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ENVIRONMENTAL PROTECTION

**PHASE I ENVIRONMENTAL
SITE ASSESSMENT
TONOPAH AIRPORT
TONOPAH, NEVADA**

PREPARED FOR:

Ms. Joni Eastley
Nye County
P.O. Box 1729
Tonopah, Nevada 89049

and

Mr. David Chavez
Nye County
P.O. Box 153
Tonopah, Nevada 89049

PREPARED BY:

Ninyo & Moore Geotechnical and Environmental Sciences Consultants
3155 East Patrick Lane, Suite 12
Las Vegas, Nevada 89120

August 19, 2002
Project No. 300983001

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Ms. Joni Eastley
Nye County
P.O. Box 1729
Tonopah, Nevada 89049

Subject: Phase I Environmental Site Assessment
Tonopah Airport
U.S. Highway 6
Tonopah, Nevada 89049

Dear Ms. Eastley:

In accordance with our proposal dated March 26, 2002, Ninyo & Moore has performed a Phase I Environmental Site Assessment for the above-referenced facility. The attached report presents our methodology, findings, conclusions and recommendations regarding the environmental conditions at the site.

We appreciate the opportunity to be of service to you on this project. Should you have any questions, please contact our office at (702) 433-0330.

Sincerely,
NINYO & MOORE



Reed J. Poderis
Project Environmental Geologist



Robert M. Troisi, C.E.M.
Principal Environmental Geologist

RJP/RMT/ltk

Distribution: (1) Addressee
(1) Mr. David Chavez
(1) Ms. Mary Ellen Giampaoli
(1) Ms. Connie Lewis
(2) Mr. Eric Noack

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EXECUTIVE SUMMARY

Ninyo & Moore was retained by Nevada Division of Environmental Protection (NDEP) Brownfields Program (NDEPBP) to perform a Phase I Environmental Site Assessment (ESA) of the Tonopah Airport located on U.S. Highway 6, approximately seven miles east of the town of Tonopah in west-central Nye County, Nevada. The funding for this Phase I ESA has been approved by the NDEP Brownfields Program for Targeted Site Assessments and by the United States Environmental Protection Agency, Region IX (USEPA) program for Brownfields projects.

The Tonopah Airport is a General Aviation Public Airport owned and operated by Nye County. The fenced area of the airport comprises approximately 2,200 acres of the overall 3,800 acres comprising the Tonopah Airport and the Tonopah Aeronautics and Technology Park.” In 2002 Nye County will be submitting a grant application to the U.S. Federal Aviation Administration (FAA) for \$1.8 million to construct a runway extension from 7,200' to 9,100' which will make the Tonopah Airport the 3rd longest public airport in Nevada behind Las Vegas and Reno. Additional FAA improvements over the next 5-years will be widening the runway and rehabilitation of the outer taxiway and the concrete apron. Also in 2002, Nye County will also be submitting an application to the U.S. Economic Development Administration (EDA) for a \$4.3 million grant. A large portion of this grant will provide new fiber optics to the airport and industrial park, as well as interior road improvements, a “through-the-gate” taxiway access to developed industrial parcels, and water system improvements to improve increased water flow for fire protection.

Ninyo & Moore has performed a Phase I Environmental Site Assessment, in conformance with the scope and limitations of the American Society for Testing and Materials Practice E 1527-00, of the Tonopah Airport located on U.S. Highway 6, in west-central Nye County, Nevada. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. This assessment has revealed evidence of recognized environmental conditions in connection with this property. Ninyo & Moore recommends further environmental assessment of these conditions as described in the conclusions and recommendations of this report.

1. INTRODUCTION

Ninyo & Moore was retained by Nevada Division of Environmental Protection (NDEP) Brownfields Program (NDEPBP) to perform a Phase I Environmental Site Assessment (ESA) of the Tonopah Airport located on U.S. Highway 6, approximately seven miles east of the town of Tonopah in west-central Nye County, Nevada. The funding for this Phase I ESA has been approved by the NDEP Brownfields Program for Targeted Site Assessments and by the United States Environmental Protection Agency, Region IX (USEPA) program for Brownfields projects. The ESA has been performed in accordance with Ninyo & Moore's proposal dated March 26, 2002, and is consistent with the American Society for Testing and Materials (ASTM) 2000 guidance document E1527-00 as well as protocols set forth by the NDEP Brownfields Program. The objective of the ESA is to evaluate the potential for hazardous materials or adverse environmental conditions of being present at the site, due to past or present use of the site and/or properties in the site vicinity.

The Tonopah Airport is the location of the former Tonopah Army Air Field (TAAF), built in the early 1940s as a training facility for aircrews during World War II. The P-39, B-24, and the B-25 aircraft were used at the TAAF for training. The Department of Defense (DOD) improvements included runways, barracks, theaters, stockade, gymnasium mess halls, hospital, and maintenance and hangar buildings. Additional improvements at TAAF were completed by November 1943, which included additional hangars and lengthening the runway. Military personnel were trained in chemical warfare, ammunition/ordnance assembling, and maintenance of aircraft and support vehicles on the ground. In 1943, the TAAF was the largest military installation in the state of Nevada. In August of 1945, all 10,433.62 acres were transferred to the War Assets Administration for disposal. On July 29, 1949, a quit claim deed transferred ownership of the TAAF from the Federal Government to Nye County and was renamed the Tonopah Airport.

The Tonopah Airport is a General Aviation Public Airport owned and operated by Nye County. The fenced area of the airport comprises approximately 2,200 acres of the overall 3,800 acres

comprising the Tonopah Airport and the Tonopah Aeronautics and Technology Park.” In 2002 Nye County will be submitting a grant application to the U.S. Federal Aviation Administration (FAA) for \$1.8 million to construct a runway extension from 7,200' to 9,100' which will make the Tonopah Airport the 3rd longest public airport in Nevada behind Las Vegas and Reno. Additional FAA improvements over the next 5-years will be: widening the runway and rehabilitation the outer taxiway and the concrete apron. Also in 2002, Nye County will also be submitting a grant application to the U.S. Economic Development Administration (EDA) for a \$4.3 million grant and a large part of this grant will provide new fiber optics to the airport and industrial park as well as interior road improvements, a “through-the gate” taxiway to developed industrial parcels and water system improvements to improve fire flows.

1.1. Purpose

In accordance with the American Society for Testing and Materials (ASTM) Standards on Environmental Site Assessments for Commercial Real Estate E 1527-00, the objective of the ESA is to identify recognized environmental conditions (RECs), which are defined by ASTM as “the presence or likely presence of any hazardous substance or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property.”

1.2. Involved Parties

Mr. Dinesh Rao and Mr. Robert Troisi of Ninyo & Moore performed the Phase I ESA site reconnaissance and interviews with key regulatory and agency personnel. Mr. Reed Poderis of Ninyo & Moore compiled data, prepared maps and figures, performed regulatory agency files review and report preparation. Mr. Robert Troisi performed project oversight and quality review.

1.3. Scope of Work

Ninyo & Moore's scope of work for this Phase I ESA included the following:

- Reviewed readily available maps and reports pertaining to the site. Nye County provided copies of documents they had in their possession regarding the site.
- Performed a site reconnaissance to visually identify areas of possibly contaminated surficial soil or surface water, improperly stored hazardous materials, possible sources of polychlorinated biphenyls (PCBs), and possible risks of contamination from activities at the site and adjacent properties.
- Reviewed available regulatory agency databases for the site and for properties located within a specified radius of the site. The purpose of this review was to evaluate the possible environmental impact to the site. The databases identified locations of known hazardous waste sites, landfills, and leaking underground storage tanks, permitted facilities that utilize underground storage tanks, and facilities that use, store, or dispose of hazardous materials.
- Reviewed readily available historical documents of the site and adjacent properties to evaluate past uses that may have contributed to the presence of environmental concerns at the site. Information that was used to review the site histories included available historical aerial photographs, Sanborn Insurance Maps, building plans, and USGS Topographic Maps.
- Interviewed owner's representatives and/or other individuals familiar with the property, past site operations, and construction history, if readily available. A property title search was conducted to identify past ownership of the property and how it applied to the past uses of the property.
- Performed a reconnaissance of the sites surrounding the property to evaluate characteristics that could have possible off-site environmental impacts on the subject site.
- Preparation of a Phase I ESA report documenting our findings and providing opinions and recommendations regarding possible environmental impacts at the site.

1.4. Limitations and Exceptions

The environmental services described in this report have been conducted in general accordance with current regulatory guidelines and the standard of care exercised by environmental consultants performing similar work in the project area. No other warranty, expressed or implied, is made regarding the professional opinions presented in this report. Please note that this study did not include an evaluation of geotechnical conditions or potential geologic hazards. In addition, it should be noted that this Phase I ESA does not include testing and analysis of the following: methane gas, radon, asbestos, lead-based paint, lead in drinking water, wetlands,

regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, and high voltage power lines.

This document is intended to be used only in its entirety. No portion of the document, by itself, is designed to completely represent any aspect of the project described herein. Ninyo & Moore should be contacted if the reader requires any additional information or has questions regarding the content, interpretations presented, or completeness of this document.

Our findings, opinions, and conclusions are based on an analysis of the observed site conditions and the referenced literature. It should be understood that the conditions of a site could change with time as a result of natural processes or the activities of man at the subject site or nearby sites. In addition, changes to the applicable laws, regulations, codes, and standards of practice may occur due to government action or the broadening of knowledge. The findings of this report may, therefore, be invalidated over time, in part or in whole, by changes over which Ninyo & Moore has no control. Ninyo & Moore cannot warrant or guarantee that not finding indicators of any particular hazardous material means that this particular hazardous material or any other hazardous materials do not exist on the site. Additional research, including invasive testing, can reduce the uncertainty, but no techniques now commonly employed can eliminate the uncertainty altogether.

1.5. User Reliance

This report may be relied upon and is intended exclusively for use by Nye County (client). Any use of the findings, opinions, and/or conclusions of this report by parties other than the client is undertaken at said parties' sole risk.

2. GENERAL SITE CHARACTERISTICS

The following sections provide a description of the site location, features, and the current uses of the site at this time.

2.1. Property Location and Site Description

The Tonopah Airport is located approximately seven miles east of the town of Tonopah in Nye County, Nevada, on the south side of U.S. Highway 6. The subject property is a portion of the original TAAF property and encompasses approximately 3,700 acres. Current development of the area includes residential, industrial, commercial, and recreational properties. The subject property is presented on the Site Location Map as Figure 1 and the facility configuration is presented on the Current Site Plan as Figure 2. All of the Figures for this report are included in Appendix A in numerical sequence. The legal description and title information of the property is included in Appendix B.

The Department of Defense (DOD) acquired approximately 10,433.62 acres of land from the Department of the Interior (DOI) near Tonopah, Nevada between 1941 and 1945. Airfields and improvements such as runways, barracks, theaters, stockade, mess halls, bunkers, hospital facilities, and hangar buildings were built in the early 1940s and the TAAF was in operation by July 1942. The following breakdown of land acquisitions for the base is summarized below:

Date	Transaction	Acres of Land
January 14, 1941	From DOI to DOD	7,338.23
January 12, 1942	From DOI to DOD	617.87
December 3, 1943	From DOI to DOD	2,240.00
December 1943 to May 1945	From DOI to DOD	237.52
	Total	10,433.62

The TAAF became the largest military operation in Nevada with over 6,000 military personnel. The TAAF was placed on inactive status on August 23, 1945. On August 21, 1948, all 10,433.62 acres were transferred to the War Assets Administration. On July 29, 1949, a quitclaim deed transferred the ownership from the Federal Government to Nye County. Most of the buildings have since been demolished leaving many of the concrete slab foundations in place.

Three of the five original aircraft hangars and three original earth and concrete ammunition/ordnance bunkers (igloos) remain at the property. Numerous former TAAF building remnants and foundation slabs remain visible throughout the site. Limited development of the property occurred after the transfer to Nye County that included a residential subdivision, an oil refinery, an aircraft service with maintenance and refueling capabilities, a sand and gravel quarry, and a racetrack. The former TAAF wastewater treatment plant continues to operate today and is maintained by the Tonopah Public Utilities.

2.2. Adjacent Properties

Surrounding the Tonopah Airport is federally owned land managed by the Bureau of Land Management (BLM). Significant portions of this land have been identified by the BLM for potential withdrawal. The Tonopah public landfill is approximately two miles west of the subject site on U.S. Highway 6. The Nellis Air Force Range and the Nevada Test Site are located southeast of the subject site. Gravel and sand borrow pits and the former TAAF rifle range is located north of the site across U.S. Highway 6.

2.3. Current Site Uses and Operations

Nye County leases areas of the subject property to various entities on record at the Assessor's Office. The leased areas of the site are generally depicted on the Property Boundary and Parcel Map as Figure 2.

2.3.1. Foreland Refining Corporation (former Petro Source Corporation)

The Foreland Refining Corporation operates the oil refinery that is located near the center of the subject site. According to Mr. Bill Musnicki, main operator of the refinery, the oil refinery was built in 1965. Between 1977 and 1989, crude oil was transported from Railroad Valley, Nevada, and was being refined at this facility. Refined products included #1 and #2 diesel and naphtha. The oil refinery has operated under various names and ownership since it was built. Three of the known previous names are Nevada

Oil Refinery, Nevada Refining Corporation, and Petro Source. The refinery is currently owned and operated by Foreland Refining Corporation.

The refinery consists of approximately 63 acres and is a petroleum refining plant, although, refining has not occurred at the site for approximately the last eight years. The plant is used for transmix separation and serves as a transfer station for fuel. The main structure at the refinery is built on the building slab of a former TAAF hangar Building 1600. Several other former TAAF foundation slabs are utilized at the refinery as well. Mr. Musnicki indicated that the activity at the refinery has been downgraded from oil refining to the present re-distillation of transmix (mixture of gasoline and diesel). A two-man team operates the refinery at the present time. A copy of a map of the oil refinery configuration from the year 1988 is shown on Figure 4 (Dames & Moore).

2.3.2. Remaining TAAF Structures

Nye County is currently using three original TAAF earth and concrete ammunition/ordnance bunkers for storage. Building 1235 is being used by the Nye County Hospital to store files. Nye County Buildings and Grounds are using building 1255 to store files, old office furniture and office equipment, and a few 5-gallon cans of synthetic lubricant. Building 1250 is being used by the Nye County Sheriff's Office to store files. James Prudden is leasing an area of approximately 2.33 acres at hangar building 2430 for warehousing and storage.

2.3.3. Tonopah Sand and Gravel, Inc.

The Tonopah Sand and Gravel quarry is subleased from Ketten Enterprises and is located at the southern end of the property, on a 20-acre parcel leased from Nye County. The quarry produces hot asphalt mix, concrete mix, and sand and gravel aggregates.

2.3.4. Residential Areas

Residential areas are located in the northwestern and the western portion of the subject site. An area of approximately 54 acres has been developed into residential housing

subdivision with streets and underground utilities called the Tonopah Airport Estates. A few homes have been constructed to date. Arthur and Judith Yates leased an area to operate a mini-warehousing facility. The structure was destroyed by a windstorm and the lease was rolled back into the master lease at the time was held by Scott Walker Boudwin, Inc. for residential, commercial, and recreational development. This lease includes approximately 940 acres. Additionally, Frank Scott held an improvement lease for developing a residential mobile home park in the northwest portion of the property. In 1998, Nye County terminated this lease for non-payment of taxes and the entire area is now the focus of the county's development and marketing efforts for the Tonopah Aeronautics and Technology Park.

2.3.5. Central Nevada Racing Association Speedway

The Central Nevada Racing Association (CNRA) constructed a racetrack in the northeast portion of the property. The CNRA leases approximately 22 acres of land along the northern property boundary line along U.S. Highway 6.

2.3.6. Desert Flying Service

The Desert Flying Services operates on a 26-acres leased area. This lease includes one of the original TAAF hangars (Building 1380). The company uses an intact section of the former TAAF Building 2510 for offices. Desert Flying Service offers flying classes and provides light maintenance service on small aircraft. The business also serves as a fueling station to private aircraft. The company has been operating at the airport since 1975.

2.3.7. Sewage Treatment Plant

The sewage treatment plant is located at the southern end of the property and was built by the Army in the 1940s. In 1980, the sewage treatment plant was upgraded and now provides service to the residential subdivision, the oil refinery, and Tonopah Sand and Gravel. All other support facilities for the airport use individual septic systems. Ninyo & Moore personnel interviewed Mr. Stan Howerton of the Tonopah Public Utilities,

which operates and maintains the sewage treatment plant. This plant is designed to handle 95,000 gallons per day of wastewater. Mr. Howerton indicated that currently there is very little wastewater flow at the treatment plant. The wastewater is treated by flowing through a multi-baffled clarifier to separate solids and then is channeled to unlined rapid infiltration basins to allow the wastewater to percolate into the ground.

2.3.8. Potable Water Facilities

Tonopah Public Utilities provide potable water at the Tonopah Airport. Water is obtained from the Ralston Valley well field located approximately 8 miles north of the subject property and brought to the property through a water main and stored in a 500,000-gallon aboveground water tank located on the airport property.

3. HISTORICAL DOCUMENTATION

3.1. Title Information

Upon our request for copies, the USACE could not find the Land Disposal Records that they contracted TechLaw, Inc. to copy from the National Archives and Records Administration in San Bruno, California. Nye County provided a copy of the title report prepared by County Title Company, November 13, 2001, to Ninyo & Moore to review and is enclosed in Appendix B. The information indicated that the property was transferred from the United States War Assets Department to Nye County on July 29, 1949. A copy of the Quitclaim Deed provided by Nye County is also included in Appendix B.

3.2. Aerial Photographs

Ninyo & Moore was not able to find a complete collection of historical aerial photographs during our research of available information. We inquired with the USACE and they did not have any available. Ninyo and Moore reviewed the TAAF collection of historical documents and photographs at the Central Nevada Museum in Tonopah, Nevada. A 1943 photograph taken from an aircraft shows the area west of the airfield as mostly vacant land with few

buildings. Another 1943 photograph taken from an aircraft shows construction of the concrete apron adjacent to the runway. A 1944 photograph taken while flying over the field shows many military aircraft parked on the concrete apron. In addition, Ninyo & Moore was provided an electronic copy of an aerial photograph dated 1999 from TerraSpectra Geomatics, a GIS and mapping contractor to Nye County. The photograph is of high quality and many of the former TAAF building foundations are visible as well as current facilities on the property.

3.3. Historical Maps

A copy of a 1945 TAAF Base Plan was obtained from Mr. Bob Wickenden of Nye County and reviewed by Ninyo & Moore. The map was used to locate significant former buildings and features discussed in this report. The 1945 map was used to produce the 1945 Plate 1 Site Plan enclosed in Appendix A. An index identifying the buildings on the 1945 map is included as Table 1.

Upon our request for copies, the USACE could not find the 12 of 37 section utility maps of the TAAF that identified buildings, elevated water and fuel oil tanks, USTs, ASTs, transformers, Air Corp Fueling Systems (ACFS), electric lines etc. that they had in their possession. Additionally, Nye County provided us with copies of site plans of the residential subdivision, as well as, survey maps showing TAAF property and interior parcel boundaries. There were no Sanborn Fire Insurance Maps or city directories available for the property.

Ninyo & Moore requested information from the Nevada Department of Environmental Protection (NDEP) regarding the subject property. The files included documents submitted to the NDEP by the United States Army Corp of Engineers (USACE). The files were reviewed in the NDEP office in Carson City and Las Vegas, Nevada. Ninyo & Moore compiled the following summary of previous reports and investigations prepared for the subject property based on information provided by Nye County, USACE, and the NDEP files.

3.4. Inventory Project Report (Former TAAF), February 1991

In February 1991, an Inventory Project Report (IPR) of the former TAAF was prepared by Earth Technology Corporation for the USACE under the Defense Environmental Restoration Program for formerly used defense sites. The study indicated that at least six underground tanks were located at the property. One was a 7,000-gallon aviation fuel tank located at the eastern midpoint of the north-south runway that had been out of service since 1946. In addition, five heating oil tanks and oil sludge pits were observed at each of the five former hangar locations. A scope of work was proposed to remove the USTs and associated piping and test the soil for evidence of contamination. The IPR also noted that the sewage treatment plant continued to be in operation by Tonopah Public Utilities. The Ketten Enterprises sand and gravel quarry was in operation at the time. Nye County was using the three former munitions bunkers for storage.

A Risk Assessment Procedure for Ordnance and Explosive Waste (OEW) Sites was initiated in September 1993 and attached to the IPR. The document indicated the type of ordnance used at the former TAAF facility as medium/large caliber ammunition and explosive bombs. The type of pyrotechnics used was listed as munitions containing white phosphorus or other spontaneously flammable pyrophoric material. The former TAAF was given a Total Hazard Severity Value, which placed it in the Critical Hazard Severity category at that time (USACE 1993).

3.5. Environmental Evaluation (Former TAAF), September 1995

In September 1995, the USACE conducted an Environmental Evaluation (EE) of the former TAAF under the Defense Environmental Restoration Program for formerly used defense sites. The USACE conducted field inspections of the three hangar buildings (named in the EE as Hangars 1, 2, and 3). According to the map in the EE report, Hangar 1 (TAAF Building 1380) is located in the northwestern part of the TAAF. Hangar 2 (TAAF Building 2585) is located in the central area of the TAAF. Hangar 3 (TAAF Building 2430) is located in the southern area of the TAAF. The USACE reported that USTs and oil sludge pits may have existed near the three hangars and also near the foundation slabs of the two demolished

hangars based on field observance of fill pipes and pits. The USACE also reported visible evidence of USTs in the western side of the TAAF. Presence of USTs was suspected in the prison stockade area, the intersection of Donnels and Scott Road, and the gasoline station in the western area of the TAAF. USACE concluded that identification and removal of the USTs was necessary to protect human health and safety, and the environment. The USACE also recommended further assessment in the western area of the TAAF for the presence of USTs (USACE 1995).

3.6. UST Removal (Former TAAF), September 1998

The USACE contracted Petroleum Technologies, Inc. (PTI) with Kleinfelder, Inc. on September 1998, to remove the USTs that had been identified in the previous studies. Kleinfelder, Inc. was contracted to provide environmental reporting and to document the removal activities. Five steel USTs, ten concrete USTs, four concrete oil sludge pits, and two piping runs were removed. Soil samples were collected from the UST and underground piping excavations at depths ranging from 2.5 feet to 18 feet below grade. Soil samples were analyzed for hydrocarbons, concentrations of which ranged from 12 milligrams per kilogram (mg/kg) to 10,000 mg/kg. During the UST removal activities, additional oil sludge pits and concrete vaults were discovered and subsequently removed. Soil samples were collected from the bottom of the oil sludge pit and concrete vault excavations and analyzed for hydrocarbons. Based on the letter by the NDEP to the USACE, dated February 17, 1999, stating that considering the current conditions at the site, the NDEP will not require remedial action at excavations with total petroleum hydrocarbons (TPH) concentrations below 1000 mg/kg. The letter further states that the USACE must obtain concurrence from the Nye County Commissioners prior to leaving soils in place in excess of 100 mg/kg to ensure any land restrictions that may be incurred from that condition, are compatible with proposed county future development plans. Three of the tank locations (Buildings 823, 1149, and 1151) exhibited TPH concentrations above the action limit of 1,000 mg/kg. Soil analytical results during the UST and the piping removal activities are presented in Table 2. UST and oil sludge pit locations are depicted on Figure 5 based on the Kleinfelder 1998 report.

3.7. Additional Excavation Activities (Former TAAF), November 1998

In November 1998, USACE had the contractor (PTI) return to the property to conduct additional investigation at former tank locations that had exhibited elevated TPH concentrations. Additional excavations were conducted at former tank locations at Buildings 823, 1149, and 1151. Two soil samples were collected from each of the excavations and were analyzed for TPH. Concentrations ranged from 19 mg/kg to 6,700 mg/kg. At each of the three tank locations, at least one sample reported TPH concentrations above 1,000 mg/kg action level. A summary of soil analytical results is presented on Table 3. Tank locations are depicted on Figure 5.

3.8. Preliminary Assessment (Former TAAF), June 2000

On June 26 and 27, 2000, the USACE conducted a Preliminary Assessment (PA) of the TAAF (USACE 2001). The PA was conducted to assess the need for further environmental action at the TAAF under the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA).

During the PA, the USACE reviewed existing information about the sites, completed a site reconnaissance, and prepared a summary report. The sites selected for the PA were based on the function of the building, type of chemicals used or stored and the potential for contamination at the site. Various sites were identified on utility maps obtained from the National Archives in San Bruno, California. The utility maps identified features such as buildings, USTs, ASTs, Air Corps Fueling Systems (ACFS), sewage treatment system, landfill, and oil refinery. The majority of the sites visited during the PA were former fuel storage buildings, chemical warehouses, and equipment maintenance shops. A former landfill, three aircraft maintenance hangars, and a sewage treatment plant were also visited during the PA site reconnaissance. Fill pipes, soil staining and asbestos containing materials in the building debris were observed at some of the sites. Table 4 lists the sites that were visited, conditions observed, and conclusions and recommendations made by the USACE. Site locations are referenced on Figure 6. (USACE 2000).

An updated Risk Assessment Procedure for OEW Sites was compiled by the USACE in June 1999 for the former TAAF facility, rendering the 1993 study obsolete. The study was attached with the Preliminary Assessment report. This study indicated that there was little probability of ordnance remaining at the property. A copy of this report is included in Appendix E.

3.9. Site Investigation (Former TAAF), August 2001

On August 13 to 16, 2001 fieldwork was conducted at the sites recommended for further investigation in the PA. The fieldwork included collecting soil samples and conducting magnetometer surveys to detect buried metal objects, such as USTs. Soil samples were collected from the surface to 6 inches in depth and analyzed for specified combinations of metals, TPH, and volatile organic compounds (VOCs). USACE concluded that the soil was contaminated with oil and hydrocarbons at selected sites. Samples from five current or former building locations (1225, 1235, 1245, 1250, and 1255) exceeded the 1,000 mg/kg action level. USACE recommended conducting a Remedial Investigation (RI) to delineate the horizontal and vertical extent of hydrocarbon in the soil at Buildings 1225, 1245, and Building 2430 where TPH and VOCs had been detected. The USACE concluded that the samples from Buildings 1235, 1250, and 1255 were collected from deteriorated asphalt and they recommended no further government action at those sites. In addition, the proposed RI was to include an investigation of the fuel island and piping at the fueling station on Taxiway 4. A RI has not occurred at any of these sites at the time of this report. Table 5 presents a summary of the field investigation and the analytical results. Site locations are depicted on the Site Investigation Activists map as Figure 7 (USACE 2001).

3.10. Environmental Investigations at the Oil Refinery

Ninyo & Moore personnel reviewed regulatory files maintained by the NDEP. According to the files, sampling and subsequent remediation was conducted of two subsurface areas and a soil stockpile during 1988 by Dames & Moore and in 1989 by Ehni Enterprises. Dames & Moore attempted to install a groundwater monitoring well in December 1991. However, the

boring was drilled to 380 feet and did not encounter groundwater. These actions were granted closure by the NDEP in 1992. In addition, two USTs were removed at the refinery in 1997 and were closed by the NDEP without further action.

An estimated 2,500 gallons of transmix (a mixture of diesel and gasoline) was spilled at the refinery on October 8, 1997 due to an operator error. The spill occurred within the tank farm berm. Impacted soils were excavated between October 10 and October 23, 1997. Petro Source performed additional confirmation sampling in 1998. An additional spill occurred inside the tank farm in March 1998. The material spilled was atmospheric gas oil (AGO). The reported quantity of the spill was 300 gallons. Sampling reports were submitted to the NDEP for review. The two spills and both incidents were given regulatory closure in July 1998.

An additional spill was reported on July 9, 2000. The type and quantity of the spill was listed as "80 barrels" of transmix. Excavation of the impacted soil was initiated after the spill to the extent that was possible without disturbing the pipelines and tanks that are in place.

3.11. Environmental Investigations at the Quarry

Ninyo & Moore reviewed files from the NDEP relating to the sand and gravel quarry. According to the files, a release of petroleum hydrocarbons occurred on March 16, 1993. Subsequent excavation and confirmatory sampling was performed. The NDEP granted regulatory closure on June 9, 1994.

4. PHYSICAL SETTING

4.1. Site Topography

The surface of the site is relatively flat that gently slopes to the southeast. Based on a review of the United States Geological Survey (USGS), East of Tonopah, Tonopah, Nevada, 7.5-minute quadrangle map (Provisional Edition 1987), the site is situated at an elevation of

approximately 5,400 feet above mean sea level, and drainage of the site and vicinity is toward the southeast.

4.2. Site Geology

The subject site is located in west central Ralston Valley within the western part of the Basin and Range physiographic province. The valley is a naturally formed, elongate valley resulting from northeast-trending block faulting, a fundamental characteristic of the Basin and Range physiographic province.

In the vicinity of the airport, the Ralston Valley extends northeast and south. Surface water drainage is generally toward the southeast. To the west of the site are the San Antonio Mountains. To the northeast of the site is the Monitor Mountain Range. The valley deposits underlying the site and vicinity are classified as alluvium, colluvium, and talus (Nevada Bureau of Mines and Geology, 1985). The soil deposits in this region of Nye County consist primarily of fluvial sandy gravel and gravelly sand on the flanks of the mountains and grading into alluvial silty sand with gravel and sandy silt in the valley.

4.3. Site Hydrology

The following sections discuss the site hydrology, including both surface waters and groundwater.

4.3.1. Surface Waters

No natural surface water bodies, including ponds, streams, or other bodies of water, are present on the site.

4.3.2. Groundwater

Northern Nye County undergoes four well-defined seasonal changes. Widespread heavy rainstorms are prevalent during late spring (May-June) and late summer (August); intermittent thundershowers are common during the summer months. In the highest mountainous regions during an average year, snow may last well into July. These areas

of recharge are the source of groundwater for the valleys. The snowmelt and limited precipitation infiltrates the subsurface through the bedrock and alluvium and eventually becomes the shallow groundwater aquifer below the surface in the valley.

Based on the water level data of the wells in the area of northern Ralston Valley, groundwater at the subject site is anticipated to occur at depths of approximately 500 feet or more below ground surface. The groundwater flow direction is expected to be southeast following the same trend as the regional surface drainage.

5. SITE RECONNAISSANCE

On May 16 and 17, 2002, Mr. Dinesh Rao and Mr. Robert Troisi of Ninyo & Moore conducted a site reconnaissance of the Tonopah Airport and surrounding properties. The reconnaissance involved a walking and driving tour of the site and adjoining properties, documenting our observations and taking photographs of significant features that may be of environmental concern. Selected photographs taken during the site reconnaissance are included in Appendix C.

5.1. Magazine Area

Three original TAAF bunkers (known as igloos) are located along Sand Glass Street in the northeastern area of the subject site. According to the USACE documents, the igloos were used to store medium and large caliber ammunition and explosive bombs. Nye County Buildings and Grounds are using Building 1255 as a storage warehouse. Some of the items stored in this igloo included old office furniture (chairs and desks) and office equipment such as typewriters and printers. Several cardboard boxes containing paper files were also observed. Nye County personnel indicated that the paper files in the cardboard boxes were from the District Attorney's office. Five gallon buckets of lubricant and oil were also observed in this igloo. No floor drains were observed and no surface staining was evident on the concrete floor. There was evidence of animal wastes on the floor indicating the possibility of rodent and bat inhabitation. There are deadly diseases known to be associated with these types of animals and precautions should be taken to protect Nye County personnel that

retrieve documents from this storage warehouse. The Nye County Sheriff's Office uses Building 1250 to store files and some law enforcement evidence. There was evidence of animal wastes on the floor indicating the possibility of rodent, owl and bat inhabitation. Building 1235 is used by Nye County Hospital to store files. This warehouse was kept more orderly than the other two bunkers. There were many shelves full of cardboard boxes containing paper files. No floor drains were observed. The June 2000 Trip Report by the USACE stated shell casings were observed east of the igloo entrance.

5.2. Current Airport Facilities

The airport building is located north of the oil refinery. Ninyo & Moore personnel interviewed Mike Petersen, Jr., the son of the owner of Desert Flying Service, regarding activities at the airport facility. Mr. Petersen indicated that Desert Flying Service offers flying classes and provides light maintenance service on small aircraft. The business also serves as a fueling station to all types of small aircraft. Several above ground storage tanks and a dispenser island for aviation fuel are located at the facility. Mr. Petersen indicated that the Desert Flying Service has been operating the business at the airport since 1975.

5.3. Remaining Hangars

Three of the original TAAF hangers remain standing at the property. The hangars are in poor structural condition with broken windows, furnace chimneys, exposed thermal insulation on pipes, wood and metal debris, and severely weathered exterior siding.

The first hangar (Building 1380) is located in the north-central portion of the site west of the runways. This hangar is located in the area leased to the Desert Flying Service. Some of the stored items observed were old cars, used furniture, a small light aircraft and several electrical and plumbing items. Various size containers of chemical products such as paints, oils, paint thinner, auto transmission fluids, wood preserving solutions and hydraulic oil were also seen at the hangar. There were eight 55-gallon drums in one of the side rooms of the hangar. The contents of these drums are not known. One of the drums had a label of Union Oil Company of California. Other drums were not labeled. Three floor drains and a

suspected sewer cleanout were observed in this hangar. The floor drains had little water and sediment at the bottom. No unusual odor was detected at these floor drains. Ninyo and Moore interviewed Mr. Bob Wickenden, Director of Public Works for Nye County regarding the possible past activities inside the hangar during the Army. Mr. Wickenden indicated that it was possible for military aircraft parts to be were washed inside the hangar and the solvent-based wash water may have flowed into the floor drains. Mr. Wickenden indicated that the floor drains were either connected to concrete sludge pits outside the hangars or the sanitary sewer.

The second hangar, Building 2585, is located in the central area of the site near the taxiway. This hangar is vacant and is leased by Mr. Freddie Perriera. The inside of the hangar was vacant with locked doors preventing access to some areas. The area around this hangar was graded and grubbed of all vegetation leaving just a dirt surface.

The third hangar, Building 2430, is located in the southern area of the site. Mr. James Prudden owns the hangar and leases the land. He subleases to George Huntley who conducts repair and maintenance of used mining equipment and other types of motor driven machinery. During this site reconnaissance, the owner of the repair shop was not present. The business owner's spouse showed our representatives around the hangar. Most of the floor space inside the hangar was occupied with machinery, equipment and spare parts. There was also a large trailer-type storage container, the interior of which could not be viewed.

