



**PHASE I
ENVIRONMENTAL SITE ASSESSMENT**

195 NORTH EDISON WAY

RENO, NEVADA

MARCH 16, 2006

MINING, CIVIL, GEOLOGIC, & ENVIRONMENTAL SERVICES

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A Report Prepared For:

The Nevada Land Conservancy
1855 Del Monte Lane
Reno, NV 89515

PHASE I ENVIRONMENTAL SITE ASSESSMENT
195 NORTH EDISON WAY
RENO, NEVADA


Robison Engineering Company
Job No. 1-74-07.001

JURAT

I, Wally Robison, 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.

Prepared By:

ROBISON ENGINEERING COMPANY


Wally Robison, C. E. M.
Principal

March 16, 2006

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1.0 EXECUTIVE SUMMARY

This report presents the results of a Phase I Environmental Site Assessment (ESA) conducted for the Nevada Land Conservancy (NLC) on a property located at 195 North Edison Way in Reno, Nevada. The Phase I services included a review of pertinent agency records, interviews of individuals with knowledge of the property, an evaluation of readily available aerial photography, and a reconnaissance of the property.

The property contains approximately 1 acre. A single story concrete and steel building is present near the center of the lot. The building was built in 1974 for commercial rental purposes. The building covers approximately 16,800 square feet and contains rental spaces for twenty-three commercial rental units. Currently ten commercial businesses are tenants on the property.

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05. There were no exceptions to, or deletions from, this practice. This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

We have no recommendations for additional environmental assessment of the property.

This executive summary is subject to the limitations stated in Section 13 of this report.

2.0 INTRODUCTION

2.1 PURPOSE AND PROJECT BACKGROUND

At the request of Ms. Becky Stock of the Nevada Land Conservancy (NLC), Robison Engineering agreed to conduct a Phase I ESA of the subject property. We understand that the NLC is in the process of purchasing the subject property on the behalf of Washoe County. The NLC requires preparation of a Phase I ESA as part of their purchase procedure. The purpose of the Phase I ESA was to review areas of possible environmental concern that could be identified in the course of the agreed work scope.

2.2 AUTHORIZATION

On March 9, 2006 Ms. Stock provided authorization for Robison Engineering to prepare this Phase I ESA by signing a copy of Robison Engineering's standard service contract.

2.3 REGULATIONS

In 1980, Congress enacted the Comprehensive Environmental, Response, Compensation, and Liability Act (42 U. S. C. SS9601 et. seq., usually referred to as "CERCLA" or "Superfund."⁽¹⁾ CERCLA's purposes are to provide funding and enforcement authority for remediation of hazardous waste sites created in the past and for responding to hazardous substance spills. In 1986, Congress enacted revisions to CERCLA through the Superfund Amendments and Reauthorization Act (Pub. L. No. 99-449) referred to as "SARA." Section 107 (a) of CERCLA names present and past "owners or operators" of a site as potentially responsible parties for the liability of site remediation, if the site is found to contain hazardous wastes.

Robison Engineering conducted this Phase I ESA to assist the NLC and Washoe County in preparing their own assessment of potential environmental risks in association with the purchase of the subject property.

2.4 QUALIFICATIONS OF PROFESSIONAL STAFF

Mr. Wally Robison has a B. S. degree in Geological Engineering with 34 years of professional experience. He has performed numerous Phase I ESAs in Nevada and other Western States. He is a Nevada Certified Environmental Manager.

3.0 SCOPE OF WORK

3.1 GENERAL SCOPE OF WORK

The NLC requested that Robison Engineering evaluate the subject property for environmental concerns for the purpose of a potential purchase of the property. Robison Engineering's work included various reconnaissance level tasks focused at providing limited preliminary environmental information.

Our Phase I ESA scope of services included:

- Review of federal, state, and local agency records.
- Interviews of people with knowledge of the property.
- Review of historical aerial photographs.
- Reconnaissance of the property and vicinity to visually search for areas of potential concern, including obvious evidence of facilities, structures, chemical use, storage, or disposal.
- Preparation of a Report of Findings.

The proposed scope of work did not include a radon gas survey, inspections within buildings to sample for polychlorinated biphenyls (PCBs), asbestos, etc., or evaluation of biologically sensitive areas, such as vernal pools, wetlands, archaeological sites, flood plains, earthquake faults, etc., or other services not described.

This scope is intended to meet the ASTM E 1527-05 standard for a Phase I ESA.

4.0 SITE OVERVIEW

4.1 LOCATION

The subject property is located in Reno, Nevada. The property contains approximately 1 acre and is located in the southeast 1/4 of the northeast 1/4 of Section 17, T. 19 N., R. 20 E., M.D.B.M. The property lies on the west side of North Edison Way, at the northwest corner of the intersection of Mill Street and North Edison Way. The Washoe County Assessor's Parcel Number for the property is 012-272-08. The regional location of the property is shown on the following Figure 1.

4.2 SITE DESCRIPTION

The property is used for commercial purposes, and contains a single, concrete and steel, one story building located on a concrete slab. The building covers approximately 16,800 square feet and contains 23 rental spaces that are rented to different commercial businesses. Some of the tenants occupy more than one rental space. At the time of our site reconnaissance, seventeen of the rental units were occupied and six were vacant. Existing tenants included; JD Custom Cabinets (a wooden cabinet manufacturer), Henri Specialties (a steel partition manufacturer), Resource Building Consultants (a building contractor), Shank Excavating (an excavation contractor), R.A.N. Performance (a precision machine shop), Silver State Screening (a manufacturer of custom door and window screens), Alternative Energy Solutions (retail sales of solar panels and wind turbines), Ames Enterprises (a filter manufacturer), and McElroy, Inc. (a ceramic tile installation contractor). The building is connected to commercial and/or municipal water, electricity, natural gas, and sewer. Trash generated by the building tenants is stored in on on-site dumpster, and removed from the property on a weekly basis. All four sides of the building are asphalt-paved parking areas, with a landscaped area adjacent to North Edison Way on the east side.

The property lies within the 100-year flood plain of the Truckee River. The property is essentially level, with a slight drainage to the east.

4.3 ADJACENT PROPERTIES

An open cornfield borders the west side of the subject property. Commercial buildings are present to the immediate north, and to the east, across North Edison Way, and to the south, across Mill Street. Tenants in the building on the immediate north (175 N. Edison Way) include Morgan Construction, Shrier Specialties (an auto repair shop), and Protection Specialists. The large commercial building to the east is currently vacant, but was formerly occupied by Excel Corporation. The buildings to the south, across Mill Street house Globe Turbocharger and commercial offices.

The following Figure 2 presents a topographic map of the property and vicinity and the following Figure 3 presents an aerial photograph of the subject property, showing pertinent details about the property and vicinity.

