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PHASE I ENVIRONMENTAL SITE ASSESSMENT

**1301 E. Webb Avenue
(APNs 139-23-801-005 and 139-23-812-025)
North Las Vegas
Clark County
Nevada**

***Contract DEP14-008
Task Number M05-14***

Prepared for:

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

***On behalf of:
City of North Las Vegas***

March 31, 2015

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EXECUTIVE SUMMARY

This report presents the findings of a Phase I Environmental Site Assessment (ESA) performed on a property located at the corner of N. Bruce Street and E. Webb Avenue and partially addressed at 1301 East Webb Avenue, in the City of North Las Vegas, Clark County, Nevada, and hereafter referred to as the Subject Property. McGinley and Associates, Inc. (MGA) conducted this investigation for the purpose of identifying recognized environmental conditions (RECs), historical recognized conditions (HRECs), and/or controlled recognized environmental conditions (CRECs) on the property in accordance with the 2013 American Society of Testing and Materials (ASTM) standards for the performance of Phase I Environmental Site Assessments (ASTM E 1527-13), as well as the standards established by the U.S. Environmental Protection Agency (EPA) for conducting All Appropriate Inquiry (AAI).

The Subject Property is located at the corner of N. Bruce Street and E. Webb Avenue and is addressed at 1301 East Webb Avenue, in the City of North Las Vegas, Clark County, Nevada. The Subject Property boundary is shown on Figure 2. The Subject Property is located in the S ½ of the SE ¼ of Section 23, Township 20 South, Range 61 East, of the Mount Diablo Baseline and Meridian.

The Subject Property is located in Clark County, Nevada and consists of two parcels that are listed with the Clark County Assessor as Assessor Parcel Numbers (APNs): 139-23-801-005 and 139-23-812-025. The northern parcel (APN 139-23-801-005) is approximately 0.20 acres in size and was observed to be undeveloped with a graded gravel surface. This parcel does not currently have a listed address. The southern parcel (APN 139-23-812-025) is located beyond E. Webb Avenue and is approximately 0.10 acres in size. At the time of the site visit, the parcel was occupied by an older structure that is currently vacant.

The subject property is accessed from the west by N. Bruce Street and between the parcels from E. Webb Avenue. Utilities supplied to the Subject Property consist of electric power (NV Energy), natural gas (Southwest Gas), sewer (City of North Las Vegas), and water (Southern Nevada Water Authority).

The subject property is located within the Mojave Desert region of southeastern Nevada at an elevation of approximately 1,870 feet above mean sea level. Average minimum and maximum annual temperatures for the area, as recorded in North Las Vegas during the period from 1990 to 2015, are 51.7 and 82.3 degrees Fahrenheit, respectively, while total annual precipitation averages 4.27 inches.

The geology underlying the subject property has been mapped as Active Alluvium. The unit is described as pink to pale-brown fine sand to pebble to cobble gravel occurring as thin veneers in incised stream channels and on between-channel alluvial flats. The surficial soils found at the Subject Property have been primarily mapped as Glencarb silt loam, 0 to 2 percent slopes. The unit is classified as Hydrologic Unit C, which is characterized by moderately high runoff potential when thoroughly wet, as water is transmitted somewhat restricted through the soil.

There are no surface water bodies that exist on the subject property. The nearest major surface water body to the subject property is the Las Vegas Wash, which is located approximately two miles to the east. Runoff from the site during storm events would most likely travel overland towards the east. According to the Federal Emergency Management Agency (FEMA), the site is not located within a 100-year flood zone and is listed as being in Zone X, which is described as an area outside the 0.2% annual chance floodplain.

Based on a review of the Nevada Division of Water Resources (NDWR) Well Log Database, water wells may be located in the vicinity of the Subject Property, but their exact locations are unknown and their existence has not been field-verified. No wells were observed or reported to be located on the Subject Property during site reconnaissance. Groundwater flow direction at the Subject Property is estimated to be generally towards the east and the depth to groundwater at the Subject Property is estimated to be approximately seven to 20 feet below ground surface.

A regulatory review was performed to search for regulated sites located within a one-mile radius of the Subject Property. The Subject Property was not listed in any of the databases searched by EDR. In addition, the following regulatory sites were identified in the databases searched by EDR: One Corrective Action (CORRACTS) site, one Resource Conservation and Recovery Act Small Quantity Generator (RCRA-SQG) site, 35 State Hazardous Waste Sites (SHWS), three Leaking Underground Storage Tank (LUST) sites, one Underground Storage Tank (UST) site, one Above Ground Storage Tank (AST) site, 20 US Brownfields sites, one Solid Waste Recycling (SWRCY) facility, one RCRA No Longer Regulated Generator (NonGen/NLR) site, one US Historical Auto station facility, and one US Historical cleaners facility. Based on a review of available information regarding the 66 listed sites, all 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.

