Summary Radius Map Report



6 Armstrong Road, 4th floor Shelton, CT 06484 Toll Free: 800.352.0050 www.edrnet.com

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Government Records Searched/Data Currency Tracking	GR-1

GEOCHECK ADDENDUM

GeoCheck - Not Requested

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

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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 1527-13) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

W VICTORY RD & S WATER ST HENDERSON, NV 89015

COORDINATES

Latitude (North):	36.0354550 - 36° 2' 7.63"
Longitude (West):	114.9867250 - 114° 59' 12.21"
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	681386.3
UTM Y (Meters):	3989555.5
Elevation:	1906 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: Source: TP U.S. Geological Survey

Target Property: Source:

NW U.S. Geological Survey

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: Source: 20150529, 20150606 USDA

Target Property Address: W VICTORY RD & S WATER ST HENDERSON, NV 89015

Click on Map ID to see full detail.

MAP	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
ID A1	WATER ST SITE A UTIL	14 S WATER ST	NV NPDES	Lower	1 ft.
A2	ALLEYWAY	38 WATER STREET	NV SHWS	Lower	48, 0.009, NE
B3	EDS AUTO SERVICE	10 E VICTORY RD	EDR Hist Auto	Lower	234, 0.044, NNE
C4	REBEL STORE #3083	58 S WATER ST	NV UST	Higher	258, 0.049, SE
C5	REBEL OIL COMPANY IN	58 S WATER ST	EDR Hist Auto	Higher	273, 0.052, SE
D6	VERNS TEXACO , APN 1	3 EAST LAKE MEAD PAR	NV LUST	Lower	316, 0.060, North
D7	TEXACO SERVICE STATI	3 E LAKE MEAD BLVD	NV UST	Lower	316, 0.060, North
D8	ZIKE HENDERSON TEXAC	3 E LAKE MEAD	EDR Hist Auto	Lower	316, 0.060, North
D9	SHELL STATION (FORME	65 WEST LAKE MEAD DR	NV LUST	Lower	335, 0.063, NNW
10	ALL RITE LOCK SHOP	93 W LAKE MEAD DR	RCRA NonGen / NLR, FINDS, ECHO	Lower	376, 0.071, NW
B11	T BIRD CARPET CARE &	22 E VICTORY RD	EDR Hist Cleaner	Lower	398, 0.075, NE
C12	SPRINT CENTRAL TELEP	104 WATER STREET	NV SHWS, NV HMRI	Higher	447, 0.085, SE
C13	TRANSMISSION EXCHANG	104 S WATER ST	EDR Hist Auto	Higher	447, 0.085, SE
E14	WORK CLOTHES RENTAL	6 NAVY ST	EDR Hist Cleaner	Higher	478, 0.091, SSE
E15	MUFFLER SHOP THE	38 NAVY ST STE B	EDR Hist Auto	Higher	586, 0.111, SSE
E16	THE MUFFLER SHOP INC	38 NAVY ST	NV UST	Higher	586, 0.111, SSE
F17	AUTO ACCIDENT LAS VE	133 W LAKE MEAD PKWY	EDR Hist Auto	Lower	656, 0.124, WNW
18	MONTROSE CHEMICAL CO	8000 LAKE MEAD DRIVE	SEMS-ARCHIVE, CORRACTS, RCRA-TSDF, RCRA-LQC	G, 2020Lower	719, 0.136, NW
F19	ST. ROSE DOMINICAN H	102 LAKE MEAD DRIVE	NV SHWS	Lower	790, 0.150, WNW
20	STAPLES	280 W LAKE MEAD PKWY	NV SWRCY	Lower	938, 0.178, WNW
21	ELDORADO CASINO	140 WATER ST	RCRA NonGen / NLR, FINDS, ECHO	Higher	1056, 0.200, SE
22	LAKE MEAD CHEVRON FO	101 EAST LAKE MEAD D	NV SHWS	Lower	1311, 0.248, NE
23	SKY HARBOR AIRPORT	500 EAST NEVADA HIGH	NV SHWS	Lower	1451, 0.275, ENE
G24	RADIO SHACK	334 W LAKE MEAD PKWY	NV SWRCY	Lower	1458, 0.276, WNW
G25	GOODWILL INDUSTRIES	340 W. LAKE MEAD PAR	NV SWRCY	Lower	1562, 0.296, WNW
H26	TITANIUM METALS	181 N WATER ST	RCRA-TSDF, RCRA-LQG, EPA WATCH LIST	Lower	1625, 0.308, NNW
H27	TIMET BETA DITCH EXC	181 N. WATER STREET	SEMS-ARCHIVE, FINDS, ECHO	Lower	1625, 0.308, NNW
28	HENDERSON LEAD CONTA	T21S, R63E, SEC 26,2	SEMS-ARCHIVE	Higher	1686, 0.319, East
29	HENDERSON LANDFILL	T21S R63E SECTION 28	SEMS	Lower	1863, 0.353, NE
30	CITY OF HENDERSON -	243 SOUTH WATER STRE	NV SHWS	Higher	2046, 0.387, SE
31	TARGET	350 W LAKE MEAD PKWY	NV SWRCY	Lower	2130, 0.403, WNW
32	CITY OF HENDERSON DE	214 SOUTH BOULDER HI	NV SHWS	Lower	2210, 0.419, East
133	UNOCAL SS #5747 , AP	100 SOUTH BOULDER HI	NV SHWS	Lower	2243, 0.425, NNE
34	7-ELEVEN #13696-CLOS	120 E LAKE MEAD PKWY	NV SHWS, NV UST	Lower	2264, 0.429, NE
135	TERRIBLE HERBST #144	220 N BOULDER HWY	NV LUST, NV UST	Lower	2306, 0.437, NNE
36	BURKHOLDER JUNIOR HI	355 WEST VAN WAGENEN	NV SHWS	Higher	2660, 0.504, SW
37	BURKHOLDER PARK	645 WEST VICTORY ROA	NV SHWS	Higher	3096, 0.586, SW
38	TRONOX LLC	560 W LAKE MEAD PKWY	CORRACTS, RCRA-TSDF, RCRA-LQG, PADS	Lower	3126, 0.592, West
J39	K-MART STORE #9554 ,	498 BOULDER HIGHWAY	NV SHWS	Higher	3285, 0.622, ESE

Target Property Address: W VICTORY RD & S WATER ST HENDERSON, NV 89015

Click on Map ID to see full detail.

MAP				RELATIVE	DIST (ft. & mi.)
ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	ELEVATION	DIRECTION
J40	TEXACO STATION #61-5	432 SOUTH BOULDER HI	NV SHWS, NV LUST	Higher	3354, 0.635, East
41	HENDERSON ASSOCIATIO	518 SOUTH BOULDER HI	NV SHWS	Higher	3658, 0.693, ESE
42	D.A. HEIL-DEL AUGUST	631 WEST LAKE MEAD D	NV SHWS	Lower	4265, 0.808, West
K43	STAUFFER/PIONEER CHL	BMI COMPLEX	NV SHWS	Higher	4522, 0.856, WSW
K44	CHEMSTAR, INC.	BMI COMPLEX	NV SHWS	Higher	4522, 0.856, WSW
K45	MONTROSE CHEMICAL CO	BMI COMPLEX	NV SHWS	Higher	4522, 0.856, WSW
K46	CHEMSTAR LIME COMPAN	BMI COMPLEX	NV SHWS	Higher	4522, 0.856, WSW
47	CITY OF HENDERSON	501 EAST LAKE MEAD D	NV SHWS	Lower	4620, 0.875, NE

4981641.2s Page 3

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

Federal CERCLIS list

SEMS: A review of the SEMS list, as provided by EDR, and dated 02/07/2017 has revealed that there is 1 SEMS site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
HENDERSON LANDFILL	T21S R63E SECTION 28	NE 1/4 - 1/2 (0.353 mi.)	29	13

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: A review of the SEMS-ARCHIVE list, as provided by EDR, and dated 02/07/2017 has revealed that there are 3 SEMS-ARCHIVE sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
HENDERSON LEAD CONTA	T21S, R63E, SEC 26,2	E 1/4 - 1/2 (0.319 mi.)	28	13
Lower Elevation	Address	Direction / Distance	Map ID	Page
MONTROSE CHEMICAL CO TIMET BETA DITCH EXC	8000 LAKE MEAD DRIVE 181 N. WATER STREET	NW 1/8 - 1/4 (0.136 mi.) NNW 1/4 - 1/2 (0.308 mi.)	18 H27	10 12