Pg. 4 of 21

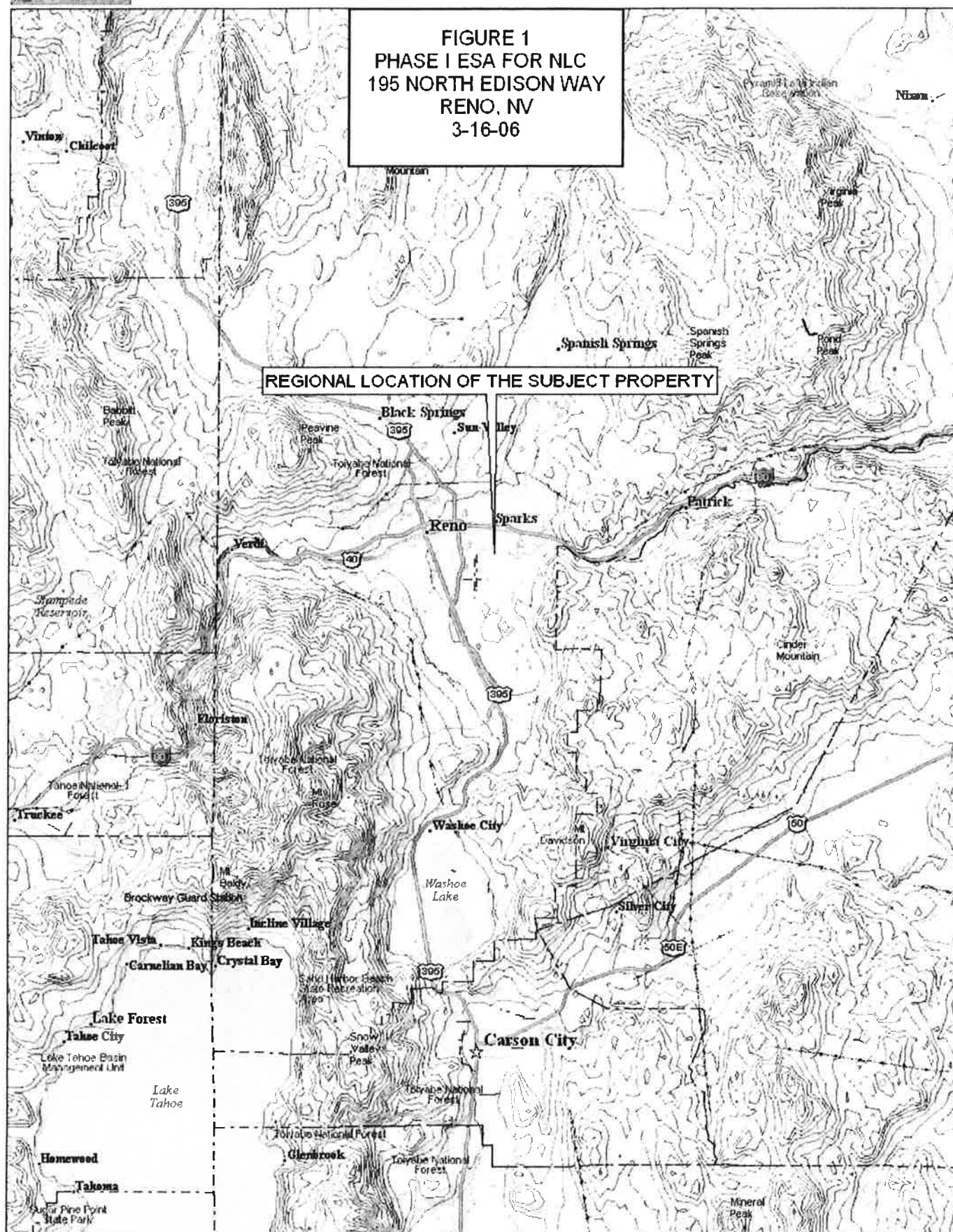


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FIGURE 1
PHASE I ESA FOR NLC
195 NORTH EDISON WAY
RENO, NV
3-16-06



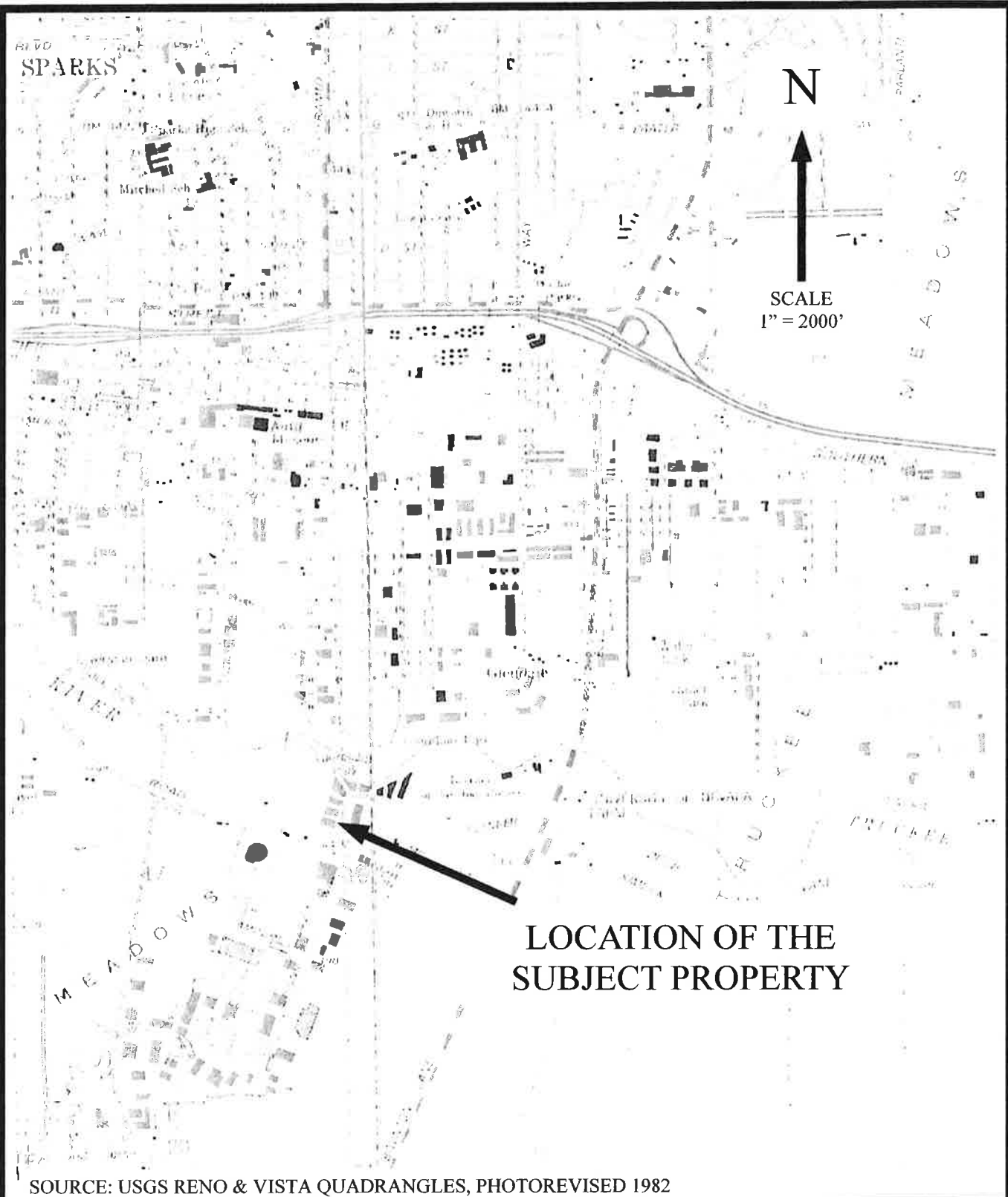
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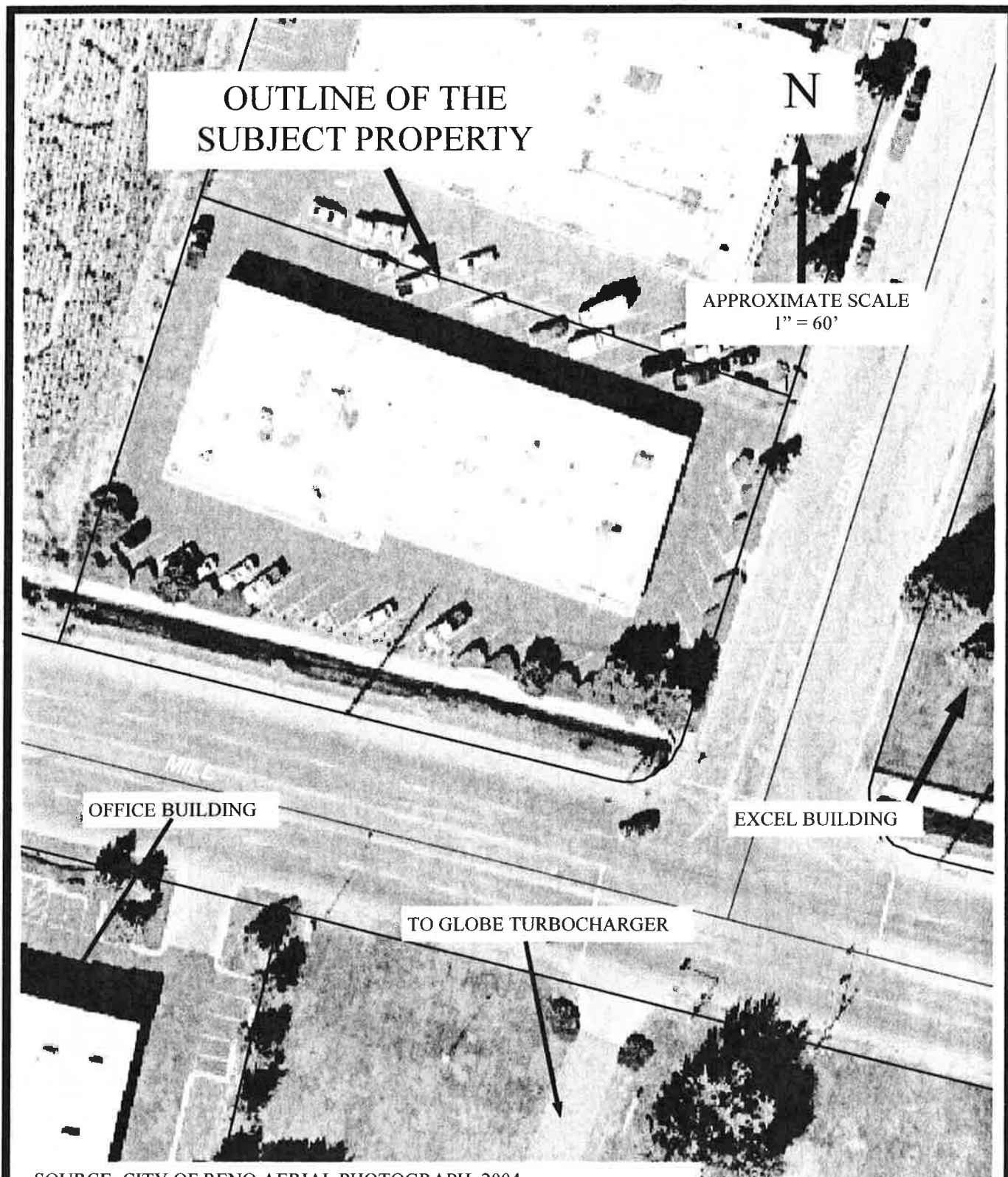
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SITE TOPOGRAPHIC MAP

NLC PHASE I ESA
195 NORTH EDISON WAY
RENO, NEVADA

FIGURE

2



SOURCE: CITY OF RENO AERIAL PHOTOGRAPH, 2004

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SITE AERIAL PHOTOGRAPH
NLC PHASE I ESA
195 NORTH EDISON WAY
RENO, NEVADA

FIGURE

3

5.0 SITE HISTORY

We did not find when the U. S. Government originally granted patent to the property. It was most likely homesteaded, or was land granted to the Central Pacific Railroad by the United States in the 1860s.

Through an interview with Mr. Ed Yuill, a representative of the current property owner, the Ribeiro Companies, we found that the Ribeiro Companies built the site building in 1974. Commercial units on the property have been rented to different commercial businesses for approximately 32 years. In fact, the Ribeiro Companies built all of the buildings along the north side of North Edison Way in the early 1970s, and the buildings have been used for commercial purposes ever since. In the case of the subject property, the Ribeiro Companies have also acted as the property manager, overseeing the building occupancy and maintenance.

Through review of historic aerial photographs, we found that from at least as early as 1939, through as late as 1966, the subject property and surrounding properties were part of a larger farm field. The buildings in the vicinity, including the site building, were first present in an aerial photograph taken in 1974.

We found no records for uses of the property other than those described above.

6.0 GEOLOGIC AND HYDROGEOLOGIC SETTING

6.1 REGIONAL PHYSIOGRAPHY

The property lies at the western edge of the Basin and Range physiographic province, near the transition into the Sierra Nevada Mountains physiographic province. The Truckee Meadows, which is the basin in which the property is located, was down-dropped by normal faulting during the Tertiary geologic period.

6.2 SITE -SPECIFIC GEOLOGY AND HYDROGEOLOGY

The subject property lies near the center of the Truckee Meadows, which is bounded by the Virginia Range to the east and the Carson Range to the west. The floor of the Truckee Meadows, including the subject property, is underlain by Quaternary alluvial deposits of silt, sand, and gravel out-washed from the adjacent mountains.

Tertiary-aged volcanic rocks form the bulk of the Virginia Range to the east. These rocks consist of flow breccias, mudflow breccias, and agglomerates. Tertiary-aged volcanic rocks of the Alta Formation crop out on the low hills north of the subject property. These rocks consist of andesite flows and flow breccias. (2)

We have no direct measurement of the depth of groundwater beneath the property. Based on information from the Nevada Division of Water Resources, there are 72 water wells in Section 17 (the location of the subject property). One of the wells, listed as being owned by the Ribeiro Corporation and located in the SW1/4 of the NE1/4 of Section 17, was drilled in 1993. This location is near the subject property. The depth to static water in this well was listed at 11 feet below the ground surface. Based on this information, and the property's location next to the Truckee River, it is reasonable to estimate that the depth to groundwater beneath the subject property will be in the 5 to 10 foot depth range. Based on local topography, groundwater beneath the site should flow in a northeasterly direction, toward the Truckee River.