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.

MGA conducted a Tier 1 Vapor Encroachment Screen (VES) investigation in accordance with the 2010 ASTM Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions (ASTM E 2600-10). The goal of the VES is to identify the potential for vapors from hazardous substances and petroleum releases to reach the Subject Property. ASTM E2600-10 defines the term, vapor encroachment condition (VEC) as the presence or likely presence of chemical of concern (COC) vapors in the subsurface of the Subject Property caused by the release of vapors from contaminated soil or groundwater or both, on the Subject Property. MGA performed a VES for the area encompassing the Subject Property by reviewing each of the regulatory sites that were provided in the EDR within a 1/3 mile primary search radius. For each site, a VEC was ruled out.

Identification and sampling for the presence of asbestos, mold, and radon gas were beyond the Scope of Work for this Phase I ESA. Should the user of this Phase I ESA wish to gain confidence with respect to the presence (or absence) of these substances within the on-site buildings, MGA recommends that a qualified inspector be contacted for that purpose.

MGA has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 on the property located at the corner of N. Bruce Street and E. Webb Avenue and partially addressed at 1301 E. Webb Avenue (APN 139-23-801-005 and 139-23-812-025), the property. 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 no evidence of historical recognized environmental conditions or controlled recognized

environmental conditions in connection with the Subject Property, with the exception of the following RECs. The two RECs are associated with the southern parcel of the subject property;

- *According to City of North Las Vegas employees, the southern parcel may have been used to store heavy equipment. In addition, a sign posted on the fence stated “No open flame or ignition beyond this point” which indicates that petroleum products or flammable hazardous substances may have been previously stored or used in the yard and therefore, spills and leaks of those materials may have occurred in that area.*
- *The building located on the southern parcel was originally constructed in 1957. It is unknown what renovations, if any, have been implemented. Therefore, due to the age of the structure, a potential- exists that building materials used in the construction of the structure contain asbestos and/or lead-based paint.*

Based on the discovery of these RECs, MGA is of the opinion that further assessments are warranted at this time to assess for possible impacts of petroleum products and hazardous materials to the exterior portions of the property and asbestos or lead-based paint within suspect building materials found within the structure.

1. INTRODUCTION

1.1 Purpose

This report presents the findings of a Phase I Environmental Site Assessment (ESA) performed on a property located at the corner of N. Bruce Street and E. Webb Avenue and partially addressed at 1301 East Webb Avenue, in the City of North Las Vegas, Clark County, Nevada, and hereafter referred to as the Subject Property. McGinley and Associates, Inc. (MGA) conducted this investigation for the purpose of identifying recognized environmental conditions (RECs), historical recognized conditions (HRECs), and/or controlled recognized environmental conditions (CRECs) on the property in accordance with the 2013 American Society of Testing and Materials (ASTM) standards for the performance of Phase I Environmental Site Assessments (ASTM E 1527-13), as well as the standards established by the U.S. Environmental Protection Agency (EPA) for conducting All Appropriate Inquiry (AAI).

1.2 Conditions of Contract

MGA performed this work for the Nevada Division of Environmental Protection (NDEP) (client) on the behalf of the City of North Las Vegas (user), as part of the State of Nevada Brownfields program pursuant to our Scope of Work approval dated December 8, 2014 and in accordance with Contract DEP14-008, Task Number M05-14.

1.3 User Responsibilities

In accordance with ASTM E 1527-13, the user of this Phase I ESA is required to provide information which establishes the user's baseline of knowledge in relation to the Subject Property. 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 complete an AAI compliant user questionnaire and provide it to the environmental professional. Failure to complete this user questionnaire could result in a determination that "all appropriate inquiry" is not complete. The questionnaire determines a baseline of user knowledge of the Subject Property regarding the following items:

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

In order to obtain this information, an AAI compliant user questionnaire was provided to the user of this Phase I ESA. The completed user questionnaire can be found in Appendix 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 including solids and liquids at the surface or subsurface, and vapor in the subsurface;
- **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 city street directories, historical aerial photographs, historical topographic maps, local jurisdiction records, and personal interviews;
- **Review of regulatory agency records** to identify and assess any listings of regulatory permits, registrations, or enforcement actions at the subject site, adjacent properties, or proximal sites (if necessary), through both a commercial database search and agency inquiries; and,
- **Preparation of this report** that describes all work performed and presents a discussion of the findings and conclusions with recommendations.