Federal RCRA CORRACTS facilities list

CORRACTS: A review of the CORRACTS list, as provided by EDR, and dated 12/12/2016 has revealed that there are 2 CORRACTS sites within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
MONTROSE CHEMICAL CO	8000 LAKE MEAD DRIVE	NW 1/8 - 1/4 (0.136 mi.)	18	10
TRONOX LLC	560 W LAKE MEAD PKWY	W 1/2 - 1 (0.592 mi.)	38	15

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: A review of the RCRA-TSDF list, as provided by EDR, and dated 12/12/2016 has revealed that there are 2 RCRA-TSDF sites within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
MONTROSE CHEMICAL CO	8000 LAKE MEAD DRIVE	NW 1/8 - 1/4 (0.136 mi.)	18	10
TITANIUM METALS	181 N WATER ST	NNW 1/4 - 1/2 (0.308 mi.)	H26	12

Federal RCRA generators list

RCRA-LQG: A review of the RCRA-LQG list, as provided by EDR, and dated 12/12/2016 has revealed that there is 1 RCRA-LQG site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
MONTROSE CHEMICAL CO	8000 LAKE MEAD DRIVE	NW 1/8 - 1/4 (0.136 mi.)	18	10

State- and tribal - equivalent CERCLIS

NV SHWS: A review of the NV SHWS list, as provided by EDR, and dated 07/06/2016 has revealed that there are 20 NV SHWS sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
SPRINT CENTRAL TELEP Facility Id: 8-000075 Date Closed: 02/11/1997	104 WATER STREET	SE 0 - 1/8 (0.085 mi.)	C12	9
CITY OF HENDERSON - Facility Id: 8-000316 Date Closed: 09/12/1991	243 SOUTH WATER STRE	SE 1/4 - 1/2 (0.387 mi.)	30	13
BURKHOLDER JUNIOR HI Facility Id: 8-001026 Date Closed: 10/16/1990	355 WEST VAN WAGENEN	SW 1/2 - 1 (0.504 mi.)	36	14
BURKHOLDER PARK	645 WEST VICTORY ROA	SW 1/2 - 1 (0.586 mi.)	37	15

Facility Id: H-000062 Date Closed: 09/08/2000

Bute 610500. 00/00/2000				
K-MART STORE #9554 , Facility Id: 8-000267 Date Closed: 11/17/1992	498 BOULDER HIGHWAY	ESE 1/2 - 1 (0.622 mi.)	J39	15
TEXACO STATION #61-5 Facility Id: 8-000683 Date Closed: 11/22/1999	432 SOUTH BOULDER HI	E 1/2 - 1 (0.635 mi.)	J40	15
HENDERSON ASSOCIATIO Facility Id: H-001193 Date Closed: 04/25/1996	518 SOUTH BOULDER HI	ESE 1/2 - 1 (0.693 mi.)	41	16
STAUFFER/PIONEER CHL Facility Id: H-000536 Date Closed: 10/27/1999 Date Closed: 04/15/2009	BMI COMPLEX	WSW 1/2 - 1 (0.856 mi.)	K43	16
CHEMSTAR, INC. Facility Id: H-000538 Date Closed: 01/31/1995	BMI COMPLEX	WSW 1/2 - 1 (0.856 mi.)	K44	16
MONTROSE CHEMICAL CO Facility Id: H-000540	BMI COMPLEX	WSW 1/2 - 1 (0.856 mi.)	K45	17
CHEMSTAR LIME COMPAN Facility Id: 8-000210 Date Closed: 08/09/1993	BMI COMPLEX	WSW 1/2 - 1 (0.856 mi.)	K46	17
Lower Elevation	Address	Direction / Distance	Map ID	Page
ALLEYWAY Facility Id: H-001309 Date Closed: 07/30/1998	38 WATER STREET	NE 0 - 1/8 (0.009 mi.)	A2	7
Facility Id: H-001309	38 WATER STREET	NE 0 - 1/8 (0.009 mi.) WNW 1/8 - 1/4 (0.150 mi.)		7 11
Facility Id: H-001309 Date Closed: 07/30/1998 ST. ROSE DOMINICAN H Facility Id: 8-000568				
Facility Id: H-001309 Date Closed: 07/30/1998 ST. ROSE DOMINICAN H Facility Id: 8-000568 Date Closed: 01/15/1991 LAKE MEAD CHEVRON FO Facility Id: 8-001690	102 LAKE MEAD DRIVE	WNW 1/8 - 1/4 (0.150 mi.)	F19	11
Facility Id: H-001309 Date Closed: 07/30/1998 ST. ROSE DOMINICAN H Facility Id: 8-000568 Date Closed: 01/15/1991 LAKE MEAD CHEVRON FO Facility Id: 8-001690 Date Closed: 03/26/2004 SKY HARBOR AIRPORT Facility Id: H-000549 Date Closed: 12/08/1994	102 LAKE MEAD DRIVE 101 EAST LAKE MEAD D	WNW 1/8 - 1/4 (0.150 mi.) NE 1/8 - 1/4 (0.248 mi.)	F19 22	11 11
Facility Id: H-001309 Date Closed: 07/30/1998 ST. ROSE DOMINICAN H Facility Id: 8-000568 Date Closed: 01/15/1991 LAKE MEAD CHEVRON FO Facility Id: 8-001690 Date Closed: 03/26/2004 SKY HARBOR AIRPORT Facility Id: H-000549 Date Closed: 12/08/1994 Date Closed: 09/28/1999 CITY OF HENDERSON DE Facility Id: H-000455	102 LAKE MEAD DRIVE 101 EAST LAKE MEAD D 500 EAST NEVADA HIGH	WNW 1/8 - 1/4 (0.150 mi.) NE 1/8 - 1/4 (0.248 mi.) ENE 1/4 - 1/2 (0.275 mi.)	F19 22 23	11 11 11
Facility Id: H-001309 Date Closed: 07/30/1998 ST. ROSE DOMINICAN H Facility Id: 8-000568 Date Closed: 01/15/1991 LAKE MEAD CHEVRON FO Facility Id: 8-001690 Date Closed: 03/26/2004 SKY HARBOR AIRPORT Facility Id: H-000549 Date Closed: 12/08/1994 Date Closed: 09/28/1999 CITY OF HENDERSON DE Facility Id: H-000455 Date Closed: 04/11/1996 UNOCAL SS #5747 , AP Facility Id: 8-000737 Facility Id: 8-000106 Date Closed: 10/24/2001	102 LAKE MEAD DRIVE 101 EAST LAKE MEAD D 500 EAST NEVADA HIGH 214 SOUTH BOULDER HI	WNW 1/8 - 1/4 (0.150 mi.) NE 1/8 - 1/4 (0.248 mi.) ENE 1/4 - 1/2 (0.275 mi.) E 1/4 - 1/2 (0.419 mi.)	F19 22 23 32	11 11 11 13

 Facility Id: H-000485

 Date Closed: 04/04/1997

 CITY OF HENDERSON
 501 EAST LAKE MEAD D

 NE 1/2 - 1 (0.875 mi.)
 47
 17

 Facility Id: 8-001360
 Date Closed: 12/16/1991
 17

State and tribal leaking storage tank lists

NV LUST: A review of the NV LUST list, as provided by EDR, and dated 07/06/2016 has revealed that there are 3 NV LUST sites within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
VERNS TEXACO, APN 1 Facility Id: 8-000682 Facility Id: 8-001824 Date Closed: 11/28/1995 Date Closed: 08/03/2001	3 EAST LAKE MEAD PAR	N 0 - 1/8 (0.060 mi.)	D6	8
SHELL STATION (FORME Facility Id: H-000495 Date Closed: 11/10/1999	65 WEST LAKE MEAD DR	NNW 0 - 1/8 (0.063 mi.)	D9	8
TERRIBLE HERBST #144 Facility Id: 8-000664 Date Closed: 10/06/2010	220 N BOULDER HWY	NNE 1/4 - 1/2 (0.437 mi.)	135	14

State and tribal registered storage tank lists

NV UST: A review of the NV UST list, as provided by EDR, has revealed that there are 3 NV UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page	
REBEL STORE #3083 58 S WATER ST Database: UST, Date of Government Version: 07/06/2016 Tank Status: PERMANENTLY OUT OF USE Tank Status: CURRENTLY IN USE Facility Id: 8-000536		SE 0 - 1/8 (0.049 mi.)	C4	7	
THE MUFFLER SHOP INC Database: UST, Date of Government V Tank Status: CURRENTLY IN USE Facility Id: 8-000964	38 NAVY ST ersion: 07/06/2016	SSE 0 - 1/8 (0.111 mi.)	E16	10	
Lower Elevation	Address	Direction / Distance	Map ID	Page	
TEXACO SERVICE STATI Database: UST, Date of Government V Tank Status: PERMANENTLY OUT OF		N 0 - 1/8 (0.060 mi.)	D7	8	