7.0 ASSESSMENT ACTIVITIES

7.1 RECORD SEARCH AND INTERVIEWS

Records contained in state and local agency files, and interviews with on-site and adjacent land tenants can often reveal historic information of potential environmental concern related to a property or the surrounding area. Many of the agencies, however, have maintained these types of files for only a short period of time (approximately the past fifteen years). Section 8.1 of this document summarizes the results of our record search and interviews.

7.2 AERIAL PHOTOGRAPH REVIEW

Review of historical aerial photographs is one means of identifying past activity on or adjacent to a site. Photographs may provide evidence of site operations, housekeeping practices, dumping or disposal activity, ground scarring, spills, leaks, stains, or other features of interest. The size of a feature that may be resolved is partially dependent upon the scale of the available aerial photography.

In the time allotted for this report, we were able to locate eleven aerial photographs, taken in 1939, 1946, 1956, 1966, 1973, 1974, 1980, 1984, 1994, 1999, and 2004. Our observations on these photos are discussed in Section 8.2 of this report.

7.3 SITE RECONNAISSANCE

We visited the subject property to assess current conditions on March 15, 2006. Our reconnaissance included a visual examination of the site property with inspections of almost all of the open rental spaces. We also observed the adjacent developed and undeveloped lands for evidence of potential impact to the subject site. Potential impacts from off-site activities could result from:

- Poor housekeeping practices;
- Under or above-ground fuel/chemical storage;
- Chemical or fuel spills; and
- Authorized or unauthorized dumping of wastes.

Section 8.3 of this document summarizes the results of our site reconnaissance.

8.0 RESULTS OF ASSESSMENT ACTIVITIES

8.1 RECORDS SEARCH AND INTERVIEW RESULTS

We retained Environmental Data Resources, Inc. (EDR) to review environmental databases for listings of the subject property or properties within a maximum 1-mile radius of the subject property. The following summarizes the most pertinent lists reviewed by EDR:

<u>AGENCY</u>	<u>DATABASE</u>	<u>TYPE OF RECORD</u>	<u>RADIUS</u>	<u>LIST DATE</u>
US EPA	NPL	National Priority List	1 mile	11-29-05
US EPA	CERCLIS	Sites under review by EPA	1/2 mile	10-24-05
US EPA	CORRACTS	Corrective Actions	1 mile	12-29-05
US EPA	RCRAInfo	Haz. Waste Handlers	1/2 mile	12-15-05
US EPA	ERNS	Emergency response notification system	Site	12-31-05
Nevada	SHWS	Corrective action sites	1 mile	1-24-06
Nevada	SWLF	Solid waste landfills	1/2 mile	10-31-05
Nevada	LUST	Leaking underground storage tanks	1/2 mile	1-24-06
Nevada	UST	Registered underground storage tanks	1/4 mile	1-18-06
Nevada	AST	Registered above ground storage tanks	Site	1-10-00
Washoe Co.	UST	Underground storage tanks	1/2 mile	12-28-05

EDR found two listing for the subject property; Speed Auto Repair and Vital Systems, both former tenants on the property, and both listed as being a small quantity generators of hazardous waste. They found 2 sites listed as being large quantity generators of hazardous waste, both located on Greg Street, north of the Truckee River. They found 52 sites listed as being small quantity generators of hazardous waste, with six of the sites being located at 35 North Edison Way, a few lots east of the subject property. They found one ERNS site, located at 1 Ohm Place, on the south side of Mill Street. They found 15 state corrective action sites, with the nearest site listed as Sierra Pacific Power Company located at the Ohm storage yard, south of Mill Street. They found one LUST site, located at 1220 Greg Street, north of the Truckee River. They found 25 registered underground storage tank sites, two used tire recycler, and two registered above ground storage tank sites located within the prescribed search distance. None of the listed sites appear to have the potential to impact the subject property. Copies of pertinent sections of EDR's report are contained in the Appendix. EDR's report also provides a more complete description of the types of lists reviewed.

We interviewed Mr. Mathias Hughes, Assistant Property Manager for the Ribeiro Companies. Mr. Hughes was familiar with the building tenants, and said that they monitored tenant activities on the property to prevent improper disposal of hazardous or regulated wastes. He was not aware of any environmental problems with the property.

We interviewed Mr. Chad Golden, an employee of the Ribeiro Companies who is responsible for the building tenants on the property. He provided us with a list of the current tenants. He was not aware of any environmental problems caused by the building tenants, or of any environmental liens against the property.

We interviewed Mr. Ken Rowan (owner of Resource Building Consultants), Mr. Bob Nehring (owner of R.A.N. Performance), Ms. Jarett McDaniel (owner of Silver State Screening), Mr. Joe Pizur (owner of Alternative Energy Solution), and Mr. Howard McElroy, (owner of McElroy, Inc. None of these current tenants were aware of environmental problems with the property or in the vicinity. Mr. Bob Nehring said that he uses a non-hazardous, water based cutting oil in his machine lathes. None of the tenants said they use or store hazardous materials in the building.

We reviewed Polk Street Directories for the subject property address and the addresses on either side of the property for the years 1976 through 2005 in approximate 5-year intervals. Multiple tenants occupied the subject building during these years, with Ames Enterprises being the longest staying current tenant, occupying the building from 2000 to the present. Although currently vacant, different delicatessen shops have been located in rental units 1, 20, 21, 22, and 23 on the east side of the building from 1978 through 2005. We noted an auto repair shop occupied space in the site building in 1978, and a photo developer occupied a space in the building from 1985 through 1995. Multiple tenants occupied buildings on either side of the property over the same time period. In particular, we looked for, but did not note the occupancy of environmentally questionable businesses, such as chemical or fuel distributors, hazardous waste handlers, or recycling firms.

We reviewed files at the City of Reno Environmental Control Division regarding the subject property. We found that multiple business licenses have been issued to businesses operating on the property. We found no records for citations or warnings regarding handling or disposal of hazardous or regulated materials on the property. We did note that different delicatessens operating in the building continually applied for, and were granted variances by the City of Reno for operating without a grease trap for their sewer discharge.

8.2 AERIAL PHOTOGRAPHY REVIEW RESULTS

We reviewed the following eleven aerial photographs that covered the subject property. These photos are on file at the Nevada Bureau of Mines office in Reno, Nevada, or, for the 2004 photograph, available on the City of Reno's website.

<u>DATE</u>	<u>TYPE</u>	<u>SCALE</u>	<u>COLOR</u>	<u>COVERAGE</u>
6-29-39	Mono	1: 30,000	B & W	100%
7-10-46	Mono	1: 13,700	B & W	100%
11-25-56	Mono	1: 15,500	B & W	100%
5-21-66	Mono	1: 12,000	B & W	100%



<u>DATE</u>	<u>TYPE</u>	<u>SCALE</u>	<u>COLOR</u>	<u>COVERAGE</u>
1973	Mono	1: 24,000	B & W	100%
1974	Mono	1: 24,000	B & W	100%
9-4-80	Mono	1: 21,000	Color	100%
3-27-84	Mono	1: 15,000	B & W	100%
6-21-94	Mono	1: 24,000	B & W	100%
9-6-99	Mono	1: 10,200	B & W	100%
2004	Mono	1: 1,200	Color	100%

The subject property appeared to be used for agricultural purposes from 1939 through 1966. During this period the property and surrounding vicinity appeared to be part of a larger farm field. Buildings were first present in the 1974 photograph. At that time the property and vicinity appeared much the same as at present. There was little change in the appearance of the property and vicinity from 1980 to the present. A copy of the 2004 photograph is presented on Figure 3.

In summary, the aerial photographs failed to disclose any activities on the subject property, or on adjacent properties, that would indicate a recognized environmental condition.

8.3 SITE RECONNAISSANCE RESULTS

We visited the property on March 15, 2006. Mr. Mathias Hughes of the Ribeiro Companies accompanied us during our reconnaissance, and provided introductions to the building tenants. Our reconnaissance consisted of observation of the subject property and building, and observations of activities conducted on adjacent parcels.

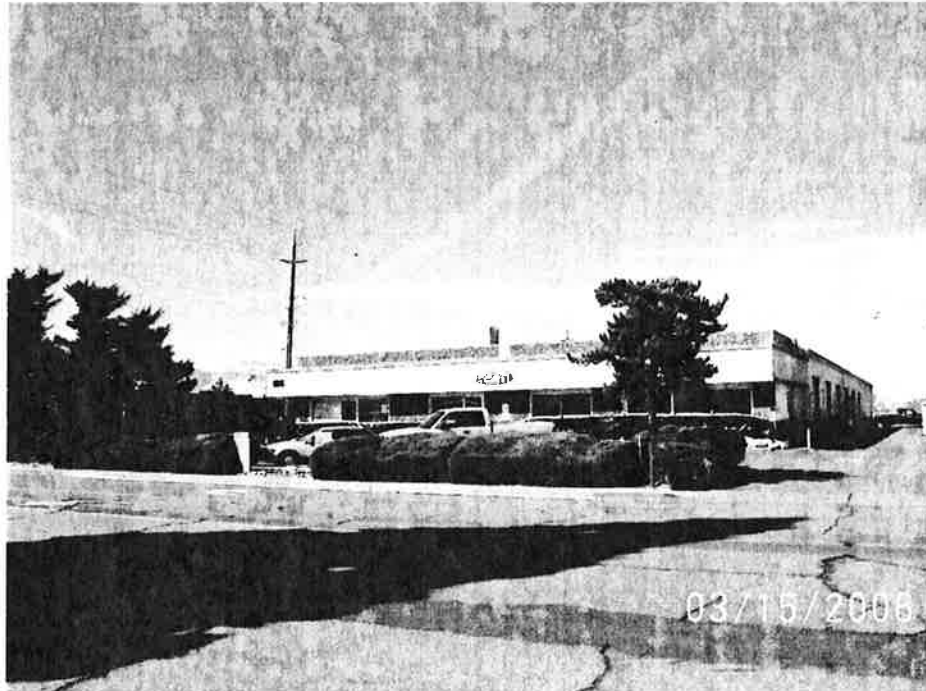
At the time of our reconnaissance, the building tenants had largely recovered from flooding of the property that occurred on January 1, 2006. Reportedly, the building flooded to a depth of 14 inches. We noted the storage of small quantities of cleaning and maintenance supplies in each of the rental units we inspected. We looked for, but did not note the presence of floor drains in the different rental spaces to which we had access.