2. SITE CHARACTERISTICS

2.1 Site Location

The Subject Property is located at the corner of N. Bruce Street and E. Webb Avenue and is addressed at 1301 East Webb Avenue, in the City of North Las Vegas, Clark County, Nevada. The Subject Property boundary is shown on Figure 2. The Subject Property is located in the S ½ of the SE ¼ of Section 23, Township 20 South, Range 61 East, of the Mount Diablo Baseline and Meridian. A copy of the Assessor's Map that depicts the subject property is provided herein as Appendix B.

2.2 Site Description and Current Usage

The Subject Property is located in Clark County, Nevada and consists of two parcels that are listed with the Clark County Assessor as Assessor Parcel Numbers (APNs): 139-23-801-005 and 139-23-812-025. The northern parcel (APN 139-23-801-005) is approximately 0.20 acres in size and was observed to be undeveloped with a graded gravel surface. This parcel does not currently have a listed address. The southern parcel (APN 139-23-812-025) is located beyond E. Webb Avenue and is approximately 0.10 acres in size. At the time of the site visit, the parcel was occupied by an older structure that is currently vacant.

The subject property is accessed from the west by N. Bruce Street and between the parcels from E. Webb Avenue. Utilities supplied to the Subject Property consist of electric power (NV Energy), natural gas (Southwest Gas), sewer (City of North Las Vegas), and water (Southern Nevada Water Authority).

2.3 Adjacent Properties

The northern parcel is bordered by the following:

North:	Stanley Avenue with a neighborhood recreation center beyond
South:	E. Webb Avenue with the southern parcel beyond
East:	Residential neighborhood
West:	North Bruce Street with residential neighborhood beyond

The southern parcel is bordered by the following:

North:	East Webb Avenue with the northern parcel beyond
South:	Undeveloped land with a residential neighborhood beyond
East:	Residential neighborhood
West:	North Bruce Street with residential neighborhood beyond

3. ENVIRONMENTAL SETTING

3.1 Regional Physiographic Setting

The subject property is located within the Mojave Desert region of southeastern Nevada at an elevation of approximately 1,870 feet above mean sea level. Average minimum and maximum annual temperatures for the area, as recorded in North Las Vegas during the period from 1990 to 2015, are 51.7 and 82.3 degrees Fahrenheit, respectively, while total annual precipitation averages 4.27 inches (WRCC, 2015).

3.2 Geologic Conditions

The geology underlying the Subject Property has been mapped as Active Alluvium (J.C. Matti, S.B. Castor, J.W. Bell, and S.M. Rowland, 1973). The unit is described as pink to pale-brown fine sand to pebble to cobble gravel occurring as thin veneers in incised stream channels and on between-channel alluvial flats. The surficial soils found at the Subject Property have been primarily mapped as Glencarb silt loam, 0 to 2 percent slopes. The unit is classified as Hydrologic Unit C, which is characterized by moderately high runoff potential when thoroughly wet, as water is transmitted somewhat restricted through the soil.

3.3 Surface Water Conditions

There are no surface water bodies that exist on the subject property. The nearest major surface water body to the subject property is the Las Vegas Wash, which is located approximately two miles to the east. Runoff from the site during storm events would most likely travel overland towards the east. According to the Federal Emergency Management Agency (FEMA), the site is not located within a 100-year flood zone and is listed as being in Zone X, which is described as an area outside the 0.2% annual chance floodplain.

3.4 Groundwater Conditions

Based on a review of the Nevada Division of Water Resources (NDWR) Well Log Database, water wells may be located in the vicinity of the Subject Property, but their exact locations are unknown and their existence has not been field-verified. No wells were observed or reported to be located on the Subject Property during site reconnaissance. Groundwater flow direction at the Subject Property is estimated to be generally towards the east and the depth to groundwater at the Subject Property is estimated to be approximately seven to 20 feet below ground surface.

4. SITE RECONNAISSANCE

4.1 Methodology

For the purpose of assessing current site conditions, a visit to the Subject Property and surrounding area was conducted on January 26, 2015 under sunny and mild conditions. An additional visit to the property was conducted on February 25, 2015 to observe the interior of a locked storage area that was not accessed during the initial site visit. During both site visits, observations were made in regards to *recognized environmental conditions (RECs)*. As defined by ASTM E 1527-13, a REC is the presence, or likely presence, of any hazardous substances or petroleum products in, on, or at the property due to any release to the environment, under conditions indicative of a release to the environment, or under conditions that pose a material threat of a future release to the environment. The term REC is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and which generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Photographs taken during the site reconnaissance are provided in Appendix C.

