



**PHASE I
ENVIRONMENTAL SITE ASSESSMENT**

85 NORTH EDISON WAY

RENO, NEVADA

JANUARY 18, 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
85 NORTH EDISON WAY
RENO, NEVADA

Robison Engineering Company
Job No. 1-74-06.001

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

January 18, 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 85 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 2 acres. 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 35,000 square feet and contains rental spaces for up to twenty commercial rental units. Currently nine 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 and the U. S. EPA's Standards and Practices for All Appropriate Inquiries. 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 January 4, 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 and the U. S. EPA's Standards and Practices for All Appropriate Inquiries.

4.0 SITE OVERVIEW

4.1 LOCATION

The subject property is located in Reno, Nevada. The property contains approximately 2 acres 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 north side of North Edison Way, immediately south of the Truckee River. 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 35,000 square feet and contains 20 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, sixteen of the rental units were occupied and four were vacant. Existing tenants included Perfect Temp, Chris Alvarez, Tim Signature, Heard Electric, Preferred Services, Budd Longworth, Elson Transmissions, LinCat Custom Products, and Comtech Ventures. The building is connected to commercial and/or municipal water, electricity, natural gas, and sewer. Trash generated by the building tenants is stored in an on-site dumpster, and removed from the property on a weekly basis. The north, east, and west sides of the building are asphalt-paved parking areas, while the south side of the building is landscaped with lawn and several trees.

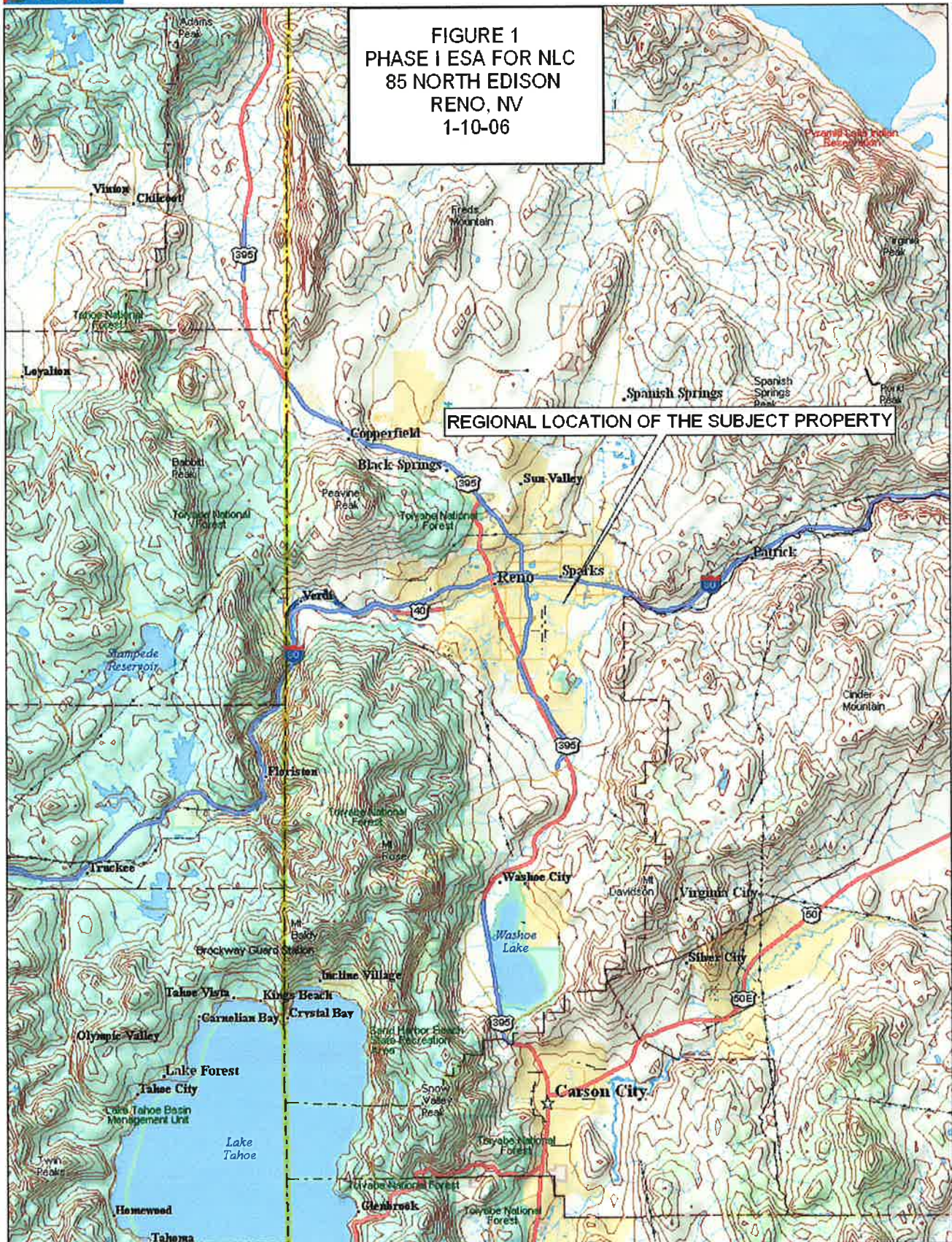
The property lies within the 100-year flood plain of the Truckee River. The property is essentially level, with a slight drainage to the east.