We noted the presence of fluorescent lighting throughout the building.

The exterior of the site building appeared to be in a clean condition. We did not note the presence of an electric transformer on the property. We looked for, but did not notice evidence of any underground storage tanks, such as tank fill risers or vent lines.

In summary, our site reconnaissance did not disclose the presence of recognized environmental conditions on the property.

Photographs taken during our site reconnaissance are presented on the following Figures 4, 5, and 6.



VIEW LOOKING WEST AT THE FRONT OF THE SITE BUILDING



VIEW LOOKING SOUTHWEST ALONG THE NORTH SIDE OF THE SITE BUILDING.

PHOTOS TAKEN BY WALLY ROBISON ON MARCH 15, 2006

ROBISON ENGINEERING COMPANY

DATE: MARCH 16, 2006

PROJECT NO. 1-74-07.001

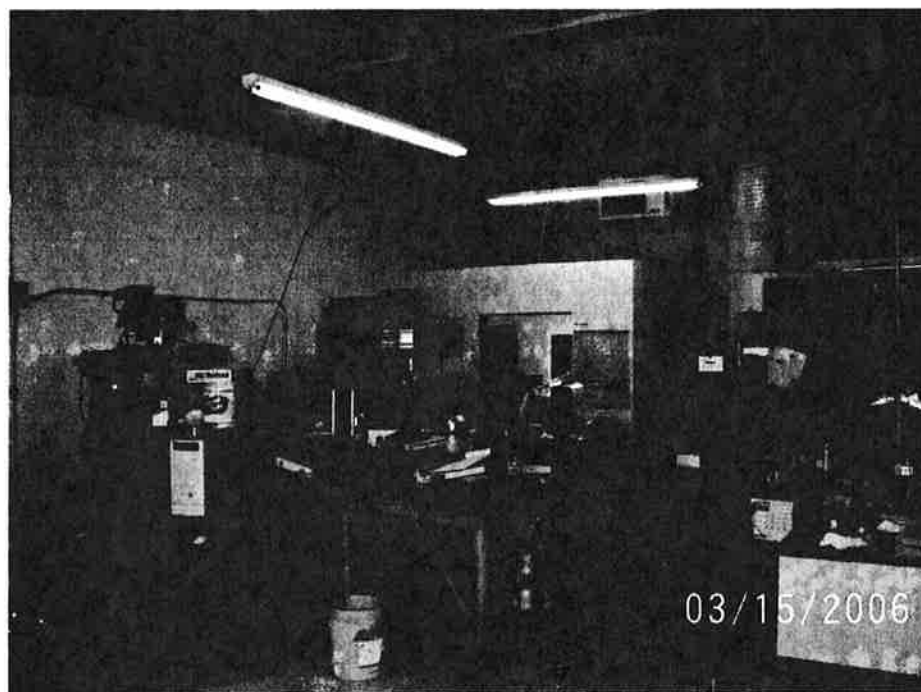
SITE PHOTOGRAPHS
PHASE I ESA FOR THE NLC
195 NORTH EDISON WAY
RENO, NEVADA

FIGURE

4



VIEW LOOKING WEST ALONG THE SOUTH SIDE OF THE SITE BUILDING



VIEW OF R.A.N. PERFORMANCE'S MACHINE SHOP.

PHOTOS TAKEN BY WALLY ROBISON ON MARCH 15, 2006

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DATE: MARCH 16, 2006

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SITE PHOTOGRAPHS
 PHASE I ESA FOR THE NLC
 195 NORTH EDISON WAY
 RENO, NEVADA

FIGURE

5



VIEW INSIDE RESOURCE BUILDING CONSULTANTS STORAGE AREA.

PHOTO TAKEN BY WALLY ROBISON ON MARCH 15, 2006

ROBISON ENGINEERING COMPANY

DATE: MARCH 16, 2006

PROJECT NO. 1-74-07.001

SITE PHOTOGRAPHS
PHASE I ESA FOR THE NLC
195 NORTH EDISON WAY
RENO, NEVADA

FIGURE

6

9.0 DISCUSSION OF FINDINGS

The aerial photographic record shows that the property was used for agricultural purposes from 1939 through 1966. After the site building was constructed in 1974, it has been occupied by multiple tenants. None of these tenants appeared to operate business that could contribute to environmental conditions on the property, other than the former auto repair shop and photo developing operation. We found no records indicating that the City of Reno Environmental Control Division issued notices of violation to any current or former tenants.

The presence of fluorescent lighting in the building is of potential environmental concern. We did not check any of the fluorescent light ballasts to see if they contained PCBs. This is better performed by a qualified electrical contractor. If, during building demolition, or repair or maintenance of the fluorescent light fixtures, ballasts are found that are not specifically marked as being PCB-free, the ballasts should be treated as if they do contain PCBs and delivered to a licensed hazardous waste disposal contractor for proper disposal.

There does not appear to have been any activities on adjacent properties that are likely to have impacted the environmental condition of the subject property.

10.0 CONCLUSIONS

Our assessment has revealed no evidence of recognized environmental conditions in connection with the property.



11.0 RECOMMENDATIONS

We have no recommendations for additional environmental assessment of the property.



13.0 LIMITATIONS

Environmental assessments such as presented in this report are by nature non-comprehensive and subject to limitations including those presented below. This assessment was not designed to identify all potential concerns or eliminate the probability of acquiring land with some degree of risk.

Many of the agencies consulted only keep records for the past ten to twelve years. Efforts were made to interview agency personnel and people with historical knowledge of the site, but information received in this way is subject to many errors, including personal interpretations/memory.

Analysis of historical aerial photography is one means to assess environmental conditions of a site. Photographs can provide a record of activity and/or practices evident at a particular point in time. Inherent limitations include the resolution of the photography, the number and scale of photographs that are available for stereoscopic analysis, and the interpretation of features provided by the analyst.

Robison Engineering has performed this environmental site assessment in accordance with the generally accepted standards of care and diligence normally practiced by reputable environmental consulting and engineering firms in performing such work at the time of this study. This study was conducted in conformance with ASTM Standard E 1527-05, Standard Practice for Environmental Site Assessments and the U. S. EPA's Standard Practices for All Appropriate Inquiry. Please recognize that definition and evaluation of environmental conditions is a difficult and inexact art. Judgments leading to conclusions and recommendations are generally made with an incomplete knowledge of the subsurface and/or historic conditions applicable to the site. Robison Engineering should be notified for additional consultation if the Nevada Land Conservancy or Washoe County wish to reduce the uncertainties beyond the level associated with this study. Because of potential changes in the environmental field such as regulations and site conditions, this report should be considered current only as of the date of our site reconnaissance. This report is for the sole use the Nevada Land Conservancy and Washoe County. No warranty, express or implied, is made.

APPENDIX



MINING, CIVIL, GEOLOGIC, & ENVIRONMENTAL SERVICES

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EDR® Environmental
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The EDR Radius Map™ Report

**Edison Way Properties
105 & 195 N. Edison Way
Reno, NV 89502**

Inquiry Number: 1630663.1s

March 10, 2006

The Standard in Environmental Risk Management Information

**440 Wheelers Farms Road
Milford, Connecticut 06461**

Nationwide Customer Service

**Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com**

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GEOCHECK ADDENDUM

GeoCheck - Not Requested

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with any questions or comments.

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EXECUTIVE SUMMARY

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

TARGET PROPERTY INFORMATION

ADDRESS

105 & 195 N. EDISON WAY
RENO, NV 89502

COORDINATES

Latitude (North): 39 515100 - 39° 30' 54.4"
Longitude (West): 119.752500 - 119° 45' 9 0"
Universal Transverse Mercator: Zone 11
UTM X (Meters): 263370.3
UTM Y (Meters): 4377349.5
Elevation: 4403 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: 39119-E7 RENO, NV
Source: USGS 7.5 min quad index

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following government records. For more information on this property see page 6 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
SPEED AUTO REPAIR 195 N EDISON UNIT 8 RENO, NV 89502	RCRA-SQG FINDS	NVD986776078
VITAL SYSTEMS 195 N EDISON WAY UNIT 9 RENO, NV 89502	RCRA-SQG FINDS	NVD986771160
QUALITY METAL POLISHING 105 N EDISON WAY SPARKS, NV 89431	RCRA-SQG FINDS	NVD981634611

EXECUTIVE SUMMARY

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

FEDERAL RECORDS

NPL.....	National Priority List
Proposed NPL.....	Proposed National Priority List Sites
Delisted NPL.....	National Priority List Deletions
NPL RECOVERY.....	Federal Superfund Liens
CERCLIS.....	Comprehensive Environmental Response, Compensation, and Liability Information System
CERC-NFRAP.....	CERCLIS No Further Remedial Action Planned
CORRACTS.....	Corrective Action Report
RCRA-TSDF.....	Resource Conservation and Recovery Act Information
HMIRS.....	Hazardous Materials Information Reporting System
US ENG CONTROLS.....	Engineering Controls Sites List
US INST CONTROL.....	Sites with Institutional Controls
DOD.....	Department of Defense Sites
FUDS.....	Formerly Used Defense Sites
US BROWNFIELDS.....	A Listing of Brownfields Sites
ROD.....	Records Of Decision
UMTRA.....	Uranium Mill Tailings Sites
ODI.....	Open Dump Inventory
TRIS.....	Toxic Chemical Release Inventory System
TSCA.....	Toxic Substances Control Act
FTTS.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
SSTS.....	Section 7 Tracking Systems
MLTS.....	Material Licensing Tracking System
MINES.....	Mines Master Index File
RAATS.....	RCRA Administrative Action Tracking System

STATE AND LOCAL RECORDS

SWF/LF.....	Landfill List
VCP.....	Voluntary Cleanup Program Sites
BROWNFIELDS.....	Project Tracking Database

TRIBAL RECORDS

INDIAN RESERV.....	Indian Reservations
INDIAN LUST.....	Leaking Underground Storage Tanks on Indian Land
INDIAN UST.....	Underground Storage Tanks on Indian Land

EDR PROPRIETARY RECORDS

Manufactured Gas Plants...	EDR Proprietary Manufactured Gas Plants
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SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified.

EXECUTIVE SUMMARY

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property. Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

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

Unmappable (orphan) sites are not considered in the foregoing analysis.