4.2 Observations During Reconnaissance

The entire site was walked and observed for the presence of RECs. The following is a list of some of the items of interest that were looked for during the site inspection. If the item was not observed, it will be noted as “Not Observed”. If the item was observed during the site visit, it will be noted as “**Observed**” and a short description of the findings 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
- Suspect PCB containing equipment Not Observed
- Hydraulic equipment Not Observed
- Underground storage tank (UST) systems/vent pipes Not Observed
- Above ground storage tanks (ASTs). Not Observed
- Paint booths, spray rigs, etc. Not Observed

- Unorthodox heating and ventilation systems Not Observed
- Emergency generators Not Observed
- Chemical/waste generation and/or storage Not Observed
- Unusual odors Not Observed
- Dumping, disturbed soils, direct burial activity Not Observed
- Floor drains Not Observed
- Air emissions Not Observed
- Industrial or manufacturing activities Not Observed
- Distressed, discolored or stained vegetation Not Observed
- Oil or gas well exploration or refinery activities Not Observed
- Surface water contamination Not Observed
- Farm waste, feed lot spoils, or manure stockpile Not Observed
- Prolonged use, misapplication or storage of pesticides Not Observed
- Discharges, or run-off of potential contaminants from off-site sources Not Observed
- Basements and/or subsurface vaults Not Observed

4.3 Site Description

The Subject Property consists of two parcels of land that total approximately 0.30 acres of land. The northern portion of the subject property consists of approximately 0.20 acres of undeveloped land. The southern portion of the subject property consists of approximately 0.10 acres and is currently developed but vacant. The following sections describe the two parcels making up the subject property.

4.3.1 Northern Parcel, APN 139-23-801-005

The northern parcel is undeveloped and covered with soil and gravel that has been graded. The parcel is unaddressed.

4.3.2 Southern Parcel, APN 139-23-812-025 (1301 E. Webb Ave.)

The southern parcel is currently developed with a structure that was vacant at the time of the site visit. The structure is approximately 1,050 square feet in size and was originally constructed in 1957. Attached to the house is a storage unit that is approximately 221 square feet. The building is a single story house and consists of a dining/office area, kitchen, living room, bedroom, bathroom, and closet. The building is currently boarded and locked. The storage unit contained items such as cabinets, crutches, a trash bin, and other various household items. The floor and cardboard boxes appeared to be wet with water. A hole was observed on the roof of the shed and is most likely the source of water within the storage unit. An open door to a dilapidated gas furnace was observed on the southern wall of the structure.

The exterior of the southern parcel consisted of a gravel yard with a fenced in portion that was unable to be accessed at the time of the site visit. A sign was observed on the fence that stated "no open flame or ignition source beyond this point". There was no obvious storage of hazardous substances on the property at the time of the site visit.

4.4 Surrounding Properties

At the time of the site visit, the properties immediately surrounding the subject property consisted primarily of residential properties and a neighborhood recreation center. Reconnaissance of the publicly accessible portions of the properties located immediately adjacent to the subject property, revealed no evidence of environmental concerns that could potentially impact the subject property.

4.5 PCB Sources

Polychlorinated biphenyl (PCB) is a man-made chemical known to have potential harmful effects on human health and the environment. Federal law banned U.S. production of PCBs as of July 2, 1979. However, PCB-containing materials may still be present in electrical equipment manufactured prior to 1979. No potential PCB sources were observed on the subject property at the time of the site visit.

5. SITE HISTORY AND LAND USE

A historical assessment of the Subject Property was performed through a search and review of historical aerial photographs, historical topographic maps, available Sanborn Fire Insurance maps, available City Directory records, County records, questionnaires/interviews, and review of a previous Phase I ESA that was performed for the Subject Property. The purpose of the historical assessment was to identify potential conditions that may have impacted the Subject Property in the past. A summary of our historical assessment is presented below.

5.1 Historic Aerial Photographs

Environmental Data Resources, Inc. (EDR) provided aerial photographs covering the area of the Subject Property for the years: 1950, 1959, 1965, 1971, 1975, 1986, 1990, 1999, and 2010. Aerial photographs for years other than these were not reviewed. The aerial photo year and a brief description of the image is provided in the table below. The review of the aerial photos did not reveal any potential environmental issues associated with the Subject Property that may have impacted the Subject Property in the past. A copy of the historic aerial photograph report that was reviewed is provided in Appendix D.