Facility Id: 8-000682 Facility Id: 8-001824

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Landfill / Solid Waste Disposal Sites

NV SWRCY: A review of the NV SWRCY list, as provided by EDR, and dated 08/30/2016 has revealed that there are 4 NV SWRCY sites within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
STAPLES	280 W LAKE MEAD PKWY	WNW 1/8 - 1/4 (0.178 mi.)		11
RADIO SHACK	334 W LAKE MEAD PKWY	WNW 1/4 - 1/2 (0.276 mi.)		12
GOODWILL INDUSTRIES	340 W. LAKE MEAD PAR	WNW 1/4 - 1/2 (0.296 mi.)		12
TARGET	350 W LAKE MEAD PKWY	WNW 1/4 - 1/2 (0.403 mi.)		13

Other Ascertainable Records

RCRA NonGen / NLR: A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 12/12/2016 has revealed that there are 2 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
ELDORADO CASINO	140 WATER ST	SE 1/8 - 1/4 (0.200 mi.)	21	11
Lower Elevation	Address	Direction / Distance	Map ID	Page
ALL RITE LOCK SHOP	93 W LAKE MEAD DR	NW 0 - 1/8 (0.071 mi.)	10	8

2020 COR ACTION: A review of the 2020 COR ACTION list, as provided by EDR, and dated 04/22/2013 has revealed that there is 1 2020 COR ACTION site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
MONTROSE CHEMICAL CO	8000 LAKE MEAD DRIVE	NW 1/8 - 1/4 (0.136 mi.)	18	10

NV NPDES: A review of the NV NPDES list, as provided by EDR, and dated 01/04/2017 has revealed that there is 1 NV NPDES site within approximately 0.001 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
WATER ST SITE A UTIL	14 S WATER ST	0 - 1/8 (0.000 mi.)	A1	7

Facility Status: Terminated Permit Number: CSW-10537

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR Hist Auto: A review of the EDR Hist Auto list, as provided by EDR, has revealed that there are 6 EDR Hist Auto sites within approximately 0.125 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page	
REBEL OIL COMPANY IN	58 S WATER ST	SE 0 - 1/8 (0.052 mi.)	C5	7	
TRANSMISSION EXCHANG	104 S WATER ST	SE 0 - 1/8 (0.085 mi.)	C13	9	
MUFFLER SHOP THE 38 NAVY ST STE B		SSE 0 - 1/8 (0.111 mi.)	E15	9	
Lower Elevation	Address	Direction / Distance	Map ID	Page	
Lower Elevation	Address 10 E VICTORY RD	Direction / Distance NNE 0 - 1/8 (0.044 mi.)	Map ID B3	Page	
			·	Page 7 8	

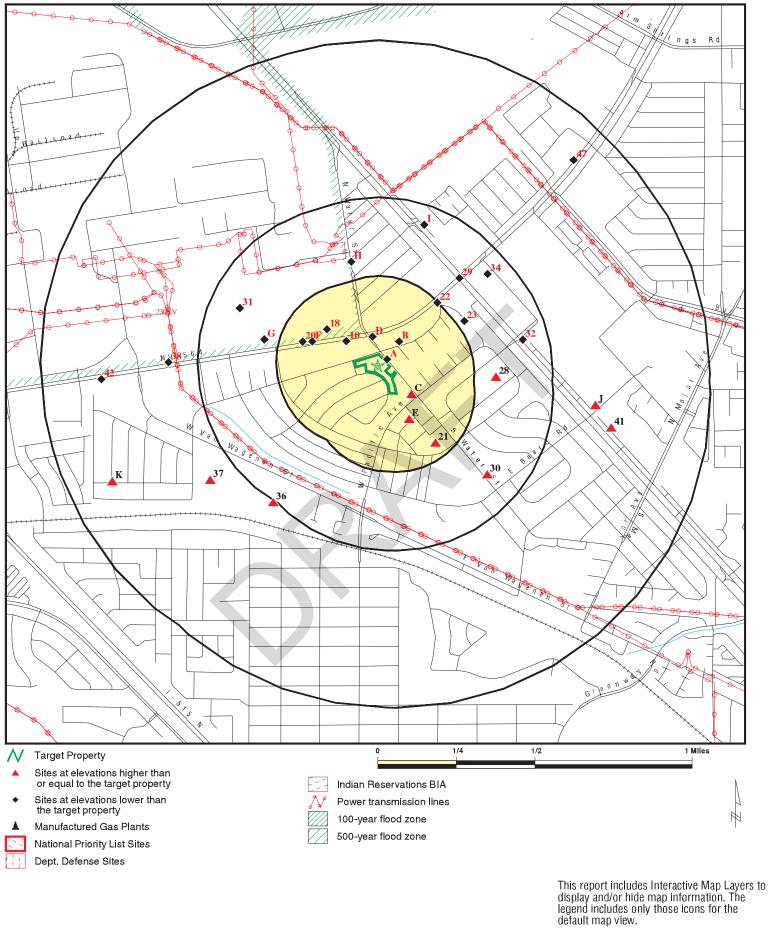
EDR Hist Cleaner: A review of the EDR Hist Cleaner list, as provided by EDR, has revealed that there are 2 EDR Hist Cleaner sites within approximately 0.125 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
WORK CLOTHES RENTAL	6 NAVY ST	SSE 0 - 1/8 (0.091 mi.)	E14	9
Lower Elevation	Address	Direction / Distance	Map ID	Page

	Zip Database(s)	89015 NV SHWS NV SHWS NV SHWS NV SHWS NV SHWS NV SHWS NV SHWS
	Site Address	LAKE MEAD BOULEVARD NEAR GOLDA BASIC SUBSTATION (BMI COMPLEX) BOULDER HIGHWAY U.S. HIGHWAY 95 @ LAKE MEAD BO LAKE MEAD @ EASTERN AVENUE EAST LAKE MEAD WEST OF GREEN V 1 MILES EAST OF LAKE MEAD 7 MILES EAST OF LAKE MEAD
ORPHAN SUMMARY	Site Name	TRUCK SPILL WESTERN AREA POWER ADMINISTRATION ATLAS, INC. OREILLY AUTO PARTS MOBILE SOURCE , LEVY REALTY TRUST , NDOT ROW U.S. XPRESS ENTERPRISES MOBILE SOU SEVEN HILLS COMMUNITY U.S. BUREAU OF LAND MANAGEMENT CAL-NEV-ARI
	EDR ID	\$109521968 \$103877055 \$103877183 \$110115062 \$110115062 \$104235273 \$103877100 \$103877186 \$103877186
Count: 9 records.	City	CLARK COUNTY HENDERSON HENDERSON HENDERSON HENDERSON HENDERSON

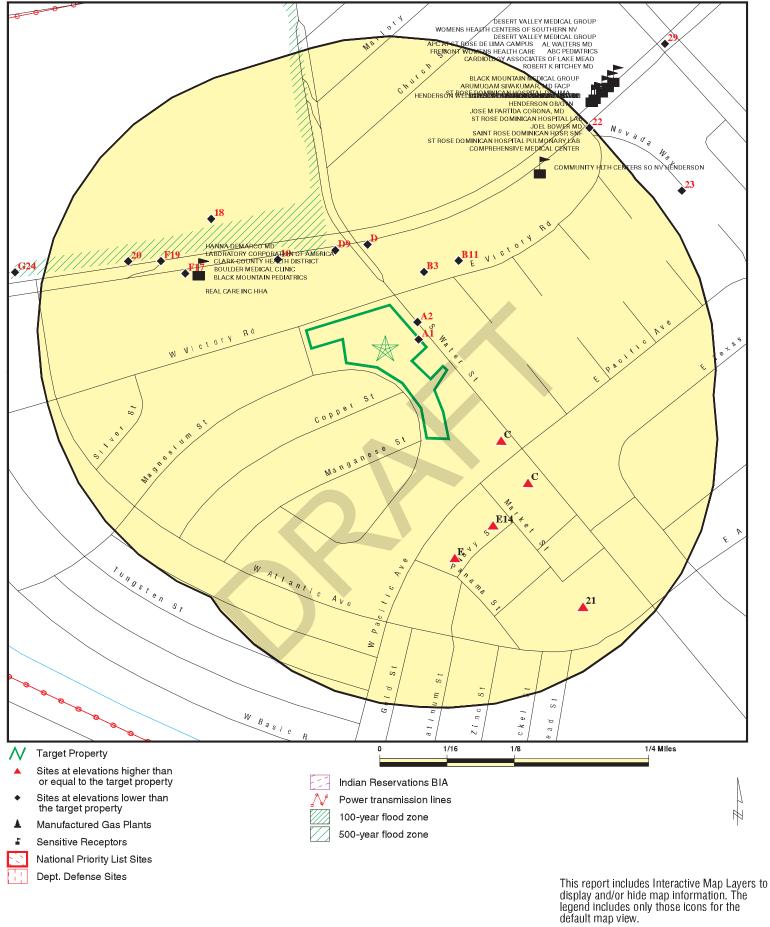
TC4981641.2s Page 86

OVERVIEW MAP - 4981641.2S



CLIENT: McGinley Associa CONTACT: Brett Bottenberg SITE NAME: Site A McGinley Associates ADDRESS: W Victory Rd & S Water St Henderson NV 89015 INQUIRY #: 4981641.2s LAT/LONG: 36.035455 / 114.986725 DATE: June 29, 2017 8:48 pm