FEDERAL RECORDS

RCRAInfo: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System(RCRIS). The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month Large quantity generators generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

A review of the RCRA-LQG list, as provided by EDR, and dated 12/15/2005 has revealed that there are 2 RCRA-LQG sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<i>INSPECTORATE DBA ROCKY MOUNTAIN</i>	<i>840 GREG STREET</i>	<i>1/4 - 1/2N</i>	<i>68</i>	<i>53</i>
<i>GREG STREET PLATING AND METAL</i>	<i>750 GREG STREET</i>	<i>1/4 - 1/2N</i>	<i>69</i>	<i>60</i>

RCRAInfo: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System(RCRIS). The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month Large quantity generators generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

A review of the RCRA-SQG list, as provided by EDR, and dated 12/15/2005 has revealed that there are 52 RCRA-SQG sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<i>ITRONICS METALLURGICAL INC</i>	<i>35 N EDISON WAY UNIT 9</i>	<i>0 - 1/8 S</i>	<i>A5</i>	<i>7</i>
<i>MARK PALMQUIST</i>	<i>35 N EDISON #40</i>	<i>0 - 1/8 S</i>	<i>A6</i>	<i>7</i>
<i>PRO 1 AUTOMOTIVE</i>	<i>35 N EDISON #36</i>	<i>0 - 1/8 S</i>	<i>A7</i>	<i>8</i>
<i>N EDISON AUTO BODY</i>	<i>35 N EDISON UNIT 24</i>	<i>0 - 1/8 SSW</i>	<i>A8</i>	<i>8</i>
<i>LEE BRANSON AUTOMOTIVE</i>	<i>35 N EDISON UNIT 34</i>	<i>0 - 1/8 SSW</i>	<i>A9</i>	<i>10</i>
<i>RICHS REFINISHING & REPAIR</i>	<i>35 N EDISON WAY 33 32 2</i>	<i>0 - 1/8 S</i>	<i>A10</i>	<i>10</i>

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
GLOBE TURBOCHARGER SPECIALTIES	201 EDISON WAY	0 - 1/8 S	B14	12
ALTAIR NANOMATERIALS INC	204 EDISON WY	0 - 1/8 S	B15	13
SILVER STATE AUTO BROKERS SVC	70 W GROVE UNIT 4	1/8 - 1/4E	17	16
SIERRA PACIFIC POWER CO PCB ST	1 OHM PLACE	1/8 - 1/4WSW	D20	18
SIERRA PACIFIC POWER CO	1 OHM PL	1/8 - 1/4WSW	D21	18
CITATION MEDICAL CORPORATION	230 EDISON WAY	1/8 - 1/4S	C24	20
SPPCO FLEET SVC GARAGE	5 OHM PLACE	1/8 - 1/4WSW	D27	23
FLEET SERVICES GARAGE	7 OHM PLACE	1/8 - 1/4WSW	D28	24
P C B PAD OF SIERRA PACIFIC PO	7 OHM PLACE	1/8 - 1/4WSW	D29	25
SIERRA NEVADA CONSTRUCTION	1750 MARIETTA WY	1/8 - 1/4NNW	E32	28
BRAGG CRANE WESTERN RIGGING	1050 CONEY ISLAND	1/4 - 1/2N	F35	29
MILNE TRUCK LINES INC	1050 CONEY ISLAND SO	1/4 - 1/2N	F37	30
D JS TRUCK REPAIR	1705 MARIETTA WY	1/4 - 1/2NNW	E40	33
WESTERN SEALING AND STRIPING C	1700 MARIETTA WY	1/4 - 1/2NNW	E42	34
TRANSPORTATION OPERATION CENTE	295 EDISON WAY	1/4 - 1/2S	G43	35
BENDIX HVS	295 EDISON WAY	1/4 - 1/2S	G44	36
CITY OF RENO FIRE DEPARTMENT	315 EDISON WY	1/4 - 1/2SSW	G47	37
RUSSELL ATHLETIC WEST	545 CONEY ISLAND DR	1/4 - 1/2NE	H48	38
BYECRAFT CABINET	1565 MARIETTA WAY	1/4 - 1/2NNW	I58	46
ROLLINGS LEASING CORP	1550 MARIETTA WAY	1/4 - 1/2N	K59	46
KRAGEN AUTO PARTS 4113	801 W FIFTH ST	1/4 - 1/2SSW	L62	50
THE SHERWIN WILLIAMS COMPANY R	4900 AMPERE DR.	1/4 - 1/2SW	65	52
CYCO RACING	1520 MARIETTA WY	1/4 - 1/2N	K67	53
AUTO BODY SPECIALTIES	1500 MARIETTA WY	1/4 - 1/2N	K72	63
CLASSY CHASSIS AND EXHAUST WOR	1500 MARIETTA WY FRONT	1/4 - 1/2N	K73	70
PATERSON PACIFIC PARCHMENT	625 GREG ST	1/4 - 1/2NNE	P74	71
WILDON INDUSTRIES INCORPORATED	545 GREG ST.	1/4 - 1/2NNE	P82	76
YELLOW FREIGHT SYSTEM	1875 INDUSTRIAL WY	1/4 - 1/2NW	R84	78
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
STRIDE WRITING INSTRUMENTS	1140 CORPORATE BLVD	1/4 - 1/2SSE	34	28
UNITED CONSTRUCTION CO	5320 MILL ST	1/4 - 1/2ESE	46	37
XEROX CORPORATION RENO FACILIT	525 CONEY ISLAND DR	1/4 - 1/2NE	H49	38
MARSON CORP	445 CONEY ISLAND DR	1/4 - 1/2NE	H52	40
SIERRA ENVIRONMENTAL MONITORIN	1135 FINANCIAL BLVD	1/4 - 1/2SE	53	41
CRAFCO INCORPORATED	445 B CONEY ISLAND DR	1/4 - 1/2NE	H54	42
INTREPID MOTORCAR CO	1665 LINDA WY	1/4 - 1/2NE	J57	45
PEPSI COLA	355 EDISON	1/4 - 1/2SSW	L60	47
POSER BUSINESS FORMS	345 CONEY ISLAND DR STE	1/4 - 1/2NE	M61	49
WESTERN SCREW MACHINE PROD INC	1625 LINDA WAY	1/4 - 1/2NE	J63	51
MOZART RESTORATION CO	320 CONEY ISLAND DRIVE	1/4 - 1/2NE	M64	51
KASSBOHRER OF N AMERICA INC	310 A CONEY ISLAND DR	1/4 - 1/2NE	M66	52
APEX ANODIZING NV INC	280 B CONEY ISLAND DR	1/4 - 1/2NE	N70	62
BAKER P TAYLOR	380 EDISON AVE	1/4 - 1/2SSW	Q78	74
THE FLOOD COMPANY	245 CONEY ISLAND DR	1/4 - 1/2NE	N79	75
VAN WATERS AND ROGERS DIV. OF	245-C CONEY ISLAND STRE	1/4 - 1/2NE	N80	75
INTUIT	1225 FINANCIAL BLVD	1/4 - 1/2SSE	81	76
SHATTERPROOF ENTERPRISES	220 CONEY ISLAND DR	1/4 - 1/2NE	N85	78

EXECUTIVE SUMMARY

ERNS: The Emergency Response Notification System records and stores information on reported releases of oil and hazardous substances. The source of this database is the U.S. EPA.

A review of the ERNS list, as provided by EDR, and dated 12/31/2005 has revealed that there is 1 ERNS site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
1 OHM PLACE	1 OHM PLACE	1/8 - 1/4 WSW	D22	19

CONSENT: Major Legal settlements that establish responsibility and standards for cleanup at NPL (superfund) sites. Released periodically by U.S. District Courts after settlement by parties to litigation matters.

A review of the CONSENT list, as provided by EDR, and dated 12/14/2004 has revealed that there is 1 CONSENT site within approximately 1.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
AEROLITE PLATING CO	1000 TELEGRAPH ST	1 - 2 W	95	83

PADS: The PCB Activity Database identifies generators, transporters, commercial storers and/or brokers and disposers of PCBs who are required to notify the United States Environmental Protection Agency of such activities. The source of this database is the U.S. EPA.

A review of the PADS list, as provided by EDR, and dated 12/27/2005 has revealed that there is 1 PADS site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
P C B PAD OF SIERRA PACIFIC PO	7 OHM PLACE	1/8 - 1/4 WSW	D29	25

FINDS: The Facility Index System contains both facility information and "pointers" to other sources of information that contain more detail. These include: RCRIS; Permit Compliance System (PCS); Aerometric Information Retrieval System (AIRS); FATES (FIFRA [Federal Insecticide Fungicide Rodenticide Act] and TSCA Enforcement System, FTTS [FIFRA/TSCA Tracking System]; CERCLIS; DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes); Federal Underground Injection Control (FURS); Federal Reporting Data System (FRDS); Surface Impoundments (SIA); TSCA Chemicals in Commerce Information System (CICS); PADS; RCRA-J (medical waste transporters/disposers); TRIS; and TSCA. The source of this database is the U.S. EPA/NTIS.