YEAR	DESCRIPTION	
	Subject Property	Surrounding Area
1950	Appears to be undeveloped land	Appears to be mainly undeveloped land with possible agricultural land on the southern portion and residential area on the northern portion
1959	The northern parcel remains undeveloped and the southern parcel appears to be developed with a structure	Expanded development is visible to the north, south, east and west. Appears to be residential and commercial. New structures are visible on the adjacent property to the south, east and west of the Subject Property
1965	The northern parcel appears to be developed with two structures; no obvious changes on the southern parcel	Additional development appears in the surrounding area, and new structures appear east of the northern parcel
1971	Similar to previous photo	Additional development appears in the surrounding area
1975	The northern parcel structures have been replaced with smaller structures; no obvious changes on the southern parcel	A structure appears northeast of the subject property's northern parcel
1986	The northern parcel appears to be undeveloped; southern parcel is difficult to distinguish due to the small scale of the aerial image	Similar to previous photo
1990	Similar to previous photo	Similar to previous photo
1999	Generally appears the same as it does presently	Generally appears the same as it does presently
2010	Generally appears the same as it does presently	Generally appears the same as it does presently

5.2 Historic Topographic Maps

Historical topographic maps were provided by EDR covering the area of the Subject Property for the years: 1908, 1952, 1967, and 1984. Topographic maps for years other than these were not reviewed. A review of these maps did not reveal any specific potential environmental issues associated with the Subject Property that may have impacted the Subject Property in the past. A copy of the historical topographic map report that was reviewed is provided in Appendix D.

5.3 Sanborn Fire Insurance Maps

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

5.4 City Directory Listings

City street directory listings for the subject property and its adjacent properties were provided by Environmental Data Resources, Inc. (EDR). City directory listings as published by Cole Information Services, and Luskey Brother & Company were reviewed for the years: 1967, 1992, 1995, 1999, 2003, 2008, and 2013. City directories for years other than these were not reviewed. The Subject Property was not listed in any of the city directory listings. A summary of findings from the city directory listings for the Subject Property and surrounding properties is provided in the table below. A copy of the EDR city directory report that was reviewed is provided in Appendix E.

YEAR	DESCRIPTION		
	Subject Property	Surrounding Properties	
		E Webb Avenue	N Bruce Street
1967	Not listed	Residential properties	Residential properties and commercial properties
1992	Convo Military order, NLV Veterans Halls, NLV Vets, and Women Veterans	Residential properties	Residential properties and commercial properties
1995	Military Order Purple Heart	Residential Properties	Residential properties and some commercial properties
1999	Convo North Las Vegas Veterans and Women Veterans of Nevada	Residential properties and unknown occupants	Residential properties, commercial properties, and unknown occupants
2003	Not listed	Residential properties	Mostly residential properties and some commercial properties
2008	Not listed	Residential properties	Mostly residential properties and some commercial properties
2013	Not listed	Residential properties	Mostly residential properties and some commercial properties

5.5 Clark County Assessor's Office

According to the Clark County Assessor's Office, the subject property consists of two parcels of land listed as Clark County APNs 139-23-801-005 and 139-23-812-025. Parcel APN 139-

23-801-005 is approximately 0.20 acres. According to available assessor's information, the parcel is currently owned by the City of North Las Vegas. Information available on the website indicates that the current owner obtained the subject property in November of 1968. No other previous owners of the subject are listed. The 0.10 acre portion of APN 139-23-812-025 that is a portion of the subject property is also currently owned by the City of North Las Vegas. No known previous owners are listed. Assessors ownership information can be found in Appendix B.

5.6 Interviews

During the site visit, Enrique Damian with the City of North Las Vegas accompanied MGA staff and was available for an interview regarding his knowledge of the Subject Property. According to Mr. Damian, the property was utilized as a fraternity house when it was first constructed until 1972. After that it became the meeting office for the Boy Scouts of America for the next 10 years. The City of North Las Vegas took ownership and it became a storage facility that housed heavy equipment for the City of North Las Vegas. Mr. Damian stated that he had heard that it may have been a pumping station. Mr. Damian explained that the larger parcel was paved in the 1990's and was set aside to be a parking lot. He was unaware of any other use of the parcel.

6. REGULATORY AGENCY REVIEW

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

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

6.1 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.

