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PHASE I ENVIRONMENTAL SITE ASSESSMENT

McGill Ball Park 56 South 4th Street McGill White Pine County Nevada

Prepared for:

White Pine County 957 Campton Street Ely, Nevada 89301

On behalf of: Rural Desert Southwest Brownfields Coalition

> May 30, 2012 Project No. 804.11.Task2

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EXECUTIVE SUMMARY

The subject property is located at 56 South 4th Street in McGill, Nevada and is comprised of one parcel approximately 4.75 acres in area. McGinley and Associates, Inc. (MGA) has performed a Phase I Environmental Site Assessment (ESA) of this property at the request of White Pine County on behalf of the Rural Desert Southwest Brownfields Coalition to determine recognized environmental conditions (RECs) in connection with the subject property.

The subject property presently consists of two conjoined baseball fields, their accompanying grandstands, an out-of-service aerial lighting system, a children's play area, bathroom facility, and associated utilities. The entire facility is secured with chain-link fencing. Each aerial light pole contains an associated transformer that appears to be rusted. In addition, two pad-mounted transformers with "PCB Free" stickers were observed proximal to the bathroom and located near the southeast corner of the property. The baseball field grandstands appear to be dilapidated and unsafe in some areas. A friable, hard fiberlike material was observed to be utilized as siding for the main ball field grandstand and a portion of the secondary ball field grandstand. Older paint also was observed on much of the wood utilized for the stands and appeared to be flaking in most areas. The children's play area located south of the ball fields consists of typical play equipment and a dilapidated bathroom facility. The equipment appeared to be older and out-of-use. Broken floor tiles were observed to be scattered on the ground in the area adjacent to the entrance to the bathroom. The slope of the property is flat in the vicinity of the baseball field but steepens on the southern portion with slopes going from east to west. The general slope in the vicinity of the subject property is from east to west.

Access to the property is gained via an unnamed road to the south that is utilized as an entrance to the McGill Elementary School parking lot or G Avenue located adjacent to the north. The subject property is bordered on the north by G Avenue with residential property beyond. South of the subject property is the unnamed street with residential property and a school maintenance shop beyond. To the east of the property is the McGill Elementary School and its associated parking lot. West of the subject property is Highway 93 with residential property beyond.

The subject property is located within Steptoe Valley of east-central Nevada at an elevation of approximately 6,217 feet above mean sea level. Average minimum and maximum annual temperatures for McGill, Nevada during the period from 1892 to 2012 are approximately 33.2 and 61.3 degrees Fahrenheit, respectively, while total annual precipitation averages about 8.87 inches. The subsurface geology of the subject property has been mapped as Quaternary alluvium. Surficial soils at the subject site have been mapped as Palinor-Shabliss association. The soil unit is described as well drained with very low hydraulic conductivity of saturated soil and very low available water capacity.

No streams, ponds, or wetlands were observed on the subject property and the subject property is not located within a 100-year flood zone. The closest major surface water body to the subject property is a system of creeks located within one mile to the west and within the Steptoe Valley. The creeks flow to the northwest towards the Steptoe Slough and eventually into Bassett Lake. Groundwater conditions on the subject property have not been positively ascertained. However, depth to groundwater in the area of the subject property is estimated to be approximately 20 to 30 feet below ground surface (bgs). Groundwater flow direction is likely toward Steptoe Valley to the west. No wells were observed on the subject property at the time of the site visit and a search of the State of Nevada Division of Water Resources (NDWR) database did not indicate any wells on the property.

Reconnaissance of the publicly accessible, easily visible portions of those properties located immediately adjacent to the subject property did not reveal site conditions that serve as a recognized environmental condition to the subject property.

A historical assessment indicates that the McGill Ball Park is reported to be one of the oldest ball parks

in the State of Nevada. It was constructed by Nevada Consolidated Copper (NCC) in the early 1900s, providing its employees with a place for recreational activities. The park has a rich history of hosting state tournaments for town leagues and high school. In the past, NCC performed construction renovations to make the ball field more modern, including the installation of lightpoles with lights and a roof for the bleachers. In 1961, the ball park became the property of White Pine County School District when the company ceased operations. In 1994, the Board of County Commissioners were granted the property via quit claim.

A regulatory review was performed to search for regulatory sites located within a one-mile radius of the subject property. The subject property was not identified in the search as a regulatory site. The regulatory review found three underground storage tank (UST) sites. It appears that all three sites are improperly mapped and are actually located at distances well beyond the search distance. In addition, MGA reviewed sites which EDR was not able to map and which are referred to as orphan sites. A review of these sites appears to indicate that each are at locations that are considered likely to be hydrologically downgradient from, or cross gradient to, the subject property, have had no reported releases, have had no reported violations of hazardous waste regulations, and/or have received regulatory closure. For this reason, the sites are considered unlikely to cause, or to have caused in the past, environmental impact to the subject property.

Identification and sampling for the presence of mold, asbestos, lead-based paint, and radon gas were beyond the Scope of Work for this Phase I ESA. Given the age and dilapidated condition of the onsite structure, however, MGA is of the opinion that the risk of asbestos and lead-based paint within building materials is a recognized environmental condition for the subject property. In addition, Polychlorinated Biphenyls (PCBs) may be present within the eight lighting transformers found at the park and these issues will need to be addressed prior to the proposed renovations of the park.

Upon conclusion of our Phase I ESA, and based on the information reviewed, this assessment has revealed evidence of recognized environmental conditions (RECs) in connection with the subject property. These RECs are as follows:

- Based on the estimated age of the aerial transformers, it is likely that Polychlorinated Biphenyls (PCBs) are present within the eight transformers found at the park.
- Based on the age of the ball park grandstand structures and information revealing possible renovations occurring at the facility prior to 1978, it is likely that asbestos containing materials and lead-based paint may have been utilized during these renovations. Further, the siding of the grandstands and much of the paint were observed to be in a friable condition.

Therefore, MGA is of the opinion that due to these RECs, further environmental investigations are warranted on the subject property at this time. MGA recommends the aerial transformers, which are proposed to be replaced, be tested for PCB concentrations and disposed via local, state, and federal regulations. Further, MGA recommends that an asbestos and lead-based paint survey be performed on the building materials within structures located on the subject property that are proposed to be renovated or demolished.

1. INTRODUCTION

1.1 Purpose

This report presents the findings of a Phase I Environmental Site Assessment (ESA) performed on the property addressed at 56 S. 4th Street, McGill, Nevada. McGinley and Associates, Inc. (MGA) conducted this investigation for the purpose of identifying *recognized environmental conditions* (RECs) on the property and/or nearby properties in accordance with the 2005 American Society of Testing and Materials (ASTM) standards for the performance of Phase I Environmental Site Assessments (ASTM E 1527-05), as well as the standards established by the U.S. Environmental Protection Agency (EPA) in 2006 for conducting All Appropriate Inquiry (AAI).

1.2 Conditions of Contract

MGA performed this work for White Pine County on behalf of the Rural Desert Southwest Brownfields Coalition pursuant to Work Order No: BFCAMGA2 executed April 16, 2012.

1.3 User Responsibilities

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

1.4 Scope of Work

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

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

Site Location

2.1

2.2

2. SITE CHARACTERISTICS

grandstands, an out-of-service aerial lighting system, a children's play area, bathroom facility, and associated utilities. The entire facility is secured with chain-link fencing. Each aerial light pole contains an associated transformer that appears to be rusted. In addition, two pad-mounted transformers with "PCB Free" stickers were observed proximal to the bathroom and located near the southeast corner of the property. The baseball field grandstands appear to be dilapidated and unsafe in some areas. A friable, hard fiber-like material was observed to be utilized as siding for the main ball field grandstand and a portion of the secondary ball field grandstand. Older paint also was observed on much of the wood utilized for the stands and appeared to be flaking in most areas. The children's play area located south of the ball fields consists of typical play equipment and a dilapidated bathroom facility. The equipment appeared to be older and out-of-use. Broken floor tiles were observed to be scattered on the ground in the area adjacent to the entrance to the bathroom. The slope of the property is flat in the vicinity of the baseball field but steepens on the southern portion with slopes going from east to west. The general slope in the vicinity of the subject property is from east to west. Access to the property is gained via an unnamed road to the south that is utilized as an entrance to the McGill Elementary School parking lot or G Avenue located adjacent to the north. The layout of the subject property is illustrated in Figure 2.

The property investigated for this Phase I Environmental Site Assessment is addressed at 56 S. 4th Street, McGill, White Pine County, Nevada. The subject property lies in the eastern portion of Steptoe Valley between the Duck Creek Range and the Egan Range (Figure 1). It is listed as White Pine County Assessor's Parcel number 004-034-01 and is located within Section 28, Township 18 North, Range 64 East of the Mount Diablo Base and Meridian (MDB&M). A copy

The subject property presently consists of two conjoined baseball fields, their accompanying

of the Assessor's Map that depicts the subject property is provided herein as Appendix B.

Utilities supplied to the subject property include power (NV Energy), water and sewer (Ruth-McGill Water and Sewer), and propane (private).

2.3 **Adjacent Properties**

The subject property is bordered by the following:

Site Description and Current Usage

North:	G Road with residential properties beyond.
South:	Unnamed entrance road with residential property and a White Pine County School District maintenance building beyond.
East:	McGill Elementary School and associated parking lot.
West:	S. 4 th Street (Highway 93) with residential properties beyond.

3. ENVIRONMENTAL SETTING

3.1 Regional Physiographic Setting

The subject property is located within Steptoe Valley of east-central Nevada at an elevation of approximately 6,217 feet above mean sea level. Average minimum and maximum annual temperatures for McGill, Nevada during the period from 1892 to 2012 are approximately 33.2 and 61.3 degrees Fahrenheit, respectively, while total annual precipitation averages about 8.87 inches (Western Regional Climate Center (WRCC), 2012).

3.2 Geologic Conditions

The subsurface geology of the subject property has been mapped as Quaternary alluvium (Fritz, 1963). Surficial soils at the subject site have been mapped as Palinor-Shabliss association. The soil unit is described as well drained with very low hydraulic conductivity of saturated soil and very low available water capacity (Natural Resources Conservation Service, 2010).

3.3 Surface Water Conditions

No streams, ponds, or wetlands were observed on the subject property and the subject property is not located within a 100-year flood zone. The closest major surface water body to the subject property is a system of creeks located within one mile to the west and within the Steptoe Valley. The creeks flow to the northwest towards the Steptoe Slough and eventually into Bassett Lake. Runoff from the site during storm events will travel overland towards the west. According to the Federal Emergency Management Agency (FEMA), the site is not located within a 100-year flood zone.

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), depth to groundwater in the area of the subject property is estimated to vary from approximately 20 to 30 feet below ground surface (bgs). Groundwater flow direction is likely toward Steptoe Valley to the west. No wells were observed on the subject property at the time of the site visit and a search of the State of Nevada Division of Water Resources (NDWR) database did not indicate any wells on the property.

4. SITE RECONNAISSANCE

4.1 Methodology

For the purpose of assessing current site conditions, a visit to the subject property and surrounding areas was conducted on April 24, 2012 under mild and sunny conditions. During the site visit, observations were made to identify *recognized environmental conditions (RECs)*. As defined by ASTM E 1527-05, a *recognized environmental condition* is the presence, or likely presence, of any hazardous substances or petroleum products on the property under conditions that indicate an existing release, a past release, or a material threat of a release of hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term REC is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of enforcement action if brought to the attention of appropriate governmental agencies. Photographs taken during the site reconnaissance are provided in Appendix C.

4.2 Site Description

The subject property exists on one parcel of land. The parcel (APN 004-034-01) is currently developed with two conjoined baseball parks and an adjacent children's play area.