The remnants of the concrete foundation of a burnt down hangar, Building 1710, was observed in the southwestern area of the subject site. The burned wooden trusses and framing are collapsed on top of the concrete slab foundation. The brick furnace chimney remains standing at the southwest corner of the concrete slab.

5.4. Former Landfill

The former landfill is also located in the southern area of the former TAAF. Solid waste dumped in the landfill was mostly household waste (USACE 2001). The USACE documents indicated that food waste from the TAAF was transported to a local hog farm for disposal.

During this reconnaissance broken household ceramic plates and wood wares were observed on the surface of the former landfill. The landfill has been inactive since closure of the TAAF in 1946.

5.5. Chemical and Hazardous Waste Storage

At the former TAAF Building 1255, the former munitions bunker, there are three unidentified 55-gallon drums located on the east side with contents still inside. One of the drums has two labels on it that states, "DANGEROUS" and "COMBUSTIBLE". The origins of the drums are not known at this time, however, were noted in the PA report prepared by the USACE.

At the TAAF hangar Building 1380, various sizes of containers of chemical products such as paints, oils, paint thinner, auto transmission fluids, wood preserving solutions and hydraulic oil, including a 55-gallon drum of waste oil and stained soil beneath were observed.

At the Oil Refinery property, waste disposal and chemical storage areas were observed. Transmix residue and uncovered 5-gallon buckets containing black petroleum waxy residue were observed at a concrete pad at the southern end of the oil refinery property. The refinery is using a former TAAF building concrete slab foundation for stockpiling oily-contaminated soil and sludge materials with no secondary containment. The transmix sludge residue was dumped on top of bermed soil used as an absorbent on top of a concrete slab as a temporary holding area, until such time, the quantity accumulated warrants the disposal company to come by to pick up a load. Mr. Musnicki (Foreland Refining Corporation) indicated that the transmix residue has been left in the open for a long time. Heavy staining on the concrete slab was evident. Two 55-gallon drums containing distillation residue (95% carbon) were observed near the tank farm. Mr. Musnicki indicated that only two 55-gallon drums of distillation residue was generated since September 2001. Mr. Musnicki also indicated that approximately four 55-gallon drums of tank draining residues are generated every five years. An outside contractor picks up distillation residue and tank draining for disposal at a remote disposal facility (US Ecology) in southern Nevada. At the new truck shop, there are

55-gallon drums of toluene, used periodically as a solvent for cleaning out the distillation lines. Small quantities of chemicals such as methyl alcohol, kerosene, and hydraulic oil are stored in metal cabinets near the process control room.

Mr. Musnicki indicated that the oil refinery was built in 1965. Between 1977 and 1989, crude oil was being refined at this facility. Refined products included #1 and #2 diesel and small amounts of naphtha. The oil refinery has been operated under various names and ownership since it was built. Three of the known previous names are Nevada Oil Refinery, Nevada Refining Corporation, and Petro Source. The refinery is currently owned and operated by Foreland Refining Corporation.

5.6. Storage Tanks

The ASTs in the oil refinery tank farm store crude oil, diesel, naphtha and gasoline. An extensive network of above ground piping was observed in between the ASTs as well. A steel tank is being used as a sump that holds petroleum product located near the center of the tank farm. Approximately 10 feet of the sump is buried below ground surface with no galvanic protection or secondary containment. Mr. Musnicki indicated that the sump is actually a sawed-off AST. The sump collects drainings from various tanks at the tank farm. Heavy oil stains were observed on the outside wall and on the ground near the sump. There are currently no registered USTs on the property. There are three 10,000-gallon steel USTs plumbed together and used as a flow through tank for crude oil located on the west side of the refinery. They have not been used for the past 8 years.

At the Desert Flying Service facility, two 10,000-gallon low-lead and one 15,000 gallon Jet A fuel ASTs were observed adjacent to the airfield. Mr. Petersen indicated there were no reported spills or releases associated with the fuel systems at the airfield. No soil staining was observed during our site reconnaissance.

In addition, the remnants of two former TAAF fueling stations were observed during the site reconnaissance. One of the former fuel stations is located at the south end of Taxiway 4. A large subsidence in the ground, possibly indicative of an UST removal, was observed near

the fueling station. The other former fuel station is between the oil refinery and the airport building. The remnants included a concrete slab and metal pipes sticking out of the ground. No soil staining was observed near the former fueling stations.

Ninyo & Moore personnel reviewed the 1945 Base Site Plan for the former TAAF that depicted at least nine additional tank locations that had no documentation of their removal or performance of confirmatory soil sampling from previous investigations. These former locations were Buildings 256, 390, 510, 720, 780, 827, 828, 1058, and 1793. There were five fueling stations that had no documentation of the UST system removal or performance of confirmatory soil sampling. They were ACFS at Taxiway 4, ACFS on Inside Taxiway, northwest corner of F Street and Inside Taxiway, F Street between Outside Taxiway and B Street, and the northeast corner of Silver Bow and Midway Street.

5.7. Polychlorinated Biphenyls (PCBs)

No transformers or other equipment likely to contain PCBs were observed at the time of Ninyo & Moore site reconnaissance. However, Ninyo & Moore reviewed references that suggest transformers were present at various locations of the site when the site operated as an Army Air Force Base.

5.8. Storm Drains

No storm drains were observed at the subject site. Ninyo & Moore observed a long and narrow, unlined flood control drainage channel that transects the site in a north-south direction that collects runoff from most areas of the TAAF during storm events. The flow direction of the drainage channel appears to be south.

5.9. Groundwater Monitoring Wells

Groundwater monitoring wells were not observed on-site during the site reconnaissance. According to a map provided by Foreland Refinery and files obtained from the NDEP, there was an attempt made to install a water supply well at the refinery in the late 1970s.

However, the well was apparently drilled to 600 feet and water was not encountered. In 1998, a field investigation was conducted to evaluate the occurrence of groundwater within the upper 400 feet of subsurface materials at the refinery. A boring was drilled to a depth of 380 feet and groundwater was not encountered.

5.10. Asbestos-Containing Materials (ACMs)

Suspect ACMs were observed in building rubble on the ground at numerous locations where the original TAAF structures had been standing. During demolition of TAAF buildings, suspect asbestos containing exterior siding tiles were broken and scattered about the site near the buildings. The USACE PA report noted twelve locations where suspect ACMs were found and are listed on Table 4. Additionally, we observed thermal system insulation (TSI) in the hangar buildings that are suspected to be ACMs. There is no documentation of any testing performed anywhere on the site to confirm the presence of ACMs.

6. REGULATORY DATABASE REVIEW

Ninyo & Moore requested a computerized environmental information database search to be provided by *Environmental FirstSearch™* (*FirstSearch™*) on June 12, 2002. The *FirstSearch™* search included federal, state, and local databases. A summary of the environmental databases searched, their corresponding search radii, and number of noted sites of environmental concern, is presented in the Table below. In addition, a complete description of the assumptions and approach to the database search is provided in Appendix D. The review was conducted to evaluate whether the site or properties within the vicinity of the site have been identified as having experienced significant unauthorized releases of hazardous substances or other events with potentially adverse environmental effects.

Summary of Environmental Database Search

Database Name	Agency	Search Radius (mile)	Sites Listed
National Priority List (NPL)	USEPA	1	0
Sites currently or formerly under review by US EPA (CERCLIS/NFRAP)	USEPA	1/2	0
RCRA Treatment, Storage, and Disposal (TSD) Facilities	USEPA	1/2	0
RCRA Corrective Action w/o TSD (CORRACTS)	USEPA	1	0
RCRA Generators List (GNRTR)	USEPA	1/8	0
Emergency Response Notification System (ERNS) List	USEPA	Subject Site	2
State Sites	NDEP	1/2	4
Permitted as solid waste landfills, incinerators, or transfer stations (SWL)	NDEP	1/2	0
Registered UST and AST Lists	NDEP	Site and Ad-joining Properties	3
Leaking Underground Storage Tank (LUST) Lists	NDEP	1/2	1
NOTES: RCRA = Resource Conservation and Recovery Act SARA = Superfund Amendment and Reauthorization Act USEPA = United States Environmental Protection Agency NDEP = Nevada Division of Environmental Protection			

The following paragraphs describe the databases that contain noted properties of environmental concern, and include a discussion of the regulatory status of the facilities and potential environmental impact to the subject site. The groundwater gradient information provided indicates whether the individual facility is upgradient, downgradient, or crossgradient to the subject site in terms of groundwater flow direction.

Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) List

The CERCLIS list includes a list of properties/facilities that are suspected or confirmed to have adversely impacted the environment. The list is comprehensive in that it includes all properties for which an allegation has been made regarding environmental abuse. The CERCLIS database contains properties which are either proposed or on the NPL and properties which are in the screening and assessment phase for possible inclusion on the NPL. Neither the site nor any properties located within a 1.0-mile radius of the site are listed on this database.

Emergency Response Notification System (ERNS)

The ERNS list is a national database used to collect information or report releases of oil and hazardous substances. The database contains information from spill reports made to the federal authorities including the USEPA, the US Coast Guard, and the Department of Transportation. There were two sites listed and both of them are on the Tonopah Airport property.

Ketten Enterprises (Ketten) in Tonopah, Nevada appears on this database. Ketten Enterprises operates the gravel pit located in the southern area of the subject property. According to the FirstSearchTM report, waste oil, ethylene glycol and solvents were released at this facility in 1992. The cause of release is unknown. The FirstSearchTM report attributes the release to dumping by the auto mechanic operations at this facility. There was no file at NDEP for this incident.

Additionally, Petro Source Refinery (the oil refinery) is also listed on the database. According to the FirstSearchTM report, oil was spilled on October 19, 1995. The unauthorized release was detected because of refinery dumping and burial of limited quantities of wastes. This incident was reported to the State of Nevada, Bureau of Corrective Actions. According to the oil refinery operator, the NDEP conducted a site visit and investigated this incident requiring no further action. There was no file for this case at the NDEP offices.

Corrective Action Report (CORRACTS)

The EPA maintains this database of Resource Conservation and Recovery Act (RCRA) facilities that are undergoing corrective action. A corrective action order is issued when there has been a release of hazardous waste or constituents into the environment from a RCRA facility. Neither the site nor any properties located within a 1.0-mile radius of the site are listed on this database.

RCRA Treatment, Storage and Disposal (RCRA TSD) Facilities List

The RCRA TSD database is a compilation by the EPA of facilities that report generation, storage, transportation, treatment or disposal of hazardous waste. Neither the site nor any properties located within a 0.5-mile radius of the site are listed on this database.

RCRA Generators List (RCRA GEN)

Under the Federal RCRA program, the USEPA identified and tracks hazardous waste from the point of generation to the point of disposal (cradle-to-grave). The RCRA Facilities database is a compilation by the USEPA of reporting facilities that generate, transport, store, treat, or dispose of hazardous waste. The RCRA Generators List identifies sites that generate hazardous waste as defined by RCRA. Neither the site nor any properties located within a 0.5-mile radius of the site are listed on this database.

Corrective Action Cases (State Sites)

The Nevada Department of Conservation and Natural Resources, Division of Environmental Protection (NDEP) Bureau of Corrective Actions maintains a list of clean-up evaluations and actions regarding sites with actual or potential contamination that could affect groundwater. These sites may or may not also be listed on the federal CERCLIS list.

There are four sites on this list located within the subject property. Two incidents are listed with the gravel pit property and two incidents are listed with the oil refinery.

The sand and gravel quarry is listed twice on this database. The first incident is under Ketten Enterprises (owner) who subleased to Tonopah Sand and Gravel in October 1993. According to the FirstSearchTM report, petroleum hydrocarbons were released at facility on March 16, 1993. There was reported spillage of fuel and hydraulic oil on the ground at numerous areas of the site due to poor containment while fueling or maintaining equipment. NDEP ordered the facility to remediate the soils impacted with TPH over the soil action level. They were allowed to excavate the TPH impacted soils and incorporate them with a cold asphalt mix for road repair. Confirmatory soil sampling verified the impacted areas were below the soil action level for TPH and this case file was closed on June 9, 1994.

According to the *FirstSearch*TM report, a release was reported at this facility under the name Tonopah Sand and Gravel on October 5, 1993. According to the NDEP case file, Ketten Enterprises subleased the gravel pit to Tonopah Sand and Gravel in October 1993. Upon being informed of that, NDEP opened a new case file to continue the work that was in progress, as discussed above, under a new responsible party name. There was no record of a second spill incident in the NDEP files during that time period. This case file closure date was October 4, 1995.

According to the *FirstSearch*TM report, Nevada Refining Company (NRC) is listed on this database as having a release. The case file information reported impacted soil from a diesel fuel and crude oil spill. The soil was remediated by excavation and incorporated into an asphalt mix for road repair. This incident has March 4, 1992 as a regulatory date of closure.

According to the *FirstSearch*TM report, Petro Source Refinery is listed on this database. Apparently there was an unidentified petroleum product release in February 1994, which had a closure date of April 1994. There was another reported diesel fuel spill in October 1999, which had a NAC 445 A-K closure in February of 2000. This implies contamination was allowed to remain in place. There were no case files for these two incidents at the NDEP offices.

Solid Waste Landfills (SWL)

State landfill records typically contain an inventory of solid waste landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Section 2004 criteria for solid waste landfills or disposal sites. The NDEP Office of Solid Waste maintains an inventory of various solid waste facilities including open, closed, and permitted landfills, dumps, pesticide sites, and transfer stations. The subject site is not listed on this database. Tonopah Municipal Landfill is located outside the search radius of this report. However, this landfill is located approximately 2 miles west of the subject site along Highway 6. There is a landfill associated with the former TAAF operations and is discussed further in Sections 5.4 and 7.8.

**Nevada Department of Conservation and Natural Resources, UST and AST
Registration List**

Information regarding USTs and ASTs registered with the Nevada Department of Conservation and Natural Resources is provided on the agency's UST list and AST list. The UST and AST lists consist of properties that have registered tanks, and are not necessarily indicative of sites where a release of hazardous substances has occurred. There were three sites listed on this database that are located within the subject property. One site was listed as the Tonopah Refinery where two USTs were listed as currently in use. However, upon our visit to the site and interview with the operator of the facility, there are no registered USTs at the site at this time. The facility does have three unregistered 10,000 gallon USTs plumbed together in series as a flow through tank for crude oil that have not been used for the last 8 years. These USTs do not meet any of the current environmental compliance regulations for USTs at this time.

According to the *FirstSearch*TM report, two 515-gallon gasoline USTs were installed at the aviation facility for the Federal Aviation Administration (FAA) in approximately 1958 and 1959. The steel USTs are listed as being permanently out of use. There were no case files for these UST systems and their former location at the airport is unknown.

Apparently, the Oil Refinery has not registered the ASTs. Currently, there are no requirements to register ASTs in the state of Nevada.

**Nevada Department of Conservation and Natural Resources, Leaking Underground
Storage Tank (LUST) List**

The LUST Information Systems is maintained by the Nevada Department of Conservation and Natural Resources. It includes sites with tanks under investigation, for potential leaks, confirmed leaks, and those to be closed. There was one facility listed as the Tonopah Refinery. According to the *FirstSearch*TM report, there were four incidents of accidental spillage of transmix (diesel and gasoline mixture) and virgin refined Atmospheric Gas Oil (AGO) around the ASTs and aboveground piping that created difficulty to excavate all of

the impacted soil. The contaminated soil that was excavated was incorporated into an asphalt mix for road repairs. The other areas beneath piping and ASTs have contamination remaining in place. NDEP has considered these spills as a low environmental risk due to groundwater occurring at depths greater than 380 feet below ground surface. NDEP has closed these cases for no further action at this time. However, upon the decommissioning of the facility, these contaminated areas will have to be addressed at that time.

7. CONCLUSIONS AND RECOMMENDATIONS

Ninyo & Moore has performed a Phase I Environmental Site Assessment, in conformance with the scope and limitations of the American Society for Testing and Materials Practice E 1527-00, of the Tonopah Airport located on U.S. highway 6 in west-central Nye County, Nevada. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report. This assessment has revealed evidence of recognized environmental conditions in connection with this property. Ninyo & Moore recommends further environmental assessment of these conditions as described in the following conclusions and recommendations.

Based on the review of available information on the facility and the site visit, there are several areas that warrant further investigation. The majority of these areas are related to the former TAAF operations. Some of these issues were identified in the Preliminary Assessment and investigated during the Site Investigation. Some of the issues were addressed during the 1998 tank removal activities. However, Ninyo & Moore found several additional potential concerns at the property that were not addressed in previous investigations. The conclusions and recommendations of the Phase I ESA are presented below.

7.1. Petroleum Storage Tanks and Distribution Systems

Based on analytical results during the 1998 tank removals and subsequent excavation activities, additional subsurface investigation is warranted at four locations to further delineate the presence of hydrocarbons in the soils. These sites are depicted on Figure 5 and summarized below:

- **Former Building 823** (*Recreation Building*). TPH concentrations were detected at 6,700 mg/kg after overexcavation of a former UST location. Further action was requested by the NDEP in a letter dated February 17, 1999. There was no documentation of any further action discovered during the file review.
- **Former Building 1149** (*Bath House and Lavatory*). TPH concentrations were detected at 1,700 mg/kg after overexcavation of a former UST location. Further action was requested by the NDEP in a February 17, 1999 letter. There was no documentation of any further action discovered during the file review.
- **Former Building 1151** (*Bath House and Lavatory*). TPH concentrations were detected at 1,600 mg/kg after overexcavation of a former UST location. Further action was requested by the NDEP in a February 17, 1999 letter. There was no documentation of any further action discovered during the file review.
- **Building 2430** (*Hangar*). TPH concentrations were detected at 360 mg/kg. USACE has recommended a Remedial Investigation at this location.

Nine of the other UST locations addressed in 1998 UST Removal Report had chemical analysis results reporting TPH concentrations in excess of the state action levels of 100 mg/kg. These sites are depicted on Figure 8. Ninyo & Moore recommends additional soil sampling to delineate the extent of contamination in the following locations:

- Building 816 (*Barracks*)
- Building 832 (*Officers Quarters*)
- Building 1128 (*Mess Hall*)
- Building 1220 (*Boiler House*)
- Building 1380 (*Hangar*)
- Building 1743 (*Lavatory*)
- Building 1750 (*Lavatory*)
- Building 2580 (*Arms Cleaning Building*)
- Building 2585 (*Hangar*) south tank location

Additional tanks were noted in reference materials that were reviewed by Ninyo & Moore. Although each of the following twenty-five locations were previously referenced in documents reviewed by Ninyo & Moore, there is a possibility that additional USTs exist at other

locations on the TAAF property. Locations of documented former USTs are depicted on Figure 8. Any additional tanks not documented would most likely be former heating oil tanks since that was the most common method used to heat buildings at that time. The following documented locations warrant further investigation to determine if the tanks and piping have been removed and confirmatory soil sampling should be performed to determine if any evidence of contamination is present in the soil.

- **Former Building 210 (*Recreation Building*)**. The 1990 Site Survey Report stated that a utility map depicted a UST at this location. A piping run was removed during the 1998 Kleinfelder Report. However, the exact location of the tank was not found. There is no available documentation of the removal of the tank or confirmatory soil sampling. Ninyo & Moore recommends a magnetometer survey and soil sampling be performed at the former UST location.
- **Former Building 250 (*2,500-Gallon Tank*)**. The 1945 map depicts a 2,500-gallon oil tank at this location. There is no available documentation of a tank removal or soil sampling at this location. Ninyo & Moore recommends a magnetometer survey and confirmatory soil sampling be performed at this location.
- **Former Building 390 (*Gas Station*)**. The 1945 map states that the gasoline station has a storage capacity of 36,000 gallons. There is no available documentation of tank removal or soil sampling at this location. Ninyo & Moore recommends a magnetometer survey and confirmatory soil sampling be performed at this location.
- **Former Building 430 (*School Building*)**. The 2001 Preliminary Assessment (PA) stated that there was a suspected UST at this location. Some piping was removed during the PA by hand. There is no available documentation of a tank removal or soil sampling at this location. Ninyo & Moore recommends a magnetometer survey and confirmatory soil sampling be performed at this location.
- **Former Building 480 (*Recreation Building*)**. The 1990 Site Survey indicated that a vent and fill pipe were noted at this location. However, there is no available documentation of a tank removal or soil sampling at this location. Ninyo & Moore recommends a magnetometer survey and confirmatory soil sampling be performed at this location.
- **Former Building 510 (*Officers Quarters*)**. The 1945 map indicated that a 2,500-gallon oil tank was located to the east of this former building. However, there is no available documentation of a tank removal or soil sampling at this location. Ninyo & Moore recommends a magnetometer survey and confirmatory soil sampling be performed at this location.

- **Former Building 560 (*Fuel Oil Storage Tanks*)**. The PA report stated that the USTs had been previously removed from this location based on a visual observation. However, there is no available documentation of a tank removal or soil sampling at this location. Ninyo & Moore recommends a magnetometer survey and confirmatory soil sampling be performed at this location.
- **Former Building 720 (*2,500-Gallon Oil Tank*)**. The 1945 map indicated that a 2,500-gallon oil tank was located at this location. However, there is no available documentation of a tank removal or soil sampling at this location. Ninyo & Moore recommends a magnetometer survey and confirmatory soil sampling be performed at this location.
- **Former Building 780 (*7,500-Gallon Oil Tank*)**. The 1945 map indicated that a 7,500-gallon oil tank was located at Building 780. However, there is no available documentation of a tank removal or soil sampling at this location. Ninyo & Moore recommends a magnetometer survey and confirmatory soil sampling be performed at this location.
- **Former Building 827 (*250-Gallon Oil Tank*)**. The 1945 map indicated that a 250-gallon oil tank was located at Building 827. However, there is no available documentation of a tank removal or soil sampling at this location. Ninyo & Moore recommends a magnetometer survey and confirmatory soil sampling be performed at this location.
- **Former Building 828 (*Elevated Oil Tank*)**. The 1945 map indicated that a 2,500-gallon elevated oil tank was located at Building 828. The elevated tank is no longer present at the property. However, there is no available documentation of soil sampling. Ninyo & Moore recommends soil sampling at this location.
- **Former Building 1058 (*Underground Oil Tank*)**. This tank is noted on the 1945 map and there is no available documentation of removal or soil sampling at this location. Ninyo & Moore recommends a magnetometer survey and confirmatory soil sampling be performed at this location.
- **Former Building 1225 (*Ammunition Assembly Shop*)**. Three samples were collected near a sump and a perimeter drain during the SI. One sample exceeded the action level for TPH-O. Ninyo & Moore recommends removal of the sump and drain lines with confirmatory sampling.
- **Building 1380 (*Hangar*)**. Ninyo & Moore personnel noted a vent pipe at this location. Although the oil sludge pit was removed from this location in 1998, records indicate that one heating oil UST would also have been associated with the hangar. Ninyo & Moore recommends a magnetometer survey and confirmatory soil sampling be performed at this location. Current storage of waste oil, batteries, and solvents have caused staining of the soil outside the hangar. Ninyo & Moore recommends the waste fluids and products be properly disposed, and a small-scale remedial action be implemented on the stained soils.

- **Former Building 1600 (Hangar).** An oil sludge pit and heating oil UST would have been located at the hangar. The foundation of the hangar is currently used as a foundation for the oil refinery structures. The tanks may still be present at this location. Ninyo & Moore recommends a magnetometer survey and confirmatory soil sampling at this location following decommissioning of the oil refinery.
- **Former Building 1710 (Hangar).** An oil sludge pit was removed from the burned down hangar in 1998. However, the 1990 Site Survey Report indicates that a 5,000-gallon heating oil UST was also associated with this building. There is no available documentation of a tank removal or soil sampling at this location. Ninyo & Moore recommends a magnetometer survey and confirmatory soil sampling be performed at this location.
- **Former Building 1743 (Officers Lavatory).** The 1998 Kleinfelder report indicates that a 750-gallon tank was removed at Building 1743. However, based on the Kleinfelder UST location map, Building 1743 is at the location of Building 1793 and was apparently mislabeled. If a tank did exist at Building 1743 it may still remain in place at its original location. Ninyo & Moore recommends clarifying the location of the tank.
- **Former Building 1750 (Officers Lavatory).** The 1998 Kleinfelder report indicates that a 750-gallon tank was removed at Building 1750. However, based on the Kleinfelder location map, Building 1750 is at the location of Building 1790 and was apparently mislabeled. If a tank did exist at Building 1750 it may still remain in place at its original location. Ninyo & Moore recommends clarifying the mislabeling of Building 1790 as Building 1750 and check original location of Building 1750 for a UST.
- **Former Building 1793 (Oil Tank).** A 250-gallon oil tank was noted at this location on the 1945 map. It appears that this tank may have been removed in 1998 and was mislabeled as Building 1743. Ninyo & Moore recommends clarifying the mislabeling of Building 1793 as Building 1743 and check that no UST remains in place at either location.
- **Building 2585 (Hangar).** Two steel aviation fuel USTs were removed from this location in 1998. The USTs were located on the southeast corner of the building. However, the 1990 Site Survey Report indicates that a 5,000-gallon tank was also associated with this building located on the northwest corner of the building. There is no available documentation of a tank removal or soil sampling at this location and the tank may not have been removed. Ninyo & Moore recommends a magnetometer survey and confirmatory soil sampling be performed at this location.
- **ACFS Inside Taxiway (Fueling Station).** The 1990 Site Survey indicated that a fueling station was located on the Inside Taxiway. Ninyo & Moore personnel observed the former fueling area during the site reconnaissance. Ninyo & Moore recommends

excavation of the fuel island, removal of associated piping, and confirmatory soil sampling be performed at this location.

- **ACFS Midway Street (Fueling Station).** Two 25,000-gallon gasoline tanks were removed in 1998. However, according to the 1945 Base Map, there were a total of four 25,000-gallon tanks at this location. Ninyo & Moore recommends confirming that the other two USTs have been removed, excavation of the fuel island, removal of associated piping, and confirmatory soil sampling be performed at this location.
- **ACFS North-South Runway (Fueling Station).** The 1991 Inventory Project Report indicated that at least one fuel tank was located on the east side of the north-south runway (current runway 15/33). There is no available documentation of the removal the tank or soil sampling at this location. Ninyo & Moore recommends a magnetometer survey and confirmatory soil sampling be performed at this location.
- **ACFS Taxiway 4 (Fueling Station).** Six 25,000-gallon gasoline tanks are depicted on the 1945 map at this location. There is no available documentation of the removal of the tanks or record of soil sampling this location. The USACE recommended excavation of the piping from this location. Ninyo & Moore recommends excavation of the fuel island, removal of associated piping, and confirmatory soil sampling be performed at this location.
- **F Street Tanks (Fuel Storage).** The 1945 map depicts two 30,000-gallon and two 20,000-gallon gasoline tanks at this location. There is no available documentation of the removal of the tanks or soil sampling at this location. Ninyo & Moore recommends a magnetometer survey and confirmatory soil sampling be performed at this location.
- **F Street & NW Taxiway Tanks (Fuel Storage).** The 1945 map depicts four 25,000-gallon gasoline tanks at this location. There is no available documentation of the removal of the tanks or soil sampling at this location. Ninyo & Moore recommends a magnetometer survey and confirmatory soil sampling be performed at this location.

Research on the property also indicated that there were a number of buildings where tanks were likely to have been located. Additionally, there were fuel or heating oil distribution systems that were located throughout the former TAAF that may have affected soil quality. These seven areas are depicted on Figure 8 and are summarized below:

- **Former Building 187 (Heating Plant).** The PA and SI reports indicated that five USTs were suspected at this location. However, a magnetometer survey indicated no USTs were present. No soil sampling was performed to determine if either a former tank or the heating plant operations had impacted the soil. Ninyo & Moore recommends demolition of the foundation slab, removal of all fuel piping, and confirmatory soil sampling be performed for evidence of contamination.

- **Former Building 189A (Fuel Oil Pump House).** The PA report indicated that there was no visual indication of contamination at this location. However, there is no available documentation that sampling has been performed to determine if the soil has been impacted by the pump house operations. Ninyo & Moore recommends confirmatory soil sampling be performed for evidence of contamination.
- **Former Building 398 (Gasoline Building).** Remnants of a fuel dispenser island with piping were observed at this location during the site visit. There was no available documentation of the removal of the UST system or soil sampling at this location. Ninyo & Moore recommends removal of the dispenser island, fuel system piping, and confirmatory soil sampling be performed for evidence of subsurface contamination.
- **Former Building 561 (Fuel Oil Pump House).** The PA report indicated that there was no visual indication of contamination at this location. However, there is no available documentation that a subsurface investigation has been performed to determine if the soil has been impacted by the pump house operations. Ninyo & Moore recommends confirmatory soil sampling be performed for evidence of subsurface contamination.
- **Former Building 1038A (Fuel Oil Pump Shed).** The PA and SI reports indicated that there was the possibility that a UST was present at this location. Magnetometer survey was negative. There is no available documentation of the removal of the UST system or soil sampling at this location. Ninyo & Moore recommends removal of the remaining fuel system piping and confirmatory soil sampling be performed for evidence of contamination.
- **Former Building 1060A (Fuel Oil Pump House).** There is no available documentation of a subsurface investigation at this location. Ninyo & Moore recommends soil sampling around the foundation of this former structure.
- **Former Building 1450 (AC Fuel System).** There is no available documentation of a subsurface investigation at this location. Ninyo & Moore recommends soil sampling be performed at this location.

7.2. Paint, Oil, and Dope Storage Areas

Ten former Paint, Oil, Grease, and Dope storage buildings were noted during the Preliminary Assessment. These operations may have affected soil quality due to possible priority pollutant metals, hydrocarbons, or chemicals in the composition of the materials. There is no available documentation of sampling to determine if storage activities impacted soil quality. Ninyo & Moore recommends soil sampling at these locations. These locations are depicted on Figure 9 and are summarized below:

- **Former Building 374** (*Grease Shack*).
- **Former Building 391** (*Oil and Storage Building*).
- **Former Building 517** (*Paint and Oil Storage Building*).
- **Former Building 527** (*Grease and Oil Storage Building*).
- **Former Building 529A** (*Oil Storage Building*).
- **Former Building 1072** (*Paint, Oil, and Dope Building*).
- **Former Building 1850** (*Oil and Grease Storage Building*).
- **Former Building 2091** (*Paint Storage Building*).
- **Former Building 2432** (*Grease and Oil Storage Building*).
- **Former Building 2581** (*Dope Shed*).

7.3. Chemical Warfare Operations and Material Storage Areas

Five buildings at the former TAAF were used for chemical warfare training and storage. These operations may have impacted soil quality with priority pollutant metals and chemicals that were ingredients in the gas or solid that was used and stored at the facility. Ninyo & Moore recommends soil sampling at these locations. These locations are depicted on Figure 10 and are summarized below:

- **Former Building 1180** (Chemical Storage Warehouse).
- **Former Building 1183** (Poison Gas Shed).
- **Former Building 1185** (Gas Instruction Building).
- **Building 1240** (Chemical Warfare Building).
- **Building 1242** (Chemical Warfare Building).

7.4. Former Maintenance Operations

Twelve former buildings at the site were used for maintenance and cleaning of engines, armament, and other equipment. These sites also include film processing and dry cleaning facilities. Probable use of cleaning solvents, chemicals, lubricants may have affected soil quality at these locations. Ninyo & Moore recommends confirmatory soil sampling be

performed at these locations for evidence of contamination. These locations are depicted on Figure 11 and are summarized below:

- **Former Building 382** (*Equipment and Repair Shop*).
- **Former Building 394** (*Motor Repair Shop*).
- **Former Building 523** (*Motor Repair Shop*).
- **Former Building 529** (*Motor Repair Shop*).
- **Former Building 551** (*Equipment and Repair Shop*).
- **Former Building 1802** (*Gun Camera Lab*).
- **Former Building 1815** (*Photo Lab*).
- **Former Building 1840** (*Motor Repair Shop*).
- **Former Building 2095** (*Engine Cleaning Building*).
- **Former Building 2580** (*Arms Cleaning Building*).
- **Dry Cleaning Shops.** The USACE Site Visit Report from February 22, 2000 indicated that there were two dry cleaning facilities at the TAAF. The report stated one of the facilities was located on Belmont Drive south of F Street. The other facility was located on C Street between Belmont Drive and Buckeye Street. The building designation numbers are not known. Ninyo & Moore recommends verifying the former locations of these facilities for further assessment.

7.5. Former Ordnance Operations

Ten locations at the site were used for various ordnance operations. These sites include ammunition storage and a firing range on the subject property that may have been impacted by heavy metals and chemicals associated with explosives. Shell casings were observed during our site reconnaissance on the ground along the shoulder of the access road west of the bunkers. Ninyo & Moore recommends that confirmatory soil sampling be performed at these following locations for evidence of heavy metals and chemicals associated with explosives. These building locations are depicted on Figure 12 and are summarized below:

- **Former Building 1225** (*Ammo Assembly Shop*).
- **Former Building 1230** (*AC Magazine*).

- **Former Building 1235** (*Black Powder Igloo*). According to the June 2000 Trip Report, Mr. Chuck Richmond and Mr. Josh Garcia, U.S. Army Corps of Engineers employees, reported shell casings were observed on the ground east of the igloo entrance.
- **Former Building 1245** (*Timber Magazine Igloo*).
- **Former Building 1250** (*Strategic Storage Igloo*).
- **Former Building 1255** (*Warehousing Igloo*). Three unidentified 55-gallon drums should be characterized and arranged for proper disposal.
- **Former Building 1260** (*Pyrotechnic Magazine*).
- **Former Building 1265** (*Ammo Storage Magazine*).
- **Former Building 1270** (*Ammo Storage Magazine*).
- **Former Location 2601** (*Aircraft Gun Calibration Berm*). The earthen berm is approximately 120 yards long, 7 yards tall, and 9 yards wide. It was used for calibrating airplane machineguns. Although no visible evidence of ordnance was observed, the USACE recommended sampling around the berm for lead. Sampling has not been performed to date at this location.

A Risk Assessment Procedure for Ordnance and Explosive Waste (OEW) Sites was compiled by the USACE in June 1999 for the former TAAF facility. The study was attached with the Preliminary Assessment report in 2000 and is included in Appendix C of this report. This study indicated that there was low probability of ordnance remaining at the property.

7.6. Suspect Asbestos Containing Materials

Twelve former buildings at the TAAF were noted in the PA report to have "asbestos containing materials" (ACM) in the rubble. Sampling to determine if the material is ACM is warranted to ensure the safe removal prior to any development. Ninyo & Moore recommends sampling for ACM at these locations. Suspect ACM sites referenced by the USACE are depicted on Figure 13 and are summarized below:

- **Former Building 382** (*Equipment and Repair Shop*).
- **Former Building 1060A** (*Fuel Oil Pump House*).