A regulatory review was performed to search for regulated sites located within a one-mile radius of the Subject Property. The Subject Property was not listed in any of the databases searched by EDR. In addition, the following regulatory sites were identified in the databases searched by EDR: One Corrective Action (CORRACTS) site, one Resource Conservation and Recovery Act Small Quantity Generator (RCRA-SQG) site, 35 State Hazardous Waste Sites (SHWS), three Leaking Underground Storage Tank (LUST) sites, one Underground Storage Tank (UST) site, one Above Ground Storage Tank (AST) site, 20 US Brownfields sites, one Solid Waste Recycling (SWRCY) facility, one RCRA No Longer Regulated Generator (NonGen/NLR) site, one US Historical Auto station facility, and one US Historical cleaners facility. Based on a review of available information regarding the 66 listed sites, all 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.

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. A copy of the EDR Radius Map report that was reviewed is provided in Appendix F.

6.2 EDR Vapor Encroachment Screen

MGA conducted a Tier 1 Vapor Encroachment Screen (VES) investigation in accordance with the 2010 ASTM Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions (ASTM E 2600-10). The goal of the VES is to identify the potential for vapors from hazardous substances and petroleum releases to reach the Subject Property. ASTM E2600-10 defines the term, vapor encroachment condition (VEC) as the presence or likely presence of chemical of concern (COC) vapors in the subsurface of the Subject Property caused by the release of vapors from contaminated soil or groundwater or both, on the Subject Property. MGA performed a VES for the area encompassing the Subject Property by reviewing each of the regulatory sites that were provided by EDR within a 1/3 mile primary search radius. For each site, a VEC was ruled out. A copy of the EDR VEC report is included herein as Appendix G.

6.3 Southern Nevada Health District

On January 20, 2015, a file review request was sent to the Southern Nevada Health District for reviewing files associated with the subject property addressed at 1301 E. Webb Avenue. An email reply was provided by Ms. Edie Mattox on January 23, 2015. According to Ms. Mattox, the review revealed that the Solid Waste and Compliance Section could not locate any public records concerning 1301 E. Webb Avenue.

6.4 City of North Las Vegas

On January 26, 2015, an online request was made for any information pertaining to the subject property. On February 23, 2015, MGA spoke with Kirk Medina from North Las Vegas in reference to the subject property. He stated there have been no known environmental issues the property. According to Mr. Medina, he thought there may have been groundwater wells on the property to monitor the water levels, however it would have been over 20 years prior and there are no known records with the City of North Las Vegas or with NDWR that they ever existed. Mr. Medina contacted Thomas Martens with Community Development and Compliance regarding any environmental complaints. Mr. Martens replied that all complaints against 1301 E. Webb Avenue were graffiti related and no complaint records were found for the vacant parcel.

On January 4, 2015, MGA staff reviewed historical records pertaining to the subject property at the North Las Vegas City Hall, using the microfiche machine. The three addresses provided below were a part of the Mt. View Estates residential area and may have been associated with Subject Property.

6.4.1 1300 E. Webb Avenue

According to the historic files, the property had an application for a building permit in 1963. The dwelling was a one story house and approximately 1,248 square feet in size. In 1974 the owners First Western Savings Association gave ownership to the City of North Las Vegas. No other information was found.

6.4.2 1301 E. Webb Avenue

Based on the historical documents, the residential house was used as a Girls Club facility. In 1972 the residential house was approved for use by the North Las Vegas Lions Club. In 1983, the Council of Nevada Veterans Organization (CONVO) made a request for possible occupancy of the property. According to the lease documents, no improvements were to be made to the property and the occupancy shall be for approximately two years or until Bruce

Street is widened. No other information was found.

6.4.3 1301 E. Stanley Avenue

According to the historic files, the Department of Recreation and Parks used this facility as a temporary headquarters during the construction of the neighborhood facility. In 1970, the single story home was remodeled into a recreational building. In 1974, the Building and Safety Department authorized the demolition at 1301 Stanley Avenue. No other information was found.

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. Non-scope business risk considerations may include the following, but are not limited to:

- Asbestos
- Lead Based Paint
- Mold
- Radon
- Industrial Hygiene
- Health and Safety
- Indoor Air Quality (unrelated to releases of hazardous substances or petroleum products into the environment)
- Ecological Resources
- Endangered Species
- Cultural/Historical Resources

The following non-scope business risk considerations have been reviewed for this Phase I ESA.

7.1 Asbestos

Asbestos containing material (ACM) has been identified as a potential health hazard, particularly when that material is friable and becomes damaged. Identification and sampling for the presence of ACM are beyond the Scope of Work (as outlined in Section 1.4 of this report) for this Phase I ESA. The building on the subject property was originally constructed in 1957. Therefore, the potential exists that ACM containing materials were utilized during construction. Therefore, should the user of this Phase I ESA wish to gain confidence with regard to the risk of asbestos, it is recommended that the on-site building be tested.