The subject property is approximately 4.75 acres in area and is not currently utilized by the community due to the dilapidated state of the facility. A chain-link fence surrounds the property with entrance gained via a locked gate on the eastern edge of the property. The two baseball fields were observed to consist of all-grass infield and outfields. The two fields are connected to each other in the outfield portions of each field. Aerial lighting for the fields is provided via eight pole-mounted lighting systems. Each pole-system appeared to contain a transformer. The transformers appeared to be rusted and old. Grandstands are located at each field and consist of stadium-style seating consisting of wood benches. The benches appeared to have been painted green in the past but currently appear weathered and in disrepair. The metal portions of the stands are painted green and some areas were observed to be of friable condition. Portions of the grandstand walls were observed to be covered with a fiber-like siding material that appeared to be friable at the time of the site visit.

The children's play area located adjacent and to the west of the baseball fields appeared to be in a state of disrepair. The bathroom structure, located on the eastern edge of the play area, also appeared to be in a state of disrepair. Multiple floor tiles and other debris were noted proximal to the bathroom doorway and the interior of the bathroom was observed to be in a dilapidated state. Utilities observed in this area consisted of two pad-mounted transformers with labels indicating they were PCB free. In addition, what appeared to be a utility vault with a vent pipe was observed proximal to the transformers.

4.3 Surrounding Properties

The subject property lies within a residential area consisting of single-family residences intermixed with schools and parks. The commercial center of McGill is located to the north along S. 4th Street (U.S. Highway 93). Reconnaissance of the publicly accessible portions of those properties located immediately adjacent to the subject property revealed no RECs.

4.4 Observations During Reconnaissance

An MGA representative visited the subject site on April 24, 2012. The entire site was walked and observed for RECs. The following is a list of some of the items of interest that were looked for

during the site visit. If the item was not discovered, it will be noted as "Not Observed". If the item was observed during the site visit, it will be noted as "**Observed**" and a short description of the observation will follow.

• Staining or discoloration of soil and/or pavement	Not Observed
• Wastewater systems, septic systems, sumps, and/or seeps.	Not Observed
• Wells	Not Observed
• Patched areas of asphalt or concrete	Not Observed
• Standing surface water, ponds, farm tanks, etc	Not Observed
Railroad spurs	Not Observed
• UST systems / vent pipes	Not Observed
Aboveground Storage Tanks	Not Observed
• Suspect PCB containing equipment	
Eight aerial transformers were observed on the subject property. The transformers appear to be older and rusted. No stains were observed on the exterior of the	Observed
transformer or on the pole structure.	
 Paint booths, spray rigs, etc. 	Not Observed
	Not Observed
• Paint booths, spray rigs, etc.	Not Observed Observed
 Paint booths, spray rigs, etc. Unorthodox heating and ventilation systems It appears that a possible steam heating system was utilized at the site in the past. Currently, what appeared to be a propane heating unit was observed within a shed proximal to the bathroom structure on the northeastern portion of the subject 	
 Paint booths, spray rigs, etc. Unorthodox heating and ventilation systems It appears that a possible steam heating system was utilized at the site in the past. Currently, what appeared to be a propane heating unit was observed within a shed proximal to the bathroom structure on the northeastern portion of the subject property. 	Observed
 Paint booths, spray rigs, etc. Unorthodox heating and ventilation systems It appears that a possible steam heating system was utilized at the site in the past. Currently, what appeared to be a propane heating unit was observed within a shed proximal to the bathroom structure on the northeastern portion of the subject property. Emergency generators 	Observed Not Observed
 Paint booths, spray rigs, etc. Unorthodox heating and ventilation systems It appears that a possible steam heating system was utilized at the site in the past. Currently, what appeared to be a propane heating unit was observed within a shed proximal to the bathroom structure on the northeastern portion of the subject property. Emergency generators Unusual odors 	Observed Not Observed Not Observed

Uti	lity vaults were observed on the property. One vault appeared to have a venting	Observed
•	Basements and/or subsurface vaults	
•	Discharges, or run-off of potential contaminants from off-site sources	Not Observed
•	Prolonged use, misapplication or storage of pesticides	Not Observed
•	Farm waste, feed lot spoils, or manure stockpile	Not Observed
•	Surface water contamination	Not Observed
•	Oil or gas well exploration or refinery activities	Not Observed
•	Distressed, discolored or stained vegetation	Not Observed
•	Industrial or manufacturing activities	Not Observed

Utility vaults were observed on the property. One vault appeared to have a venting system as its cover and may have been utilized in the past to vent heat build-up within the vault. **Observed**

4.5 PCB Sources

Eight aerial transformers were observed on eight pole-mounted lighting systems utilized by the baseball fields. The transformers appeared to be rusted but without staining. Historic information for the subject property appears to indicate that the aerial transformers are privately owned and not serviced by the local power company. In addition, it appears that the transformers were installed prior to 1961, and therefore, a possibility exists that the fluid within the transformers contain PCBs.

5. SITE HISTORY AND LAND USE

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

5.1 City Street Directories

City directory listings for the subject property and surrounding properties as published by the R.L. Polk Company, were reviewed for the years 1964 through 1979 via a report provided by Environmental Data Resources (EDR).

The city street directories indicate that the McGill Community League Ball Park was listed in the 1964, 1971, and 1979 Polk's City Directory. The address listed for the ball park was 19 G Street. No other listings were provided in the report.

5.2 Historic Aerial Photograph Review

Historic aerial photographs were provided by EDR covering the area of the subject property for the years 1974, 1976, 1982, 1990, 1994, 1999, and 2006. A current aerial photograph was observed online utilizing various websites. Aerial photographs for years other than these dates were not reviewed.

Each of the aerial photographs reviewed were taken at a relatively high altitude and a few are not particularly clear. The subject property appears as a baseball field/park in all photographs reviewed. No potential RECs were noted in any of the historical aerial photographs reviewed. A copy of the aerial photograph report reviewed is provided in Appendix D.

5.3 Sanborn Fire Insurance Maps

Sanborn fire insurance maps were not published for the area surrounding the subject property. A certified report of those findings is included in Appendix E.

5.4 Historic Topographic Maps

Historic topographic maps were provided by EDR covering the area of the subject property for the years 1952, 1958, 1978, and 1993. Topographic maps for years other than these dates were not reviewed. The earliest map reviewed (1952) appears to show the subject property as developed with a structure or park. A large tailings pond is displayed within the center of Steptoe Valley. In addition, a copper smelter, which appears to be located to the northeast of the subject property, is labeled and displayed on the map. The 1958 map displays a copper mill in the vicinity of the previously mapped copper smelter. The mill appears to be at a higher elevation, but cross-gradient to the subject property. The more recent maps display the elementary school buildings east of the subject property as well as a more detailed drawing of the copper mill located cross-gradient. A review of these maps do not appear to indicate potential environmental issues associated with the subject property or upgradient sources. A copy of the historic topographic map report is provided in Appendix E.

5.5 White Pine County Assessor's Office

According to the White Pine County, Nevada Assessor's Office, the subject property is listed as parcel number 004-034-01. The property is approximately 4.75 acres in area and is currently owned by the White Pine County Commissioners. The subject property is listed as having an original construction year of 1930 and consisting of 12 non-dwelling units. Former owners of the site are listed as the White Pine County School District (1961 – 1994) and Kennecott (unknown – 1961). No other information was provided.

5.6 Personal Interviews

5.6.1 Jim Garza, Director

Prior to the site reconnaissance, a representative for White Pine County was interviewed with regard to site history and known or suspected environmental issues associated with the subject property. Mr. Jim Garza, Director of White Pine County Economic Development, was able to provide historical information regarding the previous use of the property. Mr. Garza indicated that, although unknown, it was generally thought within the community that the grandstand structure may have been constructed utilizing building materials made of asbestos-containing materials and lead-based paint. Mr. Garza was not aware of any other potential issues associated with the subject with the subject property.

5.6.2 Nate Wilson, Day Engineering

In addition to Mr. Garza, a representative for the Civil Engineering firm which contracts its consulting services to White Pine County, Mr. Nate Wilson, was interviewed prior to the site visit. Mr. Wilson indicated that according to the local power company, the transformers were tested in the 1993-1994 school year for the White Pine County School District. However, the results were unknown because the tests were performed on consumer owned transformers and those results were not retained. Therefore, the existence of PCBs within the aerial transformers are unknown.

5.6.3 Paul Johnson, White Pine County School District

Mr Paul Johnson, a representative for the White Pine County School District was interviewed regarding his knowledge of the subject property. Mr. Johnson was not aware of any environmental issues associated with the McGill Ball Park. Mr. Johnson was also unfamiliar with previous tests performed on the aerial transformers and was not aware of any issues associated with the transformers.

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

6.1 Environmental Data Resources (EDR) Radius Map Report

At the request of MGA, EDR performed a review of federal, state, and local environmental databases. 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 EDR database search was conducted using a 1-mile search radius starting from the subject property. The regulatory agency review did not identify the subject property as a regulatory site. The EDR database search also identified other sites within a 1-mile search radius starting from the subject property. Within this search radius, three UST sites were identified. It appears that all three sites are improperly mapped and are actually located at distances well beyond the search distance. For this reason, the sites are considered unlikely to cause, or to have caused in the past, environmental impact to the subject property.

Additional environmental records searched or considered proprietary by EDR found no other sites within the search distance. 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.

6.2 Nevada Division of Environmental Protection

Based on the EDR regulatory search report and site reconnaissance, no regulatory files were requested to be reviewed at NDEP.

7. POTENTIAL ENVIRONMENTAL HAZARDS

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

7.1 Asbestos and Lead-Based Paint

Asbestos containing material (ACM) has been identified as a potential health hazard, particularly when that material is friable and becomes damaged. Identification and sampling for the presence of ACM are beyond the Scope of Work (as outlined in Section 1.4 of this Report) for this Phase I ESA. However, given the age of the on-site structure MGA is of the opinion that asbestos containing materials are likely to be found within building materials utilized in the on-site structures. MGA recommends that a qualified inspector be contacted to provide an asbestos assessment on the on-site structures prior to future renovation.

In addition, due to the age of the structures located on the subject property, there is a potential that paint utilized for the structures may contain lead. Therefore, MGA recommends that a qualified inspector be contacted to provide a lead-based paint survey on the on-site structures prior to future renovation.

7.2 Radon

Radon gas is a colorless, toxic gas derived from the radioactive decay of uranium and other minerals, which are often found within bedrock and unconsolidated sediments. Radon gas can enter homes and other structures through floor cracks and other openings that are in direct contact with the underlying geologic materials. Sampling for the presence of radon gas is beyond the Scope of Work (as outlined in Section 1.4 of this Report) for this Phase I ESA. However, MGA has reviewed the U.S. Environmental Protection Agency (EPA) published map of radon zones for the State of Nevada. According to the map, McGill is identified as having a radon potential of 0% and an average radon level of 1.8 pCi/L . The U.S. EPA recommended action level for radon gas is 4 pCi/L.

Based on the information reviewed, MGA is of the opinion that the risk of radon gas accumulation is not likely an environmental concern at the subject property at this time. However, should the user of this Phase I ESA wish to gain confidence with regard to the risk of radon gas, it is recommended that the on-site structure be tested.

7.3 Mold

Molds are naturally occurring organisms that live and reproduce on moist surfaces. Within the interior of a structure, the presence of mold can lead to asthma, allergic reactions, and respiratory problems. Identification and sampling for the presence of mold are beyond the Scope of Work (as outlined in Section 1.4 of this Report) for this Phase I ESA. Should the user of this Phase I ESA wish to gain confidence with regard to the risk of mold contamination within the building, it is recommended that the on-site structure be tested by a mold consultant.