DETAIL MAP - 4981641.2S



	W Victory Rd & S Water St	McGinley Associates Brett Bottenberg 4981641.2s June 29, 2017 8:50 pm
L		

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 ENVIRONMEN	TAL RECORDS							
Federal NPL site list								
NPL Proposed NPL NPL LIENS	1.000 1.000 0.001		0 0 0	0 0 NR	0 0 NR	0 0 NR	NR NR NR	0 0 0
Federal Delisted NPL si	te list							
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
FEDERAL FACILITY SEMS	0.500 0.500		0 0	0 0	0 1	NR NR	NR NR	0 1
Federal CERCLIS NFRA	P site list							
SEMS-ARCHIVE	0.500		0	1	2	NR	NR	3
Federal RCRA CORRAC		ist						
CORRACTS	1.000		0	1	0	1	NR	2
Federal RCRA non-COR		acilities list						
RCRA-TSDF	0.500		0	1	1	NR	NR	2
Federal RCRA generato								
RCRA-LQG RCRA-SQG RCRA-CESQG	0.250 0.250 0.250		0 0 0	1 0 0	NR NR NR	NR NR NR	NR NR NR	1 0 0
Federal institutional con engineering controls re								
LUCIS US ENG CONTROLS US INST CONTROL	0.500 0.500 0.500		0 0 0	0 0 0	0 0 0	NR NR NR	NR NR NR	0 0 0
Federal ERNS list								
ERNS	0.001		0	NR	NR	NR	NR	0
State- and tribal - equiva	alent CERCLIS	S						
NV SHWS	1.000		2	2	5	11	NR	20
State and tribal landfill a solid waste disposal sit								
NV SWF/LF	0.500		0	0	0	NR	NR	0
State and tribal leaking	storage tank l	ists						
NV LUST INDIAN LUST	0.500 0.500		2 0	0 0	1 0	NR NR	NR NR	3 0
State and tribal register	ed storage tar	nk lists						
FEMA UST	0.250		0	0	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
NV UST NV AST INDIAN UST	0.250 0.250 0.250		3 0 0	0 0 0	NR NR NR	NR NR NR	NR NR NR	3 0 0
State and tribal voluntary	/ cleanup site	es						
NV VCP INDIAN VCP	0.500 0.500		0 0	0 0	0 0	NR NR	NR NR	0 0
State and tribal Brownfie	lds sites							
NV BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMEN	TAL RECORD	<u>s</u>						
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / S Waste Disposal Sites	olid							
NV SWRCY INDIAN ODI DEBRIS REGION 9 ODI IHS OPEN DUMPS	0.500 0.500 0.500 0.500 0.500		0 0 0 0 0	1 0 0 0 0	3 0 0 0 0	NR NR NR NR NR	NR NR NR NR NR	4 0 0 0 0
Local Lists of Hazardous Contaminated Sites	waste /							
US HIST CDL US CDL	0.001 0.001		0 0	NR NR	NR NR	NR NR	NR NR	0 0
Local Land Records								
LIENS 2	0.001		0	NR	NR	NR	NR	0
Records of Emergency R	elease Repo	rts						
HMIRS	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Rec	ords							
RCRA NonGen / NLR FUDS DOD SCRD DRYCLEANERS US FIN ASSUR EPA WATCH LIST 2020 COR ACTION TSCA TRIS SSTS ROD RMP RAATS PRP	0.250 1.000 1.000 0.500 0.001 0.250 0.001 0.001 1.000 0.001 0.001 0.001 0.001 0.001		1 0 0 0 0 0 0 0 0 0 0 0 0 0	1 0 0 NR NR 1 NR NR 0 NR NR NR	NR 0 0 NR NR NR NR NR NR NR NR NR	NR 0 NR NR NR NR NR NR NR NR NR NR	NR NR NR NR NR NR NR NR NR NR NR NR	2 0 0 0 0 1 0 0 0 0 0 0 0 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	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		Õ	NR	NR	NR	NR	õ
FTTS	0.001		Õ	NR	NR	NR	NR	Õ
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	0.001		0	NR	NR	NR	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS US MINES	0.001 0.250		0 0	NR 0	NR NR	NR NR	NR NR	0 0
ABANDONED MINES	0.230		0	NR	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
ECHO	0.001		Ő	NR	NR	NR	NR	Ő
UXO	1.000		õ	0	0	0	NR	õ
FUELS PROGRAM	0.250		Õ	ŏ	NR	NR	NR	Õ
NV AIRS	0.001		0	NR	NR	NR	NR	0
NV COAL ASH	0.500		0	0	0	NR	NR	0
NV Financial Assurance	0.001		0	NR	NR	NR	NR	0
CA HAZNET	TP		NR	NR	NR	NR	NR	0
NV HMRI	0.001		0	NR	NR	NR	NR	0
NV NPDES	0.001		1	NR	NR	NR	NR	1
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		6	NR	NR	NR	NR	6
EDR Hist Cleaner	0.125		2	NR	NR	NR	NR	2
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
NV RGA HWS	0.001		0	NR	NR	NR	NR	0
NV RGA LF	0.001		0	NR	NR	NR	NR	0
NV RGA LUST	0.001		0	NR	NR	NR	NR	0
- Totals		0	17	9	13	12	0	51

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID	MAP FINDINGS		
Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
A1 < 1/8 1 ft.	WATER ST SITE A UTILITY RELOCATION 14 S WATER ST HENDERSON, NV 89015	NV NPDES	S118247420 N/A
Relative: Lower	Click here for full text details NV NPDES Permit Number: CSW-10537 Facility Status: Terminated		
A2 NE < 1/8 0.009 mi.	ALLEYWAY 38 WATER STREET HENDERSON, NV	NV SHWS	S103877298 N/A
48 ft. Relative: Lower	Click here for full text details NV SHWS Facility Id: H-001309 Date Closed: 07/30/1998		
B3 NNE < 1/8 0.044 mi. 234 ft.	EDS AUTO SERVICE 10 E VICTORY RD HENDERSON, NV 89015	EDR Hist Auto	1021621477 N/A
Relative: Lower	Click here for full text details		
C4 SE < 1/8 0.049 mi. 258 ft.	REBEL STORE #3083 58 S WATER ST HENDERSON, NV 89015	NV UST	U004161576 N/A
Relative: Higher	Click here for full text details NV UST Tank Status: PERMANENTLY OUT OF USE Tank Status: CURRENTLY IN USE Facility Id: 8-000536		
C5 SE < 1/8 0.052 mi. 273 ft.	REBEL OIL COMPANY INCORPORATED 58 S WATER ST HENDERSON, NV 89015	EDR Hist Auto	1021649612 N/A
Relative: Higher	Click here for full text details		

Map ID	MAP FINDINGS		
Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
D6 North < 1/8 0.060 mi.	VERNS TEXACO , APN 179-18-201-001 3 EAST LAKE MEAD PARKWAY HENDERSON, NV 89015	NV LUST	S103875984 N/A
316 ft. Relative: Lower	Click here for full text details NV LUST Facility Id: 8-000682 Facility Id: 8-001824 Date Closed: 11/28/1995 Date Closed: 08/03/2001		
D7 North < 1/8 0.060 mi. 316 ft.	TEXACO SERVICE STATION #0675 3 E LAKE MEAD BLVD HENDERSON, NV 89015	NV UST	U003380118 N/A
Relative: Lower	Click here for full text details NV UST Tank Status: PERMANENTLY OUT OF USE Facility Id: 8-000682 Facility Id: 8-001824		
D8 North < 1/8 0.060 mi. 316 ft. Relative: Lower	ZIKE HENDERSON TEXACO 3 E LAKE MEAD HENDERSON, NV 89015 Click here for full text details	EDR Hist Auto	1020181130 N/A
D9 NNW < 1/8 0.063 mi. 335 ft. Relative: Lower	SHELL STATION (FORMER)/JIM HANILY PROP. 65 WEST LAKE MEAD DRIVE HENDERSON, NV 89015 Click here for full text details NV LUST Facility Id: H-000495 Date Closed: 11/10/1999	NV LUST	S103877948 N/A
10 NW < 1/8 0.071 mi. 376 ft. Relative: Lower	93 W LAKE MEAD DR HENDERSON, NV 89015 Click here for full text details RCRA NonGen / NLR	RA NonGen / NLR FINDS ECHO	1000129998 NVD981628605
	EPA ld: NVD981628605		