7.2 Lead Based Paint

Lead based paint (LBP) has been identified as a potential health hazard, especially in young children. When lead is absorbed into the body, it can cause damage to the brain and other vital organs. Buildings constructed prior to 1978 may have utilized paints which contained lead. Identification and sampling for the presence of lead in paint is beyond the Scope of Work (as outlined in Section 1.4 of this report) for this Phase I ESA. The building on the Subject Property was originally constructed in 1957. Therefore, the potential exists that LBP was utilized during construction. Therefore, should the user of this Phase I ESA wish to gain confidence with regard to the risk of lead based paint, it is recommended that the on-site building be tested.

7.3 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 EPA published map of radon zones for the State of Nevada and a Nevada Bureau of Mines and Geology report titled “Radon in Nevada”. 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 current structure or any future on-site structures be tested.

7.4 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 respect to the presence (or absence) of mold within the on-site buildings, MGA recommends that a mold inspector be contacted for that purpose.

8. FINDINGS AND CONCLUSIONS

McGinley and Associates, Inc. has performed this Phase I Environmental Site Assessment in accordance with the scope and limitations of ASTM Practice E 1527-13 on a property located at the corner of N. Bruce Street and E. Webb Avenue and partially addressed at 1301 East Webb Avenue, in the city of North Las Vegas, Clark County, Nevada. A summary of our environmental findings and conclusions is presented below.

8.1 Findings

8.1.1 Historical Recognized Environmental Conditions

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

8.1.2 Controlled Recognized Environmental Conditions

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

8.1.3 Recognized Environmental Conditions

Two *recognized environmental conditions* were found for the Subject Property and are listed below:

- According to City of North Las Vegas employees, the southern parcel may have been used to store heavy equipment. In addition, a sign posted on the fence stated “No open flame or ignition beyond this point” which indicates that petroleum products or flammable hazardous substances may have been previously stored or used in the yard and therefore, spills and leaks of those materials may have occurred in that area.
- The building located on the southern parcel was originally constructed in 1957. It is unknown what renovations, if any, have been implemented. Therefore, due to the age of the structure, the potential exists that building materials used in the construction of the structure contain asbestos and/or lead-based paint.

8.1.4 Other Concerns

No other concerns were found for the Subject Property.

8.2 Conclusions

MGA has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 on the property located at the corner of N. Bruce Street and E. Webb Avenue and partially addressed at 1301 E. Webb Avenue (APN 139-23-801-005 and 139-23-812-025), the property. 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 no evidence of controlled recognized environmental conditions in connection with the Subject Property. However, two RECs associated with the southern parcel of the subject property are described below:

- According to City of North Las Vegas employees, the southern parcel may have been used to store heavy equipment. In addition, a sign posted on the fence stated “No open flame or ignition beyond this point” which indicates that petroleum products or flammable hazardous substances may have been previously stored or used in the yard and therefore, spills and leaks of those materials may have occurred in that area.
- The building located on the southern parcel was originally constructed in 1957. It is unknown what renovations, if any, have been implemented. Therefore, due to the age

of the structure, the potential exists that building materials used in the construction of the structure contain asbestos and/or lead-based paint.

Based on the discovery of these RECs, MGA is of the opinion that further assessments are warranted at this time to assess for possible impacts of petroleum products and hazardous materials to the exterior portions of the property and asbestos or lead-based paint within suspect building materials found within the structure.

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

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

- Historical information found for the Subject Property may have exceeded five year intervals. This data gap is not considered significant as specific use of the property and adjoining properties appears unchanged during the period of time that exceeded five years.
- Sanborn fire insurance maps were not available for the area covering the Subject Property. However, this data gap is not considered significant as the specific use of the property and adjoining properties appears unchanged since it was first developed based on other sources reviewed.
- Past owners were not available within reasonable time and/or cost constraints for interview for this report. However, based on information obtained from EDR, Clark County records, and interviews with current owners, this data gap is not considered significant since it is likely all information obtained would be duplicative of information obtained from these other sources.

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 1527-13. 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.



Lauren Bruno
Staff Scientist

Reviewed by:

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



Brett Bottenberg, C.E.M. #1690, Exp. Date 10/7/15
Project Manager

11. REFERENCES

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

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EDR, January 20, 2015. The EDR City Directory Image Report. Inquiry Number: 4184528.5.

EDR, January 19, 2015. EDR Historical Topographic Map Report. Inquiry Number: 4184528.4.