8. SUMMARY AND CONCLUSIONS

McGinley and Associates, Inc. (MGA) has performed this Phase I Environmental Site Assessment in accordance with the scope and limitations of ASTM Practice E 1527 - 05 for the subject property located at 56 S. 4th Street, McGill, Nevada. A summary of our environmental conclusions is presented below.

8.1 Subject Property Concerns

8.1.1 Recognized Environmental Conditions

Recognized environmental conditions were noted for the subject property and are as follows:

- Based on the estimated age of the aerial transformers, it is likely that Polychlorinated Biphenyls (PCBs) are present within the eight transformers found at the park.
- Based on the age of the ball park grandstand structures and information revealing possible renovations occurring at the facility prior to 1978, it is likely that asbestos containing materials and lead-based paint may have been utilized during these renovations. Further, the siding of the grandstands and much of the paint were observed to be in a friable condition.

8.1.2 Historical Recognized Environmental Conditions

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

8.2 Surrounding Property Concerns

No *recognized environmental conditions* were noted on the publicly accessible portions of those properties located immediately adjacent to the subject site.

8.3 Conclusions

McGinley & Associates, Inc. (MGA) has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of the McGill Ball Park located at 56 S. 4th Street, McGill, Nevada. Any exceptions to, or deletions from, this practice are described in Section 9 of this report.

Upon conclusion of our Phase I ESA, and based on the information reviewed, this assessment has revealed evidence of recognized environmental conditions (RECs) in connection with the subject property. These RECs are as follows:

- Based on the estimated age of the aerial transformers, it is likely that Polychlorinated Biphenyls (PCBs) are present within the eight transformers found at the park.
- Based on the age of the ball park grandstand structures and information revealing possible renovations occurring at the facility prior to 1978, it is likely that asbestos containing materials and lead-based paint may have been utilized during these renovations. Further, the siding of the grandstands and much of the paint were observed to be in a friable condition.

Therefore, MGA is of the opinion that due to these RECs, further environmental investigations are warranted on the subject property at this time. MGA recommends the aerial transformers, which are proposed to be replaced, be tested for PCB concentrations and disposed via local, state, and federal regulations. Further, MGA recommends that an asbestos and lead-based paint survey be performed on the building materials within structures located on the subject property that are proposed to be renovated or demolished.

9. LIMITATIONS

9.1 General

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

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

9.2 Data Gaps

Several data gaps were identified during the course of performance of this Phase I ESA. The data gaps are as follows:

- Aerial photographs prior to 1974 were not available for review.
- Sanborn Maps were not published for McGill, Nevada.
- City Directory listings prior to 1964 were not available for review.

Although these data gaps exist, other historical evidence was available to provide information detailing the history of the property. Therefore, MGA is of the opinion that, should this data become available, the conclusions drawn herein would be unlikely to change.

10. SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

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

Respectfully Submitted: McGinley and Associates, Inc.

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

Reviewed by:

I hereby certify that I am responsible for the services described in this document and for the preparation of this document. The services described in this document have been provided in a manner consistent with the current standards of the profession, and to the best of my knowledge, comply with all applicable federal, state and local statutes, regulations and ordinances.

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

11. REFERENCES

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

Environmental Data Resources, April 25, 2012. *Aerial Photo Decade Package*, Inquiry Number: 3308784.5.

Environmental Data Resources, April 24, 2012. *Certified Sanborn Map Report*, Inquiry Number: 3308784.3.

Environmental Data Resources, April 26, 2012. *City Directory Abstract,* Inquiry Number: 3308784.6.

Environmental Data Resources, April 24, 2012. *Historical Topographic Map Report*, Inquiry Number: 3308784.4.

Environmental Data Resources, April 24, 2012. *Radius Map Report with GeoCheck*, Inquiry Number: 3308784.2s.

Federal Emergency Management Agency (FEMA), November 16, 2011. White Pine County Unincorporated & Incorporated Area, Flood Insurance Rate Map (FIRM) 32033C3007B.

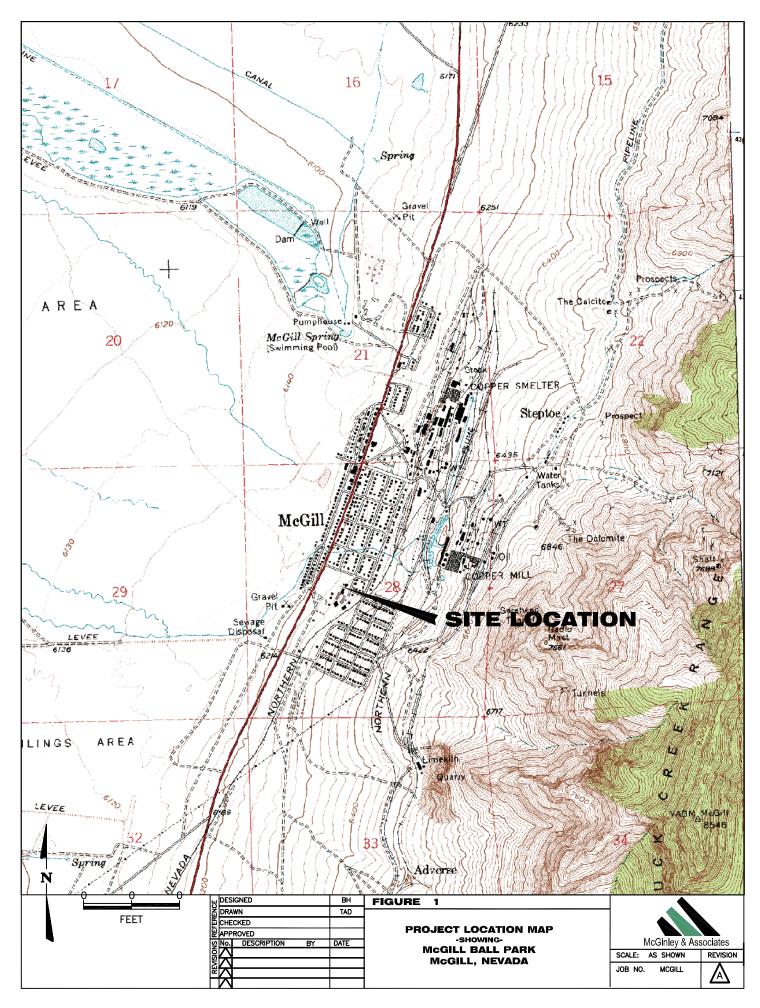
Fritz, William H., 1963, Nevada Bureau of Mines, Geologic Map and Sections of the Southern Cherry Creek and Northern Egan Ranges, White Pine County, Nevada. Cherry Creek, Egan Range, NEV, Map 35.

Nevada Division of Water Resources (on-line), <u>http://water.nv.gov</u>, Well log database.

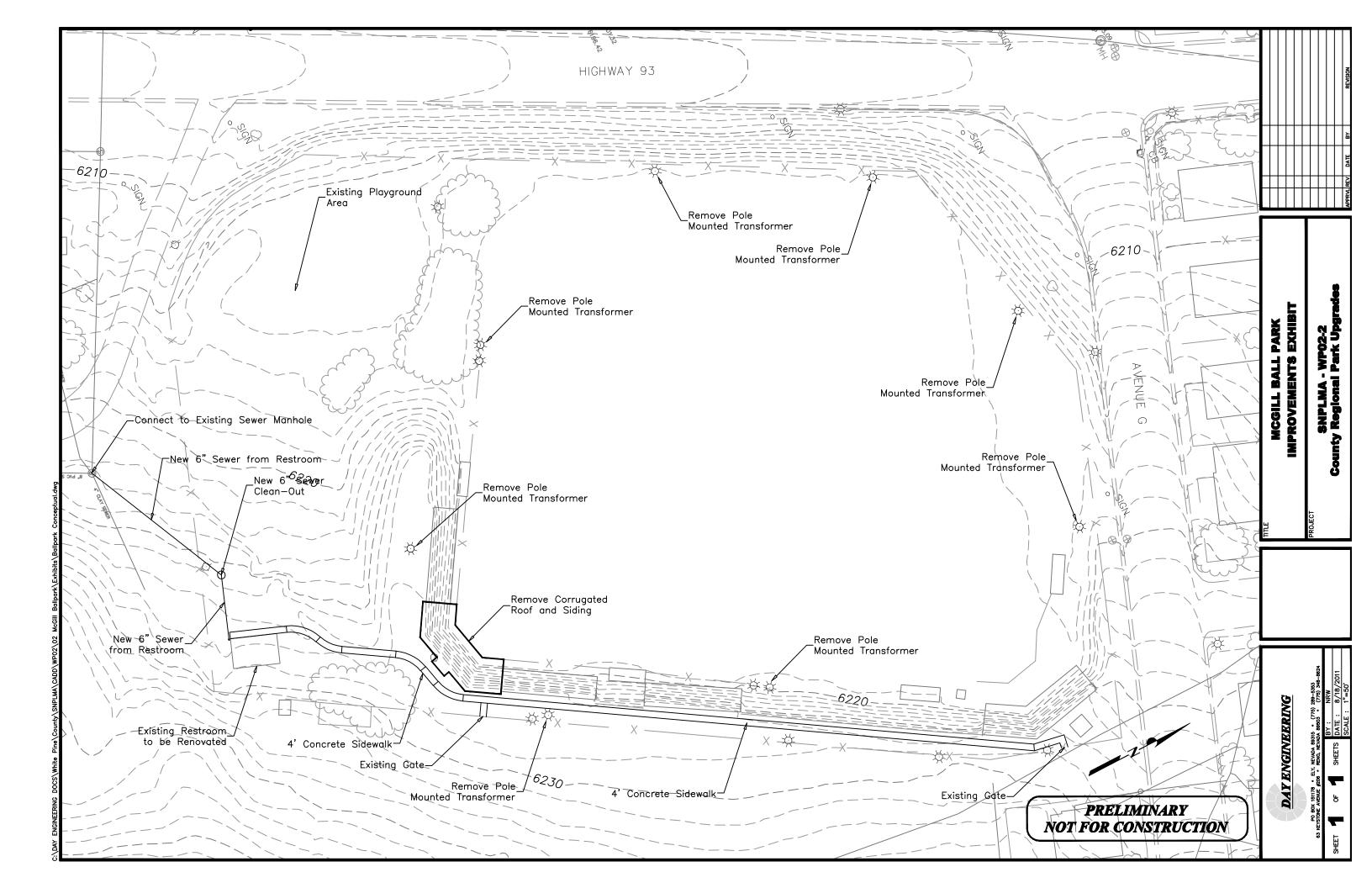
Natural Resources Conservation Service. Soil Survey Area: Western White Pine County Area, Parts of White Pine and Eureka Counties. Survey Area Data: Version 5, Jan 5, 2010. United States Department of Agriculture.

Western Regional Climate Center (WRCC), 2012. Desert Research Institute Website.

White Pine County Assessor's Office.







APPENDIX A

User Questionnaires

3/4

1/2

775-289-8860

11:39:09 a.m. 04-27-2012

USER QUESTIONNAIRE

Property Address: 56 South 4th Street, McGill, NV (APN: 004-034-01)

In order to qualify for one of the Landowner Liability Protection (LLP's) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the user must provide the following information (if available) to the environmental professional. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

(1.) Environmental Cleanup liens that are filed or recorded against the site (40 CFR 312.25). Are you aware of any environmental cleanup liens against the property that are filled or recorded under federal, tribal, state, or local law?

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

Are you aware of any AUL's, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under the federal, tribal, state, or local law?

from KCC stated I r d 's sold - care rouse of

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

known or believed to be present at the property?