Map ID	MAP FINDINGS		
Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
B11 NE < 1/8 0.075 mi. 398 ft. Relative: Lower	ALL RITE LOCK SHOP (Continued) Registry ID:: 110004289751 T BIRD CARPET CARE & MAINT SVC 22 E VICTORY RD HENDERSON, NV 89015 Click here for full text details	EDR Hist Cleaner	1000129998 1018721065 N/A
C12 SE < 1/8 0.085 mi. 447 ft. Relative: Higher	SPRINT CENTRAL TELEPHONE , 179-18-711-001 104 WATER STREET HENDERSON, NV 89015 Click here for full text details NV SHWS Facility Id: 8-000075 Date Closed: 02/11/1997	NV SHWS NV HMRI	S107600905 N/A
C13 SE < 1/8 0.085 mi. 447 ft. Relative: Higher	NV HMRI Facility Id: 5019 TRANSMISSION EXCHANGE 104 S WATER ST HENDERSON, NV 89015 Click here for full text details	EDR Hist Auto	1022056762 N/A
E14 SSE < 1/8 0.091 mi. 478 ft. Relative: Higher	WORK CLOTHES RENTAL SERVICE* 6 NAVY ST HENDERSON, NV 89015 Click here for full text details	EDR Hist Cleaner	1020122647 N/A
E15 SSE < 1/8 0.111 mi. 586 ft. Relative:	MUFFLER SHOP THE 38 NAVY ST STE B HENDERSON, NV 89015 <u>Click here for full text details</u>	EDR Hist Auto	1020467723 N/A
Higher			

Map ID	MAP FINDINGS		
Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
E16 SSE < 1/8 0.111 mi. 586 ft.	THE MUFFLER SHOP INC 38 NAVY ST HENDERSON, NV 89015	NV UST	U003380347 N/A
Relative: Higher	Click here for full text details NV UST Tank Status: CURRENTLY IN USE Facility Id: 8-000964		
F17 WNW < 1/8 0.124 mi. 656 ft.	AUTO ACCIDENT LAS VEGAS CALL 133 W LAKE MEAD PKWY HENDERSON, NV 89015	EDR Hist Auto	1020409923 N/A
Relative: Lower	Click here for full text details		
18 NW 1/8-1/4 0.136 mi. 719 ft. Relative: Lower	MONTROSE CHEMICAL CORPORATION OF CA -HENDERSON, NE 8000 LAKE MEAD DRIVE HENDERSON, NV 89015 <u>Click here for full text details</u>	SEMS-ARCHIVE CORRACTS RCRA-TSDF RCRA-LQG 2020 COR ACTION CA HAZNET	1000420365 NVD008237489
	SEMS-ARCHIVE Site ID: 0902933 EPA Id: NVD008237489		
	CORRACTS EPA ID:: NVD008237489		
	RCRA-TSDF EPA ld: NVD008237489		
	RCRA-LQG EPA ld: NVD008237489		
	2020 COR ACTION EPA ID:: NVD008237489		
	CA HAZNET GEPAID: NVD008237489		

Map ID Direction	MAP FINDINGS		
Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
F19 WNW 1/8-1/4 0.150 mi. 790 ft.	ST. ROSE DOMINICAN HOSPITAL , APN 179-18-503-004 102 LAKE MEAD DRIVE HENDERSON, NV 89015	NV SHWS	S103875969 N/A
Relative: Lower	Click here for full text details NV SHWS Facility Id: 8-000568 Date Closed: 01/15/1991		
20 WNW 1/8-1/4 0.178 mi.	STAPLES 280 W LAKE MEAD PKWY HENDERSON, NV 89015	NV SWRCY	S111243454 N/A
938 ft. Relative: Lower	Click here for full text details		
21 SE 1/8-1/4 0.200 mi.	ELDORADO CASINO 140 WATER ST HENDERSON, NV 89015	RCRA NonGen / NLR FINDS ECHO	1000341009 NVD981668478
1056 ft. Relative: Higher	Click here for full text details RCRA NonGen / NLR EPA Id: NVD981668478		
	FINDS Registry ID:: 110004290204		
22 NE 1/8-1/4 0.248 mi. 1311 ft.	LAKE MEAD CHEVRON FOOD MART , APN 179-18-505-002 101 EAST LAKE MEAD DRIVE HENDERSON, NV	NV SHWS	S106514251 N/A
Relative: Lower	Click here for full text details NV SHWS Facility Id: 8-001690 Date Closed: 03/26/2004		
23 ENE 1/4-1/2 0.275 mi.	SKY HARBOR AIRPORT 500 EAST NEVADA HIGHWAY HENDERSON, NV	NV SHWS	S103878003 N/A
1451 ft. Relative: Lower	Click here for full text details NV SHWS Facility Id: H-000549 Date Closed: 12/08/1994 Date Closed: 09/28/1999		

Map ID	MAP FINDINGS		
Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
G24 WNW 1/4-1/2 0.276 mi. 1458 ft. Relative:	RADIO SHACK 334 W LAKE MEAD PKWY #100 HENDERSON, NV 89015 <u>Click here for full text details</u>	NV SWRCY	S112364981 N/A
Lower G25 WNW 1/4-1/2 0.296 mi. 1562 ft. Relative:	GOODWILL INDUSTRIES 340 W. LAKE MEAD PARKWAY HENDERSON, NV 89015 Click here for full text details	NV SWRCY	S112364821 N/A
Lower H26 NNW 1/4-1/2 0.308 mi. 1625 ft. Relative: Lower	TITANIUM METALS 181 N WATER ST HENDERSON, NV 89015 Click here for full text details RCRA-TSDF EPA Id: NVD009562471	RCRA-TSDF RCRA-LQG EPA WATCH LIST	1015769856 NVD009562471
1107	RCRA-LQG EPA ld: NVD009562471 EPA WATCH LIST Facility ID: NVD009562471		4045705500
H27 NNW 1/4-1/2 0.308 mi. 1625 ft. Relative: Lower	TIMET BETA DITCH EXCAVATION 181 N. WATER STREET HENDERSON, NV 89015 Click here for full text details SEMS-ARCHIVE Site ID: 0902938 EPA Id: NVD009562471 FINDS Registry ID:: 110059839634	SEMS-ARCHIVE FINDS ECHO	1015735539 NVD009562471

Registry ID:: 110059839634

Map ID Direction	MAP FINDINGS		
Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
28 East 1/4-1/2 0.319 mi. 1686 ft.	HENDERSON LEAD CONTAMINATION SOIL SITE T21S, R63E, SEC 26,27,34,35 - 5 MI. E OF HENDERSON, NV 89015	SEMS-ARCHIVE	1000707641 NV5141190608
Relative: Higher	Click here for full text details		
29 NE 1/4-1/2 0.353 mi. 1863 ft.	HENDERSON LANDFILL T21S R63E SECTION 28, 29 HENDERSON, NV 89009	SEMS	1000483210 NV1141190024
Relative: Lower	Click here for full text details SEMS Site ID: 0903818 EPA Id: NV1141190024		
30 SE 1/4-1/2 0.387 mi. 2046 ft. Relative: Higher	CITY OF HENDERSON - POLICE DEPT. , 179-18-710-242 243 SOUTH WATER STREET HENDERSON, NV 89015 Click here for full text details NV SHWS Facility Id: 8-000316 Date Closed: 09/12/1991	NV SHWS	S103875888 N/A
31 WNW 1/4-1/2 0.403 mi. 2130 ft. Relative: Lower	TARGET 350 W LAKE MEAD PKWY HENDERSON, NV 89015 Click here for full text details	NV SWRCY	S112365037 N/A
32 East 1/4-1/2 0.419 mi. 2210 ft.	CITY OF HENDERSON DEPARTMENT OF PUBLIC WORKS 214 SOUTH BOULDER HIGHWAY HENDERSON, NV 89015	NV SHWS	S103876910 N/A
Relative: Lower	Click here for full text details NV SHWS Facility Id: H-000455 Date Closed: 04/11/1996		