A review of the FINDS list, as provided by EDR, and dated 01/09/2006 has revealed that there are 13 FINDS sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
ITRONICS METALLURGICAL INC	35 N EDISON ST	0 - 1/8 S	A4	7
MARK PALMQUIST	35 N EDISON #40	0 - 1/8 S	A6	7
PRO 1 AUTOMOTIVE	35 N EDISON #36	0 - 1/8 S	A7	8
N EDISON AUTO BODY	35 N EDISON UNIT 24	0 - 1/8 SSW	A8	8
LEE BRANSON AUTOMOTIVE	35 N EDISON UNIT 34	0 - 1/8 SSW	A9	10
RICHS REFINISHING & REPAIR	35 N EDISON WAY 33 32 2	0 - 1/8 S	A10	10
GLOBE TURBOCHARGER SPECIALTIES	201 EDISON WAY	0 - 1/8 S	B14	12
ALTAIR NANOMATERIALS INC	204 EDISON WY	0 - 1/8 S	B15	13
SILVER STATE AUTO BROKERS SVC	70 W GROVE UNIT 4	1/8 - 1/4 E	17	16
SIERRA PACIFIC POWER CO	1 OHM PL	1/8 - 1/4 WSW	D21	18

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
CITATION MEDICAL CORPORATION	230 EDISON WAY	1/8 - 1/4 S	C24	20
FLEET SERVICES GARAGE	7 OHM PLACE	1/8 - 1/4 WSW	D28	24
SIERRA NEVADA CONSTRUCTION	1750 MARIETTA WY	1/8 - 1/4 NNW	E32	28

STATE AND LOCAL RECORDS

SHWS: Corrective Action Case list (Active, Non-ust Hazardous Waste and Regulated Substance. Correction Actions)

A review of the SHWS list, as provided by EDR, and dated 01/24/2006 has revealed that there are 15 SHWS sites within approximately 1.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
SIERRA PACIFIC POWER COMPANY Date Closed: 8/31/1992	OHM SITE	1/8 - 1/4 W	D30	27
SIERRA PACIFIC POWER COMPANY ZINTEK ELECTRICAL SERVICE, INC Date Closed: 10/20/1993	OHM PLACE STORAGE YARD 1220 GREG STREET	1/4 - 1/2 WSW 33 1/2 - 1 NNW 88		28 80
NELSON ELECTRIC COMPANY, INC. Date Closed: 11/26/2003	1410 FREEPORT BOULEVARD	1/2 - 1 NNW 89		80
RYDER TRUCK RENTAL Date Closed: 4/10/2000	450 GLENDALE AVE	1/2 - 1 NNE 90		80
RED'S AUTOBODY Date Closed: 10/13/1995	1155 GLENDALE AVENUE	1/2 - 1 NNW 91		82
HARRAH'S AUTO COLLECTION Date Closed: 9/25/1997	401 DERMODY WAY	1/2 - 1 N S92		82
HARRAH'S AUTO COLLECTION Date Closed: 12/4/1990	401 DERMODY WAY	1/2 - 1 N S93		83
BONANZA PRODUCE H&S FIRE EQUIPMENT Date Closed: 12/13/1994	1925 FREEPORT BOULEVARD 1620 SHABER AVENUE	1 - 2 NW 94 1 - 2 NW 96		83 84
WESTERN NEVADA RECYCLING JACKSON OIL FACILITY Date Closed: 12/6/2002	1325 HYMER AVENUE 1475 HYMER AVENUE	1 - 2 NNW T98 1 - 2 NNW T99		85 86
JOHN ASCUAGA'S NUGGET Date Closed: 1/26/1996	1100 NUGGET AVENUE	1 - 2 NNW 101		86
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
UNITED PARCEL SERVICE	369 EAST GLENDALE AVENUE	1 - 2 NE 97		85
AIRPORT AUTHORITY OF WASHOE CO Date Closed: 4/26/1993	2220 CLEARVIEW DRIVE	1 - 2 S 100		86

EXECUTIVE SUMMARY

SWRCY: A listing of registered waste tire collection sites.

A review of the SWRCY list, as provided by EDR, and dated 09/16/2005 has revealed that there are 3 SWRCY sites within approximately 0.75 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
AT&T WIRELESS	200 S. ROCK BLVD	1/4 - 1/2 W	86	78
CLEAN HARBOR ENVIRONMENTAL	1200 MARIETTA WAY	1/2 - 1 N	87	79
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
AMERICAN DOCUMENT DESTRUCTION	480 CONEY ISLAND DRIVE	1/4 - 1/2 NE	H50	39

LUST: Leaking UST List.

A review of the LUST list, as provided by EDR, and dated 01/24/2006 has revealed that there is 1 LUST site within approximately 0.75 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
ZINTEK ELECTRICAL SERVICE, INC	1220 GREG STREET	1/2 - 1 NNW	88	80

UST: Registered Underground Storage Tank Facilities.

A review of the UST list, as provided by EDR, and dated 01/18/2006 has revealed that there are 25 UST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
EXCEL COMMUNICATIONS	5205 MILL ST	0 - 1/8 SSE	B11	11
GLOBE TURBOCHARGER SPEC INC	201 EDISON WAY	0 - 1/8 S	B12	11
SAME AS 4000529	201 EDISON WAY	0 - 1/8 S	B13	12
GLOBE TURBOCHARGER SPECIALTIES	201 EDISON WAY	0 - 1/8 S	B14	12
LYNCH COMMUNICATIONS SYS. INC	204 EDISON WAY	0 - 1/8 S	B16	16
AT&T	220 EDISON WAY	1/8 - 1/4 S	C18	17
AT & T	220 EDISON WAY	1/8 - 1/4 S	C19	17
SAME AS 4000513	1 OHM PLACE	1/8 - 1/4 WSW	D23	19
SIERRA PACIFIC POWER COMPANY	OPERATIONS CENTER 1 OH	1/8 - 1/4 WSW	D25	20
SP POWER CO - RENO FUELING FAC	5 OHM PLACE	1/8 - 1/4 WSW	D26	23
EAGLE VALLEY OR PETRILLO CONST	1750 MARIETTA WAY	1/8 - 1/4 NNW	E31	27
SAME AS 4000251	1050 CONEY ISLAND SOUTH	1/4 - 1/2 N	F36	29
BRAGG CRANE/WESTERN RIGGING IN	1050 CONEY ISLAND DRIVE	1/4 - 1/2 N	F38	30
SIERRA CRANE	1705 MARIETTA WAY	1/4 - 1/2 NNW	E39	32
EASTON, INC.	1700 MARIETTA WAY	1/4 - 1/2 NNW	E41	34
U.S. MACHINERY COMPANY	305 EDISON WAY	1/4 - 1/2 SSW	G45	36
J. W. MCCLENAHAN COMPANY	1610 MARIETTA WAY	1/4 - 1/2 NNW	I51	40
DIVERSIFIED CONCRETE CUTTING	1595 MARIETTA WAY	1/4 - 1/2 NNW	I55	43
ROLLINS LEASING CORP BR#159A	1590 MARIETTA WAY	1/4 - 1/2 NNW	I56	43
ROLLINGS LEASING CORP	1550 MARIETTA WAY	1/4 - 1/2 N	K59	46
TREASURE CHEST ADV. CO., INC.	625 GREG STREET	1/4 - 1/2 NNE	P75	73
SOUTHERN WINE & SPIRITS	1555 LINDA WAY	1/4 - 1/2 NNE	O76	73
YELLOW FREIGHT SYSTEMS, INC.	1875 INDUSTRIAL WAY	1/4 - 1/2 NW	R83	76
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
MTL/JONES PARTNERSHIP	1575 LINDA WAY	1/4 - 1/2 NNE	O71	63

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
BAKER & TAYLOR	380 EDISON WAY	1/4 - 1/2 SSW	Q77	74

AST: N/A

A review of the AST list, as provided by EDR, and dated 01/10/2000 has revealed that there are 2 AST sites within approximately 0.5 miles of the target property.

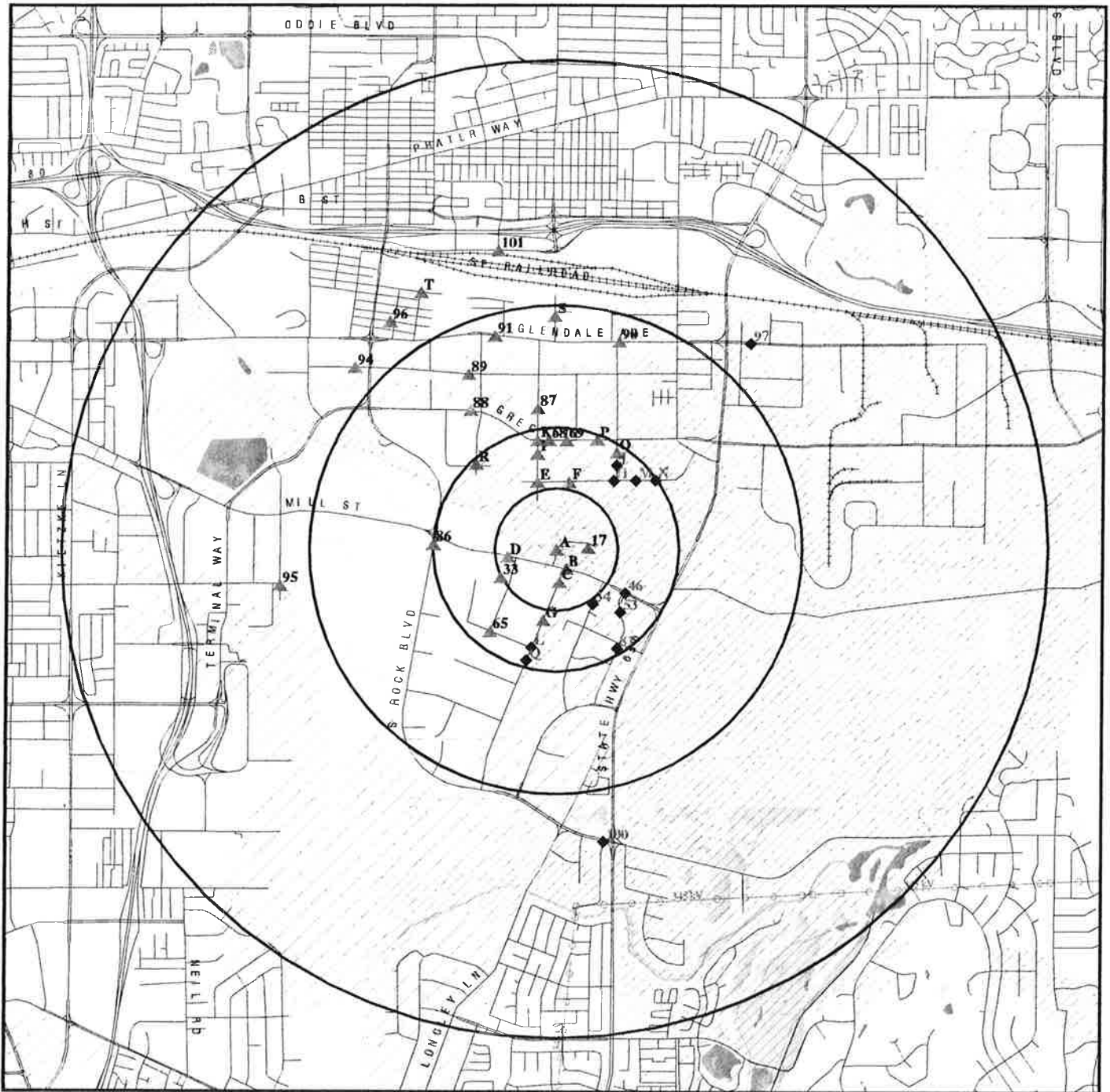
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
SP POWER CO - RENO FUELING FAC	5 OHM PLACE	1/8 - 1/4 WSW	D26	23
ROLLINS LEASING CORP BR#159A	1590 MARIETTA WAY	1/4 - 1/2 NNW	I56	43