Initials:

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

been solo

6426

44. TU

775-289-8860

USER QUESTIONNAIRE

Property Address: 56 South 4th Street, McGill, NV (APN: 004-034-01)

(5.) Commonly known or reasonably ascertainable information about the property (40 CFR 312.30). Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user,

(a.) Do you know the past uses of the property Ball Park was or to chemicals that are present or once were present at the property? Kighting Transformers)

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

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

71.

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

As the user of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property?

2

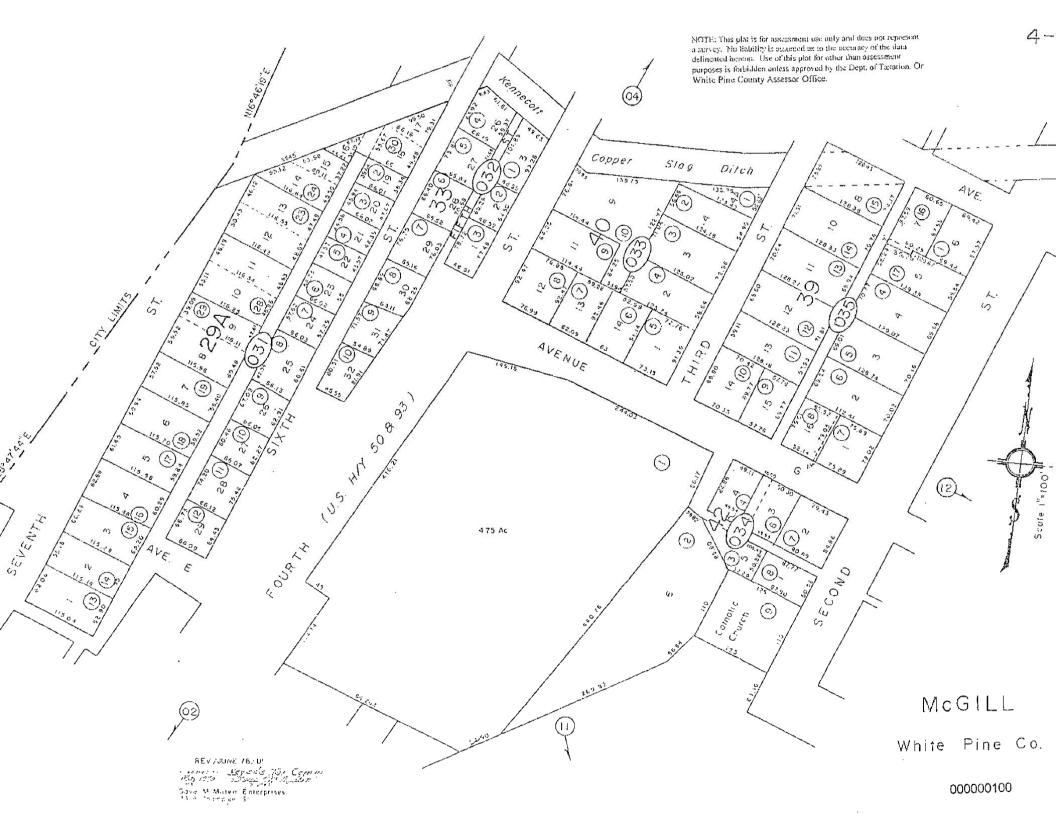
Lighting tansformers need to be tested for Possible Contamination. The Siding and Covers over the Sugorts and grand stands need to be tested by asbestos and lead based paint.

enature & Titl Economic Der Initials;

Mar 30, 2012 Date 7

APPENDIX B

Assessor's Map and Parcel Information



White Pine County	Prog	ressive	leadersh	nip su	SION: White Pine C pports a prosperou g quality of life for	us and stable		
Pers	onal Prope		sessor Hon Sales Data		Back to Search List Secured Tax Inquiry Re	ecorder Search		
		Parc	el Detail	for Pa	rcel # 004-034-01			
Lc	cation					Ownership		
Property Location MCGILL Town Subdivision MCGILL Property Name		Add	'l Addresses al Descriptio		WHITE PINE Assessed Owner Name COUNTY COMMISSIONERS Mailing Address 953 CAMPTON ST ELY, NV 89301			
					Legal Owner Name Vesting Doc#, Date Map Document #s	COMMISSIONE 00/00/00 Bo	ERS	cument History 22/300
Des	cription				Appr	aisal Classific	ations	
Single-fam Detached 0 Single-fam Attached 0 Multi-fam Units 0 Mobile Homes 0 Total Dwelling Units 0	ovements on-dwell U MH Hook	nits 12 ups 0 ells 0 nks 0 q Ft 0 q Ft 0	W/R Acres Bdrm/Bath Stories Attch/Detch Finished	.0	Re-appraisal	Coning Group 5 Re-a	ode Table appraisal \ Veighted \	Year 2010 Year
Assess	ed Valua	tion			Ta	axable Valuati	ion	
Assessed Values Land Improvements	2012-13 4,816 20,515	2011-12 4,816 18,995	<u>2010-11</u> 4,823 18,615		Taxable Values Land Improvements	<u>2012-13</u> 13,760 58,614	2011-12 13,760 54,271	<u>2010-11</u> 13,780 53,186
Personal Property Ag Land Exemptions	0 0 25,331	0 0 23,811	0 0 23,438		Personal Propert Ag Land Exemptions	y 0 0 72,374	0 0 68,031	0 0 66,966
Net Assessed Value Increased (New) Values Land	0	0	0		Net Taxable Value Increased (New) V Land	⁄alues 0	0	0
Improvements Personal Property	0 0	0	0		Improvements Personal Propert	0 y 0	0 0	0 0

Ownership History for Parcel # 004-034-01

Current Owners			Prior Owners			
Name	From		Name	From	To	
WHITE PINE COUNTY COMMISSIONERS 953 CAMPTON ST	1994		W.P. SCHOOL DISTRICT 222-300	1961	1994	
ELY, NV 89301-0000			KENNECOTT 235-373	0	1961	

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

Close Window

Legal Description	Sect/ Lot	<u>Town/</u> <u>Block</u>	Range	Acres
THAT CERTAIN TRACT OF LAND, DESIGNATED AS NO. 12,				
LOCATED IN W1/2 SEC. 28, T. 18N., R. 64 E.,				
M.D.B.&M AS SHOWN AND DELINEATED ON PLAT OF SURVEY				
NO. 33, SHEET NO. 7, OF MCGILL TOWNSITE, AS FILED				
WITH THE RECORDER OF WHITE PINE COUNTY, ELY,				
NEVADA, FILE NO. 100104, ON MARCH 29, 1956 BY				
F.W. MILLARD & SON, AND FURTHER DESCRIBED AS				
FOLLOWS:				
BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT,				
WHENCE THE S.W. CORNER OF SEC. 28, T.18N., R.64E.,				
M.D.B. & M., BEARS S. 29*41'32" W., 2951.77 FEET:				
THENCE N. 27*58'36" E., 114.14 FEET,				
THENCE N. 62*01'24" W., 45.00 FEET,				
THENCE N. 27*58'36" E., 416.21 FEET,				
THENCE S. 80*18'03" E., 149.16 FEET,				
THENCE S. 69*34'40" E., 244.03 FEET,				
THENCE S. 18*18'09" W., 86.17 FEET,				
THENCE S. 32*27'52" W., 440.76 FEET,				
THENCE S. 59*09'56" W., 54.90 FEET,				
THENCE N. 69*27'42" w., 292.59 FEET TO THE PLACE				
OF BEGINNING. SAID DESCRIBED TRACT COMPRISING				
4.757 ACRES				
The assessor's legal descriptions are for information purposes transferring title. Please refer to your last recorded deed or map.	only and ar	e insuff	icient for	

APPENDIX C Site Photographs



Photograph 1: Northern edge of site looking West





Photograph 3: Eastern edge of site looking south



Photograph 4: Western edge of site looking north



Photograph 5: Adjacent property to the north – residential



Photograph 6: Adjacent property to the south – residential



Photograph 7: Adjacent property to the south – school maintenance building



Photograph 8: Adjacent property to the east – residential



Photograph 9: Adjacent property to the east – school



Photograph 10: Adjacent property to the west – residential



Photograph 11: View of site looking NE from the SWC



Photograph 12: View of site looking NW



Photograph 13: View of main ball field looking East



Photograph 14: View of play area looking West



Photograph 15: View of main field bleachers looking NE



Photograph 16: View of grandstands – main ball field



Photograph 17: View of siding – main field



Photograph 18: View of grandstands – secondary field



Photograph 19: View of bleachers – main field



Photograph 20: View of typical siding and green paint on bleachers



Photograph 21: View of siding and roofing – main field bleachers



Photograph 22: View of siding on bleachers – below grade



Photograph 23: Close-up view of siding - bleachers



Photograph 24: View of paid-mounted transformers with utility vault venting system



Photograph 25: Pad-mounted transformer PCB-free sticker



Photograph 26: View of pole-mounted transformers



Photograph 27: Close-up view of pole-mounted transformer



Photograph 28: View of bathroom structure of SEC



Photograph 29: View of scattered bathroom tiles proximal to bathroom structure



Photograph 30: View of bathroom interior



Photograph 31: Propane heater equipment in shed adjacent to bathroom (outside of fenced area)

APPENDIX D Historic Aerial Photographs

Mcgill Ball Park

56 South 4th Street Ely, NV 89301

Inquiry Number: 3308784.5 April 25, 2012

The EDR Aerial Photo Decade Package



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

EDR Aerial Photo Decade Package

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

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

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Date EDR Searched Historical Sources:

Aerial Photography April 25, 2012

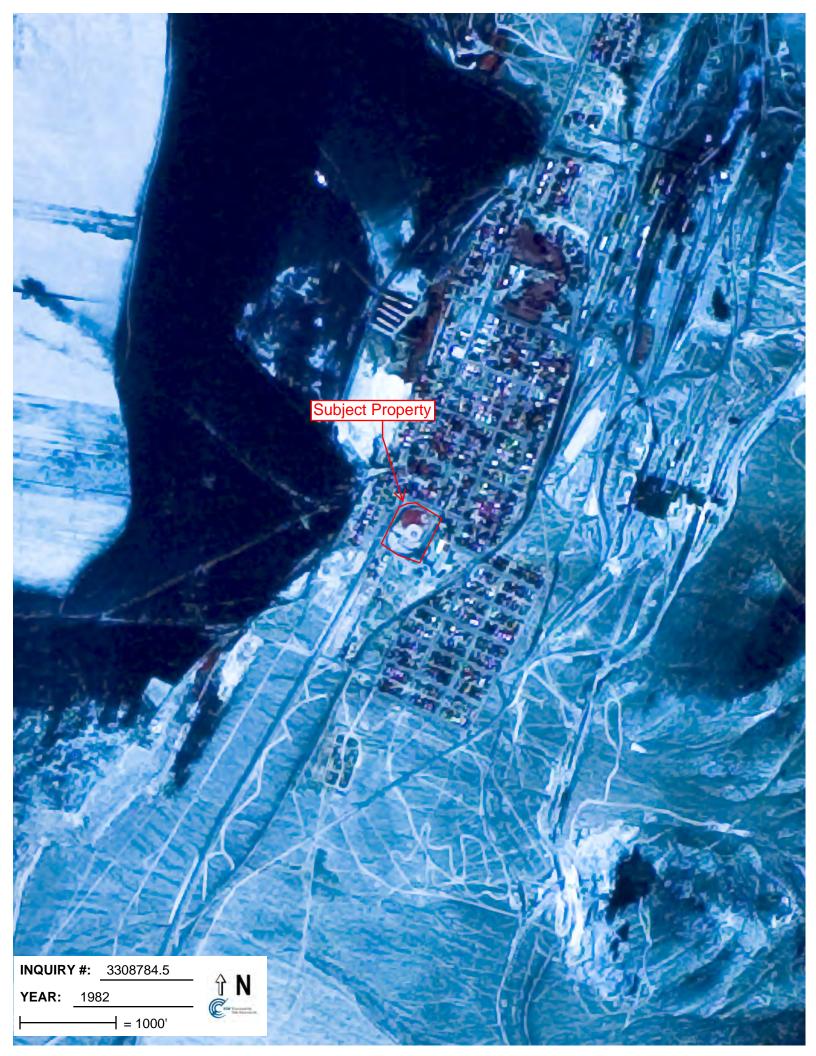
Target Property:

56 South 4th Street Ely, NV 89301

<u>Year</u>	<u>Scale</u>	Details	<u>Source</u>
1974	Aerial Photograph. Scale: 1"=1000'	Panel #: 39114-D7, McGill, NV;/Flight Date: August 10, 1974	EDR
1976	Aerial Photograph. Scale: 1"=1000'	Panel #: 39114-D7, McGill, NV;/Flight Date: October 09, 1976	EDR
1982	Aerial Photograph. Scale: 1"=1000'	Panel #: 39114-D7, McGill, NV;/Flight Date: August 05, 1982	EDR
1990	Aerial Photograph. Scale: 1"=750'	Panel #: 39114-D7, McGill, NV;/Flight Date: September 10, 1990	EDR
1994	Aerial Photograph. Scale: 1"=750'	Panel #: 39114-D7, McGill, NV;/Flight Date: June 25, 1994	EDR
1999	Aerial Photograph. Scale: 1"=500'	Panel #: 39114-D7, McGill, NV;/Composite DOQQ - acquisition dates: August 29, 1999	EDR
2006	Aerial Photograph. Scale: 1"=500'	Panel #: 39114-D7, McGill, NV;/Flight Year: 2006	EDR



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APPENDIX E

Sanborn Maps and Historic Topographic Maps

Mcgill Ball Park

56 South 4th Street Ely, NV 89301

Inquiry Number: 3308784.3 April 24, 2012

Certified Sanborn® Map Report



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

Certified Sanborn® Map Report

4/24/12

Site Name: Mcgill Ball Park 56 South 4th Street Ely, NV 89301	Client Name: McGinley Associates 815 Maestro Drive Reno, NV 89511	EDR® Environmental Data Resources Inc
EDR Inquiry # 3308784.3	Contact: Brett Bottenberg	

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

Certified Sanborn Results:

Site Name:	Mcgill Ball Park
Address:	56 South 4th Street
City, State, Zip:	Ely, NV 89301
Cross Street:	
P.O. #	NA
Project:	LVBEC002
Certification #	3C59-44B9-B377

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.



Sanborn® Library search results Certification # 3C59-44B9-B377

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

Library of Congress
 University Publications of America
 EDR Private Collection

The Sanborn Library LLC Since 1866™

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Mcgill Ball Park

56 South 4th Street Ely, NV 89301

Inquiry Number: 3308784.4 April 24, 2012

EDR Historical Topographic Map Report



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EDR Historical Topographic Map Report

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

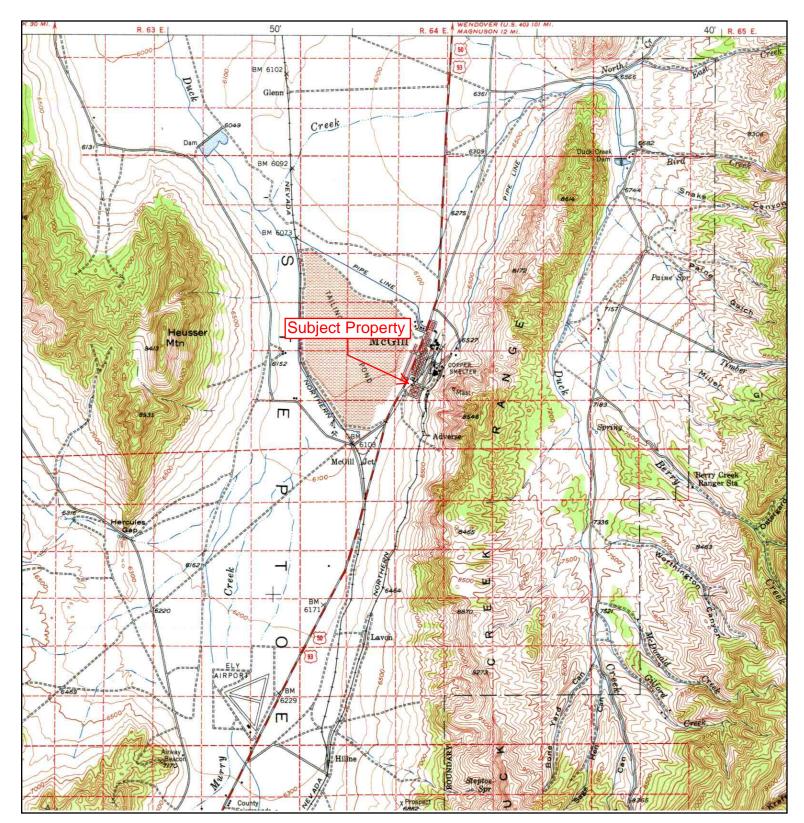
Thank you for your business. Please contact EDR at 1-800-352-0050 with any questions or comments.

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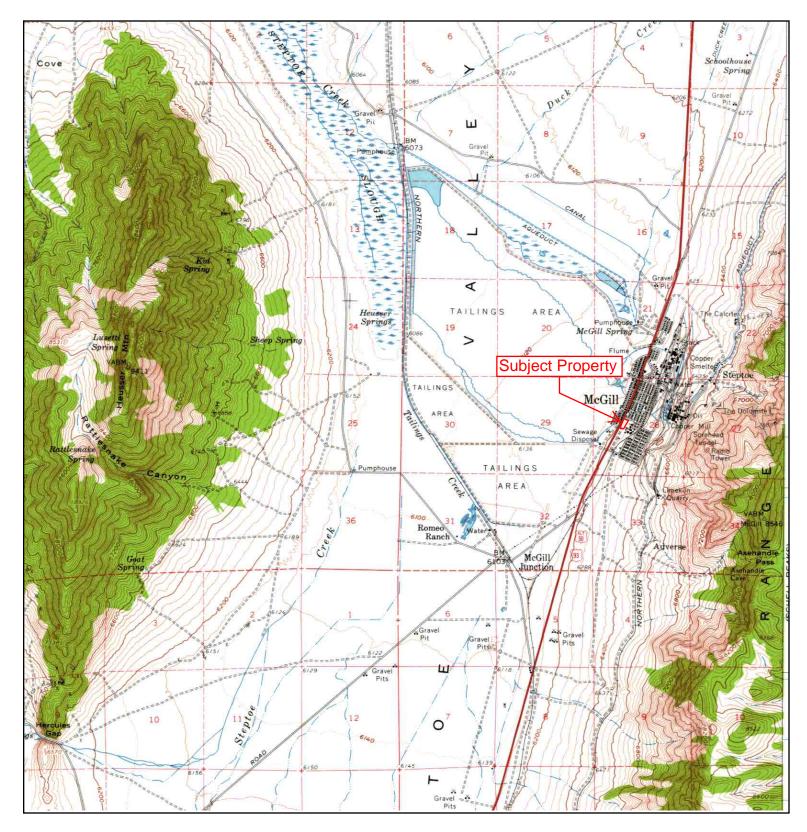
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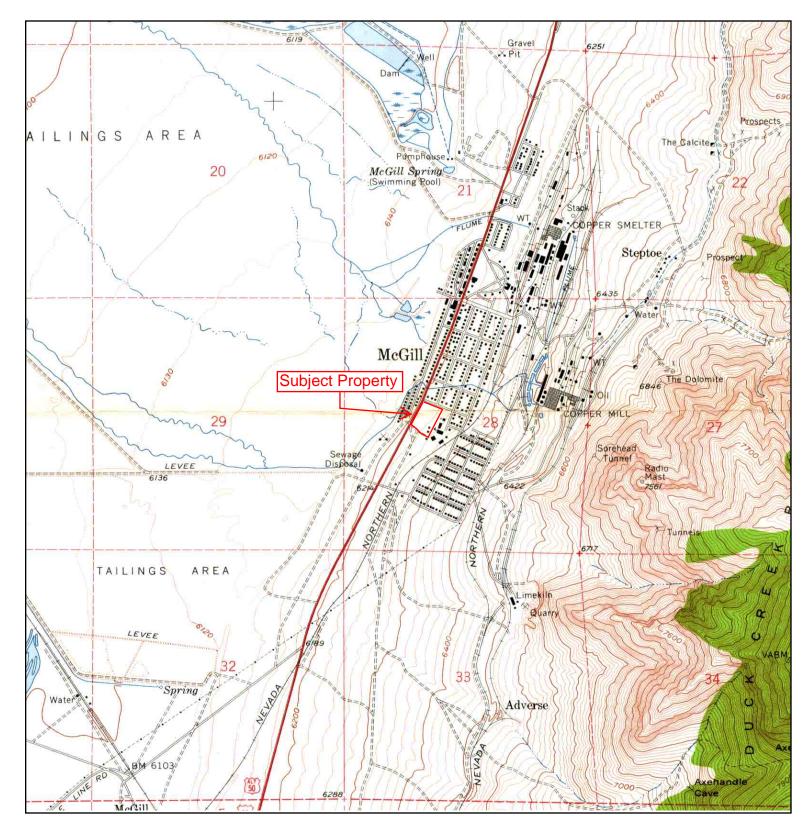
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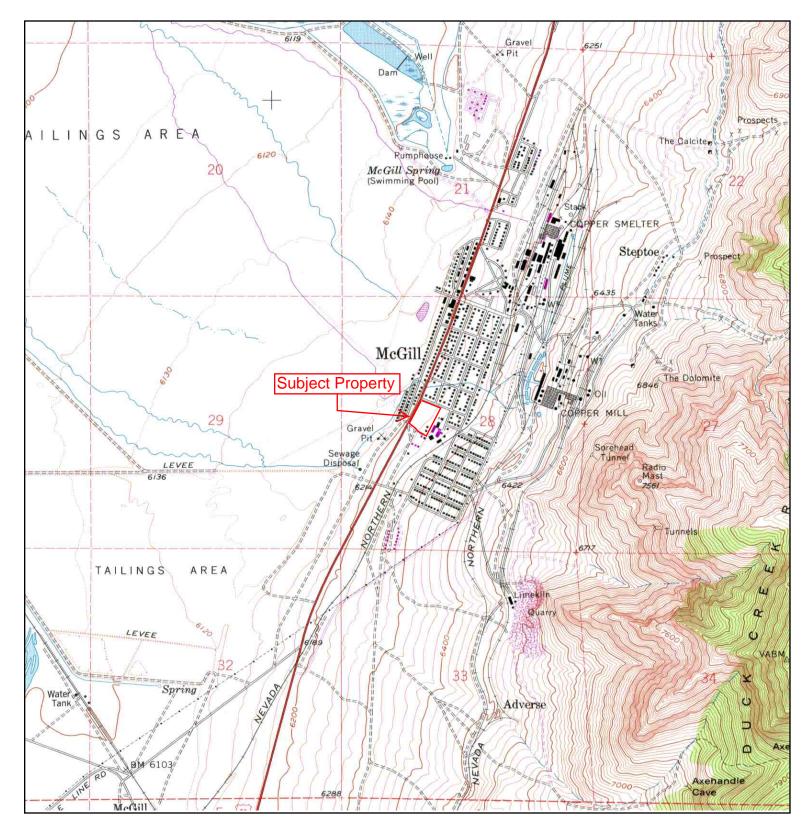
TARGET QUAD SITE NAME: Mcgill Ball Park CLIENT: **McGinley Associates** Ν NAME: ELY ADDRESS: 56 South 4th Street CONTACT: Brett Bottenberg MAP YEAR: 1952 Ely, NV 89301 INQUIRY#: 3308784.4 LAT/LONG: 39.3985 / -114.7814 RESEARCH DATE: 04/24/2012 SERIES: 30 1:125000 SCALE:



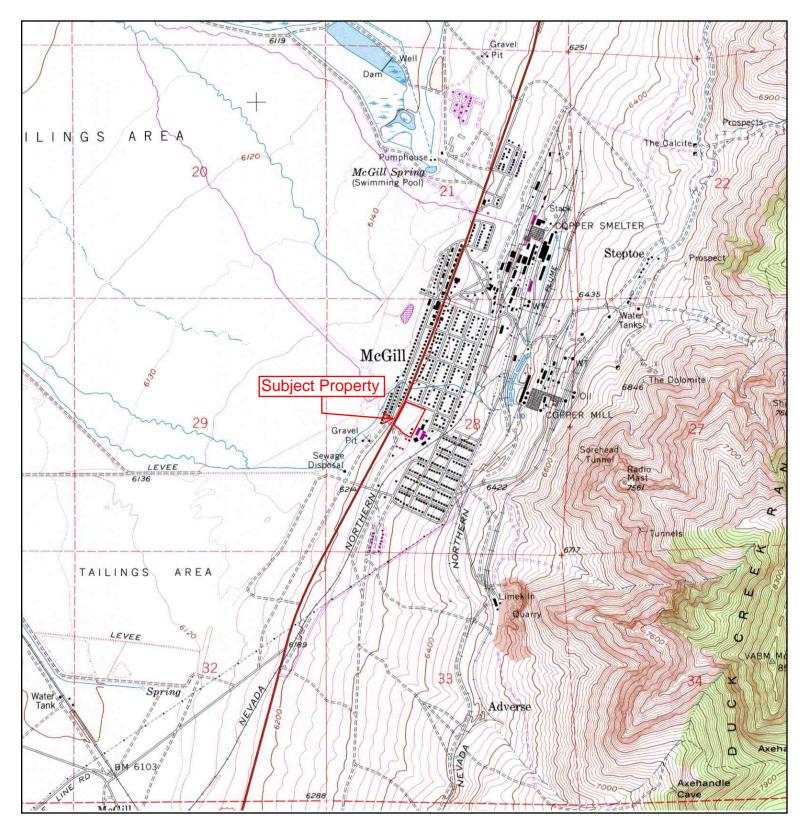
N NAME: MCGILL MAP YEAR: 1958 SERIES: 15 SCALE: 1:62500	SITE NAME: Mcgill Ball Park ADDRESS: 56 South 4th Street Ely, NV 89301 LAT/LONG: 39.3985 / -114.7814	CLIENT: McGinley Associates CONTACT: Brett Bottenberg INQUIRY#: 3308784.4 RESEARCH DATE: 04/24/2012
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TARGET QUAD SITE NAME: Mcgill Ball Park CLIENT: **McGinley Associates** Ν NAME: MCGILL ADDRESS: 56 South 4th Street CONTACT: Brett Bottenberg MAP YEAR: 1958 INQUIRY#: Ely, NV 89301 3308784.4 39.3985 / -114.7814 RESEARCH DATE: 04/24/2012 LAT/LONG: SERIES: 7.5 SCALE: 1:24000



× ▲	TARGET QUADNAME:MCGILLMAP YEAR:1978PHOTOREVISED FROM :1958SERIES:7.5SCALE:1:24000	SITE NAME: Mcgill Ball Park ADDRESS: 56 South 4th Street Ely, NV 89301 LAT/LONG: 39.3985 / -114.7814	CLIENT: McGinley Associates CONTACT: Brett Bottenberg INQUIRY#: 3308784.4 RESEARCH DATE: 04/24/2012



NAME: MCGILL ADD MAP YEAR: 1993	ITE NAME: Mcgill Ball Park ADDRESS: 56 South 4th Street Ely, NV 89301 AT/LONG: 39.3985 / -114.7814	CLIENT: McGinley Associates CONTACT: Brett Bottenberg INQUIRY#: 3308784.4 RESEARCH DATE: 04/24/2012
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APPENDIX F EDR Radius Map Report

McGill Ball Park

56 South 4th Street Ely, NV 89301

Inquiry Number: 3308784.2s April 24, 2012

EDR Summary Radius Map Report



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

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EXECUTIVE SUMMARY

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

TARGET PROPERTY INFORMATION

ADDRESS

56 SOUTH 4TH STREET ELY, NV 89301

COORDINATES

Latitude (North):	39.3985000 - 39° 23' 54.60''
Longitude (West):	114.7814000 - 114° 46' 53.04''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	691044.5
UTM Y (Meters):	4363139.5
Elevation:	6217 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property:	TP
Source:	USGS 7.5 min quad index

AERIAL PHOTOGRAPHY IN THIS REPORT

Photo Year: Source:

2010 USDA Target Property Address: 56 SOUTH 4TH STREET ELY, NV 89301

Click on Map ID to see full detail.

MA	P			RELATIVE	DIST (ft.)
ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	ELEVATION	DIRECTION
A1	WINFRED L BROWN-CLOS	US-93	UST	Lower	58, NNW
A2	ELY HONOR CAMP-CLOSE	US-93	UST	Lower	58, NNW
A3	CHUCK & BESSIES STAG	US-93	UST	Lower	58, NNW

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

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

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

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

Unmappable (orphan) sites are not considered in the foregoing analysis. UST: A review of the UST list, as provided by EDR, and dated 10/12/2011 has revealed that there are 3 UST sites within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
WINFRED L BROWN-CLOS	US-93	NNW 0 - 1/8 (0.011 mi.)	A1	7
ELY HONOR CAMP-CLOSE	US-93	NNW 0 - 1/8 (0.011 mi.)	A2	7
CHUCK & BESSIES STAG	US-93	NNW 0 - 1/8 (0.011 mi.)	A3	7

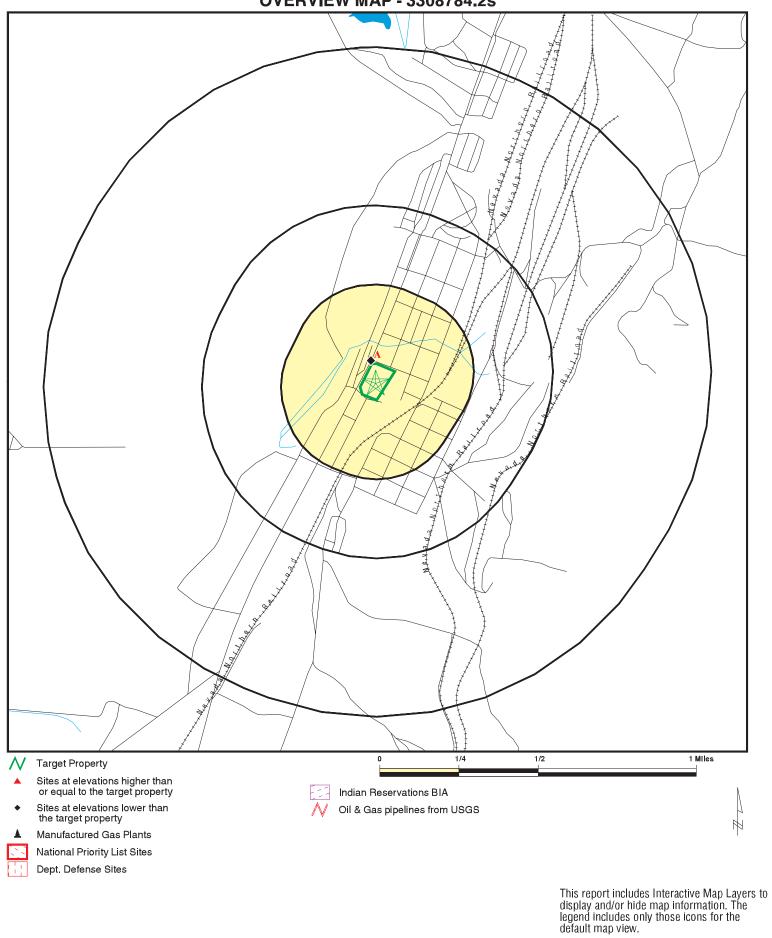
Count: 40 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
ELY	1000200347	USDOI BLM ELY	SR 5 BOX 1 PIOCHE HWY	89301	RCRA-NonGen, FINDS
ELY	U003379520	SAME AS 6000413	HWY 6	89301	AST
ELY	U004161269	R-PLACE	1690 S 7TH ST	89301	UST
ELY	S103875665	SWIMMING POOL	AULTMAN ST	89301	SHWS
ELY	1003879359	OLD WHITE PINE COUNTY DUMP	1/4 MI E OF PIOCHE HWY AND HER	89301	CERC-NFRAP
ELY	S105488564	MT. WHEELER POWER, INC.	GONDER SUBSTATION		SHWS
ELY	S105488570	SIERRA PACIFIC POWER COMPANY	GONDER SUBSTATION		SHWS
ELY	S106514191	ELY MICROWAVE HEADQUARTERS	INDUSTRIAL AND AVENUE A & NE		SHWS
ELY	S103877555	ELY MAXIMUM SECURITY PRISON	4488 N LAKAWANA	89301	SHWS
ELY	U001153433	ELY JET CENTER	1470 N MCGILL HWY	89301	UST
ELY	U004161207	COUNTY ROAD SHOP	MCGILL HWY	89301	UST
ELY	U004161206	TRAILSIDE GENERAL STORE - CLOSED	MCGILL HWY	89301	UST
ELY	U004161208	AIRPORT TERMINAL	MCGILL HWY	89301	UST
ELY	U004161209	FAA-CLOSED	MCGILL HWY	89301	UST
ELY	1000833249	GREAT BASIN IRRIGATION CO	51 MCGILL HWY	89301	RCRA-NonGen, FINDS
ELY	S103877554	WHITE PINE COUNTY SHOP	MCGILL HWY	89301	SHWS
ELY	1010787280	TRANS SECURITY ADMIN (TSA) WHITE P	1472 MCGILL HWY	89301	RCRA-NonGen
ELY	S103875686	MAJORS STATION	28 MILES SOUTH OF ELY	89301	SHWS
ELY	S106514186	KIMBERLY RADIO SITE	5 MILES NORTH OF KIMBERLY MOUN	89301	SHWS
ELY	1000305602	EGAN MILLING CO INC	1 MI N OF CY OF ELY SAN LDFL	89301	CERCLIS, FINDS
ELY	S109521844	FORMAN RANCH	NEAR ELY	89301	SHWS
ELY	U004161107	KOA OF ELY-CLOSED	PIOCHE HWY		UST
ELY	1009393633	ELY-SHOSHONE SILVER SAGE TRAVEL CE	963 PIOCHE HIGHWAY, ELY NV 893	89301	INDIAN UST
ELY		ROBINSON MINE , ROBINSON MINE WARE	RURAL		SHWS
ELY	S108250118	GOICOECHEA RANCH	STHY 892 & MILEPOST 30	89301	SHWS
ELY	S104178967	BALD MOUNTAIN MINE	STHY 228 OF JIGGS S	89301	SHWS
ELY		COLD CREEK TRAILER PARK	N STRAWBERRY RD	89301	SHWS, UST
ELY	S108250098	FIRST SECURITY WAREHOUSE	USHY 93		SHWS
ELY	U004161259	MAJORS PLACE-CLOSED	USHY 93 & USHY 50	89301	UST
ELY		MUNSON RANCH OIL FIELD	USHY 6		UST
ELY		SAME AS 6-000413	USHY 6		UST
ELY		NDOT-ELY-CLOSED	USHY 6		UST
ELY		NDOT-ELY-CLOSED	USHY 93 ALT		UST
ELY		IRON EAGLE EXPRESS MOBILE SOURCE ,	USHY 6		SHWS
ELY		SILVER SAGE TRAVEL CENTER , SINCLA	963 USHY 50	89301	SHWS
ELY		NEVADA DEPARTMENT OF TRANSPORTATIO	6580 USHY 6 NY -		SHWS
ELY		ELY CONSERVATION CAMP	16 USHY 93 MILES SOUTH		SHWS
ELY		AL PARK PETROLEUM	YANKEE MINE		SHWS
ELY		GALE OIL AND TIRE BULK FUEL			SHWS
WHITE PINE COUNTY		AIRCRAFT FUEL JETTISON	_ 25 MILES EAST OF ELY	30001	SHWS
	0100021700				