Map ID		MAP FINDINGS		
Direction Distance Elevation	Site		Database(s)	EDR ID Number EPA ID Number
I33 NNE 1/4-1/2 0.425 mi. 2243 ft.	UNOCAL SS #5747 , APN 17 100 SOUTH BOULDER HIGH HENDERSON, NV 89015		NV SHWS	S114372847 N/A
Relative: Lower	Click here for full text deta NV SHWS Facility Id: 8-000737 Facility Id: 8-000106 Date Closed: 10/24/2001 Date Closed: 12/05/1991	<u>ls</u>		
34 NE 1/4-1/2 0.429 mi. 2264 ft. Relative: Lower	7-ELEVEN #13696-CLOSED 120 E LAKE MEAD PKWY HENDERSON, NV 89015 Click here for full text deta NV SHWS Facility Id: 8-000584 Date Closed: 04/08/1997	ls	NV SHWS NV UST	U003380029 N/A
I35 NNE 1/4-1/2 0.437 mi. 2306 ft. Relative: Lower	NV UST Tank Status: PERMANENT Facility Id: 8-000584 TERRIBLE HERBST #144-CI 220 N BOULDER HWY HENDERSON, NV 89015 Click here for full text deta NV LUST Facility Id: 8-000664 Date Closed: 10/06/2010	OSED	NV LUST NV UST	U003402314 N/A
36 SW 1/2-1 0.504 mi. 2660 ft. Relative: Higher	NV UST Tank Status: PERMANENT Facility Id: 8-000664 BURKHOLDER JUNIOR HIG 355 WEST VAN WAGENEN HENDERSON, NV 89015 Click here for full text deta NV SHWS Facility Id: 8-001026	H SCHOOL , 179-18-401-002 STREET	NV SHWS	S103876085 N/A

Facility Id: 8-001026 Date Closed: 10/16/1990

Map ID	MAP FINDINGS		
Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
37 SW 1/2-1 0.586 mi. 3096 ft.	BURKHOLDER PARK 645 WEST VICTORY ROAD HENDERSON, NV 89015	NV SHWS	S104535034 N/A
Relative: Higher	Click here for full text details NV SHWS Facility Id: H-000062 Date Closed: 09/08/2000		
38 West 1/2-1 0.592 mi.	TRONOX LLC 560 W LAKE MEAD PKWY HENDERSON, NV 89015	CORRACTS RCRA-TSDF RCRA-LQG PADS	1015757868 NVD008290330
3126 ft. Relative: Lower	Click here for full text details CORRACTS EPA ID:: NVD008290330		
	RCRA-TSDF EPA ld: NVD008290330		
	RCRA-LQG EPA ld: NVD008290330		
	PADS EPAID:: NVD008290330		
J39 ESE 1/2-1 0.622 mi. 3285 ft.	K-MART STORE #9554 , 179-17-201-007 498 BOULDER HIGHWAY HENDERSON, NV 89015	NV SHWS	S103875870 N/A
Relative: Higher	Click here for full text details NV SHWS Facility Id: 8-000267 Date Closed: 11/17/1992		
J40 East 1/2-1 0.635 mi.	TEXACO STATION #61-529-0700 , APN 179-17-302-001 432 SOUTH BOULDER HIGHWAY HENDERSON, NV	NV SHWS NV LUST	S104178932 N/A
3354 ft. Relative: Higher	Click here for full text details NV SHWS Facility Id: 8-000683 Date Closed: 11/22/1999		

NV LUST

Map ID	MAP FINDINGS		
Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
	TEXACO STATION #61-529-0700 , APN 179-17-302-001 (Continued) Facility Id: 8-000683		S104178932
41 ESE 1/2-1 0.693 mi.	HENDERSON ASSOCIATION 518 SOUTH BOULDER HIGHWAY HENDERSON, NV	NV SHWS	S103877201 N/A
3658 ft. Relative: Higher	Click here for full text details NV SHWS Facility Id: H-001193 Date Closed: 04/25/1996		
42 West 1/2-1 0.808 mi. 4265 ft.	D.A. HEIL-DEL AUGUST COMPANY 631 WEST LAKE MEAD DRIVE HENDERSON, NV 89015	NV SHWS	S103876936 N/A
Relative: Lower	Click here for full text details NV SHWS Facility Id: H-000485 Date Closed: 04/04/1997		
K43 WSW 1/2-1 0.856 mi.	STAUFFER/PIONEER CHLOR-ALKALI BMI COMPLEX HENDERSON, NV 89015	NV SHWS	S103876971 N/A
4522 ft. Relative: Higher	Click here for full text details NV SHWS Facility Id: H-000536 Date Closed: 10/27/1999 Date Closed: 04/15/2009		
K44 WSW 1/2-1 0.856 mi. 4522 ft.	CHEMSTAR, INC. BMI COMPLEX HENDERSON, NV 89015	NV SHWS	S103876973 N/A
Relative: Higher	Click here for full text details NV SHWS Facility Id: H-000538 Date Closed: 01/31/1995		

Map ID Direction	MAP FINDINGS		
Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
K45 WSW 1/2-1 0.856 mi. 4522 ft. Relative: Higher	MONTROSE CHEMICAL COMPANY BMI COMPLEX HENDERSON, NV 89015 Click here for full text details NV SHWS Facility Id: H-000540	NV SHWS	S103876975 N/A
K46 WSW 1/2-1 0.856 mi.	CHEMSTAR LIME COMPANY OF NEVADA BMI COMPLEX HENDERSON, NV	NV SHWS	S103875841 N/A
4522 ft. Relative: Higher	Click here for full text details NV SHWS Facility Id: 8-000210 Date Closed: 08/09/1993		
47 NE 1/2-1 0.875 mi. 4620 ft. Relative: Lower	CITY OF HENDERSON 501 EAST LAKE MEAD DRIVE HENDERSON, NV 89015 Click here for full text details NV SHWS Facility Id: 8-001360 Date Closed: 12/16/1991	NV SHWS	S103876152 N/A
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GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ΰ	Acronym	Eull Name	Government Arenov	Gov Date	Arvi Date	Active Date
Z	AIRS	Permitted Airs Facility Listing	Division of Environmental Protection	11/18/2016	01/04/2017	03/31/2017
	AST	Above and the second storage Table 1 ist	Department of Conservation and Natural Pesour	07/06/2016	00/21/2016	11/15/2016
		Project Tracting October	Department of Oursel variour and relation incoour	01/00/2010	0107/17/00	11/10/2010
		Project Tracking Database	Division of Environmental Protection	01/00/2010	01/12/10/04	0107/01/11
				C102/20/01	C102/C0/01	CINZ/IN/II
2 Z	Financial Assurance 1	Financial Assurance Information Listing	Department of Environmental Protection	12/27/2016	12/27/2016	03/13/2017
Z	Financial Assurance 2	Financial Assurance Information	Division of Environmental Protection	11/29/2016	12/05/2016	03/13/2017
Z	HMRI	Hazardous Materials Repository Information Data	State Emergency Response Commission	08/05/2008	08/05/2008	08/13/2008
Ž	LUST	Sites Database	Department of Conservation and Natural Resour	07/06/2016	09/21/2016	11/15/2016
Ž	NPDES	Permitted Facility Listing	Department of Environmental Protection	01/04/2017	01/10/2017	03/14/2017
N	RGA HWS	Recovered Government Archive State Hazardous Waste Facilitie	Department of Conservation and Natural Resour		07/01/2013	12/26/2013
Ž	RGA LF	Recovered Government Archive Solid Waste Facilities List	Department of Conservation and Natural Resour		07/01/2013	01/16/2014
N	RGA LUST	Recovered Government Archive Leaking Underground Storage Tan	Department of Conservation and Natural Resour		07/01/2013	12/26/2013
N	SHWS	Sites Database	Department of Conservation and Natural Resour	07/06/2016	09/21/2016	11/15/2016
N	SWF/LF	Landfill List	Department of Conservation and Natural Resour	11/29/2016	12/05/2016	03/13/2017
N	SWRCY	Recycling Information Listing	Department of Environmental Protection	08/30/2016	08/31/2016	11/15/2016
N	UST	Underground Storage Tank List	Department of Conservation and Natural Resour	07/06/2016	09/21/2016	11/15/2016
Ž	VCP	Voluntary Cleanup Program Sites	Department of Conservation & Natural Resource	08/16/2011	09/27/2011	10/12/2011
SU	2020 COR ACTION	2020 Corrective Action Program List	Environmental Protection Agency	04/22/2013	03/03/2015	03/09/2015
SU	ABANDONED MINES	Abandoned Mines	Department of Interior	03/14/2017	03/17/2017	04/07/2017
SU	BRS	Biennial Reporting System	EPA/NTIS	12/31/2013	02/24/2015	09/30/2015
SU	COAL ASH DOE	Steam-Electric Plant Operation Data	Department of Energy	12/31/2005	08/07/2009	10/22/2009
SU	COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	Environmental Protection Agency	07/01/2014	09/10/2014	10/20/2014
SU	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	09/30/2016	11/18/2016	02/03/2017
SU	CORRACTS	Corrective Action Report	EPA	12/12/2016	12/28/2016	02/10/2017
	DERRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	EPA Revion 9	01/12/2009	05/07/2009	00/21/2009
S a		Harardone Wrister Compliance Docket Listing	Environmental Drotection Agency	06/02/2016	00/01/2000	00/02/12/000
n n		Department of Defense Sites		12/31/2005	11/10/2006	01/11/2007
SI	DOT OPS	Incident and Accident Data	Department of Transporation Office of Pipeli	07/31/2012	08/07/2012	09/18/2012
ns U	Delisted NPL	National Priority List Deletions		04/05/2017	04/21/2017	05/12/2017
		Enforcement & Compliance History Information	Environmental Protection Agency	03/19/2017	03/21/2017	05/12/2017
Sa	EDD Hist Auto	EDD Evolutions distorio Gae Statione		107/01/00	1071700	
	EDN HISL AULO EDR Hist Cleaner	EDA Exclusive riistorio das statiotis FDR Evcliteiva Historio Dry Clasnare	EDR. Inc.			
S a		EDP Dronristan Manufactured Cas Dlants	EDP ho			
SU SU			Environmental Protection Agency	08/30/2013	03/21/2014	06/17/2014
SU	ERNS	Emergency Response Notification System	National Response Center, United States Coast	09/26/2016	09/29/2016	11/11/2016
SU	FEDERAL FACILITY	Federal Facility Site Information listing	Environmental Protection Agency	11/07/2016	01/05/2017	04/07/2017
SU	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	12/31/2005	02/06/2006	01/11/2007
SU	FEMA UST	Underground Storage Tank Listing	FEMA	01/01/2010	02/16/2010	04/12/2010
SU	FINDS	Facility Index System/Facility Registry System	EPA	04/04/2017	04/07/2017	05/12/2017
SU	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
SU	FTTS INSP		EPA	04/09/2009	04/16/2009	05/11/2009
SU	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	01/31/2015	07/08/2015	10/13/2015
SU	FUELS PROGRAM	EPA Fuels Program Registered Listing	EPA	02/22/2017	02/22/2017	05/12/2017
SU	FUSRAP	Formerly Utilized Sites Remedial Action Program	Department of Energy	12/23/2016	12/27/2016	02/17/2017
NS	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
SU	HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
SU	HMIRS	Hazardous Materials Information Reporting System	U.S. Department of Transportation	12/28/2016	12/28/2016	02/03/2017