- **Former Building 1072** (*Paint, Oil, and Dope Building*).
- **Former Building 1180** (*Chemical Storage Warehouse*).
- **Former Building 1183** (*Poison Gas Shed*).
- **Former Building 1185** (*Gas Instruction Building*).
- **Former Building 1225** (*Ammo Assembly Shop*).
- **Former Building 1230** (*AC Magazine*).
- **Building 1240** (*Chemical Warfare Building*).
- **Building 1242** (*Chemical Warfare Building*).
- **Former Building 1265** (*Ammo Storage Magazine*).
- **Former Building 1270** (*Ammo Storage Magazine*).

7.7. Oil Refinery Operations

There have been several reported releases of petroleum products that occurred at the Oil Refinery property over the years of operation, in which the contaminated soil was removed to the extent that was possible without compromising the integrity of piping and structures in place. Therefore, there are areas where residual petroleum hydrocarbon contamination still remains in the subsurface. Some of the areas that were impacted are shown on the 1988 Oil Refinery Map as Figure 4. Based on the past history of this facility and the information pertaining to past releases in the NDEP case files, Ninyo & Moore recommends a detailed site characterization study be performed upon decommissioning of the refinery.

The Oil Refinery continues to generate petroleum waste products, such as sludge from the tanks, which is stored temporarily within soil berms on top of a former TAAF concrete slab building foundation. A preferred method of storage of the petroleum waste products should be in appropriate containers designed to hold such wastes, along with secondary containment to prevent spillage and any further impact to the environment. Ninyo & Moore recommends a regulatory compliance audit be conducted at the facility to address conditions that may impact the environment and prevent Nye County from inheriting future liability.

7.8. Landfill

Eleven trenches were excavated by the USACE during the Site Investigation. In the SI report, USACE recommends burying surface construction debris and the addition of a native soil cap. Ninyo & Moore recommends additional sampling below the landfill-soil interface using soil borings to determine if any hazardous substances have leached from the landfill to the ground prior to placement of the stabilizing soil cap.

7.9. Current Airport Operations

Desert Flying Service operates three ASTs with associated underground piping for aircraft fuel. No additional assessment is recommended at this time.

7.10. Quarry Operations

Although there were two documented releases of petroleum hydrocarbons at the quarry, both of these incidents have been closed by the state. No additional assessment is recommended at this time.

8. NEVADA CERTIFIED ENVIRONMENTAL MANAGER

In accordance with the Nevada Revised Statutes 459.500, Section 1, a holder of a certificate who is responsible for a service requiring certification shall ensure that each document relating to the service includes the following language:

I, Robert M. Troisi, 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.



Robert M. Troisi, C.E.M.
Certified Environmental Manager
No. 1247
Expires: January 5, 2003

Date

8-19-02

9. SELECTED REFERENCES

- U. S. Army Corps of Engineers, Supplemental Site Survey Summary Sheet, Defense Environmental Restoration Program, Tonopah Army Air Field, Nye County, Nevada, 1996.
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- U. S Geological Survey Topographic Map, East of Tonopah Quadrangle, Nye County, Nevada, Provisional Edition 1987.
- Nevada Bureau of Mines and Geology, Bulletin 99A, Geology of Northern Nye County, Nevada, 1985.
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- Nevada Central Museum, Former Tonopah Army Air Field Photo Collection, Tonopah, Nevada.

Table 1
Building Key
Tonopah Army Air Field 1945

Number	Description	Number	Description
1	Gate House	256	Weight Lifting Room
2	Hitch Hike Shed	270	Theater & Addition
3	No Description Provided	290	Post Exchange
4	Dispatchers House (Gate)	292	Bowling Alley
30	Headquarters	294	Hobby Shop
32	Finance Building	310	Hospital Ward
34	Finance Building	311	Infirmary
36	Administration Building	340	Storehouse (Medical)
38	Officers Quarters	342	Living Quarters
50	Mess with Latrine	345	Quartermaster Office
60	Recreation Building with Latrine	350	Warehouse Quartermaster
90	No Description Provided	352	Warehouse Quartermaster
110	Apt. C.O. & Garage Addition	354	Warehouse Quartermaster
115	EM Barracks converted to 2 family apt.	356	Warehouse Quartermaster
120	EM Barracks converted to 2 family apt.	357	Bakery
122	LPG Central Gas Unit (Not on Map)	360	Commissary & Addition
125	EM Bathhouse & Latrine	362	50000 Gallon Water Tank
130	EM Barracks converted to 2 family apt.	364	Pump House
135	EM Barracks converted to 2 family apt.	368	Finance Building & Red Cross
140	EM Barracks converted to 2 family apt.	370	Commissary & Additions
150	Patients Recreation	374	Grease Shack
151	Officers Quarters & Addition	375	Fire Station with Latrine
152	Officers Quarters	376	Storage Shed (Not on Map)
153	Adm. Building & Clinic	377	Left by Contractor
154	Nurses Quarters	378	Warehouse
155	Nurses Quarters & Mess	379	Latrine
156	Garage	380	Warehouse
157	Ward	381	Warehouse
158	Ward	382	Equipment & Repair Shop
159	Ward	383	Contractors Shed
160	Ward	384	Warehouse
161	Ward	385	Quartermasters Warehouse
162	Ward Combination	386	Quartermasters Warehouse
163	Ward Standard	387	Crew Shed (Not on Map)
164	Ward Standard	388	USED Warehouse
165	Ward Combination	389	Quartermasters Warehouse
166	Clinic Dental	390	Gas Station
167	Infirmary	391	Oil Storage Building
181	Sentry Box (Not on Map)	392	Office
182	Barracks Medical Det.	393	Transportation Office
183	Barracks Medical Det.	394	Motor Repair Shop
184	Barracks Medical Det.	395	Latrine
185	Barracks Medical Det.	397	No Description Provided
186	Barracks Medical Det.	398	Gasoline Building
187	Heating Plant	400	NCO Club with Lavatory & Addition
188	Patients & Med. Det. Mess	404	Telephone Building & Addition
189	Storehouse	420	Officers Club & Mess
189A	Fuel Oil Pump House (Adjacent to 189)	421	No Description Provided
190	Storehouse	428	Officers Quarters
197	Lavatory	429	Officers Quarters
198	Medical Det. Rec. Building	430	School Building
199	Lavatory	433	Officers Quarters
210	Rec. Supply & Admin Building	434	Officers Quarters
223	Mess Hall	435	Officers Quarters
224	Barracks	436	Officers Quarters
225	Barracks	437	Officers Quarters
250	2500 Gallon Oil Tank	450	Administration Supply Building
255	Gymnasium	453	Officers Quarters

Table 1
Building Key
Tonopah Army Air Field 1945

Number	Description	Number	Description
454	Officers Quarters	593	Officers Quarters
455	Officers Quarters	595	Administration Supply Building
456	Officers Quarters	599	Combination Mess & Latrine
457	Officers Quarters	610	Lavatory
470	Combination Mess & Latrine	615	Lavatory
474	Officers Quarters	620	Lavatory
475	Officers Quarters	625	Lavatory
476	Officers Quarters	626	Warehouse & Addition
477	Officers Quarters	627	Warehouse
480	Recreation Building with Latrine	628	Warehouse
483	Officers Quarters	640	Lavatory
484	Officers Quarters	650	Lavatory
485	Officers Quarters	660	No Description Provided
486	Officers Quarters	661	No Description Provided
487	Officers Quarters	670	Beauty Shop & Addition
500	Post Office & Lavatory	710	Barracks Enlisted Men
504	Chapel	715	Barracks Enlisted Men
506	No Description Provided	718	Barracks Enlisted Men
510	Officers Quarters	723	Barracks Enlisted Men
515	Officers Quarters	725	EM Bathhouse & Latrine
516	Combination Bath House & Lavatory	729	Barracks Enlisted Men
517	Paint & Oil Storage Building	780	7500 Gallon Oil Tank
518	Motor Pool Dispatch Office	800	Administration Building
520	Tire Shop	801	Officers Bath House with Latrine
521	Storage Shed	804	Combination Mess Hall & Latrine
522	No Description Provided	806	Recreation Building
523	Motor Repair Shop with Lavatory	808	Barracks Enlisted Men
525	Pressure Pump House	809	Barracks Enlisted Men
526	No Description Provided	810	Barracks Enlisted Men
527	Grease & Oil Storage Building	812	Barracks Enlisted Men
529	Motor Repair Shop	814	EM Bath House & Latrine
529A	Oil Storage Building (Adjacent to 529)	816	Barracks Enlisted Men
530	Radio Transmitter Building	820	Fire Station
531	Latrine (Not on Map)	822	Administration Building
533	Radio Transmitter Building	823	Recreation Building
534	Base Ordnance Building	824	Theater & Recreation Building
538	Barracks Enlisted Men	825	Officers Quarters (Not on Map)
540	EM Bathhouse & Lavatory	826	Lavatory
542	Barracks Enlisted Men	827	250 Gallon Oil Tank
545	Barracks Enlisted Men	828	2500 Gallon Elevated Oil Tank
547	Barracks Enlisted Men	830	Officers Quarters
548	Tool Shop	832	Officers Quarters
549	Barracks Enlisted Men	840	Combination Service Club & PX
550	CO Shed	841	Barracks Enlisted Men
551	Equipment & Repair Shop	842	Barracks Enlisted Men
552	Shed	843	Barracks Enlisted Men
553	Storehouse & Additions	844	Mess Hall
554	Utilities Office & Additions	845	Lavatory
555	Lumber & Pipe Storage Rack	846	Barracks Enlisted Men
556	Utility Shop	847	Barracks Enlisted Men
557	Carpenter & Paint Shop	848	Barracks Enlisted Men
558	Latrine	849	Barracks Enlisted Men (Not on Map)
559	Dispatcher Office	850	Barracks Enlisted Men
560	Fuel Oil Storage Tanks	870	Administration Building
561	Fuel Oil Pump House	875	Combination Mess & Latrine
578	Recreation Building with Latrine	880	Recreation Building with Latrine
585	50,000 Gallon Water Tank	885	Barracks Enlisted Men
589	Officers Bath House with Latrine	886	Barracks Enlisted Men
591	Officers Quarters	889	Barracks Enlisted Men

Table 1
Building Key
Tonopah Army Air Field 1945

Number	Description	Number	Description
890	Lavatory	1152	Sentry Box
891	Barracks Enlisted Men	1166	Mess Hall
892	Barracks Enlisted Men	1179	Sentry Box
895	Barracks Enlisted Men	1180	Chemical Storage Warehouse
898	Barracks Enlisted Men	1181	Storage Building
910	Officers Quarters	1182	Latrine Pit
915	Officers Quarters	1183	Poison Gas Shed
917	Officers Bath House with Latrine	1185	Gas Instruction Building
925	Barracks Enlisted Men	1190	Service Club
926	Barracks Enlisted Men	1192	Dog Kennels (Not on Map)
930	Barracks Enlisted Men	1193	Dog Kennels (Not on Map)
932	EM Bath House & Latrine	1194	Dog Kennels (Not on Map)
935	Barracks Enlisted Men	1195	Dog Kennels (Not on Map)
938	Barracks Enlisted Men	1196	Dog Kennels (Not on Map)
941	Supply Building	1197	Dog Kennels (Not on Map)
942	Administration Building	1198	Dog Kennels (Not on Map)
943	Day Room	1203	Hypochlorinator House
1000	Administration Building & Addition	1205	Hypochlorinator House
1002	Day Room	1206	Sentry Box
1004	Barracks Enlisted Men	1213	Latrine
1010	Barracks Enlisted Men	1215	Warehouse & Office
1012	Barracks Enlisted Men	1217	Generator House
1020	Barracks Enlisted Men	1220	Boiler House
1024	Barracks Enlisted Men	1225	Ammunition Assembly Shop
1025	Crew Shed	1230	AC Magazine
1026	Barracks Enlisted Men	1235	Black Powder Igloo
1034	Administration Building	1240	Chemical Warfare Buildings
1036	Barracks Enlisted Men	1242	Chemical Warfare Buildings
1038	Lavatory & Addition	1245	Timber Magazine Igloo
1038A	Fuel Oil Pump Shed (Adjacent to 1038)	1250	Strategic Storage Igloo
1042	Barracks Enlisted Men	1255	Warehousing Igloo
1044	Contractor Building	1260	Pyrotechnic Magazine
1046	Barracks Enlisted Men	1265	Ammunition Storage Magazine
1052	Administration Building	1270	Ammunition Storage Magazine
1056	Barracks Enlisted Men	1280	Tail Assembly & Fuse Storage
1058	Oil Tank Underground	1282	Tail Assembly & Fuse Storage
1060	Lavatory	1284	Tail Assembly & Fuse Storage
1060A	Fuel Oil Pump House (Adjacent to 1060)	1286	Tail Assembly & Fuse Storage
1062	Barracks Enlisted Men	1288	Tail Assembly & Fuse Storage
1066	Day Room	1290	Tail Assembly & Fuse Storage
1068	Barracks Enlisted Men	1292	Tail Assembly & Fuse Storage
1072	Paint, Oil & Dope Building	1294	Tail Assembly & Fuse Storage
1075	Parachute Building with Lavatory	1296	Tail Assembly & Fuse Storage
1080	Administration Supply Building	1298	Tail Assembly & Fuse Storage
1085	Recreation Building with Latrine	1305	Booster Pump House
1089	Barracks Enlisted Men	1310	Reservoir
1095	Barracks Enlisted Men	1311	Crew Shed (Not on Map)
1100	Officers Quarters	1320	Radio Direction Finder
1101	Single Garage	1322	Latrine (Not on Map)
1120	Sentry Box	1380	Hangar
1121	Storage	1381	Flight Shed
1125	Barracks Officers	1383	Crew Shed (Not on Map)
1128	Mess Hall with Latrine	1420	Squadron Armament Building
1130	Barracks Enlisted Men	1425	Snack Bar (Not on Map)
1132	Barracks Enlisted Men	1430	Operation Technician Building with Lavatory
1136	Barracks Enlisted Men	1440	No Description Provided
1140	50000 Gallon Water Tank	1450	Building for AC Fuel System
1145	Solitary Confinement Building	1452	No Description Provided
1149	Bath House & Lavatory	1505	Lavatory Enlisted Men
1151	Bath House & Lavatory	1510	Mess Hall Enlisted Men

Table 1
Building Key
Tonopah Army Air Field 1945

Number	Description	Number	Description
1520	Lavatory	1762	Administration Supply Building
1530	Lavatory	1768	Mess Hall EM
1540	Lavatory	1780	Barracks Enlisted Men
1550	Lavatory	1781	Barracks Enlisted Men
1595	50000 Gallon Water Tank	1782	Recreation Building with Latrine
1600	Hangar with Latrine	1785	Lavatory
1616	Bomb Trainers	1788	Barracks Enlisted Men
1617	Bomb Trainers	1790	Barracks Enlisted Men
1618	Bomb Trainers	1791	Barracks Enlisted Men
1619	Bomb Trainers	1792	Barracks Enlisted Men
1620	Bomb Trainers	1793	250 Gallon Oil Tank
1621	Bomb Trainers	1794	Lavatory
1622	Infirmary & Addition	1795	Bomb Sight Storage
1623	Mess Hall EM & Addition	1796	Boiler House
1624	Barracks Enlisted Men	1797	Bomb Sight Storage Vault
1625	Barracks Enlisted Men	1802	Gun Camera Building
1626	Lavatory	1805	Range Estimation Building
1627	Barracks Enlisted Men	1815	Photo Laboratory
1628	Barracks Enlisted Men	1820	Fire Station with Lavatory
1629	Lavatory	1825	School Building
1630	Barracks Enlisted Men	1827	Turret Trainer Building
1631	Barracks Enlisted Men	1828	Celestial Navigation Office
1632	Lavatory	1830	Steam Plant & Shop
1638	Day Room	1832	Celestial Navigation Trainer
1640	Supply Building	1834	Celestial Navigation Trainer
1642	Supply Building	1835	Celestial Navigation Trainer
1644	Supply Building	1836	Celestial Navigation Trainer
1646	Infirmary (Not on Map)	1840	Motor Repair Shop
1648	Barracks Enlisted Men	1842	No Description Provided
1649	Barracks Enlisted Men	1843	Latrine
1650	Lavatory	1848	Transportation Office
1651	Barracks Enlisted Men	1848	Dispatchers Office
1652	Barracks Enlisted Men	1849	Storage Building
1653	Lavatory	1850	Oil & Grease Storage
1654	Barracks Enlisted Men	1855	Barracks Enlisted Men
1655	Barracks Enlisted Men	1856	Barracks Enlisted Men
1656	Lavatory	1857	Lavatory
1657	Barracks Enlisted Men	1858	Barracks Enlisted Men
1658	Barracks Enlisted Men	1859	Barracks Enlisted Men
1659	Lavatory	1860	Lavatory
1660	Barracks Enlisted Men	1861	Barracks Enlisted Men
1661	Barracks Enlisted Men	1862	Barracks Enlisted Men
1662	Lavatory	1863	Lavatory
1710	Hangar	1870	Day Room
1711	Latrine	1872	Day Room
1715	Post Exchange	1874	Supply Building
1718	Post Exchange	1876	Supply Building
1719	Post Exchange Warehouse	1880	Barracks Enlisted Men
1720	Theater	1881	Barracks Enlisted Men
1723	Service Club EM	1882	Lavatory
1740	Officers Quarters	1883	Barracks Enlisted Men
1741	Officers Quarters	1884	Barracks Enlisted Men
1743	Lavatory Officers	1885	Lavatory
1744	Officers Quarters	1886	Barracks Enlisted Men
1745	Officers Quarters	1887	Barracks Enlisted Men
1746	Officers Quarters	1888	Lavatory
1747	Officers Quarters	1889	Mess Hall EM & Addition
1750	Lavatory Officers	1890	Barracks Enlisted Men
1755	Supply Building	1891	Barracks Enlisted Men
1760	Administration Building	1892	Lavatory

Table 1
Building Key
Tonopah Army Air Field 1945

Number	Description	Number	Description
1894	No Description Provided	2550	GP Headquarters
1895	High Altitude Building with Lavatory & Addition	2552	Operations Building
1896	High Altitude Warehouse	2555	Operations Building with Lavatory
1897	Link Trainer Building	2560	Crash House & 2 Additions
1898	Link Trainer Building & Additions	2561	Storage
1920	Tech Training & Engine Building with Lavatory	2562	Storehouse
1930	Armament Inspection & Adjustment Building	2562	Crew Shed
1960	Warehouse	2563	Crew Shed
1970	Warehouse	2564	Storage
1972	Quartermasters Warehouse	2565	Operations Building
1980	Warehouse	2566	Operations Building (Not on Map)
1990	Warehouse	2570	Operations Building
2008	Celestial Navigation Building	2572	Operations Building
2010	Navigation Trainer Building	2573	Crew Shed (Moved)
2014	Celestial Navigation Building	2574	Operations Building
2016	No Description Provided	2580	Arms Cleaning Building with Lavatory
2075	Radio Transmitter Building	2581	Dope Shed
2091	Paint Storage Building	2582	Crew Shed
2092	Storage (Not on Map)	2584	Oil & Grease Storage
2092	Formerly one half PX	2585	Hangar
2093	Shed	2590	Base Engineering Shop
2095	Engine Cleaning Building	2593	Vault
2102	No Description Provided	2595	Base Engineering Maint. & Inspection Building
2105	Officers Quarters	2596	Control Tower
2110	Officers Quarters	2601	Shooting-In Butt
2115	Officers Bath House with Lavatory	2602	No Description Provided
2120	Combination Mess Hall with Lavatory	2700	Sewage Disposal System
2125	Barracks Enlisted Men	2701	Office & Lavatory
2130	Barracks Enlisted Men	2702	Storage Shed
2132	EM Bath House with Lavatory	2703	Pump House
2140	Barracks Enlisted Men		
2160	Salvage Office		
2162	Garbage Can Rinser Building (Not on Map)		
2210	Reclamation Building		
2211	Reclamation Building		
2213	Crew Shed (Not on Map)		
2215	Crew Shed (Not on Map)		
2380	Crew Shed		
2415	Crew Shed		
2420	Operations Building with Lavatory (Not on Map)		
2430	Hangar		
2432	Grease & Oil Storage Building		
2434	Latrine		
2435	Storage Building (Not on Map)		
2450	Crew Shed (Not on Map)		
2502	Latrine (Not on Map)		
2505	Crew Shed		
2510	Operations Building		
2515	Operations Building		
2518	Crew Shed		
2520	Operations Building		
2521	Operations Building		
2522	Operations Building		
2535	Crew Shed		
2536	Crew Shed		
2537	Shed		
2538	Armament Building		
2540	Operations Building with Observation Tower		
2542	Blacksmith Shop (formerly 1155)		
2542	Stable (formerly 1189)		
2545	GP Headquarters		

TABLE 2

Summary of Storage Tank Removal Activities
September 1998
Former Tonopah Army Air Field
Tonopah, Nevada

Tank Location	Approximate Size (Gallons)	Tank Type	Tank Quantity	Date Removed	Sample ID	TPH mg/kg	TPH Range	Sample Depth
210	N/A	1" Piping Run	20 feet	9/22/98	Pipe Run North	ND	N/A	2.5
816	750	Concrete UST	1	9/21/98	T-816 East	280	Diesel	5
					T-816 West	620	Diesel	5
823	1,500	Concrete UST	1	9/21/98	T-823 East	10,000	Diesel	6
					T-823 West	600	Diesel	6
832	750	Concrete UST	1	9/21/98	T-832 West	ND	N/A	5
					T-832 East	480	Diesel	5
1128	1,500	Concrete UST	1	9/21/98	T-1128 East	850	Diesel	7
					T-1128 West	ND	N/A	6
1149	750	Concrete UST	1	9/21/98	T-1149 East	8,400	Diesel	3
					T-1149 South	55	Diesel	3
1151	750	Concrete UST	1	9/21/98	T-1151 South	4,800	Diesel	3.5
					T-1151 North	28	Diesel	3
1220 (Speedway)	1,500	Concrete UST	1	9/22/98	Speedway North	220	Diesel	5.5
					Speedway South	12	Diesel	5.5
1380	1,100	Concrete Oil Pit	1	9/21/98	T-1380	430	Oil	4
1710	1,100	Concrete Oil Pit	1	9/21/98	T-1710	ND	N/A	7
1743	750	Concrete UST	1	9/21/98	T-1743 East	20	Diesel	5
					T-1743 West	760	Diesel	5
1750	750	Concrete UST	1	9/21/98	T-1750 East	ND	N/A	5
					T-1750 West	110	Diesel	5
2430	1,000	Steel UST	1	9/22/98	T-2430 South	130	Diesel	7
					T-2430 North	170	Oil/Diesel	7
2430	250	Concrete UST	1	9/22/98	T-2430 Oil Pit	360	Gas/Oil/Diesel	5
2580	750	Concrete UST	1	9/21/98	T-2580 South	580	Diesel	4.5
					T-2580 North	180	Diesel	4.5
2584	200	Concrete Oil Pit	1	9/21/98	T-2584	ND	N/A	4.5
2585	6,000	Steel UST	1	9/22/98	N T-2585 West	14	Diesel	10
					N T-2585 East	29	Diesel	10
2585	4,000	Steel UST	1	9/22/98	S T-2585 West	150	Diesel	10
					S T-2585 East	ND	N/A	10
Former Gym	N/A	1" Piping Run	20 feet	9/22/98	Pipe Run South	80	Diesel	2.5
ACFS	25,000	Steel UST	1	9/22/98	North ACFS West	ND	N/A	18
					North ACFS East	ND	N/A	18
ACFS	25,000	Steel UST	1	9/22/98	South ACFS East	ND	N/A	18
					South ACFS West	ND	N/A	18

Source: Kleinfelder 1998

TABLE 3

Summary of Additional Excavation Activities

November 1998

Former Tonopah Army Air Field

Tonopah, Nevada

Tank Location	Date Sampled	Sample ID	TPH Diesel	TPH Oil	Sample Depth
823	11/25/98	T-823-1	6,700	1,000	Unknown
		T-823-2	920	72	Unknown
1149	11/25/98	T-1149-1	270	19	Unknown
		T-1149-2	1,700	160	Unknown
1151	11/25/98	T-1151-1	1,300	85	Unknown
		T-1151-2	1,600	75	Unknown

Source: Kleinfelder 1998

TABLE 4

Summary of Preliminary Assessment (USACE)

June 2000

Former Tonopah Army Air Field

Tonopah, Nevada

Site Visited	USACE Observations	USACE Conclusions	USACE Recommendations
Building 187, Heating Plant	Only building floor slab existing. Five fill pipes sticking out of the ground	USTs present	Further investigation needed to confirm USTs
Building 189A, Fuel Oil Pump House	Only building floor slab existing.	No evidence of soil contamination.	No further action.
Building 374, Grease Shack	Only building floor slab existing.	Part of the proposed Joshua Park development.	No further action.
Building 382, Equipment and Repair Shop	Only building floor slab existing. Asbestos containing materials (ACM) observed near the concrete slab.	None	No further action.
Building 390, Gas Station	Building and slab previously removed.	None	No further action.
Building 391, Oil and Storage Building	Building and slab previously removed.	None	No further action.
Building 394, Motor Repair Shop	Only building floor slab existing.	No evidence of soil contamination.	No further action.
Building 398, Gasoline Building	Building and slab previously removed. UST fill pipe located. No soil staining.	UST present.	Further investigation needed to confirm USTs
Building 430	Sic pipes sticking out of the ground. Fuels lines uncovered and lead to backfill.	No USTs	None
Building 517, Paint and Oil Storage	Building and slab previously removed. Proposed RV Park site.	No evidence of soil contamination.	No further action.
Building 523, Motor Repair Shop	Building and slab previously removed. Proposed RV Park site.	No evidence of soil contamination.	No further action.
Building 527, Grease and Oil Storage Building	Building and slab previously removed. Proposed RV Park site.	No evidence of soil contamination.	No further action.
Building 529, Motor Repair Shop	Building and slab previously removed. Proposed RV Park site.	No evidence of soil contamination.	No further action.
Building 529A, Oil Storage	Building and slab previously removed. Proposed RV Park site.	No evidence of soil contamination.	No further action.
Building 551, Equipment and Repair Shop	Building and slab previously removed. Proposed RV Park site.	No evidence of soil contamination.	No further action.
Facility 560, Fuel Oil Storage Tanks	USTs previously removed.	No evidence of soil contamination.	No further action.
Building 561, Fuel Oil Pump House	Building and slab previously removed.	No evidence of soil contamination.	No further action.
Building 1038A, Fuel Oil Pump Shed	Underground piping in shallow ditch.	None	Further investigation needed to identify underground piping.
Building 1060A, Fuel Oil Pump Shed	Only building floor slab existing. Asbestos containing materials (ACM) observed near the concrete slab.	No evidence of soil contamination.	No further action.
Building 1072, Paint, Oil, and Dope Building	Only building floor slab existing. ACM observed near the concrete slab.	No evidence of soil contamination.	No further action.
Building 1180, Chemical Storage Warehouse	Only building floor slab existing. ACM observed near the concrete slab. Sump located on the southwest end of the building.	No evidence of soil contamination.	No further action.
Building 1183, Poison Gas Shed	Building and slab previously removed. ACM in building debris. 20-gallon drum at site.	No evidence of soil contamination.	Drum contents to be characterized for disposal.

TABLE 4

Summary of Preliminary Assessment (USACE)

June 2000

Former Tonopah Army Air Field

Tonopah, Nevada

Site Visited	USACE Observations	USACE Conclusions	USACE Recommendations
Building 1185, Gas Instruction Building	Building and slab previously removed.	No evidence of soil contamination.	No further action.
Building 1225, Ammunition Assembly Shop	Building walls and concrete slab in place. ACM near building. Perimeter drain inside the building. Sump next to building.	None	Further investigation needed on the perimeter drain and the sump.
Building 1230, AC Magazine	Building walls and concrete slab in place. ACM near building.	No evidence of soil contamination.	No further action.
Building 1235, Black Powder Igloo	Igloo locked. Soil staining on the outside.	Ammunition related contamination may be present.	Characterization of stained soil. Investigate for buried ammunition.
Building 1240, Chemical Warfare Building	Building walls and concrete slab in place. ACM near building.	No evidence of soil contamination.	No further action.
Building 1242, Chemical Warfare Building	Building walls and concrete slab in place. ACM near building.	No evidence of soil contamination.	No further action.
Building 1245, Timber Magazine Igloo	Only building floor slab existing. ACM observed near the concrete slab. Soil staining near southwestern corner of slab.	None	Characterization of stained soil.
Building 1250, Strategic Storage Igloo	Igloo locked. Soil staining near the entrance.	None	Characterization of stained soil.
Building 1255, Warehouse Igloo	Igloo locked. Soil staining west of the concrete slab.	None	Characterization of stained soil.
Building 1260, Pyrotechnic Magazine	Only building floor slab existing.	No evidence of soil contamination.	No further action.
Building 1265, Ammunition Storage Magazine	Only building floor slab existing. ACM near concrete slab.	No evidence of soil contamination.	No further action.
Building 1270, Ammunition Storage Magazine	Only building floor slab existing. ACM near concrete slab.	No evidence of soil contamination.	No further action.
Building 1796, Boiler House	Building and floor slab previously removed.	No evidence of soil contamination.	No further action.
Building 1840, Motor Repair Shop	Only building floor slab existing.	No evidence of soil contamination.	No further action.
Building 1850, Oil and Grease Storage	Building and floor slab previously removed.	No evidence of soil contamination.	No further action.
Building 2091, Paint Storage Building	Only building floor slab existing.	No evidence of soil contamination.	No further action.
Building 2095, Engine Cleaning Building	Only building floor slab existing.	No evidence of soil contamination.	No further action.
Building 2430, Hangar	Green-whitish liquid spilled from a broken pipe during UST area excavation. Results of chemical analysis of the unknown liquid not available.	The unknown liquid smelled like solvents.	Further investigation of the UST area.
Building 2432, Grease and Oil Storage	Building and floor slab previously removed.	No evidence of soil contamination.	No further action.
Building 2580, Arms Cleaning Building	Only building floor slab existing.	No evidence of soil contamination.	No further action.

TABLE 4**Summary of Preliminary Assessment (USACE)**

June 2000

Former Tonopah Army Air Field

Tonopah, Nevada

Site Visited	USACE Observations	USACE Conclusions	USACE Recommendations
Building 2581, Dope Shed	Only building floor slab existing.	No evidence of soil contamination.	No further action.
Building 2584, Grease and Oil Storage	Only building floor slab existing.	No evidence of soil contamination.	No further action.
Former Landfill	Broken dishes on southern side. Construction debris on the northern side.	None	Confirm materials disposed. Assess the vertical and horizontal extent of landfill.
Former Sewage Treatment Plant	Four shallow lagoons. Six large lagoons with piping.	No evidence of soil contamination.	No further action.
Proposed Joshua Park	All TAAF facilities removed. Area graded. Electrical and water lines installed.	To be developed into a RV park.	No further action.
Oil Refinery	Building 1840 at site.	None	No further action.
Quarry	Operated by Ketten Enterprises. No TAAF facilities at site.	Site not included in PA	None.