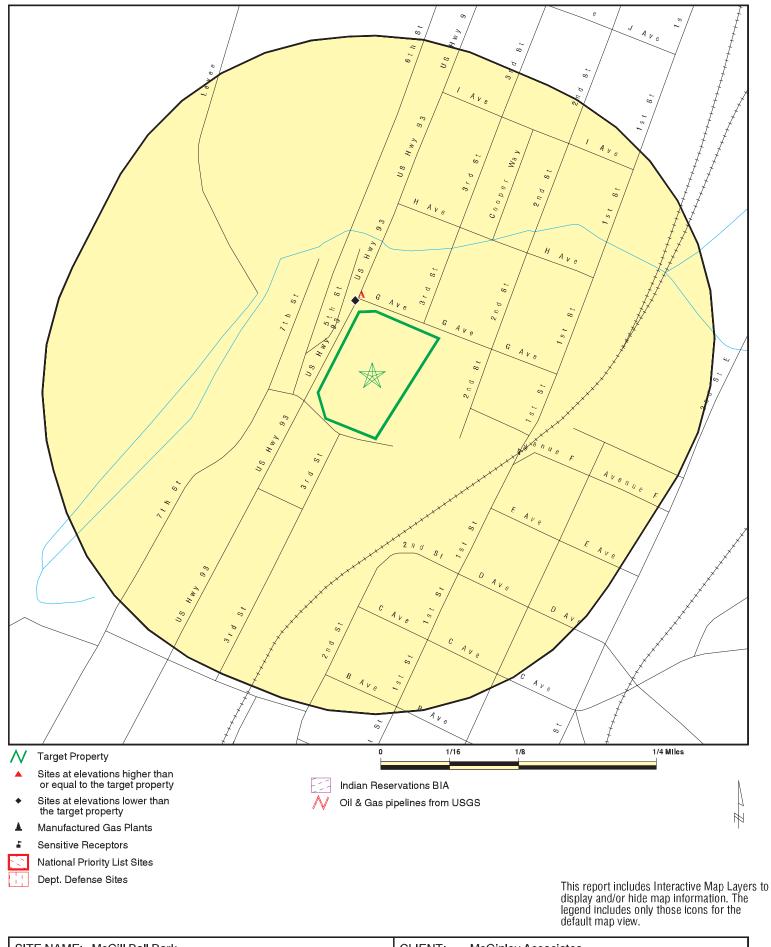
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SITE NAME: McGill Ball Park	CLIENT: McGinley Associates
ADDRESS: 56 South 4th Street	CONTACT: Brett Bottenberg
Ely NV 89301	INQUIRY #: 3308784.2s
LAT/LONG: 39.3985 / 114.7814	DATE: April 24, 2012 2:34 pm

DETAIL MAP - 3308784.2s



SITE NAME:	McGill Ball Park	CLIENT:	McGinley Associates
ADDRESS:	56 South 4th Street	CONTACT:	Brett Bottenberg
	Ely NV 89301	INQUIRY #:	3308784.2s
LAT/LONG:	39.3985 / 114.7814	DATE:	April 24, 2012 2:34 pm
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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 ENVIRONMENT	TAL RECORDS							
Federal NPL site list								
NPL Proposed NPL NPL LIENS	1.000 1.000 TP		0 0 NR	0 0 NR	0 0 NR	0 0 NR	NR NR NR	0 0 0
Federal Delisted NPL sit	e list							
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
CERCLIS FEDERAL FACILITY	0.500 1.000		0 0	0 0	0 0	NR 0	NR NR	0 0
Federal CERCLIS NFRA	P site List							
CERC-NFRAP	0.500		0	0	0	NR	NR	0
Federal RCRA CORRAC	TS facilities li	st						
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-COR	RACTS TSD f	acilities list						
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generator	rs list							
RCRA-LQG RCRA-SQG RCRA-CESQG	0.250 0.250 0.250		0 0 0	0 0 0	NR NR NR	NR NR NR	NR NR NR	0 0 0
Federal institutional con engineering controls reg								
US ENG CONTROLS US INST CONTROL	0.500 0.500		0 0	0 0	0 0	NR NR	NR NR	0 0
Federal ERNS list								
ERNS	TP		NR	NR	NR	NR	NR	0
State- and tribal - equiva	lent CERCLIS	5						
SHWS	1.000		0	0	0	0	NR	0
State and tribal landfill a solid waste disposal site								
SWF/LF	0.500		0	0	0	NR	NR	0
State and tribal leaking s	storage tank l	ists						
LUST INDIAN LUST	0.500 0.500		0 0	0 0	0 0	NR NR	NR NR	0 0
State and tribal registere	ed storage tan	ık lists						
UST	0.250		3	0	NR	NR	NR	3

MAP FINDINGS SUMMARY

AST 0.250 0 0 NR NR NR NR NR 0 FEMA UST 0.250 0 0 0 NR NR NR NR 0 State and tribal voluntary cleanup sites 0 0 0 NR NR NR 0 State and tribal Brownfields sites 0 0 0 NR NR 0 State and tribal Brownfield lists NR NR 0 ADDITIONAL ENVRONMENTAL RECORDS 0 0 0 NR NR 0 Local Brownfield lists 0 0 NR NR 0 Local Lists of Landfill / Solid 0 0 0 NR NR 0 SWRCY 0.500 0 0 0 NR NR NR NR NR 0 Local Lists of	Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
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SSTS TP NR NR NR NR 0									

MAP FINDINGS SUMMARY

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

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID Direction Distance Elevation	MAP FINDINGS Site	Database(s)	EDR ID Number EPA ID Number
A1 NNW < 1/8 0.011 mi. 58 ft.	WINFRED L BROWN-CLOSED US-93 ELY, NV 89301	UST	U004161344 N/A
Relative: Lower	Click here for full text details UST Tank Status: PERMANENTLY OUT OF USE		
A2 NNW < 1/8 0.011 mi.	ELY HONOR CAMP-CLOSED US-93 ELY, NV 89301	UST	U004161180 N/A
58 ft. Relative: Lower	Click here for full text details UST Tank Status: PERMANENTLY OUT OF USE Tank Status: PERMANENTLY OUT OF USE		
A3 NNW < 1/8 0.011 mi. 58 ft.	CHUCK & BESSIES STAGE STOP US-93 ELY, NV 89301 <u>Click here for full text details</u>	UST	U004161104 N/A
Relative: Lower	UST		

^{er} UST

Tank Status: CURRENTLY IN USE Tank Status: CURRENTLY IN USE

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

STREET AND ADDRESS INFORMATION

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GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

MCGILL BALL PARK 56 SOUTH 4TH STREET ELY, NV 89301

TARGET PROPERTY COORDINATES

Latitude (North):	39.3985 - 39° 23' 54.60''
Longitude (West):	114.7814 - 114° 46' 53.04"
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	691044.5
UTM Y (Meters):	4363139.5
Elevation:	6217 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	39114-D7 MCGILL, NV
Most Recent Revision:	1993

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principal investigative components:

- 1. Groundwater flow direction, and
- 2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

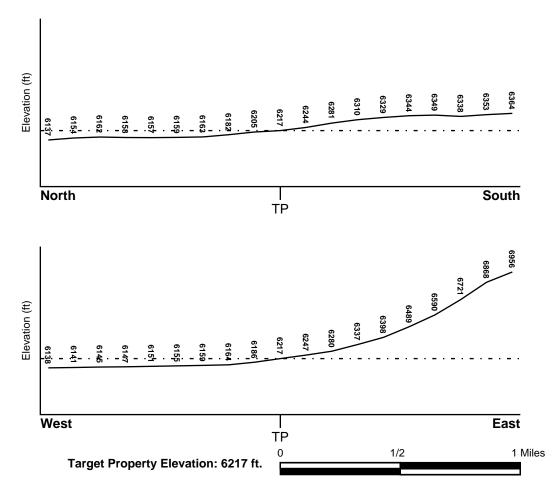
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General NW

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' 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.

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Target Property County WHITE PINE, NV	FEMA Flood <u>Electronic Data</u> Not Available
Flood Plain Panel at Target Property:	Not Reported
Additional Panels in search area:	Not Reported
NATIONAL WETLAND INVENTORY	NWI Electronic
NWI Quad at Target Property MCGILL	<u>Data Coverage</u> YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	•	1.25 miles
Status:		Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID Not Reported LOCATION FROM TP GENERAL DIRECTION GROUNDWATER FLOW

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

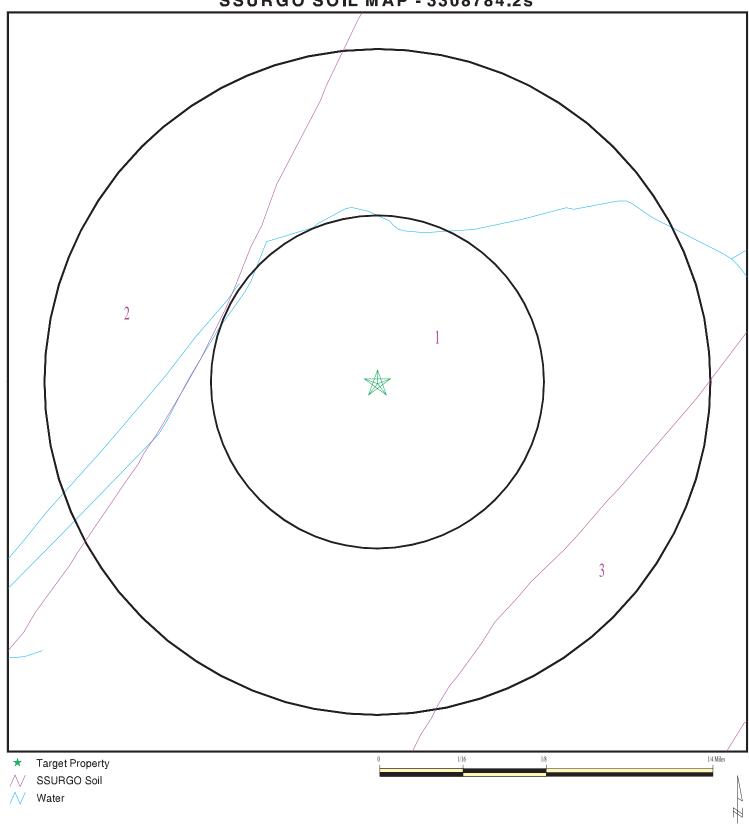
ROCK STRATIGRAPHIC UNIT

GEOLOGIC AGE IDENTIFICATION

Era: Svstem:	Paleozoic Category: Stratified Seque	nce
Series:	Cambrian	
Code:	C (decoded above as Era, System & Series)	

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).