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ţ	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
SU	ICIS	Integrated Compliance Information System	Environmental Protection Agency	11/18/2016	11/23/2016	02/10/2017
SU	IHS OPEN DUMPS	Open Dumps on Indian Land	Department of Health & Human Serivces, Indian	04/01/2014	08/06/2014	01/29/2015
SU	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	11/14/2016	01/26/2017	05/05/2017
SU	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	10/07/2016	01/26/2017	05/05/2017
SU	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	10/14/2016	01/27/2017	05/05/2017
SU	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	EPA, Region 5	11/14/2016	01/26/2017	05/05/2017
SU	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	10/01/2016	01/26/2017	05/05/2017
SU	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	09/01/2016	01/26/2017	05/05/2017
SU	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	10/17/2016	01/26/2017	05/05/2017
SU	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	10/06/2016	01/26/2017	05/05/2017
SU	INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008
SU	INDIAN RESERV	Indian Reservations	NSGS	12/31/2014	07/14/2015	01/10/2017
SU	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	11/14/2016	01/26/2017	05/05/2017
SU	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	10/07/2016	01/26/2017	05/05/2017
SU		Underground Storage Tanks on Indian Land	EPA Region 4	10/14/2016	01/27/2017	05/05/2017
SU	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	01/14/2017	01/26/2017	05/05/2017
SU	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	10/01/2016	01/26/2017	05/05/2017
SU	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	09/01/2016	01/26/2017	05/05/2017
SU	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	10/17/2016	01/26/2017	05/05/2017
SU	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	10/06/2016	01/26/2017	05/05/2017
SU	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	07/27/2015	09/29/2015	02/18/2016
SU	INDIAN VCP R7	Voluntary Cleanup Priority Lisitng	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008
SU	LEAD SMELTER 1	Lead Smelter Sites	Environmental Protection Agency	12/05/2016	01/05/2017	02/10/2017
SU	<i>MELTER</i>	Lead Smelter Sites	American Journal of Public Health	04/05/2001	10/27/2010	12/02/2010
SU	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	02/18/2014	03/18/2014	04/24/2014
SU	LUCIS	Land Use Control Information System	Department of the Navy	12/28/2016	01/04/2017	04/07/2017
SU	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	08/30/2016	09/08/2016	10/21/2016
SU	NPL	National Priority List	EPA	04/05/2017	04/21/2017	05/12/2017
SU	NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994
SU	ODI	Open Dump Inventory	Environmental Protection Agency	06/30/1985	08/09/2004	09/17/2004
SU	PADS	PCB Activity Database System	EPA	01/20/2016	04/28/2016	09/02/2016
SU	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	02/01/2011	10/19/2011	01/10/2012
SU	PRP	Potentially Responsible Parties	EPA	10/25/2013	10/17/2014	10/20/2014
SU	Proposed NPL	Proposed National Priority List Sites	EPA	04/05/2017	04/21/2017	05/12/2017
SU	RAATS	RCRA Administrative Action Tracking System	EPA	04/17/1995	07/03/1995	08/07/1995
SU	RADINFO	Radiation Information Database	Environmental Protection Agency	01/04/2017	01/06/2017	02/10/2017
SU	RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated	Environmental Protection Agency	12/12/2016	12/28/2016	02/10/2017
SU	RCRA-CESQG	RCRA - Conditionally Exempt Small Quantity Generators	Environmental Protection Agency	12/12/2016	12/28/2016	02/10/2017
SU	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	12/12/2016	12/28/2016	02/10/2017
SU	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	12/12/2016	12/28/2016	02/10/2017
SU	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	12/12/2016	12/28/2016	02/10/2017
SU	RMP	Risk Management Plans	Environmental Protection Agency	02/01/2017	02/09/2017	04/07/2017
SU	ROD	Records Of Decision	EPA	11/25/2013	12/12/2013	02/24/2014
SU	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	01/01/2017	02/03/2017	04/07/2017
SU	SEMS	Superfund Enterprise Management System	EPA	02/07/2017	04/19/2017	05/05/2017
SN	SEMS-ARCHIVE	Superfund Enterprise Management System Archive	EPA	02/07/2017	04/19/2017	05/05/2017
NS	SSTS	Section 7 Tracking Systems	EPA	12/31/2009	12/10/2010	02/25/2011

ы М	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
SU	s TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2014	11/24/2015	04/05/2016
SU	S TSCA	Toxic Substances Control Act	EPA	12/31/2012	01/15/2015	01/29/2015
SU	S UMTRA	Uranium Mill Tailings Sites	Department of Energy	09/14/2010	10/07/2011	03/01/2012
SU	S US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (EPA	10/12/2016	10/26/2016	02/03/2017
SU		Air Facility System Data	EPA	10/12/2016	10/26/2016	02/03/2017
SU		A Listing of Brownfields Sites	Environmental Protection Agency	03/02/2017	03/02/2017	04/07/2017
SU	s US CDL	Clandestine Drug Labs	Drug Enforcement Administration	02/09/2017	03/08/2017	06/09/2017
SU	S US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	02/13/2017	02/28/2017	06/09/2017
SU		Financial Assurance Information	Environmental Protection Agency	02/13/2017	02/15/2017	05/12/2017
SU		National Clandestine Laboratory Register	Drug Enforcement Administration	02/09/2017	03/08/2017	06/09/2017
SU		Sites with Institutional Controls	Environmental Protection Agency	02/13/2017	02/28/2017	06/09/2017
SN		Mines Master Index File	Department of Labor, Mine Safety and Health A	02/08/2017	02/28/2017	04/07/2017
SU	_	Ferrous and Nonferrous Metal Mines Database Listing	USGS	12/05/2005	02/29/2008	04/18/2008
SU	S US MINES 3	Active Mines & Mineral Plants Database Listing	USGS	04/14/2011	06/08/2011	09/13/2011
SN	OXU (Unexploded Ordnance Sites	Department of Defense	10/25/2015	01/29/2016	04/05/2016
СT		Hazardous Waste Manifest Data	Department of Energy & Environmental Protecti	07/30/2013	08/19/2013	10/03/2013
Ł	NY MANIFEST	Facility and Manifest Data	Department of Environmental Conservation	01/30/2017	02/01/2017	02/13/2017
SU	S AHA Hospitals	Sensitive Receptor: AHA Hospitals	American Hospital Association, Inc.			
SU	Medical Centers	Sensitive Receptor: Medical Centers	Centers for Medicare & Medicaid Services			
SU	Nursing Homes	Sensitive Receptor: Nursing Homes	National Institutes of Health			
SU	3 Public Schools	Sensitive Receptor: Public Schools	National Center for Education Statistics			
SU	3 Private Schools	Sensitive Receptor: Private Schools	National Center for Education Statistics			
N	/ Daycare Centers	Sensitive Receptor: Child Care Facility List	Department of Human Resources			
SU		100-year and 500-year flood zones	Emergency Management Agency (FEMA)			
S C		National Wetlands Inventory	U.S. FISH and Wildlife Service			
Z		Wetland Inventory	Natural Heritage Program			
SU			U.S. Geological Survey			
S	-		PennWell Corporation			
20		u Data				