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

<u>Site Name</u>	<u>Database(s)</u>
RALSTON PURINA	SHWS
THE FLOOD COMPANY	SHWS
WESTERN ENERGETIX CARDLOCK #20	SHWS
FREDERICKSEN TANK LINES, INC.	SHWS
TRUCKEE RIVER	SHWS
SYLVIA WALKER PROPERTY	SHWS
SOUTHERN PACIFIC TRANSPORTATIO	SHWS
ADOLPH'S LOUNGE	SHWS
CITY OF SPARKS - OLD SCHOOL SI	SHWS
COMMITTEE TO AID ABUSED WOMEN	SHWS
GORDON HERSCHER PROPERTY	SHWS
JIM SCOTT PROPERTY	SHWS
LARRY ALLEN PROPERTY	SHWS
SILVER CLUB	SHWS
SIERRA SIDS TRAVEL CENTER	UST
REFINERIES SERVICE	RCRA-SQG, FINDS
REFINERIES SERVICE	RCRA-SQG
THE GILLY TACKLE REPAIR	RCRA-SQG, FINDS
B P OIL CO OWNED EQUIPMENT	RCRA-SQG, FINDS
CMD PRODUCTS / APM	SSTS

OVERVIEW MAP - 1630663.1s



- ☆ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Manufactured Gas Plants
- National Priority List Sites
- Landfill Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone
- Federal Wetlands

0 1/2 1 2 Miles

SITE NAME: Edison Way Properties
 ADDRESS: 105 & 195 N. Edison Way
 Reno NV 89502
 LAT/LONG: 39.5151 / 119.7525

CLIENT: Robison Engineering
 CONTACT: Wally Robison
 INQUIRY #: 1630663.1s
 DATE: March 10, 2006

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<u>FEDERAL RECORDS</u>								
NPL		1.250	0	0	0	0	0	0
Proposed NPL		1.250	0	0	0	0	0	0
Delisted NPL		1.250	0	0	0	0	0	0
NPL RECOVERY		0.250	0	0	NR	NR	NR	0
CERCLIS		0.750	0	0	0	0	NR	0
CERC-NFRAP		0.750	0	0	0	0	NR	0
CORRACTS		1.250	0	0	0	0	0	0
RCRA TSD		0.750	0	0	0	0	NR	0
RCRA Lg. Quan. Gen.		0.500	0	0	2	NR	NR	2
RCRA Sm. Quan. Gen.	X	0.500	8	8	36	NR	NR	52
ERNS		0.250	0	1	NR	NR	NR	1
HMIRS		0.250	0	0	NR	NR	NR	0
US ENG CONTROLS		0.750	0	0	0	0	NR	0
US INST CONTROL		0.750	0	0	0	0	NR	0
DOD		1.250	0	0	0	0	0	0
FUDS		1.250	0	0	0	0	0	0
US BROWNFIELDS		0.750	0	0	0	0	NR	0
CONSENT		1.250	0	0	0	0	1	1
ROD		1.250	0	0	0	0	0	0
UMTRA		0.750	0	0	0	0	NR	0
ODI		0.750	0	0	0	0	NR	0
TRIS		0.250	0	0	NR	NR	NR	0
TSCA		0.250	0	0	NR	NR	NR	0
FTTS		0.250	0	0	NR	NR	NR	0
SSTS		0.250	0	0	NR	NR	NR	0
PADS		0.250	0	1	NR	NR	NR	1
MLTS		0.250	0	0	NR	NR	NR	0
MINES		0.500	0	0	0	NR	NR	0
FINDS	X	0.250	8	5	NR	NR	NR	13
RAATS		0.250	0	0	NR	NR	NR	0
<u>STATE AND LOCAL RECORDS</u>								
State Haz. Waste		1.250	0	1	1	6	7	15
State Landfill		0.750	0	0	0	0	NR	0
SWRCY		0.750	0	0	2	1	NR	3
LUST		0.750	0	0	0	1	NR	1
UST		0.500	5	6	14	NR	NR	25
AST		0.500	0	1	1	NR	NR	2
VCP		0.750	0	0	0	0	NR	0
BROWNFIELDS		0.750	0	0	0	0	NR	0
<u>TRIBAL RECORDS</u>								
INDIAN RESERV		1.250	0	0	0	0	0	0
INDIAN LUST		0.750	0	0	0	0	NR	0
INDIAN UST		0.500	0	0	0	NR	NR	0
<u>EDR PROPRIETARY RECORDS</u>								
Manufactured Gas Plants		1.250	0	0	0	0	0	0

MAP FINDINGS SUMMARY

<u>Database</u>	<u>Target Property</u>	<u>Search Distance (Miles)</u>	<u>< 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>> 1</u>	<u>Total Plotted</u>
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NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

EPA Waste Codes Addendum

Code	Description
D001	IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKEY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.
D002	A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.
D003	A MATERIAL IS CONSIDERED TO BE A REACTIVE HAZARDOUS WASTE IF IT IS NORMALLY UNSTABLE, REACTS VIOLENTLY WITH WATER, GENERATES TOXIC GASES WHEN EXPOSED TO WATER OR CORROSIVE MATERIALS, OR IF IT IS CAPABLE OF DETONATION OR EXPLOSION WHEN EXPOSED TO HEAT OR A FLAME. ONE EXAMPLE OF SUCH WASTE WOULD BE WASTE GUNPOWDER.
D006	CADMIUM
D007	CHROMIUM
D008	LEAD
D011	SILVER
D022	CHLOROFORM
D035	METHYL ETHYL KETONE
F003	THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NON-HALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS, AND, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
F005	THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

EPA Waste Codes Addendum

Code	Description
F019	WASTEWATER TREATMENT SLUDGES FROM THE CHEMICAL CONVERSION COATING OF ALUMINUM EXCEPT FROM ZIRCONIUM PHOSPHATING IN ALUMINUM CAN WASHING WHEN SUCH PHOSPHATING IS AN EXCLUSIVE CONVERSION COATING PROCESS.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

FEDERAL RECORDS

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 11/29/05
Date Data Arrived at EDR: 01/31/06
Date Made Active in Reports: 02/27/06
Number of Days to Update: 27

Source: EPA
Telephone: N/A
Last EDR Contact: 03/01/06
Next Scheduled EDR Contact: 05/01/06
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 8
Telephone: 303-312-6774

EPA Region 4
Telephone 404-562-8033

Proposed NPL: Proposed National Priority List Sites

Date of Government Version: 11/29/05
Date Data Arrived at EDR: 01/31/06
Date Made Active in Reports: 02/27/06
Number of Days to Update: 27

Source: EPA
Telephone: N/A
Last EDR Contact: 03/01/06
Next Scheduled EDR Contact: 05/01/06
Data Release Frequency: Quarterly

DELISTED NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 11/29/05
Date Data Arrived at EDR: 01/31/06
Date Made Active in Reports: 02/27/06
Number of Days to Update: 27

Source: EPA
Telephone: N/A
Last EDR Contact: 03/01/06
Next Scheduled EDR Contact: 05/01/06
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/15/91
Date Data Arrived at EDR: 02/02/94
Date Made Active in Reports: 03/30/94
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 03/06/06
Next Scheduled EDR Contact: 05/22/06
Data Release Frequency: No Update Planned

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 10/24/05
Date Data Arrived at EDR: 12/21/05
Date Made Active in Reports: 01/30/06
Number of Days to Update: 40

Source: EPA
Telephone: 703-413-0223
Last EDR Contact: 12/21/05
Next Scheduled EDR Contact: 03/20/06
Data Release Frequency: Quarterly

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.

Date of Government Version: 10/24/05
Date Data Arrived at EDR: 12/21/05
Date Made Active in Reports: 01/30/06
Number of Days to Update: 40

Source: EPA
Telephone: 703-413-0223
Last EDR Contact: 12/21/05
Next Scheduled EDR Contact: 03/20/06
Data Release Frequency: Quarterly

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 12/29/05
Date Data Arrived at EDR: 01/11/06
Date Made Active in Reports: 02/21/06
Number of Days to Update: 41

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 03/06/06
Next Scheduled EDR Contact: 06/05/06
Data Release Frequency: Quarterly

RCRA: Resource Conservation and Recovery Act Information

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS). The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month. Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. Transporters are individuals or entities that move hazardous waste from the generator off-site to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 12/15/05
Date Data Arrived at EDR: 12/28/05
Date Made Active in Reports: 01/30/06
Number of Days to Update: 33

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 03/01/06
Next Scheduled EDR Contact: 04/24/06
Data Release Frequency: Quarterly

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/05
Date Data Arrived at EDR: 01/12/06
Date Made Active in Reports: 02/21/06
Number of Days to Update: 40

Source: National Response Center, United States Coast Guard
Telephone: 202-260-2342
Last EDR Contact: 01/12/06
Next Scheduled EDR Contact: 04/24/06
Data Release Frequency: Annually

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/31/05
Date Data Arrived at EDR: 01/16/06
Date Made Active in Reports: 02/21/06
Number of Days to Update: 36

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 01/16/06
Next Scheduled EDR Contact: 04/17/06
Data Release Frequency: Annually

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 08/02/05
Date Data Arrived at EDR: 08/12/05
Date Made Active in Reports: 10/06/05
Number of Days to Update: 55

Source: Environmental Protection Agency
Telephone: 703-603-8867
Last EDR Contact: 03/03/06
Next Scheduled EDR Contact: 04/03/06
Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 01/10/05
Date Data Arrived at EDR: 02/11/05
Date Made Active in Reports: 04/06/05
Number of Days to Update: 54

Source: Environmental Protection Agency
Telephone: 703-603-8867
Last EDR Contact: 03/03/06
Next Scheduled EDR Contact: 04/03/06
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/04
Date Data Arrived at EDR: 02/08/05
Date Made Active in Reports: 08/04/05
Number of Days to Update: 177

Source: USGS
Telephone: 703-692-8801
Last EDR Contact: 02/06/06
Next Scheduled EDR Contact: 05/08/06
Data Release Frequency: Semi-Annually

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 12/05/05
Date Data Arrived at EDR: 01/19/06
Date Made Active in Reports: 02/21/06
Number of Days to Update: 33

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 01/19/06
Next Scheduled EDR Contact: 04/03/06
Data Release Frequency: Varies

US BROWNFIELDS: A Listing of Brownfields Sites

Included in the listing are brownfields properties addresses by Cooperative Agreement Recipients and brownfields properties addressed by Targeted Brownfields Assessments. Targeted Brownfields Assessments-EPA's Targeted Brownfields Assessments (TBA) program is designed to help states, tribes, and municipalities--especially those without EPA Brownfields Assessment Demonstration Pilots--minimize the uncertainties of contamination often associated with brownfields. Under the TBA program, EPA provides funding and/or technical assistance for environmental assessments at brownfields sites throughout the country. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Initiative to promote cleanup and redevelopment of brownfields. Cooperative Agreement Recipients-States, political subdivisions, territories, and Indian tribes become Brownfields Cleanup Revolving Loan Fund (BCRLF) cooperative agreement recipients when they enter into BCRLF cooperative agreements with the U.S. EPA. EPA selects BCRLF cooperative agreement recipients based on a proposal and application process. BCRLF cooperative agreement recipients must use EPA funds provided through BCRLF cooperative agreement for specified brownfields-related cleanup activities.