TABLE 5

Summary of Site Investigation (USACE)

August 2001

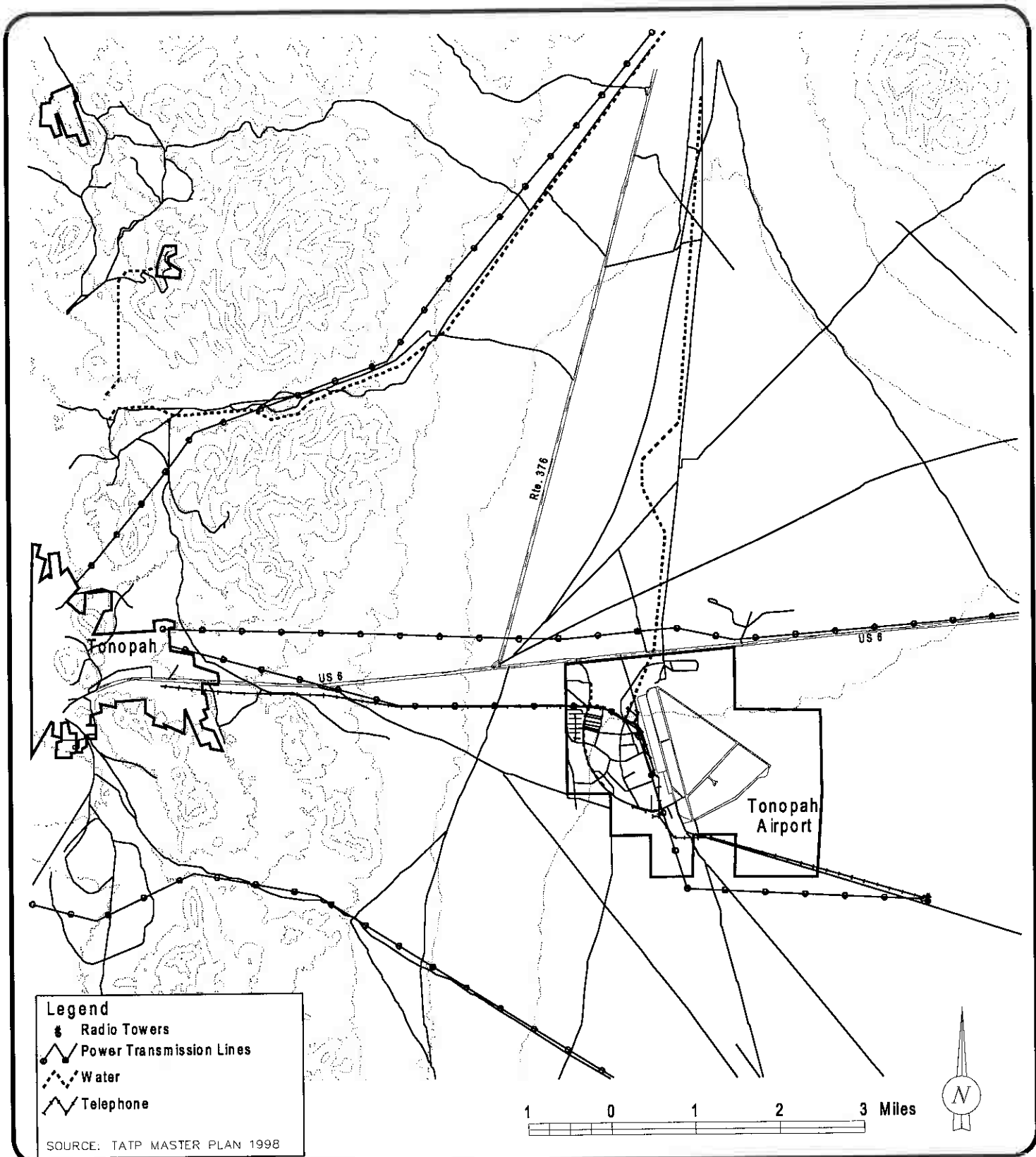
Former Tonopah Army Air Field

Tonopah, Nevada

Site	USACE Activity	Analytical Results	USACE Conclusions	USACE Recommendations
Building 187, Heating Plant	Magnetometer survey done. No metal found.	None.	None.	No further action.
Building 398, Gasoline Building	Magnetometer survey done. No metal found.	None.	None.	No further action.
Building 1038A, Fuel Oil Pump Shed	Magnetometer survey done. No metal found.	None.	None.	No further action.
Building 1183, Poison Gas Shed	Inspect abandoned drums.	None.	None.	No further action.
Building 1225, Ammunition Assembly Shop	Three soil samples collected at 6 inches below ground surface (bgs) from the sump and the perimeter drain.	Lead 10.6 to 244 mg/kg. Total petroleum hydrocarbons (TPHo) as oil 200 to 1,400 mg/kg.	Soil near the sump and the underground piping contaminated with motor oil.	Remove and dispose contents of sump. Excavate and dispose soil around the underground piping.
Building 1235, Black Powder Igloo	Two soil samples (0 to 6 inches bgs) collected from soil staining near the entrance.	Copper 4,210 to 74,500 mg/kg. Lead 64.1 to 620 mg/kg. TPH as diesel (TPHd) 960 to 5,300 mg/kg. TPHo 2,900 to 4,100 mg/kg.	Samples were collected from aged asphalt.	No further action.
Building 1245, Timber Magazine Igloo	Soil sample collected near the entrance.	TPHd 32,100 mg/kg. TPHo 870 mg/kg.	Soil contaminated with diesel and oil hydrocarbons.	Conduct RI to remove top 6 inches of soil.
Building 1250, Strategic Storage Igloo	Two soil samples collected from the stained areas.	Low VOCs. TPHd 12,100 and 21,200 mg/kg. TPHo 2,600 to 2,900 mg/kg.	Samples were collected from aged asphalt.	No further action.
Building 1255, Warehousing Igloo	Soil sample collected near the entrance.	TPHd 6,300 mg/kg. TPHo 920	Samples were collected from aged asphalt.	No further action.
Building 2430, Hangar	Two soil samples collected from a trench.	Low VOCs. Both samples TPHd 200 mg/kg. TPHo 480 mg/kg.	Soil contaminated with diesel and oil hydrocarbons	Conduct RI to delineate horizontal and vertical extent of hydrocarbon impact in soil.
Taxiway 4 Fuel Island	None, Site visit conducted in 2002.	None.	Piping in place.	Determine if product or sludge remain in the fuel lines at the fuel islands. Perform a magnetometer survey of the pipe leaving the excavation.
Former Landfill	Eleven trenches dug. Construction debris and broken dishware found.	None	No other types of materials found.	Existing debris from landfill be removed and placed in trench. Landfill and trench to be covered 12-inch cap using native soil.

APPENDIX A

FIGURES



Ninyo & Moore

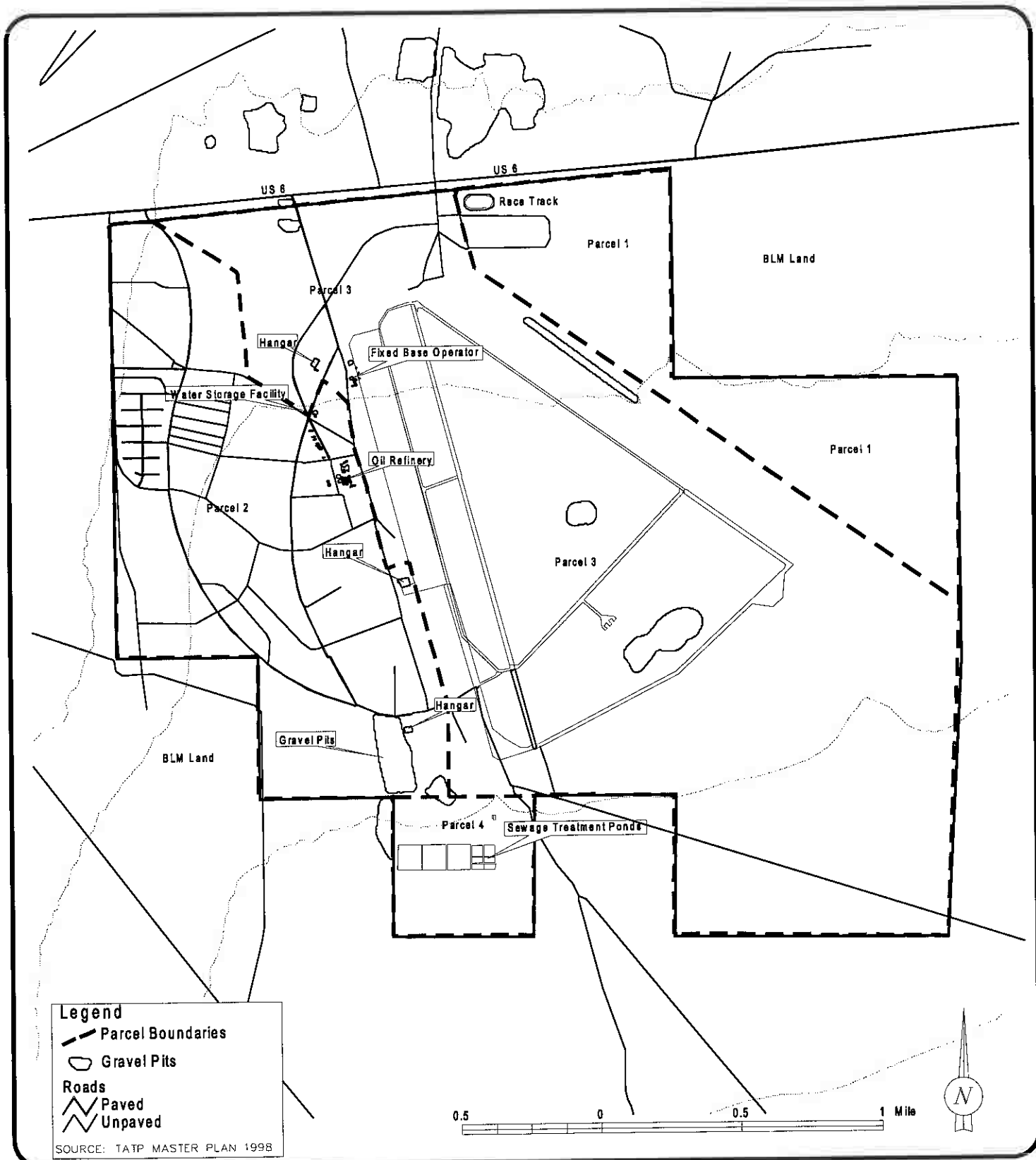
SITE LOCATION MAP

TONOPAH AIRPORT
TONOPAH, NEVADA

PROJECT NO.
300983001

DATE
06/2002

FIGURE
1



Ningo & Moore

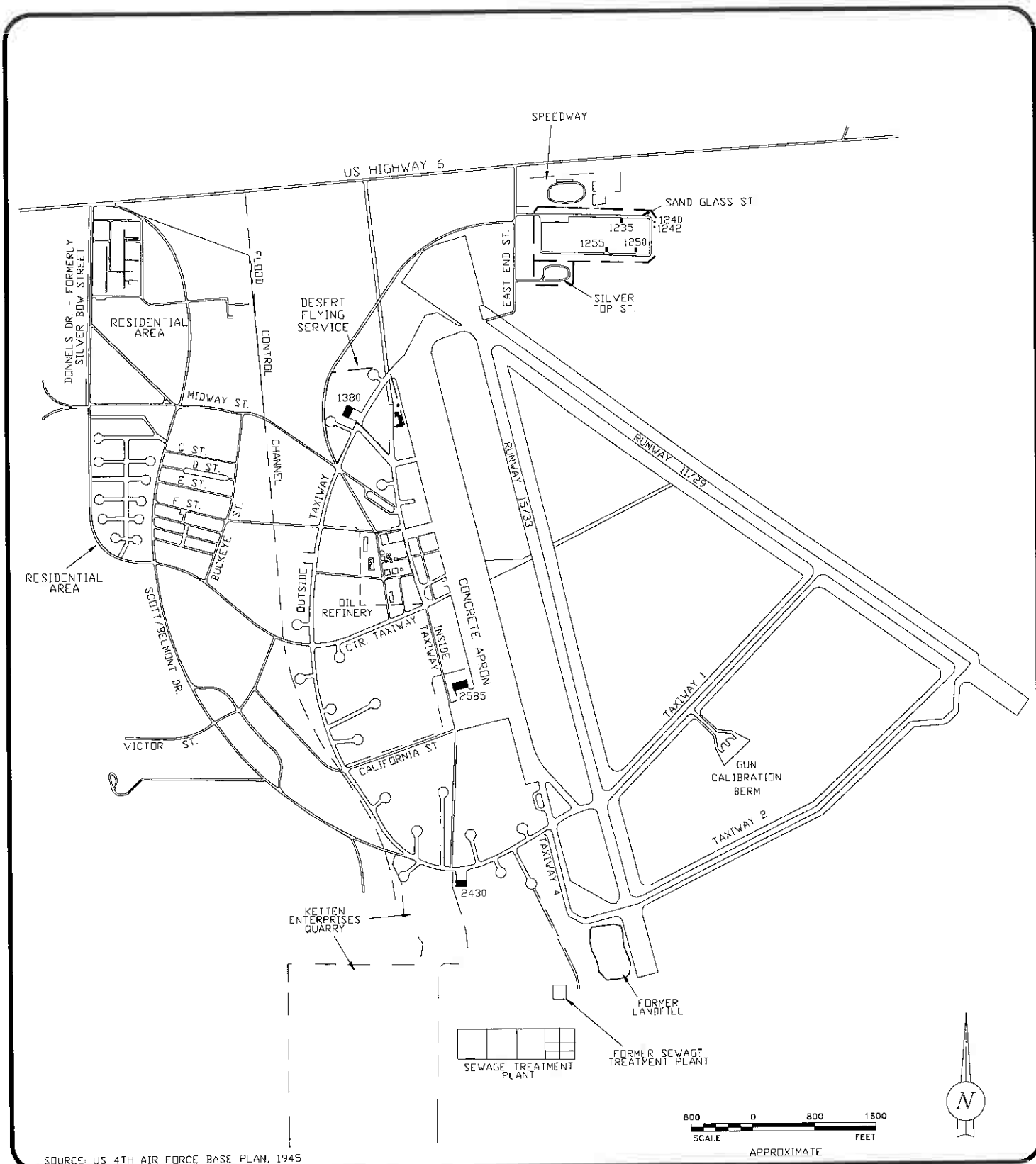
PROPERTY BOUNDARY AND PARCEL MAP

TONOPAH AIRPORT
TONOPAH, NEVADA

PROJECT NO.
300983001

DATE
06/2002

FIGURE
2



Ninyo & Moore

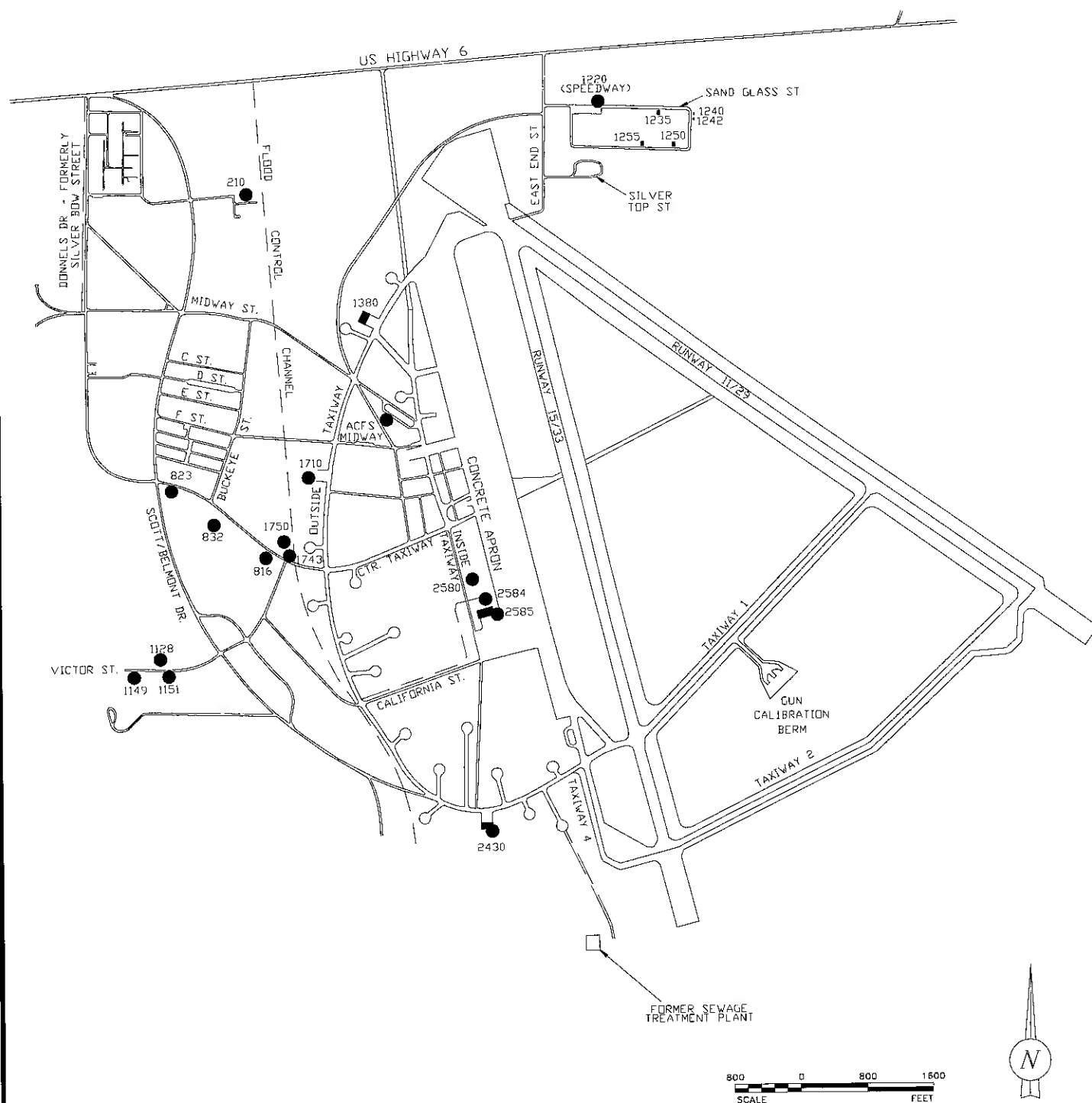
CURRENT SITE PLAN

TONOPAH AIRPORT
TONOPAH, NEVADA

PROJECT NO.
300983001

DATE
06/2002

FIGURE
3



SOURCE: US 4TH AIR FORCE BASE PLAN, 1945

Ningo & Moore

UST REMOVAL AND EXCAVATION ACTIVITIES 1998

TONOPAH AIRPORT
TONOPAH, NEVADA

PROJECT NO.

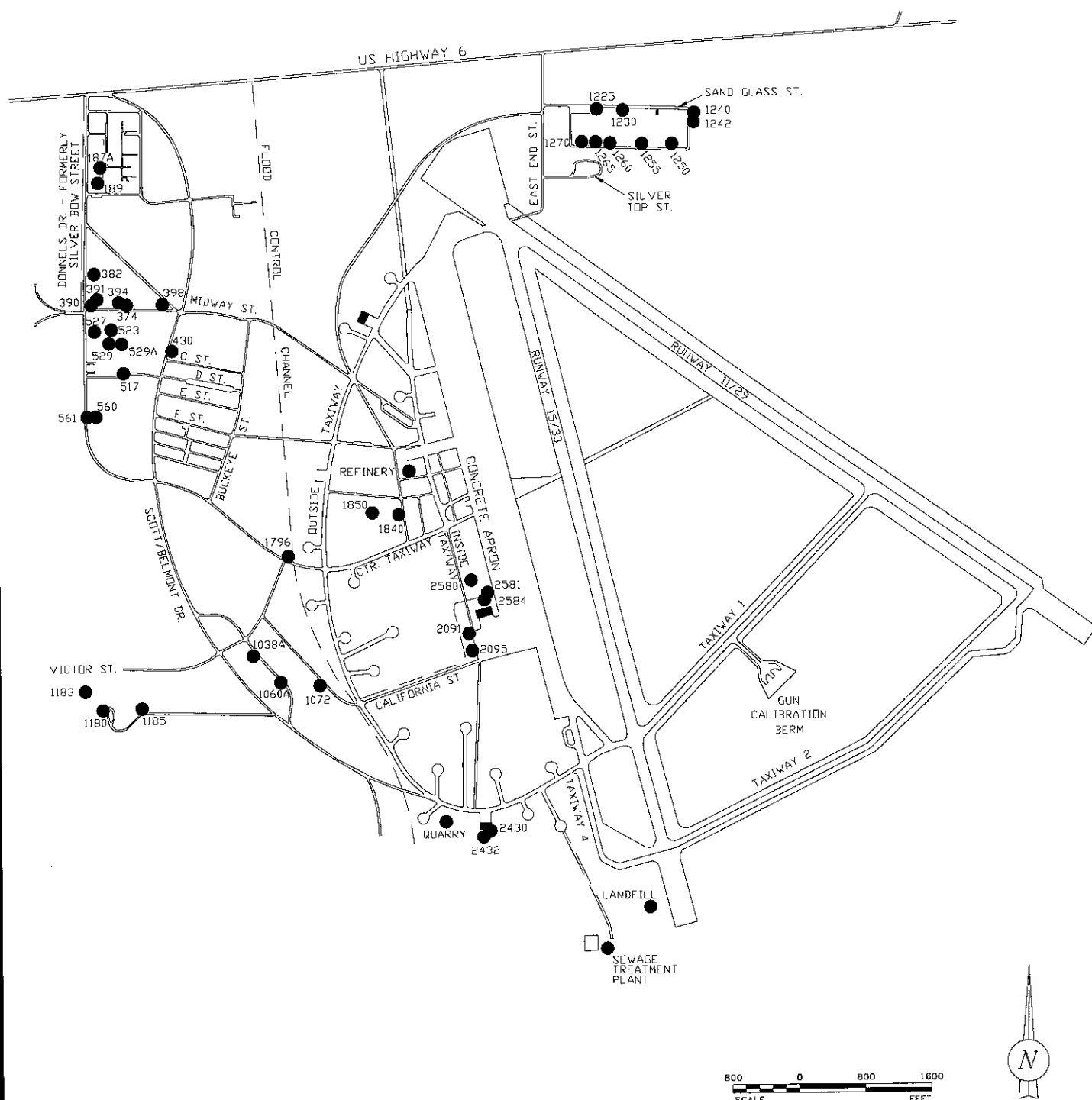
300983001

DATE

06/2002

FIGURE

5



SOURCE: US 4TH AIR FORCE BASE PLAN, 1945

Ningo & Moore

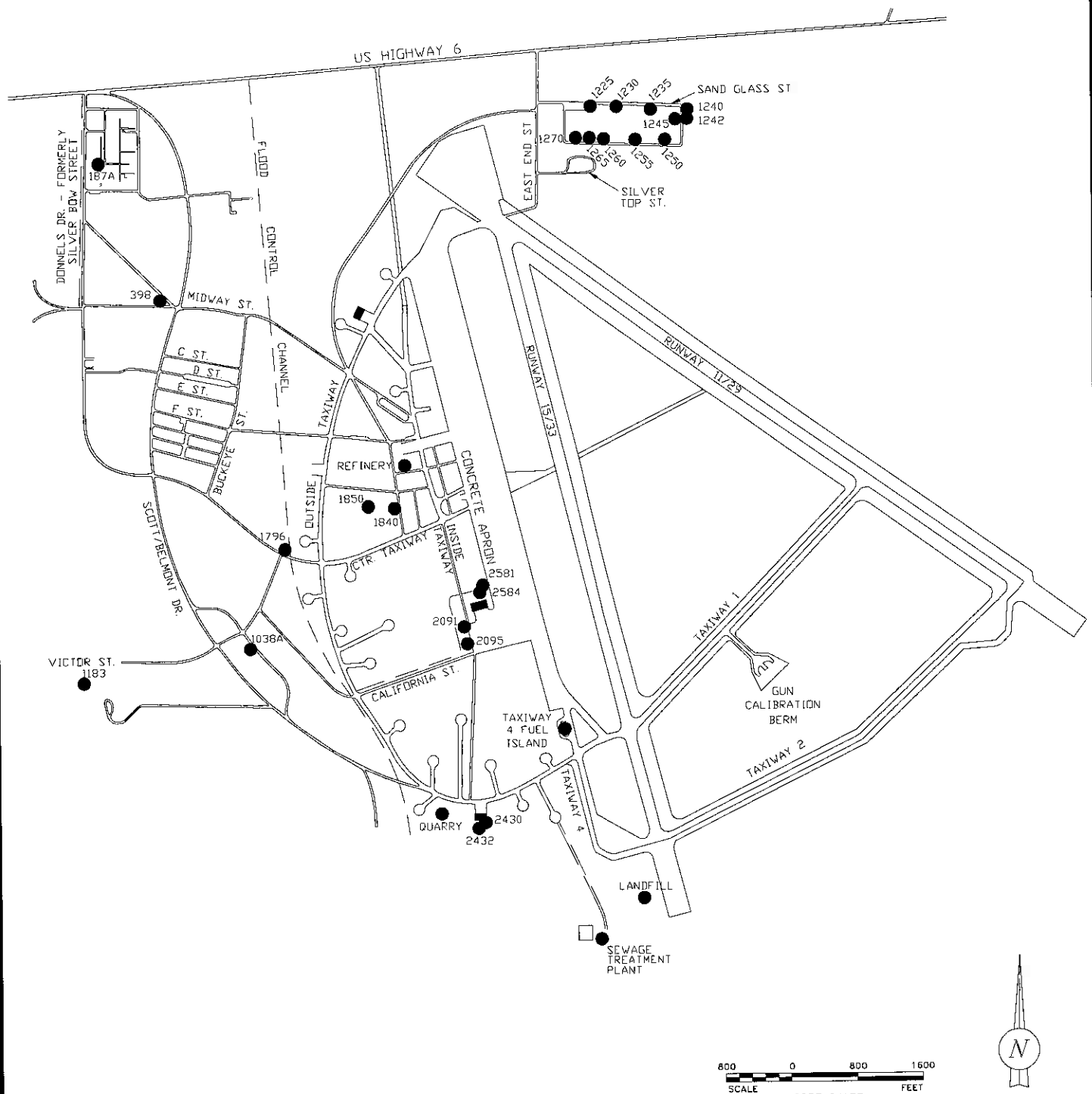
**USACE PRELIMINARY ASSESSMENT
ACTIVITIES 2000**

**TONOPAH AIRPORT
TONOPAH, NEVADA**

PROJECT NO.
300983001

DATE
06/2002

FIGURE
6



SOURCE: US 4TH AIR FORCE BASE PLAN, 1945

Ningo & Moore

USACE SITE INVESTIGATION ACTIVITIES 2001

TONOPAH AIRPORT
TONOPAH, NEVADA

PROJECT NO.

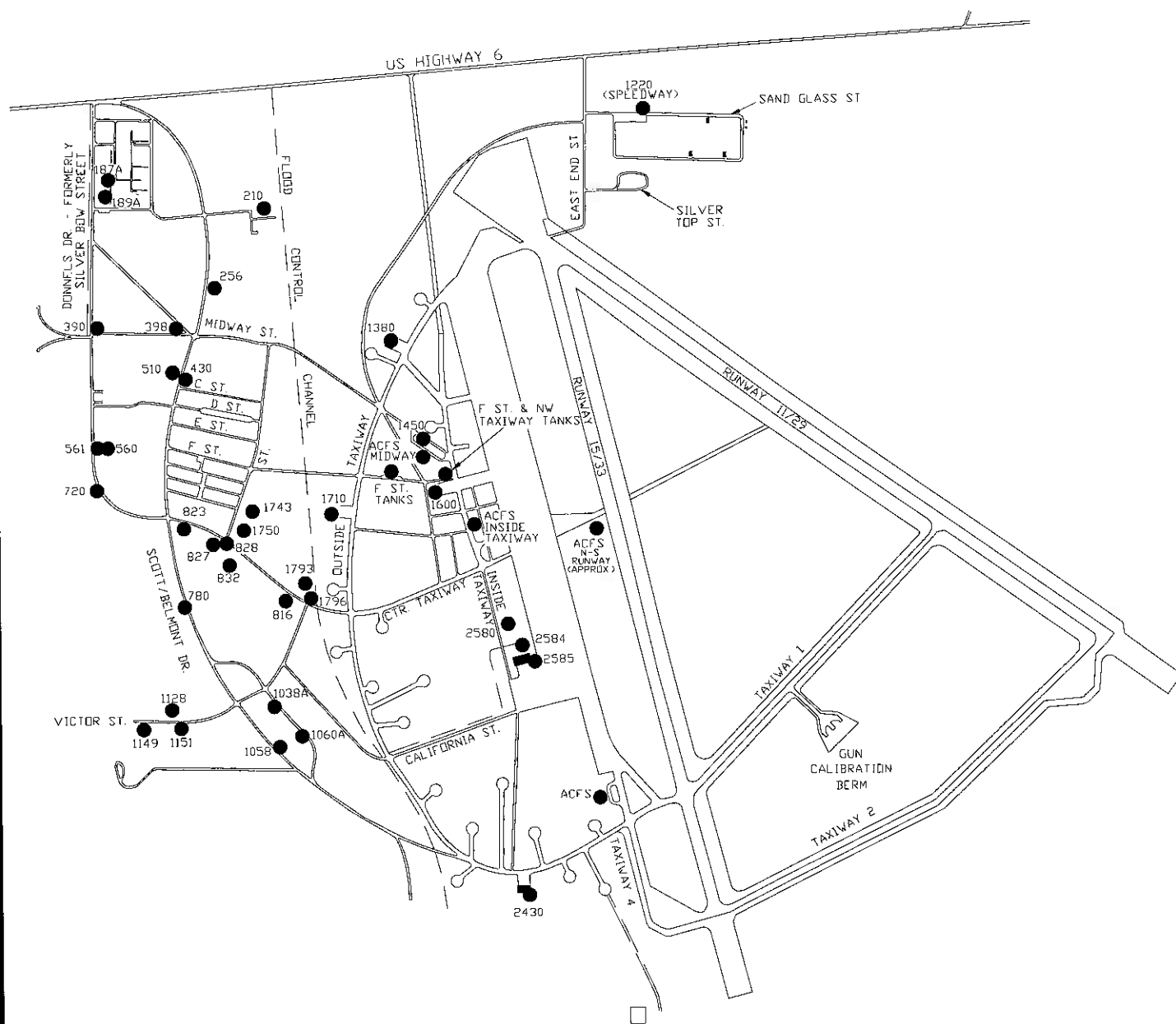
300983001

DATE

06/2002

FIGURE

7



SOURCE: US 4TH AIR FORCE BASE PLAN, 1945

Ninyo & Moore

PETROLEUM TANKS & DISTRIBUTION SYSTEMS

TONOPAH AIRPORT
TONOPAH, NEVADA

PROJECT NO.

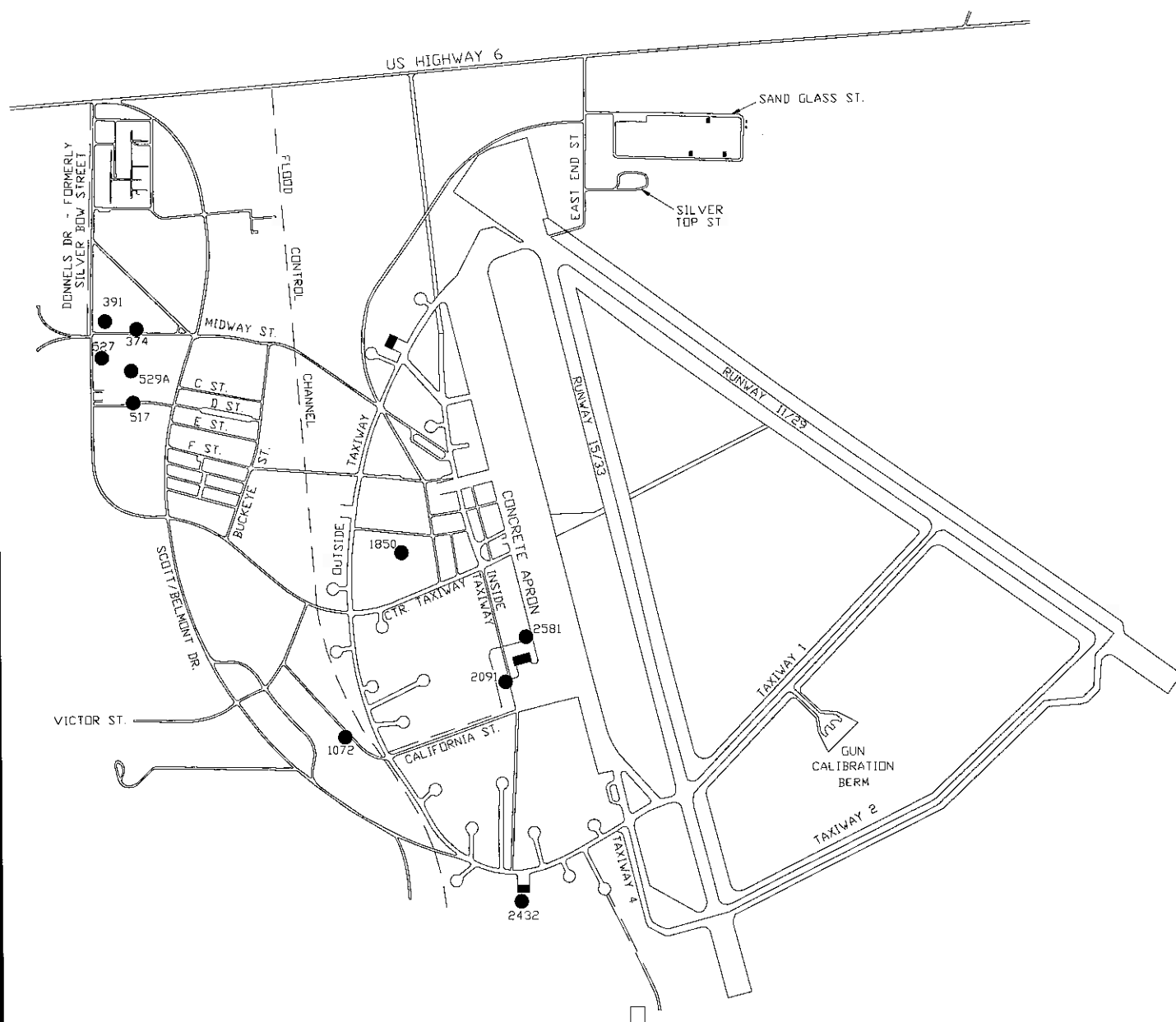
300983001

DATE

06/2002

FIGURE

8



SOURCE: US 4TH AIR FORCE BASE PLAN, 1945

Ninyo & Moore

**FORMER TAAF PAINT, OIL, & DOPE
STORAGE AREAS**

**TONOPAH AIRPORT
TONOPAH, NEVADA**

PROJECT NO.