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APPENDIX G

Resumes



Nickolas J. Landin Staff Geologist

Professional Experience

Mr. Landin is a recent graduate from the University of Nevada, Las Vegas with a Bachelor of Science (B.S.) degree in geology. He was hired at McGinley and Associates, Inc. in March 2017 as a staff geologist. Mr. Landin's responsibilities include asbestos sampling, mold spore sampling, soil and groundwater sampling, and Phase I and Phase II Environmental Site Assessments (ESAs).

Project Experience

City of Henderson Landfill, Henderson, NV (Ongoing). Staff Geologist, responsibilities include groundwater monitoring services, such as measuring groundwater levels and collecting groundwater samples. The responsibilities also include conducting landfill gas monitoring, monitoring erosion of the area, and performing security and maintenance duties. Groundwater sampling focuses on contaminants that may be present in landfill leachate from the municipal waste site.

Nye County Regional Medical Facility, Tonopah, NV (2017). Staff Geologist, responsibilities included asbestos sampling, mold spore sampling and report preparation as part of a prerenovation assessment for asbestos, lead-based paint, and mold within the onsite building. The assessment was associated with the State of Nevada Brownfields Program (NBP) and intended to provide adequate data to determine the extent of abatement necessary prior to renovation.

Phase I Environmental Site Assessments. Staff Geologist responsible for conducting Phase IESAs including assessment of various industrial and commercial properties for the presence of recognized environmental conditions (RECs) in accordance with ASTM E 1527 – 13.

Phase II Environmental Site Assessments. Staff Geologist responsible for conducting field work associated with Phase II ESAs such as soil and groundwater sampling, soil classification, drilling oversight, and oversight of remedial activities.

Education

B.S., Geology, University of Nevada, Las Vegas, 2016.

Certifications and Registrations

OSHA Hazwoper 40 Hour Certification. AHERA Building Inspector Certification Asbestos Abatement Contractor/Supervisor Certification Asbestos Abatement Consultant License #IM-2055 EPA Lead Inspector Certification EPA Lead Risk Assessor Certification



Brett C. Bottenberg, C.E.M Senior Project Manager

Professional Experience

Mr. Bottenberg is an Environmental Scientist and Engineer with more than 15 years of professional experience in conducting Phase I and II Environmental Site Assessments (ESAs), National Environmental Policy Act (NEPA) reviews, Spill Prevention, Control, and Countermeasure (SPCC) Plans, Bioremediation Plans, Brownfields Assessments/Project Management, Leaking Underground Storage Tank (LUST) project management, and analytical data review. Applied experience includes conducting over 500 Phase I ESAs, Phase II ESAs, SPCC Plans, and NEPA reviews throughout Nevada, California, Utah, and Arizona. Mr. Bottenberg's diverse background provides project management experience in both the regulatory and construction industries. Further, Mr. Bottenberg has valuable knowledge pertaining to contaminant transport, chemical interactions, and remediation systems. Mr. Bottenberg is also the McGinley & Associate's (MGA) Las Vegas office managing partner.

Project Experience

Phase I Environmental Site Assessments

Mr. Bottenberg has conducted Phase I ESAs in the western portion of the United States since the year 2000. Currently, Mr. Bottenberg heads the MGA due diligence team. He manages Phase I ESA projects and their associated activities for both the Las Vegas and Reno offices. He has conducted presentations related to revisions of the ASTM Phase I standard (E1527-13) for the Maricopa County Bar Association as well as community banks and is well versed with all requirements related to the standard and the EPA ruling regarding All Appropriate Inquiry (AAI).

Mr. Bottenberg has the following experience related to conducting Phase I ESAs:

- Nevada Conducted over 450 Phase I ESAs throughout Nevada. Client types include but are not excluded to banks, commercial real-estate brokers, private citizens, industrial manufacturers, mines, governmental agencies, school districts, and commercial businesses.
- **California** Mr. Bottenberg has experience conducting Phase I ESAs in both southern and northern California.

Brownfields Projects

Mr. Bottenberg currently manages the MGA Brownfields division which is responsible for projects associated with MGAs contract with the Nevada Division of Environmental Protection (NDEP) and subcontracted projects associated with the Rural Desert Southwest Brownfields Coalition (RDSBC) grant. His duties include public outreach to locate potential projects, ascertaining funds for those projects from the NDEP or the RDSBC, managing brownfield related projects which include Phase I ESAs, Phase II ESAs, cleanup and reuse plans, corrective action plans, health and safety plans, removal action plans, abatement projects, and remediation projects.



Leaking Underground Storage Tanks

Mr. Bottenberg currently manages MGA activities associated with the NDEP Leaking Underground Storage Tank (LUST) Contract. LUST projects previously or currently managed by Mr. Bottenberg include the following:

- **NDEP Monitoring Well Abandonment** Approximately 70 former NDEP monitoring wells were abandoned with the Nevada Division of Water Resources through the use of a waiver abandonment procedure. Activities associated with this project included an extensive file review of former projects to determine possible well locations, the use of field equipment to locate potentially lost wells, and management of licensed drillers to abandon located wells.
- Eagle Gas North UST Removal, Site Assessment, and Remedial Activities Underground storage tanks at a gas station located in Carson City were removed along with all associated dispensers, underground piping, and vent piping. Mr. Bottenberg managed the project to completion and provided a UST Removal report to the NDEP. Currently, the site is undergoing assessment to determine the extent of impacts from the former activities associated with the UST system. The assessment will allow for a conceptual site model to be developed along with a corrective action plan for future remediation services at the site.

Spill Prevention, Control, and Countermeasure Plans

Mr. Bottenberg currently manages MGA activities associated with Spill Prevention, Control, and Countermeasure (SPCC) Plans. He has experience conducting site visits at both small and large facilities, preparing plans, and providing regulatory guidance to clients. Mr. Bottenberg has provided these services at facilities located in California and Nevada and is well versed with state and federal regulations (40 CFR 112) associated with these detailed plans.

Bioremediation Plan

Mr. Bottenberg was the Project Manager responsible for design and implementation of a bioremediation plan to treat soils contaminated with crude oil at an oil production facility in rural Nevada.

Remediation Research Associated with Hazardous Compounds

Mr. Bottenberg provided research services while studying for his Master of Science in Environmental Engineering degree at Washington State University. The following activities were associated with his research:

- Washington State University, Pullman, WA Research Assistant responsible for design and implementation of laboratory projects studying the effectiveness of chemical oxidation for remediation of common soil and groundwater contaminants, including benzene, toluene, perchloroethylene, and carbon tetrachloride. Designed complex soil-water systems with successful results that enabled eventual grant awards for further research in these areas.
- Washington State University, Pullman, WA Researcher responsible for design of specific laboratory systems to study Fenton's Reagent and its role in the enhanced desorption and transformation of chloroaliphatic compounds within modified Fenton's reactions. Determined that vigorous reactions of soluble iron and hydrogen peroxide can not only oxidize organic compounds, but also induce desorption of those compounds from organic material with subsequent oxidation and/or reduction.



Education

M.S., Environmental Engineering, Washington State University, 1997. B.S., Civil Engineering, Washington State University, 1995.

Certifications and Registrations

Nevada Certified Environmental Manager, EM#1690 (Exp. 10/7/15) State of Utah UST Certified Consultant, CC 0251 (Exp. 6/30/16) Engineer in Training, EIT#20066. OSHA Hazwoper 40 Hour Certification. OSHA Hazwoper 8 Hour Refresher.

Adult First Aid/CPR/AED Certification.

Affiliations

Member: Commercial Real Estate Development Association (NAIOP)

- Member of the Government Affairs Committee
- Golf Committee Chair

Member: Nevada Professional Facilities Managers Association (NPFMA) Member: Air & Waste Management Association, Nevada Section

Member: Nevada Water Resources Association

Participation as a Faculty Member: Maricopa County Bar Association