LAT/LONG: 39.3985 / 114.7814 DATE: April 24, 2012 2:34 pm	ADDRESS: 56 South 4th Street Ely NV 89301 CONTACT: Brett Bottenberg INQUIRY #: 3308784.2s
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DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1	
Soil Component Name:	Palinor
Soil Surface Texture:	gravelly loam
Hydrologic Group:	Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.
Soil Drainage Class:	Well drained
Hydric Status: Not hydric	
Corrosion Potential - Uncoated Steel:	High
Depth to Bedrock Min:	> 0 inches
Depth to Watertable Min:	> 0 inches

	Soil Layer Information							
	Bou	Indary		Classi	fication	Saturated hydraulic		
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil	conductivity micro m/sec		
1	0 inches	9 inches	gravelly loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel	Max: 141 Min: 42	Max: 9 Min: 7.9	
2	9 inches	18 inches	extremely gravelly fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel	Max: 141 Min: 42	Max: 9 Min: 7.9	
3	18 inches	29 inches	indurated	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel	Max: 141 Min: 42	Max: 9 Min: 7.9	
4	29 inches	59 inches	sr to gravelly sandy loam to extremely gravelly coarse sand	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel	Max: 141 Min: 42	Max: 9 Min: 7.9	

Soil Map ID: 2

Soil Component Name:	Dumps
Soil Surface Texture:	gravelly loam
Hydrologic Group:	Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.
Soil Drainage Class: Hydric Status: Not hydric	
Corrosion Potential - Uncoated Steel:	Not Reported
Depth to Bedrock Min:	> 0 inches
Depth to Watertable Min:	> 0 inches
No Layer Information available.	

Soil Map ID: 3

Soil Component Name:	Palinor
Soil Surface Texture:	very gravelly loam
Hydrologic Group:	Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.
Soil Drainage Class:	Well drained
Hydric Status: Not hydric	
Corrosion Potential - Uncoated Steel:	High
Depth to Bedrock Min:	> 0 inches
Depth to Watertable Min:	> 0 inches

	Soil Layer Information								
	Βοι	indary		Classi	fication	Saturated hydraulic			
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		Soil Reaction (pH)		
1	0 inches	9 inches	very gravelly loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel	Max: 141 Min: 42	Max: 9 Min: 7.9		

Soil Layer Information								
	Βοι	Indary		Classi	fication	Saturated hydraulic	Soil Reaction (pH)	
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil	conductivity micro m/sec		
2	9 inches	18 inches	extremely gravelly fine sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel	Max: 141 Min: 42	Max: 9 Min: 7.9	
3	18 inches	29 inches	indurated	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel	Max: 141 Min: 42	Max: 9 Min: 7.9	
4	29 inches	59 inches	sr to gravelly sandy loam to extremely gravelly coarse sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel	Max: 141 Min: 42	Max: 9 Min: 7.9	

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
3	USGS3089418	1/2 - 1 Mile North
6	USGS3089421	1/2 - 1 Mile North

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

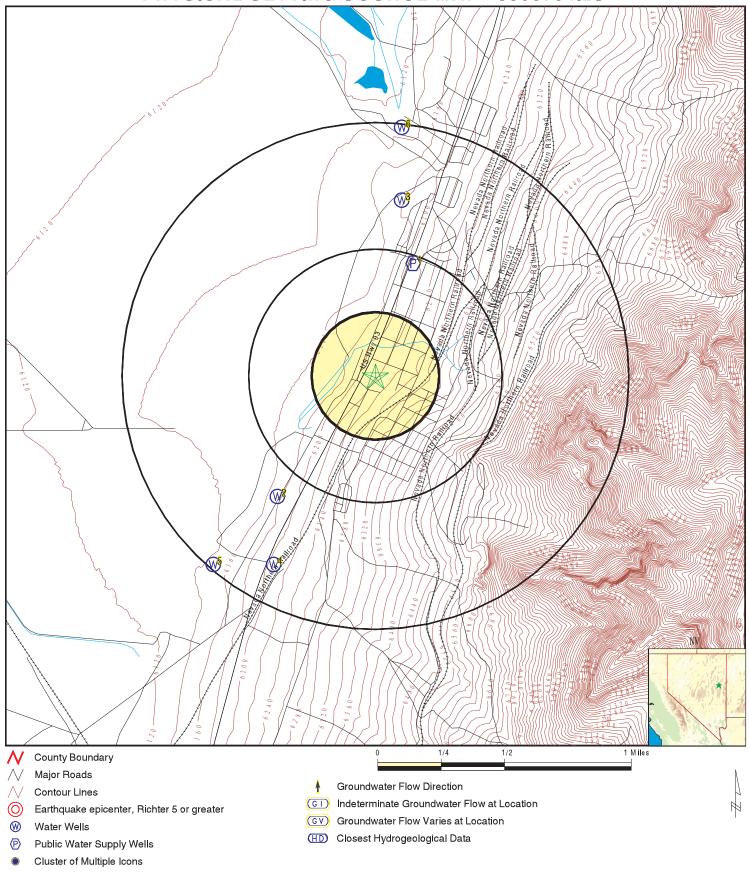
MAP ID	WELL ID	LOCATION FROM TP
1	NV0000164	1/4 - 1/2 Mile NNE

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
2	NV400000068259	1/2 - 1 Mile SW
4 5	NV400000068080 NV400000068079	1/2 - 1 Mile SSW 1/2 - 1 Mile SW

PHYSICAL SETTING SOURCE MAP - 3308784.2s



SITE NAME:McGill Ball ParkCLIENT:McGinley AssociatesADDRESS:56 South 4th Street Ely NV 89301CONTACT:Brett BottenbergLAT/LONG:39.3985 / 114.7814DATE:April 24, 2012 2:34 pm

GEOCHECK®- PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
1 NNE 1/4 - 1/2 Mile Lower	Click here for full text details	FRDS PWS	NV0000164
2 SW 1/2 - 1 Mile Lower	Click here for full text details	NV WELLS	NV400000068259
3 North 1/2 - 1 Mile Lower	Click here for full text details	FED USGS	USGS3089418
4 SSW 1/2 - 1 Mile Lower	Click here for full text details	NV WELLS	NV400000068080
5 SW 1/2 - 1 Mile Lower	Click here for full text details	NV WELLS	NV400000068079
6 North 1/2 - 1 Mile Lower	Click here for full text details	FED USGS	USGS3089421

GEOCHECK®- PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

State Database: NV Radon

Radon Test Results

# Tests	# < 4 pci/L	# > 4 pCi/L	% > 4 pCi/L	Average	Max
					—
60	47	13	21.67	3.04	32.8

Federal EPA Radon Zone for WHITE PINE County: 1

Note: Zone 1 indoor average level > 4 pCi/L.

: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L. : Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 89301

Number of sites tested: 48

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	2.733 pCi/L	81%	19%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	5.509 pCi/L	43%	57%	0%

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Scanned Digital USGS 7.5' Topographic Map (DRG)

Source: United States Geologic Survey

A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 and 2005 from the U.S. Fish and Wildlife Service.

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services (NRCS) Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Services, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS) This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Nevada Well Log Database Source: Dept of Conservation and Natural Resources, Division of Water Resources Telephone: 775-687-4380

OTHER STATE DATABASE INFORMATION

Oil and Gas Well Database Source: Nevada Bureau of Mines and Geology Telephone: 775-784-6691 Oil and gas well location in the state of Nevada.

RADON

State Database: NV Radon Source: State Health Division Telephone: 775-687-7531 Radon Test Results By Zip Code

Area Radon Information

Source: USGS Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones

Source: EPA Telephone: 703-356-4020 Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater Source: Department of Commerce, National Oceanic and Atmospheric Administration

PHYSICAL SETTING SOURCE RECORDS SEARCHED

STREET AND ADDRESS INFORMATION

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APPENDIX G

Resumes



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

Professional Experience

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

Project Experience

Bioremediation Plan

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

Spill Prevention, Control, and Countermeasure Plans

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

Phase I / II Environmental Site Assessments and NEPA Review Projects

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



Brownfields Projects

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

Laboratory Analysis and Data Review Projects

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

Education

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

Certifications and Registrations

Nevada Certified Environmental Manager, EM#1690. Engineer in Training, EIT#20066. OSHA Hazwoper 40 Hour Certification. OSHA Hazwoper 8 Hour Refresher. Adult First Aid/CPR/AED Certification.

Affiliations

Commercial Real Estate Development Association (NAIOP). Nevada Professional Facilities Managers Association (NPFMA).



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

Professional Experience

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

Selected Project Experience

Phase I Environmental Site Assessments

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

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

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



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

Select Environmental Site Assessment and Remediation Projects – Petroleum Products

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



- Winnemucca Farms, Winnemucca, NV Project Principal responsible for providing services including: site assessment; vadose zone monitoring; groundwater flow and contaminant transport modeling performed at an operational potato processing plant.
- State of Nevada Division of Environmental Protection Project Manager for the administration of the Federal Environmental Mitigation and Assessment program (EMAR), State of Nevada.
- Cutler Property, Susanville, CA Project Principal responsible for providing services including: site assessment; corrective action plan preparation; and remedial system design for this former gasoline service station.
- State of Nevada Division of Environmental Protection, various sites, Sparks, NV Project Manager responsible for providing third party review of ground water remediation of petroleum hydrocarbons and chlorinated solvents at the Sparks tank farm and Helms Pit for NDEP and the Washoe County Health District.
- University of Nevada, Reno, various sites, NV Project Manager responsible for the oversight of the removal of 20 USTs; and providing site assessments and remediation system design/installation/operation for these sites, as applicable.
- Western Energetix Corporation, various sites, CA and NV Project Manager responsible for providing services relating to LUST site assessment and remediation activities performed at 15 facilities in Nevada and California. Remedial technologies employed included bioremediation, air sparging, vacuum extraction and ground water pump and treat.
- First Interstate Bank, Reno, NV Project Manager responsible for providing services including the assessment and monitoring of PCE and TCE at this proposed commercial development site.
- ARCO Products, various sites, NV Project Manager responsible for providing site assessments and remedial designs for12 facilities in northern Nevada.
- Texaco USA, Inc., various sites, NV Project Manager responsible for providing services related to site Assessments and remedial designs for five facilities located in Nevada. Remedial technologies employed included groundwater pump and treat, air sparging, vacuum extraction.
- Nevada Thermal Service, various sites, NV Project Manager provided review of California Title 22 Hazardous Waste Classification of soils imported to the State of Nevada for over 100 sites.
- Sierra Pacific Power Company, Elko, NV Project Manager providing remedial design utilizing bioventing following UST removal at this facility.
- **Regional Transportation Company, Reno, NV** Project Manager responsible for oversight of UST removal, upgrade activities, site assessment and remedial actions.
- **City of Sparks, Nevada** Project Manager responsible for the oversight of the removal of 18 USTs, site assessment activities and remedial actions.
- **Dermody Properties, various sites, NV** Project Manager responsible for the oversight of UST removal at 10 facilities, site assessment and remedial actions.



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

Select Brownfields Projects

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

Select Expert and Material Witness Projects

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

Education

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

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

Certifications and Registrations

Professional Engineer, Nevada, GEO #7472.

Professional Geologist, California, PG #7409.

Certified Environmental Manager, Nevada, CEM #1036.

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

MSHA Part 46, New Miner Training.