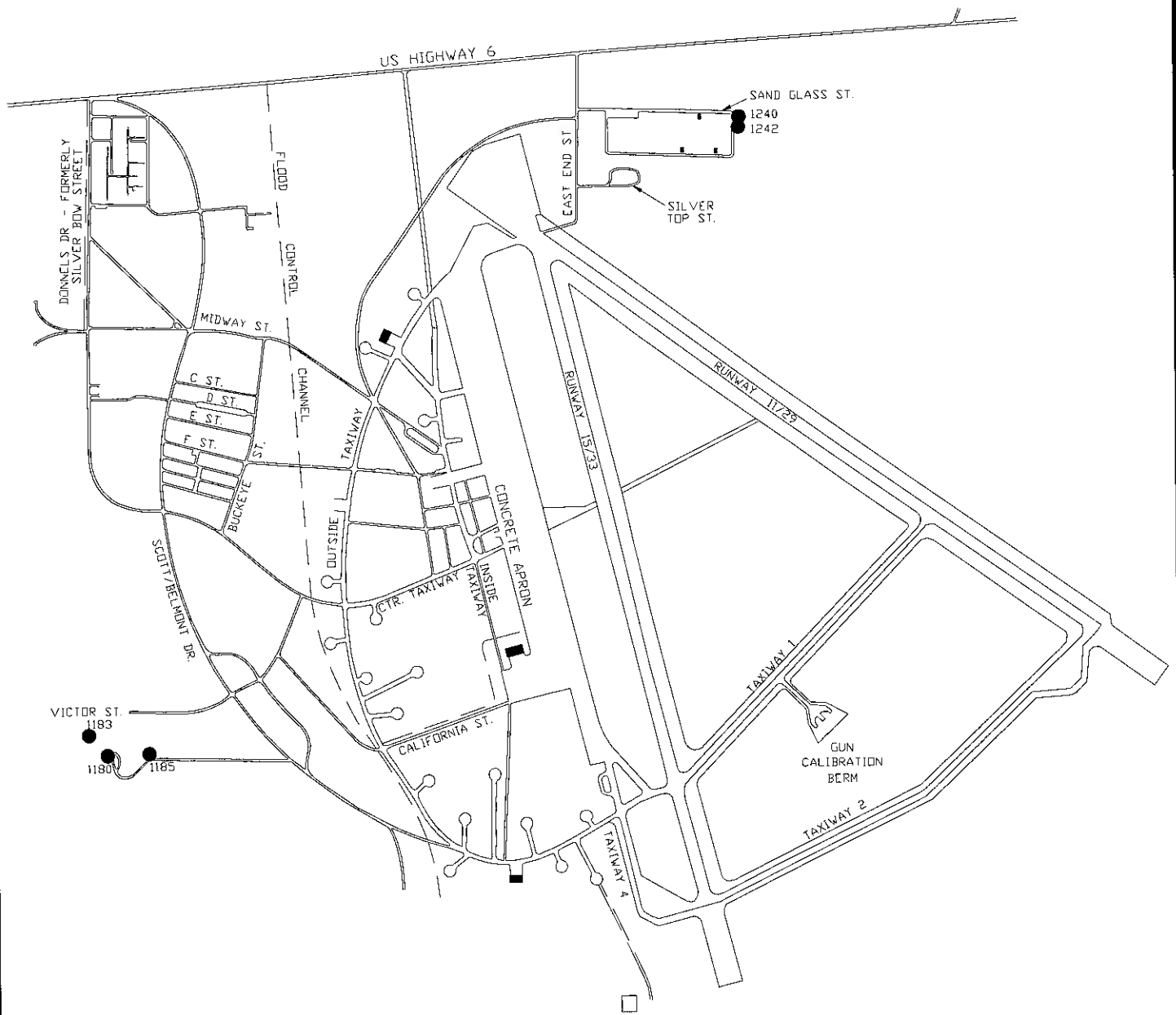
300983001

DATE

06/2002

FIGURE

9



SOURCE: US 4TH AIR FORCE BASE PLAN, 1945

Ninyo & Moore

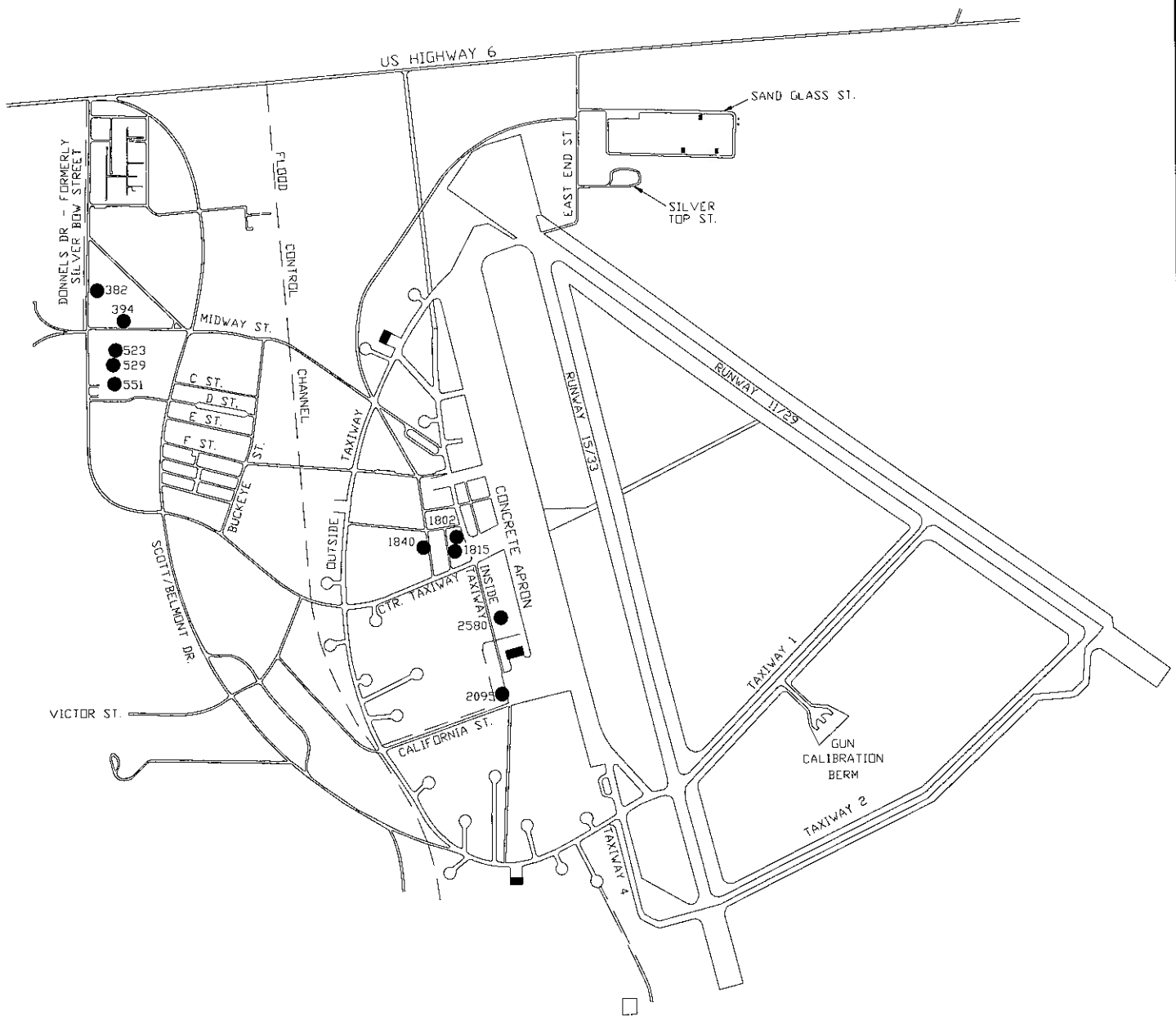
**FORMER TAAF CHEMICAL WARFARE
OPERATIONS & MATERIALS STORAGE AREAS**

**TONOPAH AIRPORT
TONOPAH, NEVADA**

PROJECT NO.
300983001

DATE
06/2002

FIGURE
10



SOURCE: US 4TH AIR FORCE BASE PLAN, 1945

Ninyo & Moore

**FORMER TAAF MAINTENANCE
OPERATIONS AREAS**

**TONOPAH AIRPORT
TONOPAH, NEVADA**

PROJECT NO.

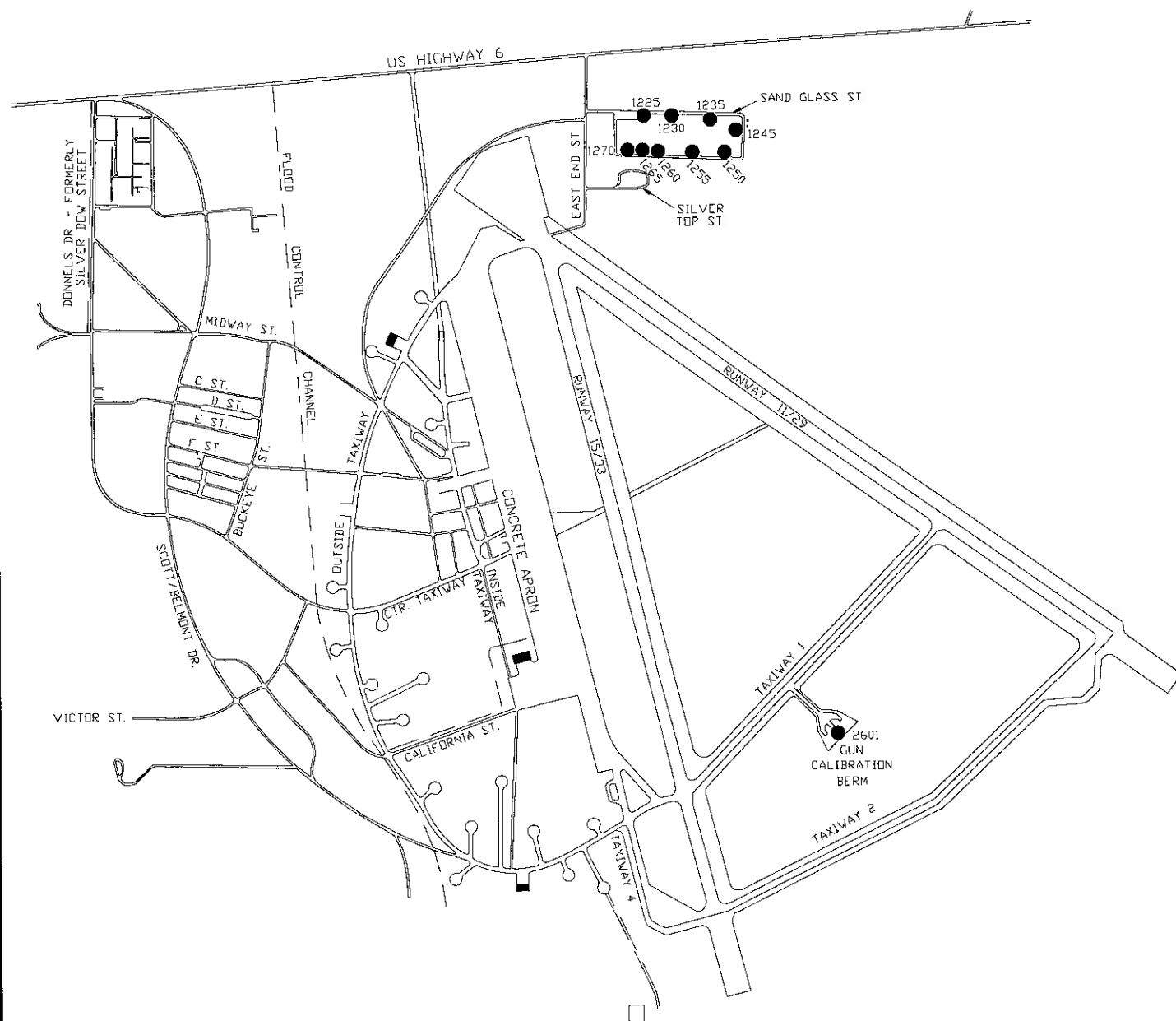
300983001

DATE

06/2002

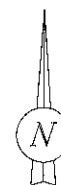
FIGURE

11



SOURCE: US 4TH AIR FORCE BASE PLAN, 1945

800 0 800 1600
SCALE APPROXIMATE FEET



Ningo & Moore

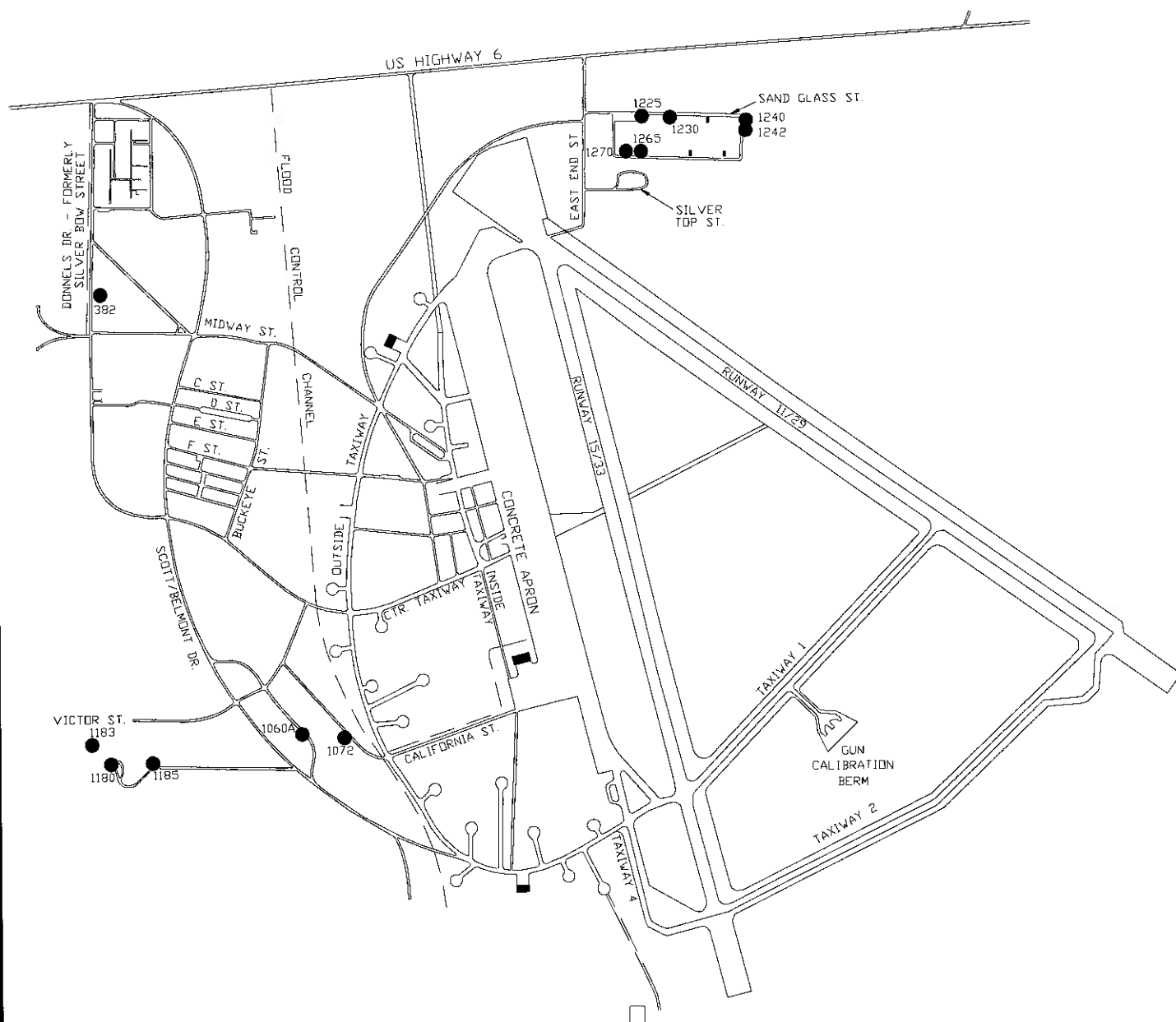
**FORMER TAAF ORDNANCE
OPERATIONS**

**TONOPAH AIRPORT
TONOPAH, NEVADA**

PROJECT NO.
300983001

DATE
06/2002

FIGURE
12



SOURCE: US 4TH AIR FORCE BASE PLAN, 1945

800 0 800 1600
SCALE APPROXIMATE FEET



Ninyo & Moore

**SUSPECT ACM LOCATION
MAP
(SITES REFERENCED BY USACE)**

**TONOPAH AIRPORT
TONOPAH, NEVADA**

PROJECT NO.
300983001

DATE
06/2002

FIGURE
13

APPENDIX B

LEGAL DESCRIPTION AND TITLE INFORMATION

ORIGINAL: R. Nicholson

RECEIVED DEC 11 2001



363 ERIE MAIN ST.
1-800-233-4999

P.O. BOX 1608
FAX 775-482-8935

TONOPAH, NV 89049
OFF 775-482-5047

A LICENSED AGENT FOR STEWART TITLE GUARANTY COMPANY

PRELIMINARY REPORT

November 13, 2001

NYE COUNTY
P.O. BOX 887
TONOPAH, NV 89049
Attention: BOB WICKENDEN

Your No.:
Our Order No.: 25023580 AP#: 156-76
Form of Policy Coverage Requested: REPORT ONLY

This Preliminary Report on Title is delivered and accepted upon the understanding that you have no personal knowledge or intimation of any defect, objection, lien or encumbrance affecting said premises other than those shown on succeeding pages hereof, and your failure to disclose any such personal knowledge or intimation shall render this Preliminary Report on Title and any policy issued based thereon, null and void as to such defect, objection, lien or encumbrance.

Nothing herein contained shall be construed as a guarantee against the consequences of the exercise and enforcement or attempted enforcement of governmental 'police power' over the property described herein.

This report (and any supplements or amendments thereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of October 10, 2001 at 7:30 a.m.

COW COUNTY TITLE CO. by


TOM R. ARNHART, Title Officer

The estate or interest in the land hereafter described or referred to covered by this Report is:
FEE

Title to said estate or interest at the date hereof is vested in:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The land referred to in this report is situated in the State of Nevada, County of Nye and is described as follows:

PARCEL 1

Lots 1 through 15 inclusive in Block A; Lots 1 through 43, inclusive in Block B; Lots 1 through 24 inclusive, in Block C; Lots 1 through 26, inclusive in Block D; Lots 1 through 33 inclusive in Block E of Tonopah Airport Estates according to the Official Map thereof filed in the Office of the County Recorder of Nye County, Nevada on January 4, 1982 as File No. 56004.

EXCEPTING THEREFROM all uranium, thorium, and all other materials determined pursuant to Section 5 (B) (1) of the Atomic Energy Act of 1946 (60 Stat. 761), to be peculiarly essential to the production of fissionable materials, contained in whatever concentration, in deposits in said lands, as reserved by the United States in Deed recorded August 3, 1949 in Book 28 of Deeds at page 266, Records of Nye County, Nevada;

Together with the right of the United States through its authorized agents or representatives at any time to enter upon the land and prospect for, mine, and remove the same, making just compensation for any damage or injury occasioned thereby.

ASSESSOR'S PARCEL NUMBER FOR 2001 - 2002: NUMEROUS

PARCEL 2

All that certain real property situate in Sections 1 and 12 of Township 2 North, Range 43 East, Section 6 and 7 of Township 2 North, Range 44 East, and Section 36, Township 3 North, Range 43 East, M.D.B.&M., Nye County, Nevada as shown on that certain Record of Survey filed on February 11, 1981, Document No. 37792, Official Records of Nye County, Nevada, and described as follows:

Beginning at the Southwest corner of said Section 36; thence along the West line of Section 36, North 00°31'00" East, 2,862.93 feet to the Southerly right-of-way line to U.S. Route 6;

Thence, along said Southerly right-of-way line with a line 1,000 feet Southwesterly and parallel with Tonopah Airport Runway 11/29;

Thence South 55°02'11" East, parallel to said runway, 978.48 feet to a 5/8 inch rebar at the Easterly line of an unnamed road;

Thence South 05°26'45" East, along said Easterly line of said unnamed road, 2,542.94 feet to a 5/8 inch rebar on the Northeasterly right-of-way line on Midway Street;

LEGAL DESCRIPTION - continued
Order No.: 25023580

Thence South 57°41'32" East, along the Northeasterly right-of-way line of Midway Street 1,303.11 feet to a 5/8 inch rebar at the Southeasterly edge of Tonopah Airport taxiway;

Thence North 22°36'59" East, along the Southeasterly edge of Tonopah Airport taxiway, 773.57 feet to a 5/8 inch rebar at the Southwesterly edge of an adjoining Tonopah Airport taxiway;

Thence South 33°19'02" East, along the Southwesterly edge of said adjoining Tonopah Airport taxiway 913.48 feet to a 5/8 inch rebar on the Easterly line of the Tonopah Airport access road and the beginning of a curve to the left, concave to the East, having a radius of 9,800 feet and through which point a radial line bears South 80°49'47" West;

Thence along said curve to the left and the Easterly line of said Tonopah Airport access road, through a central angle of 11°14'18", an arc distance of 1,922.22 feet to a 5/8 inch rebar at the intersection of said Tonopah Airport access road and the Southerly line of a taxiway running Easterly and Westerly;

Thence South 16°27'22" West, 124.37 feet to a 5/8 inch rebar on the Easterly line of said Tonopah Airport access road;

Thence South 15°08'35" East, along the Easterly line of said Tonopah Airport access road, 641.27 feet to a 5/8 inch rebar;

Thence North 74°51'21" East, 391.43 feet to a 5/8 inch rebar on the Westerly edge of the Tonopah Airport parking apron;

Thence South 15°12'39" East, along the Westerly edge of said Tonopah Airport parking apron, 2,893.64 feet to a 5/8 inch rebar on the Northerly edge of a Tonopah Airport taxiway;

Thence South 1,779.89 feet to the East-West centerline of said Section 7, Township 2 North, Range 44 East;

Thence North 88°08'38" West, along said East-West centerline, 1,027.20 feet to the East Quarter corner of said Section 12, Township 2 North, Range 43 East;

Thence South 89°29'03" West, along the East-West centerline of said Section 12, a distance of 2,533.33 feet to the center of said Section 12;

Thence North 01°04'26" West, along the North-South centerline of said Section 12, a distance of 2,655.65 feet to the North Quarter corner of said Section 12;

LEGAL DESCRIPTION - continued
Order No.: 25023580

Thence South 88°33'05" West, along the North line of Section 12, a distance of 2,605.17 feet to the corner common to Sections 1, 2, 11, and 12 of Township 2 North, Range 43 East;

Thence North 01°07'48" West, along the West line of said Section 1, Township 2 North, Range 43 East, 5,297.44 feet to the Northwest corner of said Section 1 and the Southwest corner of said Section 36, Township 3 North, Range 43 East, and the point of beginning;

EXCEPTING THEREFROM all uranium, thorium, and all other materials determined pursuant to Section 5 (B) (1) of the Atomic Energy Act of 1946 (60 Stat. 761), to be peculiarly essential to the production of fissionable materials, contained in whatever concentration, in deposits in said lands, as reserved by the United States in Deed recorded August 3, 1949 in Book 28 of Deeds at page 266, Records of Nye County, Nevada;

Together with the right of the United States through its authorized agents or representatives at any time to enter upon the land and prospect for, mine, and remove the same, making just compensation for any damage or injury occasioned thereby.

EXCEPTING THEREFROM those certain parcels of land more particularly described as follows:

(1) NEVADA REFINING COMPANY

All that certain parcel of land situate within Section 1, Township 2 North, Range 43 East, M.D.B.&M., Tonopah Airport, County of Nye, State of Nevada, more particularly described as follows:

Commencing at the Southeast Corner of said Section 1; thence North 44°38'55" West, 2,682.40 feet, more or less, to the true point of beginning; being the intersection of the Easterly line of the outside taxiway with the Northerly line of the center taxiway;

Thence along said Easterly line 2,473.00 feet more or less, along the arc of a curve to the right, having a central angle of 22°29'30" and a radius of 6,300 feet, more or less, whose chord bears North 07°13'27" East 2,457.28 feet to the Southerly line of Midway Street;

(continued)

LEGAL DESCRIPTION - continued
Order No.: 25023580

Thence along said Southerly line South $53^{\circ}57'54''$ East, 1,039.31 feet to the Westerly line of the old inside taxiway, being on a curve to the left, the tangent to which bears South $12^{\circ}36'16''$ East;

Thence along the Westerly line of the old inside taxiway and along said curve, having a radius of 9,895.00 feet, through a central angle of $07^{\circ}21'49''$ an arc distance of 1,271.68 feet to the Northerly line of center taxiway;

Thence along said Northerly line South $63^{\circ}42'15''$ West, 1,070.58 feet to the beginning of a curve to the right, having a radius of 1,280.00 feet;

Thence along said curve through a central angle of $25^{\circ}21'21''$, an arc distance of 566.45 feet to the true point of beginning;

(2) JAMES PRUDDEN

All that certain parcel of land situate within the Northwest Quarter of Section 7, Township 2 North, Range 44 East, M.D.B.&M., Tonopah Airport, County of Nye, State of Nevada, being more particularly described as follows:

Commencing at the Northwest corner of said Section 7; thence South $03^{\circ}47'02''$ East, 1,283.25 feet to a $5/8$ inch rebar on the Southerly line of the outside taxiway, being the true point of beginning;

Thence North $81^{\circ}59'16''$ East, along said Southerly line 282.12 feet to a $5/8$ inch rebar;

Thence South $15^{\circ}02'04''$ East, 345.51 feet to a $5/8$ inch rebar;

Thence South $74^{\circ}57'56''$ West, 280.00 feet to a $5/8$ inch rebar at the Southerly line of said outside taxiway;

Thence along said taxiway North $15^{\circ}02'04''$ West, 380.00 feet to the true point of beginning.

(3) TONOPAH SAND AND GRAVEL, INCORPORATED

All that certain parcel of land situate within the Northwest one quarter of Section 7, Township 2 North, Range 44 East, and the Northeast one quarter of Section 12, Township 2 North, Range 43 East, M.D.B.&M., Tonopah Airport, County of Nye, State of Nevada, being more particularly described as follows:

LEGAL DESCRIPTION - continued
Order No.: 25023580

Beginning at the East one quarter corner of said Section 12; thence along the East-West centerline of said Section 12, South 89°29'03" West, 163.95 feet to a 5/8 inch rebar;

Thence North 15°02'04" West, 1,672.13 feet to a 5/8 inch rebar on the Southerly line of the outside taxiway;

Thence along said Southerly line South 73°49'03" East, 673.45 feet to a 5/8 inch rebar at the intersection of the outside taxiway and the road to the sewer treatment facility;

Thence South 15°02'04" East, 1,490.88 feet to the East-West centerline of said Section 7;

Thence along said line North 88°08'38" West, 436.04 feet to the quarter corner common to said Sections 7 and 12, the true point of beginning.

(4) ARTHUR T. YATES, JR. AND JUDITH A. YATES

All that certain parcel of land situate within the Southwest one quarter of Section 36, Township 3 North, Range 43 East, M.D.B.&M., Tonopah Airport, County of Nye, State of Nevada, being more particularly described as follows:

Commencing at the Southwest corner of Section 36; thence North 23°09'54" East, 185.56 feet to 5/8 inch rebar at the intersection of the Northerly line of Midway Street and the Easterly line of said North-South road, the true point of beginning;

Thence North 00°05'39" West, 1,022.59 feet to a 5/8 inch rebar at the intersection of the Easterly line of said North-South road and the Southwesterly line of West End Street;

Thence South 49°48'46" East, along the Southwesterly line of said West End Street 1,591.64 feet to a 5/8 inch rebar on the Northerly line of Midway Street;

Thence North 89°47'20" West, along said Northerly line 1,214.25 feet to the true point of beginning.

(5) RICHARD E. AND ANGELA C. BLAKEMORE

All that certain parcel of land situate within the Southwest one quarter of Section 6, Township 2 North, Range 44 East, and the Southeast one quarter of Section 1, Township 2 North, Range 43 East, M.D.B.&M., Tonopah Airport, County of Nye, State of Nevada, being more particularly described as follows:

LEGAL DESCRIPTION - continued
Order No.: 25023580

Commencing at the Southwest corner of said Section 6; thence North 12°43'53" East, 692.64 feet to a 5/8 inch rebar at the Easterly line of J. Street, the true point of beginning;

Thence North 15°02'05" West, 741.00 feet, along the Easterly line of J. Street to a 5/8 inch rebar on the center line of a ditch;

Thence along the centerline of said ditch, North 74°48'04" East, 393.64 feet to the Westerly edge of the Airport parking apron;

Thence along said Westerly edge, South 15°12'39" East, 744.63 feet;

Thence South 75°19'33" West, 395.93 feet to the true point of beginning.

(6) All that certain land lying within the exterior boundaries of the Tonopah Airport Estates according to the Official Map recorded in the Office of the County Recorder of Nye County, Nevada, on January 5, 1982, as File No. 56004.

PLEASE NOTE: SCOTT WALKER - BOUDWIN received:

THE INTEREST OR RIGHTS TO LEASE THE FOLLOWING DESCRIBED PARCEL OF LAND AS GRANTED BY THAT CERTAIN PROVISION CONTAINED IN THAT CERTAIN AMENDMENT TO LEASE AGREEMENT RECORDED APRIL 1, 1982 IN BOOK 339, OF OFFICIAL RECORDS, PAGE 77 AS FILE NO. 59600, NYE COUNTY, NEVADA RECORDS, WHICH READS AS FOLLOWS: EACH OF EXCEPTIONS 1 THROUGH 5 ARE TO BECOME A PART OF THE LEASE PREMISES UPON THE TERMINATION OF EACH OF THE EXISTING LEASES.

Parcel 3-A -- NEVADA REFINING COMPANY

All that certain parcel of land situate within Section 1, Township 2 North, Range 43 East, M.D.B.&M., Tonopah Airport, County of Nye, State of Nevada, more particularly described as follows:

Commencing at the Southeast corner of said Section 1; thence North 44°38'55" West, 2,682.40 feet, more or less, to the true point of beginning; being the intersection of the Easterly line of the outside taxiway with the Northerly line of the center taxiway;

(continued)

LEGAL DESCRIPTION - continued
Order No.: 25023580

Thence along said Easterly line 2,473.00 feet more or less, along the arc of a curve to the right, having a central angle of 22°29'30" and a radius of 6,300 feet, more or less, whose chord bears North 07°13'27" East, 2,457.28 feet to the Southerly line of Midway Street;

Thence along said Southerly line South 53°57'54" East, 1,039.31 feet to the Westerly line of the old inside taxiway, being on a curve to the left, the tangent to which bears South 12°36'16" East;

Thence along the Westerly line of the old inside taxiway and along said curve, having a radius of 9,895.00 feet, through a central angle of 07°21'49" an arc distance of 1,271.68 feet to the Northerly line of center taxiway;

Thence along said Northerly line South 63°42'15" West, 1,070.58 feet to the beginning of a curve to the right, having a radius of 1,280.00 feet;

Thence along said curve through a central angle of 25°21'21", an arc distance of 566.45 feet to the true point of beginning.

Parcel 3-B -- JAMES PRUDDEN

All that certain parcel of land situate within the Northwest Quarter of Section 7, Township 2 North, Range 44 East, M.D.B.&M., Tonopah Airport, County of Nye, State of Nevada, being more particularly described as follows:

Commencing at the Northwest corner of said Section 7; thence South 03°47'02" East, 1,283.25 feet to a 5/8 inch rebar on the Southerly line of the outside taxiway, being the true point of beginning;

Thence North 81°59'16" East, along said Southerly line 282.12 feet to a 5/8 inch rebar;

Thence South 15°02'04" East, 345.51 feet to a 5/8 inch rebar;

Thence South 74°57'56" West 280.00 feet to 5/8 inch rebar at the Southerly line of said outside taxiway;

Thence along said taxiway North 15°02'04" West, 380.00 feet to the true point of beginning.

Parcel 3-C -- TONOPAH SAND AND GRAVEL, INCORPORATED

LEGAL DESCRIPTION - continued
Order No.: 25023580

All that certain parcel of land situate within the Northwest one quarter of Section 7, Township 2 North, Range 44 East, and the Northeast one quarter of Section 12, Township 2 North, Range 43 East, M.D.B.&M., Tonopah Airport, County of Nye, State of Nevada, being more particularly described as follows:

Beginning at the East one quarter corner of said Section 12; thence along the East-West centerline of said Section 12, South 89°29'03" West, 163.95 feet to a 5/8 inch rebar;

Thence North 15°02'04" West, 1,672.13 feet to a 5/8 inch rebar on the Southerly line of the outside taxiway;

Thence along said Southerly line South 73°49'03" East, 673.45 feet to a 5/8 inch rebar at the intersection of the outside taxiway and the road to the sewer treatment facility;

Thence South 15°02'04" East, 1,490.88 feet to the East-West centerline of said Section 7;

Thence along said line North 88°08'38" West, 436.04 feet to the quarter corner common to said Section 7 and 12, the true point of beginning.

Parcel 3-D -- ARTHUR T. YATES, JR. AND JUDITH A. YATES

All that certain parcel of land situate within the Southwest one quarter of Section 36, Township 3 North, Range 43 East, M.D.B.&M., Tonopah Airport, County of Nye, State of Nevada, being more particularly described as follows:

Commencing at the Southwest corner of Section 36; thence North 23°09'54" East, 185.56 feet to a 5/8 inch rebar at the intersection of the Northerly line of Midway Street and the Easterly line of said North-South road, the true point of beginning;

Thence North 00°05'39" West, 1,022.59 feet to a 5/8 inch rebar at the intersection of the Easterly line of said North-South road and the Southwesterly line of West End Street;

Thence South 49°48'46" East, along the Southwesterly line of said West End Street 1,591.64 feet to a 5/8 inch rebar on the Northerly line of Midway Street;

Thence North 89°47'20" West, along said Northerly line 1,214.25 feet to the true point of beginning.

LEGAL DESCRIPTION - continued
Order No.: 25023580

Parcel 3-E -- RICHARD E. AND ANGELA C. BLAKEMORE

All that certain parcel of land situate within the Southwest one quarter of Section 6, Township 2 North, Range 44 East, and the Southeast quarter of Section 1, Township 2 North, Range 43 East, M.D.B.&M., Tonopah Airport, County of Nye, State of Nevada, being more particularly described as follows:

Commencing at the Southwest corner of said Section 6; thence North $12^{\circ}43'53''$ East, 692.64 feet to a $5/8$ inch rebar at the Easterly line of J. Street, the true point of beginning;

Thence North $15^{\circ}02'05''$ West, 741.00 feet, along the Easterly line of J. Street to a $5/8$ inch rebar on the center line of a ditch;

Thence along the centerline of said ditch, North $74^{\circ}48'04''$ East, 393.64 feet to the Westerly edge of the Airport parking apron;

Thence along said Westerly edge, South $15^{\circ}12'39''$ East, 744.63 feet;

Thence South $75^{\circ}19'33''$ West, 395.93 feet to the true point of beginning.

ASSESSOR'S PARCEL NUMBER FOR 2001 - 2002: 156-76

EXHIBIT "A"

ORDER NO. 25023580

THE COUNTY OF NYE, a political subdivision of the State of Nevada, as to the Fee and SCOTT-WALKER BOUDWIN, INC., a Nevada Corporation, as to a LEASEHOLD interest.

The Lessee's interest is subject to Item No. 1 of the herein report.

Raymond F. Gallagher and Madonna I. Gallagher, Husband and Wife, as to a Leasehold interest in Lot 21, Block B of Parcel 1

Donald Lee Martin and Louise Marie Martin, Husband and Wife as Joint Tenants as to a Leasehold interest in and to Lot 1 Block A of Parcel 1

At the date hereof exception to coverage in addition to the printed exceptions and exclusions in said policy form would be as follows:

1. The Lessee's title to said land was conveyed to RENA BAILEY, COUNTY TREASURER, IN TRUST by virtue of the Nye County Tax Deed recorded May 12, 1992 as Document No. 308442 of Official Records, Nye County, Nevada records. Upon the payment of the delinquent taxes the Nye County Treasurer will reconvey the subject property to the last known record owner.
Please contact the Nye County Treasurer for the exact amount to redeem said property. (Phone 482-8149).
Affects the leasehold interest in and to the Tonopah Airport Estates Subdivision.
2. Taxes for the fiscal year July 1, 1998 to June 30, 1999 including any district assessments collected therewith, are delinquent.
APN: 156-76
Total to pay taxes in full: \$1,090.05
3. Taxes for the fiscal year July 1, 1999 to June 30, 2000 including any district assessments collected therewith, are delinquent.
APN: 156-76
Total to pay taxes in full: \$500.56
4. Taxes for the fiscal year July 1, 2000 to June 30, 2001 including any district assessments collected therewith, are delinquent.
APN: 156-76
Total to pay taxes in full: \$453.14
5. Taxes for the fiscal year July 1, 2001 to June 30, 2002 including any district assessments collected therewith.
AP# 156-76
1st Installment: \$108.47 August 20, 2001 DELINQUENT
2nd Installment: \$ 90.24 October 1, 2001 NOW DUE
3rd Installment: \$ 90.24 January 7, 2002 NOT YET DUE
4th Installment: \$ 90.24 March 4, 2002 NOT YET DUE
TOTAL TAXES: \$379.19
The First Quarter Installment is delinquent and a penalty has been assessed in the amount of \$4.34.
6. Taxes for the fiscal year July 1, 2001 to June 30, 2002 including any district assessments collected therewith.
AP# 12-722-21
1st Installment: \$303.89 August 20, 2001 PAID
2nd Installment: \$285.60 October 1, 2001 PAID
3rd Installment: \$285.60 January 7, 2002 NOT YET DUE
4th Installment: \$285.60 March 4, 2002 NOT YET DUE
TOTAL TAXES: \$1,160.69
7. A lien for supplemental taxes as might be assessed and collected by the County Assessor on the personal property Tax Roll in the event improvements have been commenced or completed within the past year, in accordance with Nevada Revised Statutes 361.260.