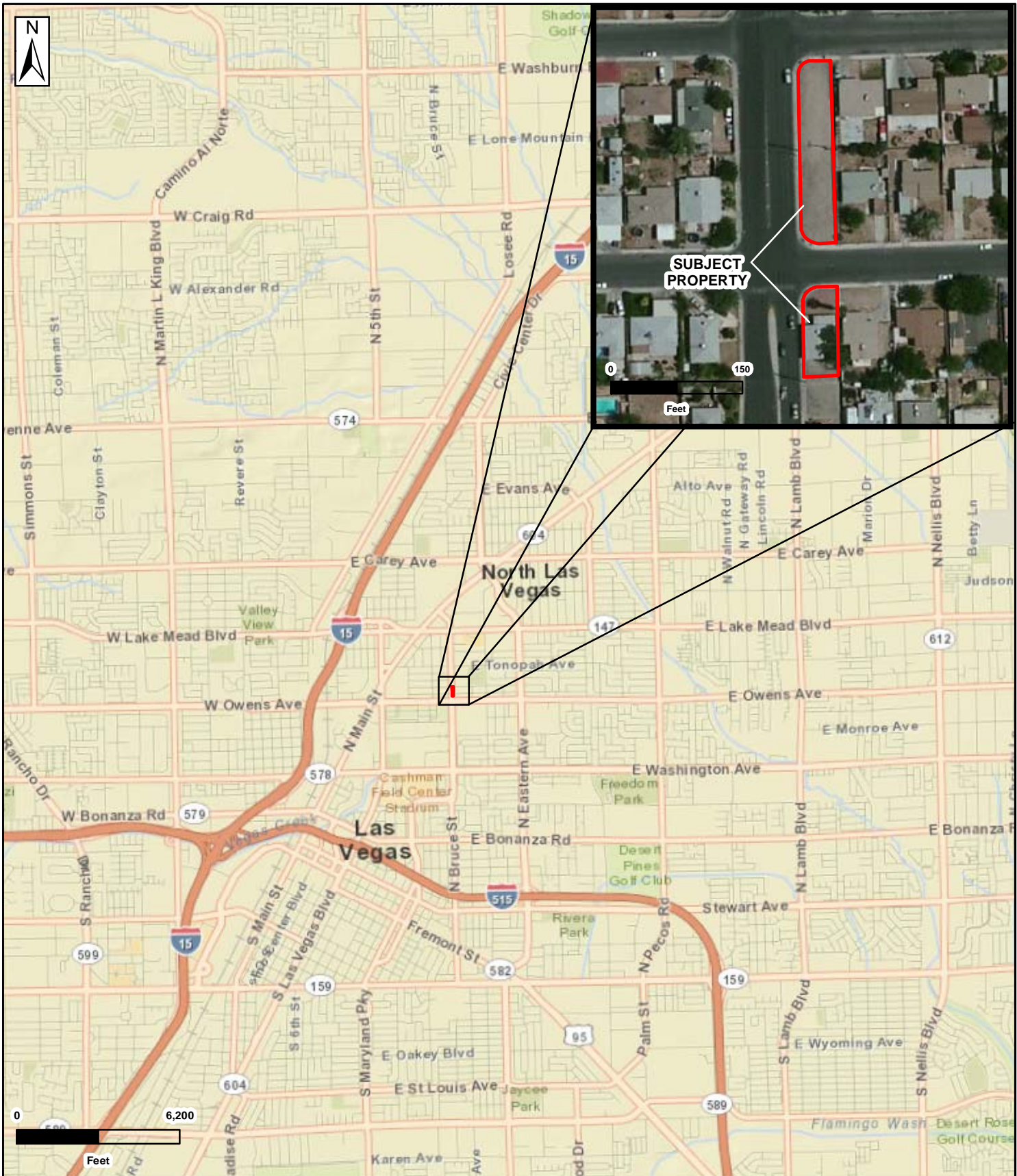
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REVISIONS	NO.	BY	DATE
	DESIGNED	LB	
	DRAWN	TAD	
	CHECKED	LB	
	APPROVED		
JOB NO.:		BRN-024	

FIGURE 1
PROJECT LOCATION MAP
 -SHOWING-
APN 139-23-801-005 &
139-23-812-025
1301 EAST WEBB AVE.
NORTH LAS VEGAS, NEVADA



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COORDINATE SYSTEM:
 NAD 1983 UTM Zone 11N



NO.	BY	DATE

A	DESIGNED	LB
	DRAWN	TAD
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	APPROVED	

FIGURE 2

SITE MAP
-SHOWING-
APN 139-23-801-005 &
139-23-812-025
1301 EAST WEBB AVE.
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