Date of Government Version: 11/29/05
Date Data Arrived at EDR: 12/05/05
Date Made Active in Reports: 01/30/06
Number of Days to Update: 56

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 11/30/05
Next Scheduled EDR Contact: 03/13/06
Data Release Frequency: Semi-Annually

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 12/14/04
Date Data Arrived at EDR: 02/15/05
Date Made Active in Reports: 04/25/05
Number of Days to Update: 69

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 01/26/06
Next Scheduled EDR Contact: 04/24/06
Data Release Frequency: Varies

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 12/07/05
Date Data Arrived at EDR: 01/06/06
Date Made Active in Reports: 02/21/06
Number of Days to Update: 46

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 01/04/06
Next Scheduled EDR Contact: 04/03/06
Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 11/04/05
Date Data Arrived at EDR: 11/28/05
Date Made Active in Reports: 01/30/06
Number of Days to Update: 63

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 10/28/05
Next Scheduled EDR Contact: 12/19/05
Data Release Frequency: Varies

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/85
Date Data Arrived at EDR: 08/09/04
Date Made Active in Reports: 09/17/04
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/04
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/03
Date Data Arrived at EDR: 07/13/05
Date Made Active in Reports: 08/17/05
Number of Days to Update: 35

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 12/21/05
Next Scheduled EDR Contact: 03/20/06
Data Release Frequency: Annually

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/02
Date Data Arrived at EDR: 04/27/04
Date Made Active in Reports: 05/21/04
Number of Days to Update: 24

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 03/06/06
Next Scheduled EDR Contact: 04/17/06
Data Release Frequency: Every 4 Years

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 01/17/06
Date Data Arrived at EDR: 01/24/06
Date Made Active in Reports: 02/27/06
Number of Days to Update: 34

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 12/20/05
Next Scheduled EDR Contact: 03/20/06
Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Date of Government Version: 01/17/06
Date Data Arrived at EDR: 01/24/06
Date Made Active in Reports: 02/27/06
Number of Days to Update: 34

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 12/20/05
Next Scheduled EDR Contact: 03/20/06
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/03	Source: EPA
Date Data Arrived at EDR: 01/03/05	Telephone: 202-564-4203
Date Made Active in Reports: 01/25/05	Last EDR Contact: 03/06/06
Number of Days to Update: 22	Next Scheduled EDR Contact: 04/17/06
	Data Release Frequency: Annually

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 12/27/05	Source: EPA
Date Data Arrived at EDR: 02/08/06	Telephone: 202-564-3887
Date Made Active in Reports: 02/27/06	Last EDR Contact: 02/08/06
Number of Days to Update: 19	Next Scheduled EDR Contact: 05/08/06
	Data Release Frequency: Annually

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 10/18/05	Source: Nuclear Regulatory Commission
Date Data Arrived at EDR: 10/31/05	Telephone: 301-415-7169
Date Made Active in Reports: 12/20/05	Last EDR Contact: 02/08/06
Number of Days to Update: 50	Next Scheduled EDR Contact: 04/03/06
	Data Release Frequency: Quarterly

MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 11/08/05	Source: Department of Labor, Mine Safety and Health Administration
Date Data Arrived at EDR: 12/27/05	Telephone: 303-231-5959
Date Made Active in Reports: 01/30/06	Last EDR Contact: 12/27/05
Number of Days to Update: 34	Next Scheduled EDR Contact: 03/27/06
	Data Release Frequency: Semi-Annually

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 01/09/06	Source: EPA
Date Data Arrived at EDR: 01/16/06	Telephone: N/A
Date Made Active in Reports: 02/21/06	Last EDR Contact: 01/03/06
Number of Days to Update: 36	Next Scheduled EDR Contact: 04/03/06
	Data Release Frequency: Quarterly

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/17/95
Date Data Arrived at EDR: 07/03/95
Date Made Active in Reports: 08/07/95
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 03/06/06
Next Scheduled EDR Contact: 06/05/06
Data Release Frequency: No Update Planned

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/03
Date Data Arrived at EDR: 06/17/05
Date Made Active in Reports: 08/04/05
Number of Days to Update: 48

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 09/12/05
Next Scheduled EDR Contact: 12/12/05
Data Release Frequency: Biennially

STATE AND LOCAL RECORDS

SHWS: Sites Database

A listing of correction action sites.

Date of Government Version: 01/24/06
Date Data Arrived at EDR: 02/07/06
Date Made Active in Reports: 03/06/06
Number of Days to Update: 27

Source: Department of Conservation and Natural Resources
Telephone: 775-687-5872
Last EDR Contact: 02/07/06
Next Scheduled EDR Contact: 04/17/06
Data Release Frequency: Varies

SWF/LF: Landfill List

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 10/31/05
Date Data Arrived at EDR: 12/27/05
Date Made Active in Reports: 01/20/06
Number of Days to Update: 24

Source: Department of Conservation and Natural Resources
Telephone: 775-687-5872
Last EDR Contact: 12/27/05
Next Scheduled EDR Contact: 03/27/06
Data Release Frequency: Annually

SWRCY: Recycling Information Listing

A listing of recycling facilities in Nevada.

Date of Government Version: 09/16/05
Date Data Arrived at EDR: 12/29/05
Date Made Active in Reports: 01/20/06
Number of Days to Update: 22

Source: Department of Environmental Protection
Telephone: 775-687-9463
Last EDR Contact: 12/16/05
Next Scheduled EDR Contact: 03/13/06
Data Release Frequency: Varies

LUST: Sites Database

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 01/24/06
Date Data Arrived at EDR: 02/07/06
Date Made Active in Reports: 03/06/06
Number of Days to Update: 27

Source: Department of Conservation and Natural Resources
Telephone: 775-687-5872
Last EDR Contact: 02/07/06
Next Scheduled EDR Contact: 04/17/06
Data Release Frequency: Varies

UST: Underground Storage Tank List

Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/18/06
Date Data Arrived at EDR: 02/07/06
Date Made Active in Reports: 03/09/06
Number of Days to Update: 30

Source: Department of Conservation and Natural Resources
Telephone: 775-687-5872
Last EDR Contact: 02/07/06
Next Scheduled EDR Contact: 04/17/06
Data Release Frequency: Varies

AST: Aboveground Storage Tank List
Registered Aboveground Storage Tanks.

Date of Government Version: 01/10/00
Date Data Arrived at EDR: 01/11/00
Date Made Active in Reports: 02/16/00
Number of Days to Update: 36

Source: Department of Conservation and Natural Resources
Telephone: 775-687-5872
Last EDR Contact: 01/18/06
Next Scheduled EDR Contact: 04/17/06
Data Release Frequency: Varies

VCP: Voluntary Cleanup Program Sites

The Voluntary Cleanup Program provides relief from liability to owners who undertake cleanups of contaminated properties under the oversight of the Nevada Division of Environmental Protection.

Date of Government Version: 08/12/03
Date Data Arrived at EDR: 08/12/03
Date Made Active in Reports: 08/20/03
Number of Days to Update: 8

Source: Department of Conservation & Natural Resources
Telephone: 775-687-9381
Last EDR Contact: 03/07/06
Next Scheduled EDR Contact: 04/17/06
Data Release Frequency: Varies

BROWNFIELDS: Project Tracking Database

Brownfields sites included in the Project Tracking Database. The term "brownfields" is used to describe abandoned, idled, or underused industrial or commercial properties taken out of productive use because of real or perceived risks from environmental contamination. The State of Nevada has initiated Brownfields, a land-recycling program, to provide an opportunity to redevelop these undesirable properties and revitalize communities.

Date of Government Version: 01/24/06
Date Data Arrived at EDR: 02/07/06
Date Made Active in Reports: 03/06/06
Number of Days to Update: 27

Source: Division of Environmental Protection
Telephone: 775-687-9384
Last EDR Contact: 02/07/06
Next Scheduled EDR Contact: 04/17/06
Data Release Frequency: Varies

TRIBAL RECORDS

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/04
Date Data Arrived at EDR: 02/08/05
Date Made Active in Reports: 08/04/05
Number of Days to Update: 177

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 02/06/06
Next Scheduled EDR Contact: 05/08/06
Data Release Frequency: Semi-Annually

INDIAN LUST: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 12/01/05
Date Data Arrived at EDR: 01/03/06
Date Made Active in Reports: 01/20/06
Number of Days to Update: 17

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 02/20/06
Next Scheduled EDR Contact: 05/22/06
Data Release Frequency: Varies

INDIAN UST: Underground Storage Tanks on Indian Land

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 11/08/05
Date Data Arrived at EDR: 11/09/05
Date Made Active in Reports: 12/20/05
Number of Days to Update: 41

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 02/20/06
Next Scheduled EDR Contact: 05/22/06
Data Release Frequency: Varies

EDR PROPRIETARY RECORDS

Manufactured Gas Plants: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

COUNTY RECORDS

WASHOE COUNTY:

Underground Storage Tank in Washoe County

Date of Government Version: 12/28/05
Date Data Arrived at EDR: 12/28/05
Date Made Active in Reports: 01/30/06
Number of Days to Update: 33

Source: Washoe County Department of Environmental Health
Telephone: 775-328-2493
Last EDR Contact: 12/27/05
Next Scheduled EDR Contact: 03/27/06
Data Release Frequency: Quarterly

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

Electric Power Transmission Line Data

Source: PennWell Corporation
Telephone: (800) 823-6277

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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.
Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Child Care Facility List

Source: Department of Human Resources

Telephone: 775-684-1100

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

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

STREET AND ADDRESS INFORMATION

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