EXCEPTIONS - continued
Order No.: 25023580

8. Any portion of said lands within the lines of public roads as now established.
9. Existing rights in use or of record in favor of the public or third parties for highways, roads, railroads, pipelines, telephone, telegraph and electrical transmission lines, canals, laterals and drains.
10. An Easement for either or both pole lines, conduits, and incidental purposes as set forth in an instrument
Recorded: June 10, 1958 in Book 26 of Official Records, page 29 as Document No. 28884, Nye County, Nevada records
Over: Government Lot 7 of the Southwest Quarter (SW1/4) of Section 6, and Government Lots 1 and 2 of the Northwest Quarter (NW1/4) of Section 7, Township 2 North, Range 44 East, M.D.B.&M.; The center line of said right of way is described as follows:
Beginning on the South line of said Government Lot 2 of the Northwest Quarter (NW1/4) of Section 7, at a point 429.5 feet East of the Southwest corner thereof, and running thence North 0°33'30" East, a distance of 3,698 feet to a point in said Government Lot 7 of the Southwest Quarter (SW1/4) of Section 6
11. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
12. An Easement for either or both pole lines, conduits and incidental purposes as set forth in an instrument
Recorded: July 16, 1958 in Book 27 of Official Records, page 285 as Document No. 29577, Nye County, Nevada records
Over: Government Lot 7 of the Southwest Quarter (SW1/4) of Section 6, and Government Lots 1 and 2 of Northwest Quarter (NW1/4) of Section 7, Township 2 North, Range 44, M.D.B.&M.; The center line of said right of way easement is described as follows:
Beginning on the South line of said Government Lot 2 of the Northwest Quarter (NW1/4) of Section 7, at a point 429.5 feet East of the Southwest corner thereof, and running thence North 0°33'30" East, a distance of 3,698 feet to a point in said Government Lot 7 Southwest Quarter (SW1/4) of Section 6.

EXCEPTIONS - continued

Order No.: 25023580

13. Right of way in favor of the State of Nevada for Highway purposes.
Affects Portion of Section 36, Township 3 North, Range 43 East, and Portion of Section 31, Township 3 North, Range 44 East.
14. An Easement for either or both pole lines, conduits and incidental purposes as set forth in an instrument
Recorded: July 6, 1967 in Book 97, of Official Records, page 413 as Document No. 01524, Nye County, Nevada records
Over: A 10 foot strip of land within the Northeast Quarter (NE1/4) of Section 1, Township 2 North, Range 43 East, M.D.B.&M. and the South Half (S1/2) of Section 36, Township 3 North, Range 43 East, M.D.B.&M.
15. An Easement for either or both pole lines, conduits and incidental purposes as set forth in an instrument
Recorded: July 6, 1967 in Book 97 of Official Records, page 415 as Document No. 01525, Nye County, Nevada records
Over: A 10 foot strip of land within the Northeast Quarter (NE1/4) of Section 1, Township 2 North, Range 43 East, M.D.B.&M. and the Southeast Quarter (SE1/4) of Section 36, Township 3 North, Range 43 East, M.D.B.&M.
16. An Easement for either or both pole lines, conduits and incidental purposes as set forth in an instrument
Recorded: August 31, 1967 in Book 100 of Official Records, page 415 as Document No. 02689, Nye County, Nevada records
Over: A 10 foot strip of land within the Southwest Quarter (SW1/4) of Section 36, Township 3 North, Range 43 East, M.D.B.&M.
17. An Easement for either or both pole lines, conduits and incidental purposes as set forth in an instrument
Recorded: September 14, 1967 in Book 101 of Official Records, page 234 as Document No. 03078, Nye County, Nevada records
Over: A 10 foot strip of land within the Southwest Quarter (SW1/4) of Section 36, Township 3 North, Range 43 East, M.D.B.&M.

(continued)

EXCEPTIONS - continued
Order No.: 25023580

18. An Easement for either or both pole lines, conduits and incidental purposes as set forth in an instrument
Recorded: May 20, 1968 in Book 107 of Official Records, page 379 as Document No. 06613, Nye County, Nevada records
Over: A 10 foot strip of land within the Northeast Quarter (NE1/4) of Section 1, Township 2 North, Range 43 East, M.D.B.&M., and the Southeast Quarter (SE1/4) of Section 36, Township 3 North, Range 43 East, M.D.B.&M.
19. An Easement for either or both pole lines, conduits and incidental purposes as set forth in an instrument
Recorded: March 17, 1969 in Book 119 of Official Records, page 50 as Document No. 11412, Nye County, Nevada records.
Over: A 10 foot strip of land within Section 7, Township 2 North, Range 44 East, M.D.B.&M. and Section 12, Township 2 North, Range 43 East, M.D.B.&M.
20. An Easement for either or both pole lines, conduits and incidental purposes as set forth in an instrument
Recorded: March 17, 1969 in Book 119 of Official Records, page 53 as Document No. 11413, Nye County, Nevada records
Over: A 10 foot strip of land within Section 36, Township 3 North, Range 43 East, M.D.B.&M.
21. An Easement for either or both pole lines, conduits and incidental purposes as set forth in an instrument
Recorded: March 17, 1969 in Book 119 of Official Records, page 55 as Document No. 11414, Nye County, Nevada records
Over: A 10 foot strip of land within Section 36, Township 3 North, Range 43 East, M.D.B.&M.
22. The effect, if any, caused from a Deed of Trust to secure an indebtedness of \$55,000.00, recorded May 15, 1978 in Book 218 of Official Records, page 197 as File No. 66996, Nye County, Nevada records.
Dated: May 11, 1978
Trustor: RICHARD E. BLAKEMORE and ANGELA C. BLAKEMORE
Trustee: TITLE INSURANCE & TRUST COMPANY
Beneficiary: VALLEY BANK OF NEVADA, a Nevada Corporation

(continued)

EXCEPTIONS - continued
Order No.: 25023580

(No. 22 Cont.)

The legal description of the above Deed of Trust was shown as a Certificate of Appropriation of Water recorded in Book 164 of Official Records, page 203 Nye County, Nevada records.
AFFECTS PARCEL 3-E

23. Limitations, covenants, conditions, restrictions, reservations, easements, exceptions, terms, assessments, liens, and charges in an instrument recorded June 29, 1979 in Book 245, page 195 of Official Records, Nye County, Nevada, as File No. 07108, and in that certain corrected Deed of Release recorded July 19, 1984 in Book 452 of Official Records, page 206, File No. 119404, Nye County, Nevada records.

24. A Lease dated January 24, 1980, executed by THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF NYE, STATE OF NEVADA, as Lessor, and by SCOTT-WALKER BOUDWIN, a joint venture consisting of SCOTT TOWER, INC., a Nevada Corporation, and WALKER-BOUDWIN DEVELOPMENT CO., a Nevada Corporation, as Lessee, recorded January 25, 1980 in Book 262, page 213 of Official Records, Nye County, Nevada as File No. 17157, reference being made to the record thereof for full particulars.

The interest of the Lessees was assigned to SCOTT-WALKER BOUDWIN, INC., a Nevada Corporation, by Assignments recorded October 29, 1981 in Book 326 of Official Records, page 218 and 219, File No. 52849 and 52850, Nye County, Records.

Said Lease was amended to clarify the legal description as evidenced by that certain Amendment recorded April 1, 1982 in Book 339, page 77 of Official Records as File No. 59600, Nye County, Nevada records.

Said Lease was amended to add provisions, covenants, restrictions, etc., more particularly set forth in that certain Memorandum recorded February 16, 1988 in Book 617, page 44 of Official Records as File No. 202647, Nye County, Nevada records, and re-recorded July 5, 1989 as Document No. 238262 Nye County, Nevada records.

Terms, conditions, restrictions, limitations, and reversionary provisions and reservations as set forth in the Lease and Amendments set forth in the item shown immediately above.

A document entitled "Resolution" dated May 4, 1982, executed by the BOARD OF THE NYE COUNTY COMMISSIONERS, recorded December 2, 1988, in Book 644 of Official Records, page 200, File No. 224462, Nye County, Nevada records, wherein the following is established:

(continued)

EXCEPTIONS - continued
Order No.: 25023580

(No. 24 Cont.)

The interest of Lessee in that certain lease shown above was partially assigned to DONALD LEE MARTIN and LOUISE MARIE MARTIN, Husband and Wife as Joint Tenants by an Assignment recorded December 6, 1988 in Book 664 of Official Records, page 333 as File No. 224581, Nye County, Nevada Records. Said being subject to all terms, covenants, and provisions contained therein.

Affects Lot 1 Block A

The interest of Lessee in that certain lease shown above was partially assigned to RAYMOND F. GALLAGHER and MADONNA I. GALLAGHER, Husband and Wife by an assignment recorded October 30, 1989 as File No. 247420, Nye County, Nevada Records. Said being subject to all terms, covenants, and provisions contained therein.

Affects Lot 21 Block B

In accordance with the above master lease, a schedule of Monthly Lot Assessments were adopted to become effective in the event of any default of said Master Lease. These assessments would result from any and all partial assignments of said lease to individuals and shall be payable to Nye County, Nevada.

25. Terms, conditions, restrictions, limitations, and reversionary provisions and reservations as set forth in the Lease and Amendments set forth in the item shown immediately above.
26. Matters, if any, affecting the subject property as might be shown on that certain Record of Survey recorded February 11, 1981, as File No. 37792, Nye County, Nevada records.
27. Covenants, provisions, and easements contained in an instrument entitled "SUBDIVISION AGREEMENT" between PARGAS OF TONOPAH, INC., a Nevada Corporation, and SCOTT-WALKER BOUDWIN, INC., recorded September 11, 1981 in Book 322 of Official Records, page 159, File No. 50847, Nye County, Nevada records.

(continued)

EXCEPTIONS - continued
Order No.: 25023580

28. The effect, if any, caused from a financing statement from UCC-1 recorded October 19, 1981 in Book 325 of Official Records, page 184 as Document No. 52385, Nye County, Nevada records.
Debtor: BLAKEMORE, RICHARD E. and/or ANGELA C.
Secured Party: VALLEY BANK OF NEVADA
Amount: \$55,000.00
Secured Property: Airplane Hanger No. T-2585 located at the Tonopah Airport near Tonopah, Nevada. Said hanger approximates 23,680 square feet, has rounded roof and the exterior walls of said hanger are faced with redwood. Also, any additions, replacements, substitutions and accessions thereto or therefore.

AFFECTS PARCEL 3-E

29. Easements, rights of way, and incidentals thereto, as granted on the subdivision Map for Tonopah Airport Estates recorded January 5, 1982 under Document No. 56004, Nye County, Nevada records.
30. An Easement as set forth in an instrument recorded February 16, 1982 in Book 334, of Official Records, page 421, Nye County, Nevada, as Document No. 57502.
For: Telephone and cable television utilities.
31. Covenants, conditions, and restrictions in an instrument recorded April 1, 1982 in Book 339, of Official Records, page 86, Nye County, Nevada, as Document No. 59602, Nye County, Nevada records.
32. LEASE AGREEMENT dated September 1, 1980, by and between the BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF NYE, STATE OF NEVADA, as Lessor and RICHARD E. BLAKEMORE and ANGELA C. BLAKEMORE, husband and wife as Joint Tenants, as Lessees, for the period and upon the terms, conditions and covenants therein contained, recorded August 10, 1983 in Book 393 of Official Records, page 317, Nye County, Nevada records, reference being made to the record thereof for full particulars.

The Lessee's interest under said Lease has been assigned to SCOTT-WALKER BOUDWIN, INC. by mesne assignments, the last of which recorded August 10, 1983 in Book 393 of Official Records, page 315 as Document No. 87907, Nye County, Nevada records, reference being hereby made to the record thereof for full particulars.

AFFECTS PARCEL 3-E

(continued)

EXCEPTIONS - continued
Order No.: 25023580

33. A Lease dated June 1, 1983, executed by SCOTT-WALKER BOUDWIN, INC., a Nevada Corporation as lessor, and by LAWRENCE and CHARLISS MCLEOD, as Lessee, for the period and upon the terms, conditions, and covenants therein contained, recorded October 21, 1983 in Book 408 of Official Records, page 273 as Document No. 095625, Nye County, Nevada records, reference being hereby made to the record thereof for full particulars.

Affects a portion of the lands of Nye County, described in Document No. 17157, Official Nye County Records, and shown on that certain map entitled "Exhibit A", with File No. 37792, Official Nye County Records, in Section 12, Township 2 North, Range 43 East, M.D.B.&M., and being more particularly described as follows:

Beginning at a point from which the Northeast corner of Section 12, bears North 44°39'05" East a distance of 1,402.56 feet, thence from said point of beginning South 0°27'08" West a distance of 200.00 feet, thence South 89°29'03" West a distance of 200.00 feet, thence North 0°27'08" East, 272.25 feet, thence South 70°32'42" East, a distance of 211.50 feet, to the point of beginning.

34. A Lease dated October 21, 1983, executed by SCOTT-WALKER BOUDWIN, INC., a Nevada Corporation, as Lessor, and by S & B SALES AND REPAIR, as Lessee, for the period and upon the terms, conditions, and covenants therein contained, recorded October 21, 1983 in Book 408 of Official Records, page 275 as Document No. 095626, Nye County, Nevada records, reference being hereby made to the record thereof for full particulars.

Affects a portion of the lands of Nye County described in Document No. 17157, Official Nye County Records, and shown on that certain map entitled "Exhibit A", with File No. 37792, Official Nye County Records, in Section 6, Township 2 North, Range 44 East, M.D.B.&M., and being more particularly described as follows:

Beginning at the Southwest corner of the parcel of land leased to RICHARD E. AND ANGELA C. BLAKEMORE from which the Southwest corner of Section 6 bears South 12°43'53" West, a distance of 692.64 feet, thence from said point of beginning along the Southerly line of Blakemore North 75°19'33" East, a distance of 398.00 feet (map distance, 395.93 feet) to the Southeast corner of the leased lands of Blakemore, thence South 15°07'01" East, a distance of 216.63 feet, thence South 74°11'58" West, a distance of 401.27 feet, thence North 14°17'12" West, a distance of 224.52 feet, to a point of beginning.

(continued)

EXCEPTIONS - continued
Order No.: 25023580

35. A Lease dated July 1, 1983, executed by SCOTT-WALKER BOUDWIN, INC., as Lessor, and by THUNDERBIRD TRADING COMPANY, as Lessee, for the period and upon the terms, conditions, and covenants therein contained, recorded October 28, 1983 in Book 410 of Official Records, page 10 as Document No. 096390, Nye County, Nevada records reference being hereby made to the record thereof for full particulars.
- The property affected by said lease is described as follows:
A portion of the lands of Nye County described in Document No. 17157, Official Nye County Records and shown on that certain map entitled "Record Survey for SCOTT-WALKER BOUDWIN" with File No. 37792, Official Nye County Records in Section 36, Township 3 North, Range 43 East, M.D.B.&M. and being more particularly described as follows:
- Beginning at a point on the Easterly line of a paved road from which the Southwest Corner of said Section 36 bears South 58°17'13" West a distance of 1,824.90 feet, thence from said point of beginning along the Easterly line of said road North 3°49'11" East a distance of 217.78 feet, thence South 87°25'22" East a distance of 218.00 feet, thence South 1°26'48" West a distance of 216.64 feet, thence North 87°42'32" West a distance of 227.00 feet to the point of beginning.
36. The unrecorded interest of MARK PETERSON dba DESERT FLYING SERVICE, INC., as Lessee under Lease Agreement dated October 21, 1984 as evidenced by a document entitled "Landlord's Waiver", recorded January 28, 1986 in Book 519, of Official Records, page 286 as Document No. 155231, Nye County, Nevada records.
- Said Document did not fully describe the property leased.
37. The Lien or interest of Valley Bank of Nevada Secured Party in that certain Security Agreement referred to in a document entitled "Landlord's Waiver" recorded January 28, 1986 in Book 519 of Official Records, page 286 as Document No. 155231, Nye County, Nevada records.
38. The effect, if any, caused from a Document entitled "Transfer of Interest; Release of Liability dated August 11, 1987 between SCOTT-WALKER BOUDWIN, INC., a Nevada Corporation and THE COUNTY OF NYE, STATE OF NEVADA, recorded August 10, 1987 in Book 589 of Official Records, page 194 as Document No. 188455 Nye County, Nevada records, wherein SCOTT-WALKER transferred Title to the WATER DISTRIBUTION SYSTEM AND SEWERS SYSTEM. Said being subject to all terms, conditions, and promises contained therein.

(continued)

EXCEPTIONS - continued
Order No.: 25023580

39. Resolution of the Board of Nye County Commissioners, dated May 4, 1982 recorded December 2, 1988 in Book 664 of Official Records, page 200, as Document No. 224462, wherein monthly assessment payments of future purchasers of partial lease assignments are stated.
40. Easements and right of way including incidental thereto as shown on the Record of Survey Map thereof recorded March 15, 1989 as File No. 231300, of Official Records, Nye County, Nevada records.

AFFECTS GOLF DRIVING RANGE

41. Easements and right of way including incidental thereto as shown on the Record of Survey Map thereof recorded March 15, 1990 as File No. 257267, of Official Records, Nye County, Nevada records.
42. Terms, provisions, covenants and conditions contained in a Lease dated July 1, 1979, executed by THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF NYE, STATE OF NEVADA, as lessor, and by NEVADA REFINING COMPANY, a Nevada Corporation, as Lessee, for the period and upon the terms, conditions, and covenants therein contained, recorded March 9, 1990 as Document No. 256723 of Official Records, Nye County, Nevada Records, reference being hereby made to the record thereof for full particulars.

Including any and all amendments, modifications, and addendums thereto.

NOTE: The lessee's interest under said lease has been assigned to FORELAND ASSET CORPORATION by mesne assignments, the last of which recorded August 19, 1998 as File No. 451195, Nye County, Nevada Records reference being hereby made to the record thereof for full particulars.

NOTE: The following matters affect the lessee's interest in said land.

A Deed of Trust to secure an indebtedness of \$100,000,000.00, recorded August 19, 1998 as File No. 451196, Nye County, Nevada records.

Dated: August 10, 1998

Trustor: FORELAND CORPORATION, FORELAND REFINING CORPORATION, and FORELAND ASSET CORPORATION

Trustee: FIRST AMERICAN TITLE COMPANY OF NEVADA

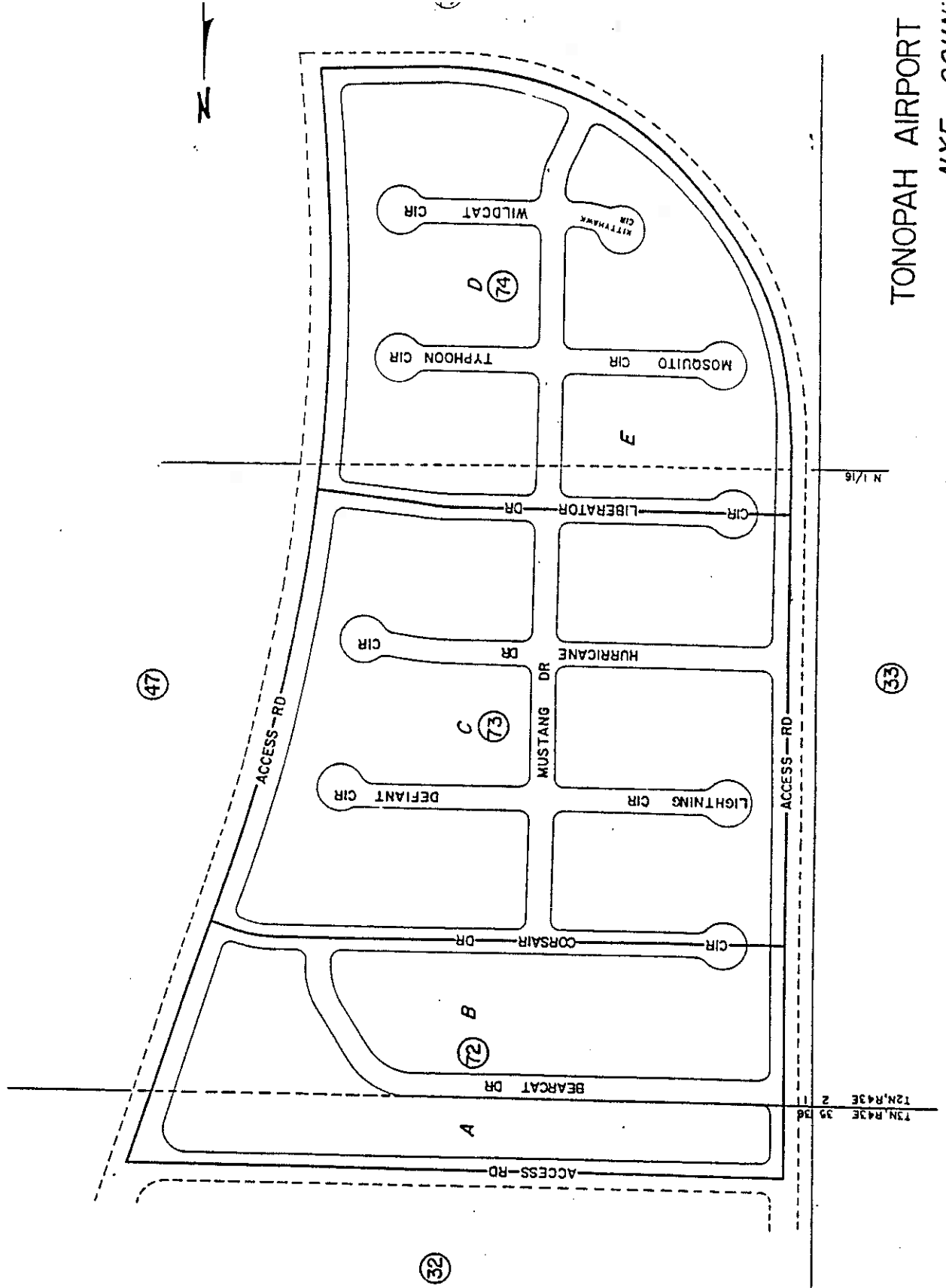
Beneficiary: ENERGY INCOME FUND, L.P.

(continued)

EXCEPTIONS - continued
Order No.: 25023580

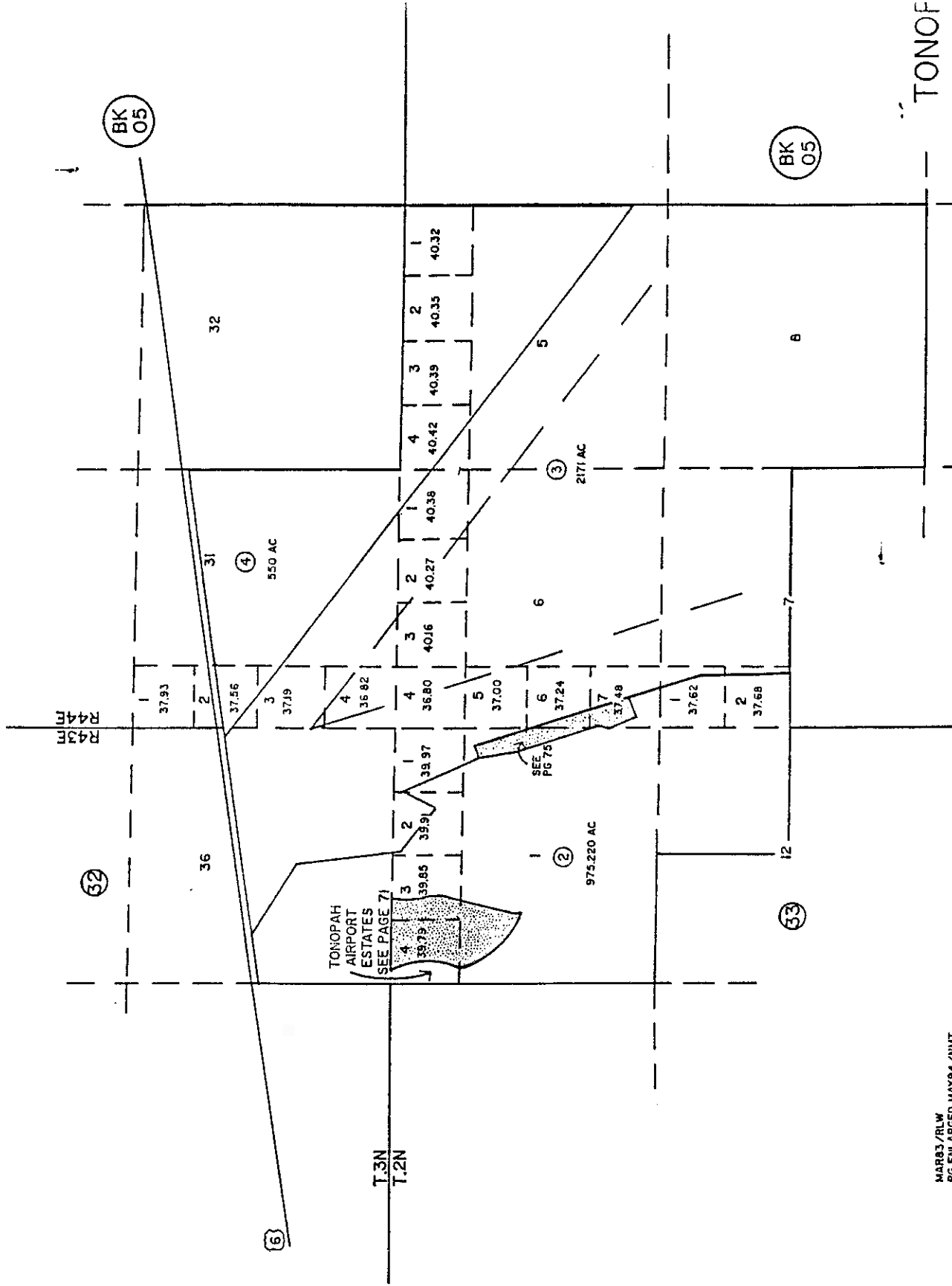
46. An unrecorded Lease dated October 5, 1999, executed by County of Nye, State of Nevada , as Lessors, and Alfred Pereira, as Lessee, upon the terms, covenants, and conditions therein provided as disclosed by a copy deposited with this Company. **Affects Airport Hangar located at the Tonopah Aeronautics Park, File Map No. 257267 Parcel "C" and File Map No. 352633 Parcel "4" (APN No. 12-751-04)**
47. Rights, title and/or interest in favor of third parties including any parties in possession of said land. Please forward copies of any and all agreements in favor of said parties for review.
48. Any easement or right-of-way not of record.
49. Any right of others to own, use, or possess the surface of said land pursuant to unrecorded permits, licenses, leases, or agreements of any type.
50. Any fact which would be disclosed by an on-site inspection and correct survey of said land.
51. Water rights, claims or title to water, whether or not shown by the public records.
52. Enclosed herewith is our statement of charges for this report. Any reference herein for a policy of title insurance is hereby cancelled.

T3N,R43E POR. SEC. 36
T2N,R43E POR. SEC. 1



TONOPAH AIRPORT
 NYE COUNTY

POR. T2N & T3N
 POR. R43E & R44E



MAR83/RLW
 PG ENLARGED MAY94/NMT
 NYE CO. ASSESSOR

TONOPAH
 NYE

NOTE: This plat is a
 does not represent
 assumed no to the

File No. 5008
United States of America
to
County of Nye, State of Nevada
Tonopah Army Air Base
(W-Nev-10)

CORRECTED QUITCLAIM DEED

THIS INDENTURE, made this 17th day of November, 1949, between the UNITED STATES OF AMERICA, acting by and through the General Services Administrator, under and pursuant to the powers and authority contained in the provisions of the Federal Property and Administrative Services Act of 1949, and the Surplus Property Act of 1944, as amended thereby, and regulations and orders promulgated thereunder, party of the first part, and the COUNTY OF NYE, State of Nevada, party of the second part;

WITNESSETH THAT:

WHEREAS party of the first part executed to party of the second part, for a valuable consideration, a Quitclaim Deed in and to two parcels of land, together with certain buildings, structures, improvements and equipment, situated in Nye County, State of Nevada, and by said Quitclaim Deed granted and assigned the leasehold interest of the party of the first part in and to a certain tract of land situated in the County of Nye, State of Nevada, and said Quitclaim Deed was dated on the 29th day of July, 1949, and filed for record August 3, 1949, and recorded in Book 53 of Deeds at Page 266, Nye County, State of Nevada records, and

WHEREAS by error of the draftsman, that certain parcel of land designated in said Quitclaim Deed as Parcel 2 was incorrectly described, and

WHEREAS the grant and assignment of the leasehold interest of the party of the first part in and to that certain lease from Newton Crumley and others, to the UNITED STATES OF AMERICA, dated the 10th day of November, 1945, incorrectly described the premises leased thereby,

NOW, THEREFORE, in consideration of the premises, and for and in consideration of the assumption by the party of the second part of all the obligations and its taking subject to certain reservations, restrictions and conditions and its covenant to abide by their agreement to certain other reservations, restrictions and conditions, all as set out in said Quitclaim Deed from the party of the first part to the party of the second part dated the 29th day of July, 1949, and recorded August 3, 1949, in Book 53 of Deeds, Page 266, Nye County, Nevada records, does by these presents remise, release and quitclaim forever unto the said party of the second part and to its successors and assigns under the subject to the reservations, restrictions and conditions, exceptions and reservations of fissionable materials and rights as set forth in said Quitclaim Deed dated July 29, 1949, all the right, title, interest, claim and demand, both at law and in equity, of said party of the first part in and to the following described property situated in the County of Nye, State of Nevada, to-wit:

PARCEL 2:

All that land situate in the County of Nye, State of Nevada, more particularly described as follows:

Beginning at a corner common to the Desert Queen, Occidental and Crescent Lode claims in the Tonopah Mining District, County of Nye, State of Nevada, which corner lies N. 2° 20' E., 1376.0 feet distant from the SE Section corner of Section 35, T. 3N., R. 42E., M.D.B. & M.; thence S. 78° 06' E., 102.37 feet; thence S. 18° 44' E., 194.68 feet; thence S. 71° 16' W. 200.0 feet; thence S. 18° 44' E., 338.84 feet; thence S. 71° 16' W., 47.46 feet; thence S. 18° 44' E., 253.59 feet to the North right of way boundary of State of Nevada Highway No. 6; thence

ORIGINAL

southwesterly along the aforesaid N. boundary S. 73° 55' W., 40.04 feet; thence N. 18° 44' W., 251.75 feet; thence S. 71° 16' W., 112.54 feet; thence N. 46° 50' W., 636.95 feet; thence N. 69° 02' E., 500.13 feet, more or less, to the westerly boundary of the pipe line easement; thence N. 14° 41' E., 469.44, more or less, thence N. 84° 29' W., 24.47 feet, more or less; thence N. 5° 31' E., 50.0 feet, thence S. 84° 29' E., 50.0 feet; thence S. 5° 31' W., 50.0 feet; thence N. 84° 29' W., 5.27 feet, more or less; thence S. 14° 41' W., 460.96 feet, more or less; thence N. 69° 02' E., 87.69 feet, more or less, to the point of beginning; containing 6.197 acres more or less.

TOGETHER WITH these certain buildings, structures and improvements described in Quitclaim Deed dated July 29, 1949, and recorded August 3, 1949, in Book 53 of Deeds, Page 266,

SUBJECT TO existing easements for roads, highways, public utilities, railways and pipe lines.

FURTHER, the party of the first part for the considerations hereinabove expressed, does hereby grant and assign, subject to the terms and conditions of that certain Quitclaim Deed dated July 29, 1949, and recorded August 3, 1949, in Book 53 of Deeds, Page 266, from the party of the first part to the party of the second part, the former's leasehold interest in and to the premises set forth and described in a lease from Newton Crumley and others to the UNITED STATES OF AMERICA dated the 10th day of November, 1945, including 4.638 acres, more or less, of land situated in the County of Nye, State of Nevada, more particularly described as follows:

Beginning at a point in the centerline of State Highway No. 3 at Highway Engineer's Station 57+95.62 from which point the section corner common to Sections 1, 2, 11, 12 of T. 2 N., R. 42 E., M.D.B. & M., bears S. 1° 01' E. 4590.93 feet, and running from said point of beginning along the westerly extension of the centerline of said Highway No. 3, N. 62° 37' W. 213.7 feet; thence S. 15° 19' W. 1040.41 feet; thence S. 17° 50' E. 500.00 feet; thence S. 62° 50' E. 521.00 feet; thence N. 10° 10' E. 1000.00 feet; thence N. 82° 43' W. 400.00 feet; thence N. 18° 43' W. 255.00 feet; thence N. 23° 13' E. 333.75 feet; thence N. 27° 23' E. 40.00 feet to the point of beginning; and containing 16.500 acres;

excepting and excluding therefrom:

A parcel of land located in Sections 1 and 2, T. 2 N., R. 42 E., M.D.B. & M., in Nye County, Nevada, and more particularly described as follows:

Beginning at Corner No. 2 of the California Lode claim, Mineral Survey No. 4729, being also identical with Corner No. 5 of the Roosevelt Lode claim, Mineral Survey No. 4262; and running thence S. 2° 03' W. along the line between Corners No. 2 and No. 3 of the said California claim 1047.8 feet, more or less, to Corner No. 3 of said California claim; thence N. 69° 01' W. along the line between Corner No. 3 and No. 4 of the said California claim 64.45 feet; thence S. 17° 50' E. 88.14 feet; thence S. 62° 50' E. 521.00 feet; thence approximately N. 10° 10' E. 951.9 feet, more or less, to a point in the line between Corners No. 4 and No. 5 of the Banner claim, Mineral Survey No. 4262, distant thereon 57.78 feet from Corner No. 5 of said Banner claim; thence S. 72° 39' W. along said line of Banner claim 57.78 feet to Corner No. 5 of said Banner claim;

thence N. 2° 31' E. along the line between Corners No. 5 and No. 1 of the said Banner claim 72.42 feet; thence N. 82° 43' W. 339.04 feet; thence N. 18° 43' W. 255.00 feet; thence approximately N. 23° 13' E. 119.9 feet, more or less, to a point on the line between Corners No. 4 and No. 5 of the said Roosevelt claim distant thereon 144.07 feet from Corner No. 5 of said Roosevelt claim; thence S. 73° 25' W. along said line of said Roosevelt claim 144.07 feet to the point of beginning, excepting therefrom that certain lot described in Book 28, of Deeds, Page 587, Nye County Records, Nye County, Nevada.

TOGETHER WITH those certain buildings, structures and improvements described in Deed dated July 29, 1949, and recorded August 3, 1949, in Book 53 of Deeds, Page 266.

TO HAVE AND TO HOLD said premises, with appurtenances, except for fissionable materials and other property excepted in that certain Quitclaim Deed dated July 29, 1949, and recorded August 3, 1949 in Book 53 of Deeds, Page 266, and the rights reserved therein and under and subject to the reservations, restrictions and conditions set forth in said Quitclaim Deed unto the said Party of the second part, its successors and assigns forever.

The sole purpose of this Quitclaim Deed is to correct the legal description of Parcel 2 above and of the leased premises described above and is made subject to all of the reservations, restrictions and conditions, exceptions and reservations of fissionable materials and rights as set forth in that certain Quitclaim Deed dated July 29, 1949, from the party of the first part to the party of the second part.

IN WITNESS WHEREOF, the party of the first part has caused these presents to be executed in its name by Donn A. Biggs as of the day and year first above written.

UNITED STATES OF AMERICA
Acting by and through the
General Services Administrator

By Donn A. Biggs
DONN A. BIGGS
Director of Disposals
War Assets
San Francisco, California

WITNESSES:

W. J. Shaughnessy
Mary Biglin

STATE OF CALIFORNIA }
CITY AND COUNTY OF SAN FRANCISCO } ss.

On this 18 day of November, 1949, before me, Steve G. Chapralis, a Notary Public in and for the City and County of San Francisco, State of California, personally appeared DONN A. BIGGS, known to me to be the Director of Disposals, War Assets, General Services Administration, San Francisco, California, and known to me to be the person who executed the within instrument on behalf of the General Services Administrator, who executed said instrument on behalf of the United States of America, and acknowledged to me that he subscribed to the said instrument the name of the United States of America and the name of the General Services Administrator on behalf of the United States of America, and further, that the United States of America executed said instrument.

WITNESS my hand and Official Seal.

(SEAL) (SEAL)

Steve G. Chapralis
Notary Public
in and for the City and County of
San Francisco, State of California

My Commission Expires:

10/22/52

GENERAL SERVICES ADMINISTRATION

(NOTICE)

DELEGATION OF AUTHORITY

CONTINUING PRIOR DELEGATIONS OF AUTHORITY OF WAR ASSETS ADMINISTRATION

Pursuant to the authority vested in me as Liquidator of War Assets by Administrator's Temporary Regulation No. 1, dated July 1, 1949, and the Federal Property and Administrative Services Act of 1949, I hereby declare that all delegations of authority in effect on June 30, 1949 in the War Assets Administration shall continue in full force and effect with respect to all matters pertaining to War Assets transferred to the General Services Administration by the Federal Property and Administrative Services Act, 1949 or to the Administrator of General Services.

Paul L. Mather
Liquidator of War Assets

Dated JUL 1 1949

DELEGATION OF AUTHORITY

TO: Donn A. Biggs, Director of Disposals
(Name and full title of delegatee)

1. Pursuant to the authority delegated to me in that certain Delegation of Authority, dated June 7, 1949, signed by Paul L. Mather, Administrator, entitled "Delegation of Authority Incident to the Care, Handling, and Conveyancing of Surplus Real Property and Personal Property Assigned for Disposal Therewith", I hereby authorize Donn A. Biggs, Director of Disposals, War Assets Administration, Region 10, San Francisco, California, individually (1) to execute, acknowledge and deliver any deed, lease permit, contract, receipt, bill of sale, or other instruments in writing in connection with the care, handling and disposal of surplus real property, or personal property assigned for disposition with real property, located within the United States, its territories and possessions, (2) to accept any notes, bonds, mortgages, deeds of trust or other security instruments taken as consideration in whole or in part for the disposition of such surplus real or personal property, and to do all acts necessary or proper to release and discharge any such instrument or any lien created by such instrument or otherwise created, and (3) to do or perform any other act necessary to effect the transfer of title to any such surplus real or personal property located as above provided; all pursuant to the provisions of law, including the Surplus Property Act of 1944, as amended (58 Stat. 765; 50 U.S.C. App. Supp. 1611); Public Law 181, 79th Cong. (59 Stat. 533; 50 U.S.C. App. Supp. 1614 a, 1614 b); Reorganization Plan 1 of 1947 (12 F.R. 4534); Public Law 289, 80th Cong. (61 Stat. 678); Public Law 829, 80th Cong; Public Law 883, 80th Cong; Public Law 616, 80th Cong; War Assets Administration Appropriation Acts; and War Assets Administration Regulation No. 1 (12 F.R. 6661), as amended.
2. This authority may not be redelegated.
3. This delegation shall become effective June 8, 1949 and shall terminate automatically at such time as you may cease to hold the position named above or unless earlier revoked.

Robert B. Bradford
(Name)

Regional Director
(Title)

WAR ASSETS ADMINISTRATION

ACKNOWLEDGMENT

June 8, 1949
(Date)

I hereby acknowledge receipt of the above delegation of authority and certify that I will exercise the authority so delegated in accordance with all applicable laws and regulations, and that the signature below is my official signature.

Donn A. Biggs
(Name)

Director of Disposals
(Title)

WAR ASSETS ADMINISTRATION

C E R T I F I C A T E

I, the undersigned L. B. Wright, Secretary of The General Board, General Services Administration, War Assets ~~Administration~~, in my official capacity as such Secretary of The General Board, and duly authorized in the DELEGATION OF AUTHORITY INCIDENT TO THE CARE, HANDLING AND CONVEYANCING dated June 7, 1942, to make the following certification, do hereby certify:

1. That Robert B. Bradford is the Regional Director General Services Administration, War Assets ~~Administration~~, duly appointed, authorized and acting in such capacity at the time of the execution of the attached instrument.

2. That the attached DELEGATION OF AUTHORITY INCIDENT TO THE CARE, HANDLING AND CONVEYANCING is a true and correct copy of the original of said DELEGATION OF AUTHORITY, dated June 7, 1949.

Given under my hand this 17th day of November, 1949.

L. Wright
Secretary of The General Board
(Title)
General Services Administration
(Office)
War Assets ~~Administration~~

(NOTICE)

DELEGATION OF AUTHORITY NO. 144

DELEGATION OF AUTHORITY INCIDENT TO THE CARE, HANDLING, AND CONVEYANCING OF SURPLUS REAL PROPERTY AND PERSONAL PROPERTY ASSIGNED FOR DISPOSAL THEREWITH.

The Director, Industrial Real Estate Disposal Division, the Director, General Real Estate Disposal Division, and the General Counsel, War Assets Administration; the Regional Director and the Associate Regional Director, in each and every War Assets Administration Regional Office; and any person or persons designated to act, and acting, in any of the foregoing capacities, are hereby authorized, individually (1) to execute, acknowledge and deliver any deed, lease, permit, contract, receipt, bill of sale, or other instruments in writing in connection with the care, handling and disposal of surplus real property, or personal property assigned for disposition with real property, located within the United States, its territories and possessions, (2) to accept any notes, bonds, mortgages, deeds of trust or other security instruments taken as consideration in whole or in part for the disposition of such surplus real or personal property, and to do all acts necessary or proper to release and discharge any such instrument or any lien created by such instrument or otherwise created, and (3) to do or perform any other act necessary to effect the transfer of title to any such surplus real or personal property located as above provided; all pursuant to the provisions of law, including the Surplus Property Act of 1944, as amended (58 Stat. 765; 50 U.S.C. App. Supp. 1611); Public Law 181, 79th Cong. (59 Stat. 533; 50 U.S.C. App. Supp. 1614 a, 1614 b); Reorganization Plan 1 of 1947 (12 F.R. 4534); Public Law 289, 80th Cong. (61 Stat. 678); Public Law 829, 80th Cong; Public Law 883, 80th Cong; Public Law 616, 80th Cong; War Assets Administration Appropriation Acts; and War Assets Administration Regulation No. 1 (12 F. R. 6661), as amended.

The Regional Director in each and every War Assets Administration Regional Office is hereby authorized to redelegate to such person or persons as he may designate the authority delegated to him by this instrument.

L. B. Wright, the Secretary of The General Board War Assets Administration, is hereby authorized to certify true copies of this Delegation and provide such further certification

OK 52 B 107

as may be necessary to effectuate the intent of this Delegation in form for recording in any jurisdiction, as may be required.

This Delegation shall be effective as of the opening of business on June 7, 1949.

This authority is in addition to delegations of authority previously granted under dates of May 17, 1946; May 29, 1946; July 30, 1946; September 16, 1946; October 31, 1946; November 22, 1946; January 13, 1947; June 6, 1947; December 1, 1947; April 9, 1948; July 1, 1948; and April 1, 1949; but shall not in any manner supersede provisions of said delegations as do not conflict with the provisions of this Delegation.

Paul L. Mather

PAUL L. MATHER
Administrator

Dated: JUN 7 1949. 1949.

Filed for record at request of County of Nye, NOV 28 1949 at 40 minutes past 9 o'clock A. M.

Margaret A. Henderson, County Recorder

APPENDIX C
SITE PHOTOGRAPHS



Photograph C-1: TAAF Building 1235 (Black Powder Igloo) currently being used by the Nye County Hospital to store files and records.



Photograph C-2: Interior of TAAF Building 1235 (Black Powder Igloo) view of files and records of Nye County Hospital being stored inside.



Photograph C-3: TAAF Building 1250 (Strategic Storage Igloo) currently being used by the Nye County Sheriffs Office for storage.



Photograph C-4: Interior of Building 1250 (Strategic Storage Igloo).



Photograph C-5: TAAF Building 1255 (Warehousing Igloo) currently being used by Nye County Building and Grounds for storage.



Photograph C-6: Interior of Building 1255 (Warehousing Igloo).



Photograph C-7: Three unidentified 55-gallon drums outside Building 1255 (Warehousing Igloo).



Photograph C-8: Suspect asbestos-containing tiles scattered on the ground at Building 1230 (AC Magazine).



Photograph C-9: TAAF Building 1380 (hangar). Note the UST vent pipe remaining at the southwest corner of the building.



Photograph C-10: Waste oil drum outside Building 1380 (hangar). Note the soil staining along the drum.



Photograph C-11: View of old oil cans, battery, and stained soil near Building 1380 (hangar).



Photograph C-12: TAAF Building 1710 (hangar) burned down in 1986.



Photograph C-13: ACFS-Midway Street view of remaining fuel islands with fuel system piping.



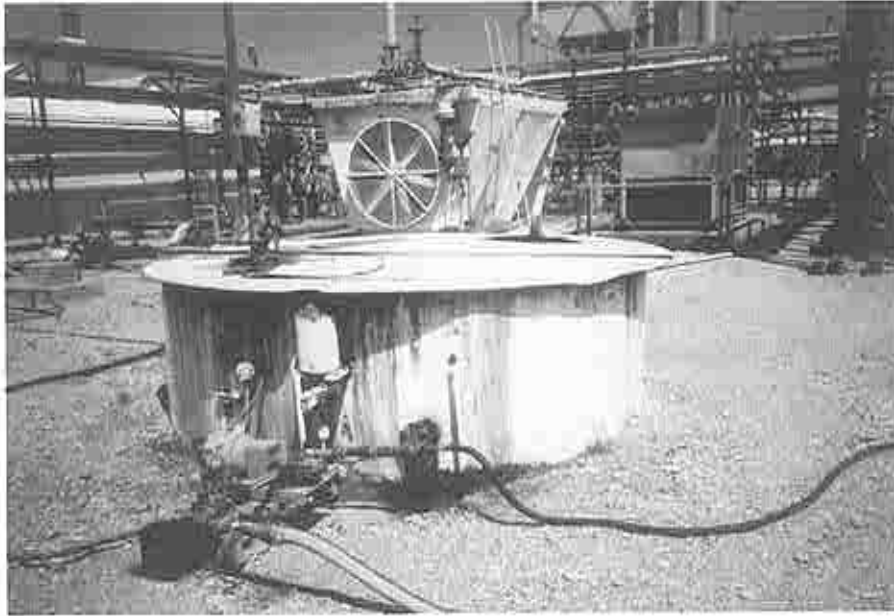
Photograph C-14: Oil/water sump located at the ACFS-Midway Street fuel island.



Photograph C-15: ACFS-inside taxiway. View of remaining fuel islands with fuel system piping.



Photograph C-16: ACFS-Taxiway 4, view of remaining fuel islands with fuel system piping.



Photograph C-17: View of transmix holding tank at oil refinery property.



Photograph C-18: View of oil stained soil at oil sludge dumping area from the oil refinery operations being placed on top of a former TAAF building slab foundation.



Photograph C-19: View of gravel-filled drain excavated through the former concrete slab of hangar Building 1600 used by the oil refinery for surface runoff drainage.



Photograph C-20: View of aboveground storage tanks that store fuel for the Desert Flying Service.

APPENDIX D

ENVIRONMENTAL DATABASE SEARCH

TRACK ► INFO SERVICES, LLC

Environmental FirstSearch™ Report

TARGET PROPERTY:

US ROUTE 6 HWY

TONOPAH NV 89049

Job Number: 300983001

PREPARED FOR:

Ninyo & Moore
3155 East Patrick Lane, Suite 12
Las Vegas, NV 89120

06-12-02



Tel: (619) 562-4842

Fax: (619) 562-4844



Environmental FirstSearch
1 Mile Radius from Area
ASTM Map: NPL, RCRACOR, STATE Sites



US ROUTE 6 HWY, TONOPAH NV 89049



Source: 1999 U.S. Census TIGER Files

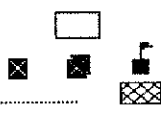
Area Polygon

Identified Site, Multiple Sites, Receptor

NPL, Solid Waste Landfill (SWL) or Hazardous Waste

Railroads

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

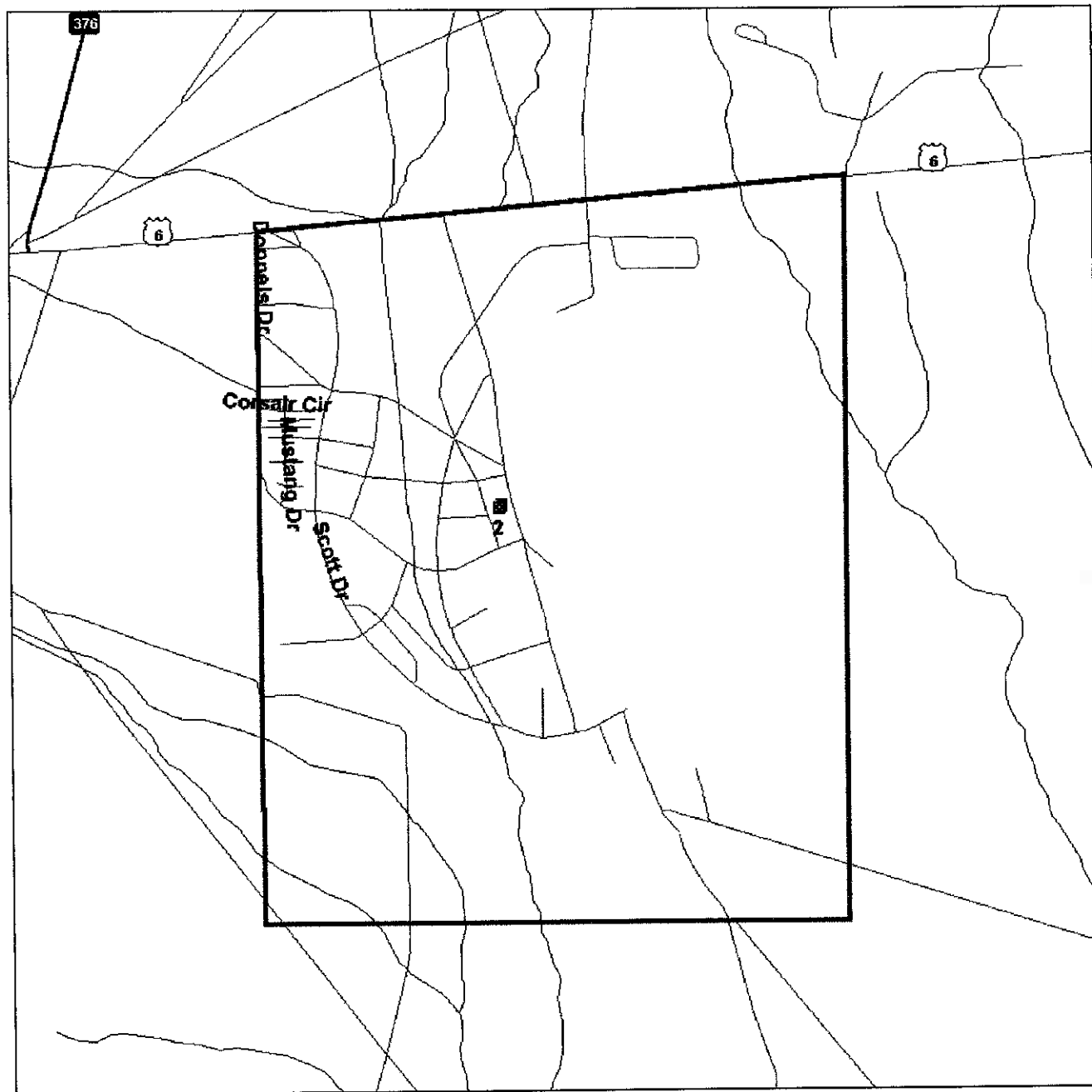




Environmental FirstSearch
.5 Mile Radius from Area
ASTM Map: CERCLIS, RCRATSD, LUST, SWL



US ROUTE 6 HWY, TONOPAH NV 89049



Source: 1999 U.S. Census TIGER Files

Area Polygon

Identified Site, Multiple Sites, Receptor

NPL, Solid Waste Landfill (SWL) or Hazardous Waste

Railroads

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius



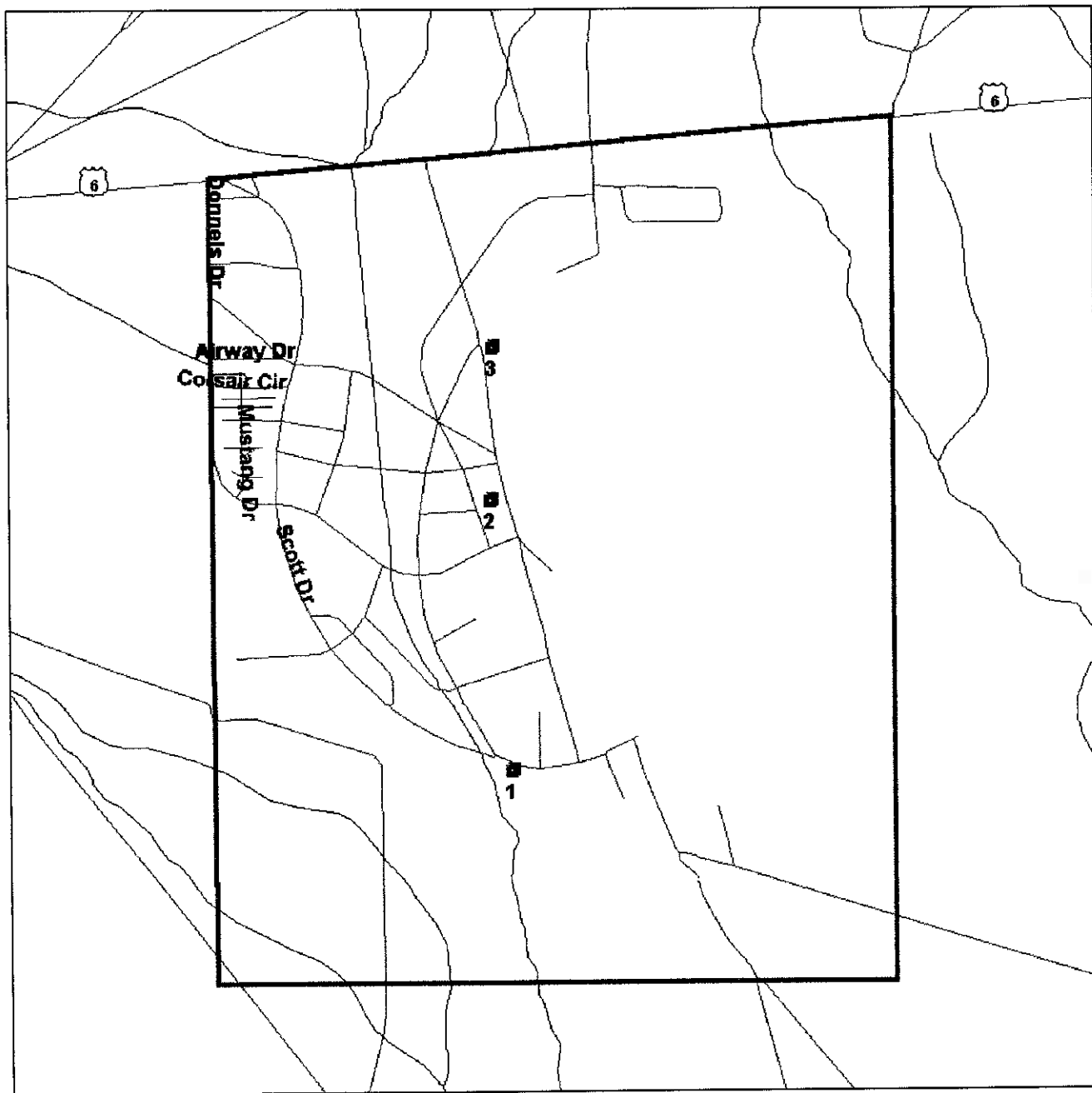


Environmental FirstSearch

.25 Mile Radius from Area
ASTM Map: RCRAGEN, ERNS, UST



US ROUTE 6 HWY, TONOPAH NV 89049



Source: 1999 U.S. Census TIGER Files

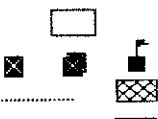
Area Polygon

Identified Site, Multiple Sites, Receptor

NPL, Solid Waste Landfill (SWL) or Hazardous Waste

Railroads

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius



Environmental FirstSearch

Search Summary Report

Target Site: US ROUTE 6 HWY
TONOPAH NV 89049

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2 >	ZIP	TOTALS
NPL	Y	05-08-02	1.00	0	0	0	0	0	0	0
CERCLIS	Y	05-08-02	0.50	0	0	0	0	-	0	0
RCRA TSD	Y	03-11-02	0.50	0	0	0	0	-	0	0
RCRA COR	Y	03-11-02	1.00	0	0	0	0	0	0	0
RCRA GEN	Y	03-11-02	0.12	0	0	-	-	-	0	0
RCRA NLR	N	03-11-02	0.25	-	-	-	-	-	-	-
ERNS	Y	12-31-01	0.05	2	0	-	-	-	0	2
NPDES	N	01-14-02	0.25	-	-	-	-	-	-	-
FINDS	N	07-08-01	0.25	-	-	-	-	-	-	-
TRIS	N	07-16-98	0.25	-	-	-	-	-	-	-
State Sites	Y	04-11-02	0.50	4	0	0	0	-	0	4
Spills-1990	N	NA	0.25	-	-	-	-	-	-	-
Spills-1980	N	NA	0.25	-	-	-	-	-	-	-
SWL	Y	08-23-00	0.50	0	0	0	0	-	0	0
Permits	N	NA	0.25	-	-	-	-	-	-	-
Other	N	NA	0.25	-	-	-	-	-	-	-
REG UST/AST	Y	04-11-02	0.12	3	0	-	-	-	0	3
Leaking UST	Y	04-11-02	0.50	1	0	0	0	-	0	1
State Wells	N	NA	0.50	-	-	-	-	-	-	-
Aquifers	N	NA	0.50	-	-	-	-	-	-	-
ACEC	N	NA	0.50	-	-	-	-	-	-	-
Wetlands	N	11-20-00	0.50	-	-	-	-	-	-	-
Floodplains	N	NA	0.50	-	-	-	-	-	-	-
Receptors	N	01-01-95	0.50	-	-	-	-	-	-	-
Nuclear Permits	N	04-30-99	0.50	-	-	-	-	-	-	-
Historic/Landmark	N	03-08-01	0.50	-	-	-	-	-	-	-
Federal Land Use	N	06-17-98	0.50	-	-	-	-	-	-	-
Federal Wells	N	NA	0.50	-	-	-	-	-	-	-
Releases(Air/Water)	N	12-31-01	0.25	-	-	-	-	-	-	-
- TOTALS -				10	0	0	0	0	0	10

Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to TRACK Info Services, certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in TRACK Info Services' databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although TRACK Info Services uses its best efforts to research the actual location of each site, TRACK Info Services does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of TRACK Info Services' services proceeding are signifying an understanding of TRACK Info Services' searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

Environmental FirstSearch
Site Information Report

Request Date: 06-12-02
Requestor Name: Lance E Beckert
Standard: ASTM

Search Type: AREA
Job Number: 300983001
FILTERED REPORT

Target Address: US ROUTE 6 HWY
TONOPAH NV 89049

Demographics

Sites: 10	Non-Geocoded: 0	Population: NA
Radon: -0.1 - 7.6 PCI/L		

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
Longitude:	-117.093493	-117:5:37	Easting: 491797.579
Latitude:	38.055777	38:3:21	Northing: 4211801.939
		Zone:	11

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes: 0.00 Mile(s)

Services:

ZIP				
Code	City Name	ST	Dist/Dir	Sel

	<u>Requested?</u>	<u>Date</u>
Sanborns	N	
Aerial Photographs	N	
Topo Maps (hardcopy)	N	
City Directories	N	
Title Search	N	
Municipal Reports	N	
Online Topo Map	N	

Environmental FirstSearch

Selected Sites Summary Report

TARGET SITE: US ROUTE 6 HWY
TONOPAH NV 89049

JOB: 300983001

TOTAL: 10 **GEOCODED:** 10 **NON GEOCODED:** 0 **SELECTED:** 10

ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
6	UST	FSS-TPH 7-000035/UST	TONOPAH AIRPORT TONOPAH NV 89049	0.00 --	3
1	ERNS	KENTTEN ENTERPRISES 297796/FIXED FACILITY	MECHANIC SHOP & GRAVEL PIT, NR TONOPAH NV	0.00 --	1
2	STATE	KETTEN ENTERPRISES, INC. G-000660	CEMENT PLANT/ASPHALT BATCH PLA TONOPAH NV 89049	0.00 --	1
3	STATE	NEVADA REFINING COMPANY G-000185	AIRPORT TONOPAH NV 89049	0.00 --	2
10	ERNS	PETRO SOURCE REFINERY 471695/FIXED FACILITY	6 MILES E. OF TONOPAH, FORMER TONOPAH NV	0.00 --	2
4	STATE	PETROSOURCE REFINERY G-000824	TONOPAH AIRPORT NV	0.00 --	2
9	LUST	TONOPAH REFINERY 7-000048	HIGHWAY 6 @ AIRPORT ROAD TONOPAH NV 89049	0.00 --	2
7	UST	TONOPAH REFINERY 7-000048/UST	HIWAY 6 AT THE TONOPAH AIRPORT TONOPAH NV 89049	0.00 --	2
5	STATE	TONOPAH SAND AND GRAVEL G-000765	TONOPAH AIRPORT TONOPAH NV 89049	0.00 --	1
8	UST	VOR-(TPH) 7-000037/UST	PO BOX 511 TONOPAH NV 89049	0.00 --	3

***Environmental FirstSearch
Site Detail Report***

TARGET SITE: US ROUTE 6 HWY
TONOPAH NV 89049

JOB:
300983001

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 6 **DIST/DIR:** 0.00 -- **MAP ID:** 3

NAME: FSS-TPH	REV: 07/06/00
ADDRESS: TONOPAH AIRPORT	ID1: 7-000035
TONOPAH NV 89049	ID2:
	STATUS: UST
CONTACT: US GOVT FEDERAL AVIATION ADMINISTRATION	PHONE: (916) 859-6001

OWNER:	US GOVT FEDERAL AVIATION ADMINISTRATION
OWNER ADDRESS:	11025 TRADE CENTER DRIVE
	RANCHO CORDOVA CA 95670
OWNER DESCRIPTION:	Federal Government

TANK ID:	1
DATE INSTALLED:	4/9/58
TANK STATUS:	Permanently Out of Use
TANK CAPACITY:	515

TANK MATERIAL:	Asphalt Coated or Bare Steel
SUBSTANCE DESCRIPTION:	Gasoline
PIPE MATERIAL:	Unknown

TANK MODIFICATIONS DESCRIPTION:
None

PIPE MODIFICATION DESCRIPTION:
None

Environmental FirstSearch
Site Detail Report

TARGET SITE: US ROUTE 6 HWY
TONOPAH NV 89049

JOB:
300983001

EMERGENCY RESPONSE NOTIFICATION SITE

SEARCH ID: 1 **DIST/DIR:** 0.00 -- **MAP ID:** 1

NAME: KENTTEN ENTERPRISES
ADDRESS: MECHANIC SHOP & GRAVEL PIT, NR AIRPORT.
TONOPAH NV

REV: 11/2/92
ID1: 297796
ID2:
STATUS: FIXED FACILITY
PHONE:

CONTACT:

SPILL INFORMATION

DATE OF SPILL: 11/2/92 **TIME OF SPILL:** 0000

PRODUCT RELEASED (1): WASTE OIL
QUANTITY (1): 0
UNITS (1): UNK

PRODUCT RELEASED (2): ETHYLENE GLYCOL
QUANTITY (2): 0
UNITS (2): UNK

PRODUCT RELEASED (3): SOLVENTS
QUANTITY (3): 0
UNITS (3): UNK

MEDIUM/MEDIA AFFECTED

AIR:	NO	GROUNDWATER:	NO
LAND:	YES	FIXED FACILITY:	NO
WATER:	YES	OTHER:	NO
WATERBODY AFFECTED BY RELEASE:			NONE

CAUSE OF RELEASE

DUMPING:	NO	EQUIPMENT FAILURE:	NO
NATURAL PHENOMENON:	NO	OPERATOR ERROR:	NO
OTHER CAUSE:	NO	TRANSP. ACCIDENT:	NO
UNKNOWN:	YES		

ACTIONS TAKEN: NONE.

RELEASE DETECTION: AUTO MECHANIC BUSINESS OPERATIONS AND ASPHALT PLANT. DUMPING BY BUSINESS.

MISC. NOTES: * AGENCY NAME: PUBLIC WORKS/DFG

DISCHARGER INFORMATION

DISCHARGER ID: 297796
TYPE OF DISCHARGER: PRIVATE ENTERPRISE
NAME OF DISCHARGER: KENTTEN ENTERPRISES
ADDRESS:
TONOPAH NV

DUN & BRADSTREET #:

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: US ROUTE 6 HWY
TONOPAH NV 89049

JOB: 300983001

STATE SITE

SEARCH ID: 2 **DIST/DIR:** 0.00 -- **MAP ID:** 1

NAME: KETTEN ENTERPRISES, INC.
ADDRESS: CEMENT PLANT/ASPHALT BATCH PLANT
TONOPAH NV 89049

REV: 07/06/00
ID1: G-000660
ID2:
STATUS:
PHONE:

CONTACT:

RELEASE INFORMATION

Discrete Releases at Facility:

Date Release Reported to NDEP: 16-Mar-93
Activity Type: Confirmed Release

Type of Media Impacted: Soil
Type of Container
From Which Release Occurred
Substance Released: TPH
Description of Contaminant:

Date of Last Action: 09-Jun-94
Last Action Agency Memo:

Date of Next Action: --
Next Action Memo:
Date of Closure: 09-Jun-94
Regulatory Type of Closure:

RESPONSIBLE PARTY INFORMATION (if available)

Responsible Party Name:
Responsible Party Company:
Responsible Party Address:

AGENCY TRACKING INFORMATION

Petroleum Fund ID Number:
NDEP Case Officer: EBasham
Location of Paper File: NDEP: Carson City
State Div of Emergency
Management Tracking Number

Company of Nevada Certified Manager Conducting Cleanup:
Phone Number of Certified Manager Conduction Cleanup:
Name of Certified Manager Conducting Cleanup:
Address of Certified Manager Conducting Cleanup: ,
Last Modification of the Discrete Activity:
Last NDEP User to Modify a Discrete Activity: KFLEMING

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: US ROUTE 6 HWY
TONOPAH NV 89049

JOB:
300983001

STATE SITE

SEARCH ID: 3 **DIST/DIR:** 0.00 -- **MAP ID:** 2

NAME: NEVADA REFINING COMPANY
ADDRESS: AIRPORT
TONOPAH NV 89049

REV: 07/06/00
ID1: G-000185
ID2:
STATUS:
PHONE:

CONTACT:

RELEASE INFORMATION

Discrete Releases at Facility:

Date Release Reported to NDEP: 01-Feb-89
Activity Type: Confirmed Release

Type of Media Impacted: Soil
Type of Container
From Which Release Occurred
Substance Released:
Description of Contaminant:

Date of Last Action: - -
Last Action Agency Memo:

Date of Next Action: - -

Next Action Memo:

Date of Closure: 04-Mar-92
Regulatory Type of Closure:

RESPONSIBLE PARTY INFORMATION (if available)

Responsible Party Name: Mr. Larry Bardwell
Responsible Party Company: Petro Source Refining Partners
Responsible Party Address: P.O. Box 27 Salt Lake City UT 84110

AGENCY TRACKING INFORMATION

Petroleum Fund ID Number:
NDEP Case Officer: KKolar
Location of Paper File: NDEP: Carson City
State Div of Emergency
Management Tracking Number

Company of Nevada Certified Manager Conducting Cleanup:

Phone Number of Certified Manager Conducting Cleanup:

Name of Certified Manager Conducting Cleanup:

Address of Certified Manager Conducting Cleanup:

Last Modification of the Discrete Activity:

Last NDEP User to Modify a Discrete Activity: BKELSO

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: US ROUTE 6 HWY
TONOPAH NV 89049

JOB:
300983001

EMERGENCY RESPONSE NOTIFICATION SITE

SEARCH ID: 10

DIST/DIR: 0.00 --

MAP ID: 2

NAME: PETRO SOURCE REFINERY
ADDRESS: 6 MILES E. OF TONOPAH, FORMER U.S. AFB
TONOPAH NV

REV: 10/19/95
ID1: 471695
ID2:
STATUS: FIXED FACILITY
PHONE:

CONTACT:

SPILL INFORMATION

DATE OF SPILL: 10/19/95 **TIME OF SPILL:** 0000

PRODUCT RELEASED (1): OILS,FUEL:NO.1-D
QUANTITY (1): 0
UNITS (1): UNK

PRODUCT RELEASED (2):
QUANTITY (2):
UNITS (2):

PRODUCT RELEASED (3):
QUANTITY (3):
UNITS (3):

MEDIUM/MEDIA AFFECTED

AIR:	NO	GROUNDWATER:	NO
LAND:	NO	FIXED FACILITY:	NO
WATER:	NO	OTHER:	NO

WATERBODY AFFECTED BY RELEASE:

CAUSE OF RELEASE

DUMPING:	NO	EQUIPMENT FAILURE:	NO
NATURAL PHENOMENON:	NO	OPERATOR ERROR:	NO
OTHER CAUSE:	NO	TRANSP. ACCIDENT:	NO
UNKNOWN:	NO		

ACTIONS TAKEN: UNKNOWN

RELEASE DETECTION: REFINERY DUMPING AND BURIAL OF WASTES UNDER REPORTING SPILL QUANTITIES.

MISC. NOTES: REFERRED TO BUREAU OF CORRECTIVE ACTIONS, BOB KELSO. OSHA VIOLATIONS IN PAST. CC:
BUREAU OF WASTE, TIM MURPHY.

DISCHARGER INFORMATION

DISCHARGER ID: 471695
TYPE OF DISCHARGER: PRIVATE ENTERPRISE
NAME OF DISCHARGER: PETRO SOURCE REFINERY
ADDRESS: TONOPAH NV

DUN & BRADSTREET #:

Environmental FirstSearch Site Detail Report

TARGET SITE: US ROUTE 6 HWY
TONOPAH NV 89049

JOB: 300983001

STATE SITE

SEARCH ID: 4 DIST/DIR: 0.00 -- MAP ID: 2

NAME: PETROSOURCE REFINERY
ADDRESS: TONOPAH AIRPORT
TONOPAH NV

REV: 07/06/00
ID1: G-000824
ID2:
STATUS:
PHONE:

CONTACT:

RELEASE INFORMATION

Discrete Releases at Facility:

Date Release Reported to NDEP: 14-Feb-94
Activity Type: Confirmed Release

Type of Media Impacted: Soil
Type of Container
From Which Release Occurred
Substance Released: TPH
Description of Contaminant:

Date of Last Action: 06-Jan-00
Last Action Agency Memo:

Date of Next Action: - -
Next Action Memo:
Date of Closure: 15-Apr-94
Regulatory Type of Closure:

RESPONSIBLE PARTY INFORMATION (if available)

Responsible Party Name:
Responsible Party Company: Foreland Refining (formerly Petrosource)
Responsible Party Address: 2900 West Highland #239 Chandler AZ 85224

AGENCY TRACKING INFORMATION

Petroleum Fund ID Number:
NDEP Case Officer: BPohlmann
Location of Paper File: NDEP: Carson City
State Div of Emergency
Management Tracking Number

Company of Nevada Certified Manager Conducting Cleanup:
Phone Number of Certified Manager Conducting Cleanup:
Name of Certified Manager Conducting Cleanup:
Address of Certified Manager Conducting Cleanup: ,
Last Modification of the Discrete Activity:
Last NDEP User to Modify a Discrete Activity: BPOHLMAN

RELEASE INFORMATION

Discrete Releases at Facility:
Date Release Reported to NDEP: 11-Oct-99
Activity Type: Confirmed Release

Type of Media Impacted: Soil
Type of Container
From Which Release Occurred: AST

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: US ROUTE 6 HWY
TONOPAH NV 89049

JOB: 300983001

STATE SITE

SEARCH ID: 4 **DIST/DIR:** 0.00 -- **MAP ID:** 2

NAME: PETROSOURCE REFINERY	REV: 07/06/00
ADDRESS: TONOPAH AIRPORT	ID1: G-000824
TONOPAH NV	ID2:
CONTACT:	STATUS:
	PHONE:

Substance Released:	<i>Diesel</i>
Description of Contaminant:	
Date of Last Action:	<i>06-Jan-00</i>
Last Action Agency Memo:	
Date of Next Action:	- -
Next Action Memo:	
Date of Closure:	<i>28-Feb-00</i>
Regulatory Type of Closure:	<i>NAC 445A A-K</i>

RESPONSIBLE PARTY INFORMATION (if available)

Responsible Party Name:	
Responsible Party Company:	<i>Foreland Refining (formerly Petrosource)</i>
Responsible Party Address:	<i>2900 West Highland #239 Chandler AZ 85224</i>

AGENCY TRACKING INFORMATION

Petroleum Fund ID Number:	
NDEP Case Officer:	<i>BPohlmann</i>
Location of Paper File:	<i>NDEP: Las Vegas</i>
State Div of Emergency	
Management Tracking Number	
Company of Nevada Certified Manager Conducting Cleanup:	<i>Sweetwater Engineers</i>
Phone Number of Certified Manager Conduction Cleanup:	<i>602-617-8142</i>
Name of Certified Manager Conducting Cleanup:	<i>Larry Bardwell</i>
Address of Certified Manager Conducting Cleanup:	
Last Modification of the Discrete Activity:	
Last NDEP User to Modify a Discrete Activity:	<i>BPOHLMAN</i>

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: US ROUTE 6 HWY
TONOPAH NV 89049

JOB:
300983001

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 9 **DIST/DIR:** 0.00 -- **MAP ID:** 2

NAME: TONOPAH REFINERY
ADDRESS: HIGHWAY 6 @ AIRPORT ROAD
TONOPAH NV 89049

REV: 07/06/00
ID1: 7-000048
ID2:
STATUS:
PHONE:

CONTACT:

RELEASE INFORMATION

Discrete Releases at Facility:

Date Release Reported to NDEP:

Activity Type: *Confirmed Release*

Type of Media Impacted:

Soil

Type of Container

From Which Release Occurred

Substance Released:

Description of Contaminant:

Date of Last Action:

--

Last Action Agency Memo:

Date of Next Action:

--

Next Action Memo:

Date of Closure:

14-Mar-97

Regulatory Type of Closure:

RESPONSIBLE PARTY INFORMATION (if available)

Responsible Party Name:

Larry Bartwell

Responsible Party Company:

Petro Source Refining Partners

Responsible Party Address:

136 East South Temple, Suite Salt Lake City, UT 84110

AGENCY TRACKING INFORMATION

Petroleum Fund ID Number:

NDEP Case Officer:

ARushanan

Location of Paper File:

NDEP: Carson City

State Div of Emergency

Management Tracking Number

Company of Nevada Certified Manager Conducting Cleanup:

Phone Number of Certified Manager Conduction Cleanup:

Name of Certified Manager Conducting Cleanup:

Address of Certified Manager Conducting Cleanup:

Last Modification of the Discrete Activity:

Last NDEP User to Modify a Discrete Activity:

ARUSHANA

RELEASE INFORMATION

Discrete Releases at Facility:

Date Release Reported to NDEP:

13-Oct-97

Activity Type:

Confirmed Release

Type of Media Impacted:

Soil

Type of Container

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: US ROUTE 6 HWY
TONOPAH NV 89049

JOB:
300983001

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 9 **DIST/DIR:** 0.00 -- **MAP ID:** 2

NAME: TONOPAH REFINERY
ADDRESS: HIGHWAY 6 @ AIRPORT ROAD
TONOPAH NV 89049

REV: 07/06/00
ID1: 7-000048
ID2:
STATUS:
PHONE:

CONTACT:

From Which Release Occurred *AST*
Substance Released: *Other*
Description of Contaminant: *mixture of Diesel & Gasoline (transmix)*

Date of Last Action: - -
Last Action Agency Memo:

Date of Next Action: - -
Next Action Memo:

Date of Closure: *28-Jul-98*
Regulatory Type of Closure: *NAC 445A A-K*

RESPONSIBLE PARTY INFORMATION (if available)

Responsible Party Name: *Larry Bardwell*
Responsible Party Company: *Petro Source Refining Partners*
Responsible Party Address: *136 East South Temple, Suite Salt Lake City, UT 84110*

AGENCY TRACKING INFORMATION

Petroleum Fund ID Number:
NDEP Case Officer: *ARushanan*
Location of Paper File: *NDEP: Las Vegas*
State Div of Emergency
Management Tracking Number *971013-2448*

Company of Nevada Certified Manager Conducting Cleanup:
Phone Number of Certified Manager Conduction Cleanup:
Name of Certified Manager Conducting Cleanup: *Lawrence R. Bardwell*
Address of Certified Manager Conducting Cleanup:

Last Modification of the Discrete Activity:
Last NDEP User to Modify a Discrete Activity: *ARUSHANA*

RELEASE INFORMATION

Discrete Releases at Facility:
Date Release Reported to NDEP: *23-Mar-98*
Activity Type: *Confirmed Release*

Type of Media Impacted: *Soil*
Type of Container
From Which Release Occurred *AST*
Substance Released: *Other*
Description of Contaminant: *atmospheric gas oil (an oil)*

Date of Last Action: - -
Last Action Agency Memo:

Date of Next Action: - -

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: US ROUTE 6 HWY
TONOPAH NV 89049

JOB:
300983001

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 9 **DIST/DIR:** 0.00 -- **MAP ID:** 2

NAME: TONOPAH REFINERY
ADDRESS: HIGHWAY 6 @ AIRPORT ROAD
TONOPAH NV 89049

REV: 07/06/00
ID1: 7-000048
ID2:
STATUS:
PHONE:

CONTACT:

Next Action Memo:
Date of Closure: 28-Jul-98
Regulatory Type of Closure: NAC 445A A-K

RESPONSIBLE PARTY INFORMATION (if available)

Responsible Party Name: Larry Bardwell
Responsible Party Company: Petro Source Refining Partners
Responsible Party Address: 136 East South Temple, Suite Salt Lake City, UT 84110

AGENCY TRACKING INFORMATION

Petroleum Fund ID Number:
NDEP Case Officer: ARushanan
Location of Paper File: NDEP: Las Vegas
State Div of Emergency
Management Tracking Number 980323-2721

Company of Nevada Certified Manager Conducting Cleanup:
Phone Number of Certified Manager Conduction Cleanup:
Name of Certified Manager Conducting Cleanup: Lawrence R. Bardwell
Address of Certified Manager Conducting Cleanup:

Last Modification of the Discrete Activity:
Last NDEP User to Modify a Discrete Activity: ARUSHANA

RELEASE INFORMATION

Discrete Releases at Facility:
Date Release Reported to NDEP: 10-Jul-00
Activity Type: Confirmed Release

Type of Media Impacted: Soil
Type of Container
From Which Release Occurred Other
Substance Released: Other
Description of Contaminant: pipeline interface product

Date of Last Action: - -
Last Action Agency Memo:

Date of Next Action: - -
Next Action Memo:
Date of Closure: - -
Regulatory Type of Closure:

RESPONSIBLE PARTY INFORMATION (if available)

Responsible Party Name: Larry Bardwell
Responsible Party Company: Petro Source Refining Partners
Responsible Party Address: 136 East South Temple, Suite Salt Lake City, UT 84110

- Continued on next page -

***Environmental FirstSearch
Site Detail Report***

TARGET SITE: US ROUTE 6 HWY

JOB: 300983001

TONOPAH NV 89049

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 9

DIST/DIR: 0.00 --

MAP ID: 2

NAME: TONOPAH REFINERY
ADDRESS: HIGHWAY 6 @ AIRPORT ROAD
TONOPAH NV 89049

REV: 07/06/00
ID1: 7-000048
ID2:
STATUS:
PHONE:

CONTACT:

AGENCY TRACKING INFORMATION

Petroleum Fund ID Number:
NDEP Case Officer: *ARushanan*
Location of Paper File: *NDEP: Las Vegas*
State Div of Emergency
Management Tracking Number *000710-01*

Company of Nevada Certified Manager Conducting Cleanup:
Phone Number of Certified Manager Conduction Cleanup:
Name of Certified Manager Conducting Cleanup:
Address of Certified Manager Conducting Cleanup: .

Last Modification of the Discrete Activity:
Last NDEP User to Modify a Discrete Activity: *ARUSHANA*

Environmental FirstSearch
Site Detail Report

TARGET SITE: US ROUTE 6 HWY
TONOPAH NV 89049

JOB:
300983001

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 7 **DIST/DIR:** 0.00 -- **MAP ID:** 2

NAME: TONOPAH REFINERY	REV: 07/06/00
ADDRESS: HIWAY 6 AT THE TONOPAH AIRPORT TONOPAH NV 89049	ID1: 7-000048
	ID2:
CONTACT: PETRO SOURCE REFINING PARTNERS	STATUS: UST
	PHONE: (800) 955-4750

OWNER: PETRO SOURCE REFINING PARTNERS
OWNER ADDRESS: 136 EAST SOUTH TEMPLE, #800
BAKERS MILLS NY 12811
OWNER DESCRIPTION: Private

TANK ID: 1
DATE INSTALLED: 1/1/70
TANK STATUS: Currently in Use
TANK CAPACITY: 5000

TANK MATERIAL: Asphalt Coated or Bare Steel
SUBSTANCE DESCRIPTION: Other
PIPE MATERIAL: Bare Steel

TANK MODIFICATIONS DESCRIPTION:
None

PIPE MODIFICATION DESCRIPTION:
None

TANK ID: 2
DATE INSTALLED: 5/6/79
TANK STATUS: Currently in Use
TANK CAPACITY: 5000

TANK MATERIAL: Asphalt Coated or Bare Steel
SUBSTANCE DESCRIPTION: Other
PIPE MATERIAL: Bare Steel

TANK MODIFICATIONS DESCRIPTION:
None

PIPE MODIFICATION DESCRIPTION:
None

TANK ID: 3
DATE INSTALLED: 5/6/79
TANK STATUS: Currently in Use
TANK CAPACITY: 5000

TANK MATERIAL: Asphalt Coated or Bare Steel
SUBSTANCE DESCRIPTION: Other

- Continued on next page -

Environmental FirstSearch
Site Detail Report

TARGET SITE: US ROUTE 6 HWY
TONOPAH NV 89049

JOB:
300983001

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 7 **DIST/DIR:** 0.00 -- **MAP ID:** 2

NAME: TONOPAH REFINERY
ADDRESS: HIWAY 6 AT THE TONOPAH AIRPORT
TONOPAH NV 89049

REV: 07/06/00
ID1: 7-000048
ID2:
STATUS: UST
PHONE: (800) 955-4750

CONTACT: PETRO SOURCE REFINING PARTNERS

PIPE MATERIAL: Bare Steel

TANK MODIFICATIONS DESCRIPTION:
None

PIPE MODIFICATION DESCRIPTION:
None

TANK ID: 4
DATE INSTALLED: 5/5/85
TANK STATUS: Permanently Out of Use
TANK CAPACITY: 3000

TANK MATERIAL: Other
SUBSTANCE DESCRIPTION: Other
PIPE MATERIAL: Bare Steel

TANK MODIFICATIONS DESCRIPTION:
None

PIPE MODIFICATION DESCRIPTION:
None

TANK ID: 5
DATE INSTALLED: 5/5/82
TANK STATUS: Permanently Out of Use
TANK CAPACITY: 10000

TANK MATERIAL: Fiberglass Reinforced Plastic
SUBSTANCE DESCRIPTION: Diesel
PIPE MATERIAL: Bare Steel

TANK MODIFICATIONS DESCRIPTION:
Lined Interior

PIPE MODIFICATION DESCRIPTION:
None

TANK ID: 6
DATE INSTALLED: 5/5/82
TANK STATUS: Permanently Out of Use
TANK CAPACITY: 10000

- Continued on next page -

***Environmental FirstSearch
Site Detail Report***

TARGET SITE: US ROUTE 6 HWY

JOB: 300983001

TONOPAH NV 89049

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 7

DIST/DIR: 0.00 --

MAP ID: 2

NAME: TONOPAH REFINERY
ADDRESS: HIWAY 6 AT THE TONOPAH AIRPORT
TONOPAH NV 89049

REV: 07/06/00
ID1: 7-000048
ID2:
STATUS: UST
PHONE: (800) 955-4750

CONTACT: PETRO SOURCE REFINING PARTNERS

TANK MATERIAL: *Epoxy Coated Steel*
SUBSTANCE DESCRIPTION: *Gasoline*
PIPE MATERIAL: *Bare Steel*

TANK MODIFICATIONS DESCRIPTION:
None

PIPE MODIFICATION DESCRIPTION:
None

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: US ROUTE 6 HWY

JOB: 300983001

TONOPAH NV 89049

STATE SITE

SEARCH ID: 5 **DIST/DIR:** 0.00 -- **MAP ID:** 1

NAME: TONOPAH SAND AND GRAVEL
ADDRESS: TONOPAH AIRPORT
TONOPAH NV 89049

REV: 07/06/00
ID1: G-000765
ID2:
STATUS:
PHONE:

CONTACT:

RELEASE INFORMATION

Discrete Releases at Facility:

Date Release Reported to NDEP: 05-Oct-93
Activity Type: Confirmed Release

Type of Media Impacted: Soil
Type of Container
From Which Release Occurred
Substance Released: Diesel
Description of Contaminant:

Date of Last Action: 04-Oct-95
Last Action Agency Memo:

Date of Next Action: 29-Apr-94
Next Action Memo:
Date of Closure: 04-Oct-95
Regulatory Type of Closure:

RESPONSIBLE PARTY INFORMATION (if available)

Responsible Party Name:
Responsible Party Company:
Responsible Party Address:

AGENCY TRACKING INFORMATION

Petroleum Fund ID Number:
NDEP Case Officer: EBasham
Location of Paper File: NDEP: Carson City
State Div of Emergency
Management Tracking Number

Company of Nevada Certified Manager Conducting Cleanup:
Phone Number of Certified Manager Conduction Cleanup:
Name of Certified Manager Conducting Cleanup:
Address of Certified Manager Conducting Cleanup: ,
Last Modification of the Discrete Activity:
Last NDEP User to Modify a Discrete Activity: KFLEMING

***Environmental FirstSearch
Site Detail Report***

TARGET SITE: US ROUTE 6 HWY
TONOPAH NV 89049

JOB:
300983001

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 8 **DIST/DIR:** 0.00 -- **MAP ID:** 3

NAME: VOR-(TPH)
ADDRESS: PO BOX 511
TONOPAH NV 89049

REV: 07/06/00
ID1: 7-000037
ID2:
STATUS: UST
PHONE: (916) 859-6001

CONTACT: US GOVT FEDERAL AVIATION ADMINISTRATION

OWNER: US GOVT FEDERAL AVIATION ADMINISTRATION
OWNER ADDRESS: 11025 TRADE CENTER DRIVE
RANCHO CORDOVA CA 95670
OWNER DESCRIPTION: Federal Government

TANK ID: 1
DATE INSTALLED: 4/10/59
TANK STATUS: Permanently Out of Use
TANK CAPACITY: 515

TANK MATERIAL: Asphalt Coated or Bare Steel
SUBSTANCE DESCRIPTION: Gasoline
PIPE MATERIAL: Unknown

TANK MODIFICATIONS DESCRIPTION:
None

PIPE MODIFICATION DESCRIPTION:
None

**Environmental FirstSearch
Federal Databases and Sources**

1. **NPL: National Priority List.** The EPA's list of confirmed or proposed Superfund sites.

Updated quarterly.

2. **CERCLIS: Comprehensive Environmental Response Compensation and Liability Information System.** The EPA's database of current and potential Superfund sites currently or previously under investigation.

Updated quarterly.

3. **RCRIS: Resource Conservation and Recovery Information System.** The EPA's database of registered hazardous waste generators and treatment, storage and disposal facilities. Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List).

Updated quarterly.

4. **ERNS: Emergency Response Notification System.**
The EPA's database of EPA emergency response actions.

Updated quarterly.

5. **NPDES: National Pollution Discharge Elimination System.**
The EPA's database of all permitted facilities receiving and discharging effluents to and from the environment.

Updated semi-annually.

6. **FINDS: The Facility Index System.** The EPA's Index of identification numbers associated with a property or facility which the EPA has investigated or has been made aware of in conjunction with various regulatory programs. Each record indicates the EPA office that may have files on the site or facility.

Updated quarterly.

**Environmental FirstSearch
Nevada Databases and Sources**

CORRECTIVE ACTION CASES (STATE SITES)

Source: The Nevada Department of Conservation and Natural Resources,
Division of Environmental Protection (NDEP), Bureau of Corrective
Actions

Phone: (702) 687-4670

The Bureau of Corrective Actions maintains a list of clean-up evaluations and actions regarding sites with actual or potential contamination that could affect groundwater. This includes various types of sites including those regulated under Nevada State legislation described in detail in the Nevada State web site under legislation section NAC445.226 - NAC445.2739. For access to files or more information regarding specific sites, please call the number listed above.

LEAKING UNDERGROUND STORAGE TANKS (LUST)

Source: The Nevada Department of Conservation and Natural Resources,
Division of Environmental Protection (NDEP), Bureau of Corrective
Actions

Phone: (702) 687-4670

This division maintains an inventory of sites with leaking underground storage tanks. It includes sites with tanks under investigation for potential leaks, confirmed leaks, and those to be closed. For access to files or more information regarding specific sites, please call the number listed above.

UNDERGROUND STORAGE TANKS (UST)

Source: The Nevada Department of Conservation and Natural Resources,
Division of Environmental Protection (NDEP), Bureau of Corrective
Actions

Phone: (702) 687-4670

This division maintains an inventory of underground storage tanks. For access to files or more information regarding specific sites, please call the number listed above.

ABOVE GROUND STORAGE TANKS (AST)

Source: The Nevada Department of Conservation and Natural Resources,
Division of Environmental Protection (NDEP), Bureau of Corrective
Actions

Phone: (702) 687-4670

This division maintains an inventory of sites with above ground storage tanks. For more information regarding specific sites, please call the number listed above.

Environmental FirstSearch
Nevada Databases and Sources(continued)

Please Note:

AST sites are listed within the UST area of the First Search reports. They can be identified as AST sites by the site ID number. The site ID number is located in the Site Summary or Site Details section of the report. The site ID notes „AST“ before the agency id.

SOLID WASTE LANDFILLS (SWL)

Source: The Nevada Department of Conservation and Natural Resources,
 Division of Environmental Protection (NDEP), Office of Solid
 Waste

Phone: (702) 687-4670

This division maintains an inventory of various solid waste facilities including open, closed, & permitted landfills, dumps, pesticide sites, and transfer stations. The inventory notes landfill class type and if the site is a private or government facility. For more information regarding specific sites, please call the number listed above.

WASHOE COUNTY LEAKING UNDERGROUND STORAGE TANKS (LUST)

Source: Washoe County Department of Environmental Health

Phone: (702) 328-2434

This department maintains a list of sites with leaking underground storage tanks. It includes sites with tanks under investigation for potential leaks, confirmed leaks, and those to be closed or needing emergency action. For more information regarding specific sites, please call the number listed above.

APPENDIX E

ORDNANCE AND EXPLOSIVES RISK ASSESSMENT



DEPARTMENT OF THE ARMY
HUNTSVILLE CENTER, CORPS OF ENGINEERS
P.O. BOX 1600
HUNTSVILLE, ALABAMA 35807-4301

REPLY TO
ATTENTION OF:

29 September 1999

CEHNC-OE-DC (200-1c)

MEMORANDUM FOR Commander, U.S. Army Engineer Division,
South Pacific, ATTN: CESPD-PM-R,
333 Market Street, Room 923,
San Francisco, CA 94105-2195

SUBJECT: Defense Environmental Restoration Program for
Formerly Used Defense Sites (DERP-FUDS), Inventory Project
Report (INPR) Proposing No DOD Action Indicated (NDAI) for
Site No. J09NV0969, Tonopah Army Airfield, Nye County, NV

1. The INPR states that this site was used as a fighter, and later, a bomber training base. Even though bunkers still exist on this site, they contain no ordnance and explosives (OE). There is no mention in the INPR of OE being discovered during the site visit.
2. Based upon this information, we recommend a NDAI in regards to chemical warfare material (CWM) or OE. The RAC score for this site is 5. An updated RAC form is enclosed.
3. The point of contact is Ms. Carrie Douglas at 256-895-1465 or Mr. Mike Slovak at 256-895-1539.

FOR THE DIRECTOR OF ORDNANCE
AND EXPLOSIVES TEAM:

Encl

Carrie W. Douglas
CARRIE W. DOUGLAS
Inventory Project Report Manager
for Ordnance and Explosives Team

CF:
Commander, U.S. Army Engineer District, Sacramento,
ATTN: CESPK-ED-E, 1325 J Street, Sacramento, CA 95814-2922
Commander, HQUSACE, ATTN: CEMP-RF, 20 Massachusetts Avenue, NW.,
Washington, DC 20314-1000

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Previous Editions Obsolete

RISK ASSESSMENT PROCEDURES FOR
ORDNANCE AND EXPLOSIVE (OE) SITES

Site Name Tonopah Army Airfield
Site Location Nye County, NV
DERP Project # J09CA096903
Date Completed 15 September 1999

Rater's Name Michael E. Slovak
Phone No. 256-895-1595
Organization CEMNC-OE-S-E
Score 5

OE RISK ASSESSMENT:

This risk assessment procedure was developed in accordance with MIL-STD 882C and AR 385-10. The Risk Assessment Code (RAC) score will be used by the U.S. Army Engineering and Support Center, Huntsville (USAESCH), Ordnance and Explosives Team (USAESCH-OE) to prioritize the remedial action(s) at Formerly Used Defense Sites (FUDS). The risk assessment should be based on the best available information resulting from records searches, reports of Explosive Ordnance Disposal (EOD) detachment actions, field observations, interviews, and measurements. This information is used to assess the risk involved based on the potential OE hazards identified at the site. The risk assessment is composed of two factors, hazard severity and hazard probability. Personnel involved in visits to potential OE sites should view the USAESCH-OE videotape entitled "A Life Threatening Encounter: OEW."

Part I. Hazard Severity. Hazard severity categories are defined to provide a qualitative measure of the worst credible mishap resulting from personnel exposure to various types and quantities of unexploded ordnance items.

TYPE OF ORDNANCE
(Circle all values that apply)

	VALUE
A. Conventional Ordnance and Ammunition:	
Medium/Large Caliber (20 mm and larger)	10
Bombs, Explosive	10
Grenades, Hand and Rifle, Explosive	10
Landmines, Explosive	10
Rockets, Guided Missiles, Explosive	10
Detonators, Blasting Caps, Fuzes, Boosters, Bursters	6
Bombs, Practice (w/spotting charges)	6
Grenades, Practice (w/spotting charges)	4
Landmines, Practice (w/spotting charges)	4
Small Arms, complete (.22 cal - .50 cal)	1
Small Arms, Expended	0
Practice ordnance (wo/spotting charges)	0

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Conventional Ordnance and Ammunition (Select the largest single value) 0

What evidence do you have regarding conventional UXO? No OE or OE-related debris was found in or around the bunkers during the site visit. No reports of OE or OE-related debris being discovered on this site since it left DOD control.

B. Pyrotechnics (For munitions not described above.)

VALUE

Munition (Container) Containing
White Phosphorus or other
Pyrophoric Material (i.e.,
Spontaneously Flammable)

10

Munition Containing A Flame
or Incendiary Material (i.e.,
Napalm, Triethylaluminum Metal
Incendiaries)

6

Flares, Signals, Simulators

4

Pyrotechnics (Select the largest single value)

0

What evidence do you have regarding pyrotechnics? None

C. Bulk High Explosives (Not an integral part of conventional ordnance; uncontainerized.)

VALUE

Primary or Initiating Explosives
(Lead Styphnate, Lead Azide,
Nitroglycerin, Mercury Azide,
Mercury Fulminate, Tetracene, etc.)

10

Demolition Charges

10

Secondary Explosives
(PETN, Compositions A, B, C,
Tetryl, TNT, RDX, HMX, HBX,
Black Powder, etc.)

8

Military Dynamite

6

Less Sensitive Explosives
(Ammonium Nitrate, Explosive D, etc.)

3

High Explosives (Select the largest single value)

0

What evidence do you have regarding bulk explosives? None

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D. Bulk Propellants (Not an integral part of rockets, guided missiles, or other conventional ordnance; uncontainerized)

VALUE

Solid or Liquid Propellants

5

Propellants

0

What evidence do you have regarding bulk propellants? None

E. Chemical Warfare Material and Radiological Weapons

VALUE

Toxic Chemical Agents
(Choking, Nerve, Blood, Blister)

25

War Gas Identification Sets

20

Radiological

15

Riot Control Agents
(Vomiting, Tear)

5

Chemical and Radiological (Select the largest single value)

0

What evidence do you have of chemical/radiological OE? None

=====

TOTAL HAZARD SEVERITY VALUE

0

(Sum of Largest Values for A through E—Maximum of 61)

Apply this value to Table 1 to determine Hazard Severity Category.

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TABLE 1
HAZARD SEVERITY*

Description	Category	Hazard Severity Value
CATASTROPHIC	I	21 and greater
CRITICAL	II	10 to 20
MARGINAL	III	5 to 9
NEGLIGIBLE	IV	1 to 4
		0
**NONE		

* Apply Hazard Severity Category to Table 3.

**If Hazard Severity Value is 0, you do not need to complete Part II of this form. Proceed to Part III and use a RAC Score of 5 to determine your appropriate action.

Part II. Hazard Probability. The probability that a hazard has been or will be created due to the presence and other rated factors of unexploded ordnance or explosive materials on a formerly used Department of Defense (DoD) site.

AREA, EXTENT, ACCESSIBILITY OF OE HAZARD
(Circle all values that apply)

A. Locations of OE Hazards	VALUE
On the surface	5
Within Tanks, Pipes, Vessels or Other confined locations.	4
Inside walls, ceilings, or other parts of Buildings or Structures.	3
Subsurface	2

Location (Select the single largest value) _____

What evidence do you have regarding location of OE? _____

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B. Distance to nearest inhabited locations or structures likely to be at risk from OE hazard (roads, parks, playgrounds, and buildings).

VALUE

Less than 1250 feet

5

1250 feet to 0.5 miles

4

0.5 miles to 1.0 mile

3

1.0 mile to 2.0 miles

2

Over 2 miles

1

Distance (Select the single largest value)

What are the nearest inhabited structures/buildings?

C. Number of buildings within a 2 mile radius measured from the OE hazard area, not the installation boundary.

VALUE

26 and over

5

16 to 25

4

11 to 15

3

6 to 10

2

1 to 5

1

0

0

Number of Buildings (Select the single largest value)

Narrative

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D. Types of Buildings (within a 2 mile radius)

VALUE

Educational, Child Care, Residential, Hospitals,
Hotels, Commercial, Shopping Centers

5

Industrial, Warehouse, etc.

4

Agricultural, Forestry, etc.

3

Detention, Correctional

2

No Buildings

0

Types of Buildings (Select the largest single value)

Describe types of buildings in the area.

E. Accessibility to site refers to access by humans to ordnance and explosive wastes. Use the following guidance:

BARRIER

VALUE

No barrier or security system

5

Barrier is incomplete (e.g., in disrepair or does not completely surround the site). Barrier is intended to deny egress from the site, as for a barbed wire fence for grazing.

4

A barrier, (any kind of fence in good repair) but no separate means to control entry. Barrier is intended to deny access to the site.

3

Security guard, but no barrier

2

Isolated site

1

0

A 24-hour surveillance system (e.g., television monitoring or surveillance by guards or facility personnel) which continuously monitors and controls entry onto the facility; or

An artificial or natural barrier (e.g., a fence combined with a cliff), which completely surrounds the facility; and a means to control entry, at all times, through the gates or other entrances to

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the facility (e.g., an attendant, television monitors, locked entrances, or controlled roadway access to the facility)

Accessibility (Select the single largest value)

Describe the site accessibility.

F. Site Dynamics - This deals with site conditions that are subject to change in the future, but may be stable at the present. Examples would be excessive soil erosion by beaches or streams, increasing land development that could reduce distances from the site to inhabited areas or otherwise increase accessibility.

	VALUE
Expected	5
None Anticipated	0
Site Dynamics (Select largest value)	
Describe the site dynamics.	

TOTAL HAZARD PROBABILITY VALUE
(Sum of Largest Values for A through F—Maximum of 30)
Apply this value to Hazard Probability Table 2 to determine
Hazard Probability Level.

TABLE 2

HAZARD PROBABILITY

Description	Level	Hazard Probability Value
FREQUENT	A	27 or greater
PROBABLE	B	21 to 26
OCCASIONAL	C	15 to 20
REMOTE	D	8 to 14
IMPROBABLE	E	less than 8

* Apply Hazard Probability Level to Table 3.

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Part III. Risk Assessment. The risk assessment value for this site is determined using the following Table 3. Enter with the results of the hazard probability and hazard severity values.

TABLE 3

Probability Level	FREQUENT A	PROBABLE B	OCCASIONAL C	REMOTE D	IMPROBABLE E
Severity Category:					
CATASTROPHIC I	1	1	2	3	4
CRITICAL II	1	2	3	4	5
MARGINAL III	2	3	4	4	5
NEGLECTIBLE IV	3	4	4	5	5

RISK ASSESSMENT CODE (RAC)

RAC 1 Expedite INPR, recommending further action by USAESCH - Immediately call USAESCH-OE-S (commercial 256-895-1582/1598)

RAC 2 High priority on completion of INPR - Recommend further action by USAESCH.

RAC 3 Complete INPR - Recommend further action by USAESCH.

RAC 4 Complete INPR - Recommend further action by USAESCH.

RAC 5 Usually indicates that No DOD Action Indicated (NDAI) is necessary. Submit NDAI and RAC to USAESCH.

=====

Part IV. Narrative. Summarize the documented evidence that supports this risk assessment. If no documented evidence was available, explain all the assumptions that you made.

No OE or OE-related debris has been reported in the bunker area of this site. Site visit failed to discover any evidence of OE contamination. If OE were stored on this site during DOD use, it would have been shipped off-site when this site was declared excess.