4.3 ADJACENT PROPERTIES

The Truckee River borders the north side of the subject property. Commercial buildings are present to the east, west and south of the property. Tenants in the building on the immediate east include Nevada Industrial Brokerage, LDT Construction Company (offices only), and Wholesale Printing. Williams Power Snake Company, and a vacant office occupy the building to the immediate west. The large commercial building to the south is currently vacant, but was formerly occupied by Excel Corporation.

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.

FIGURE 1
PHASE I ESA FOR NLC
85 NORTH EDISON
RENO, NV
1-10-06



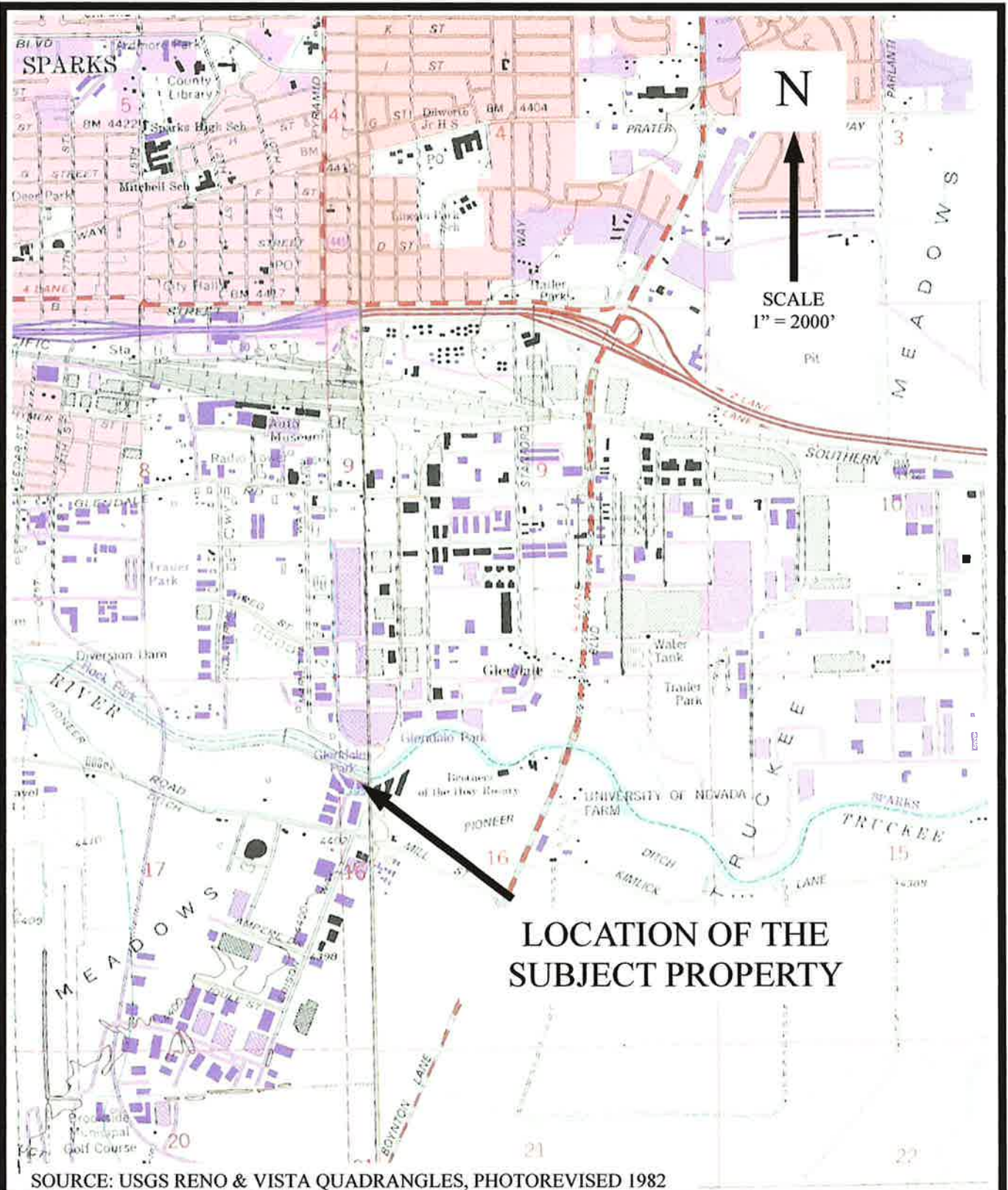
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ROBISON ENGINEERING COMPANY

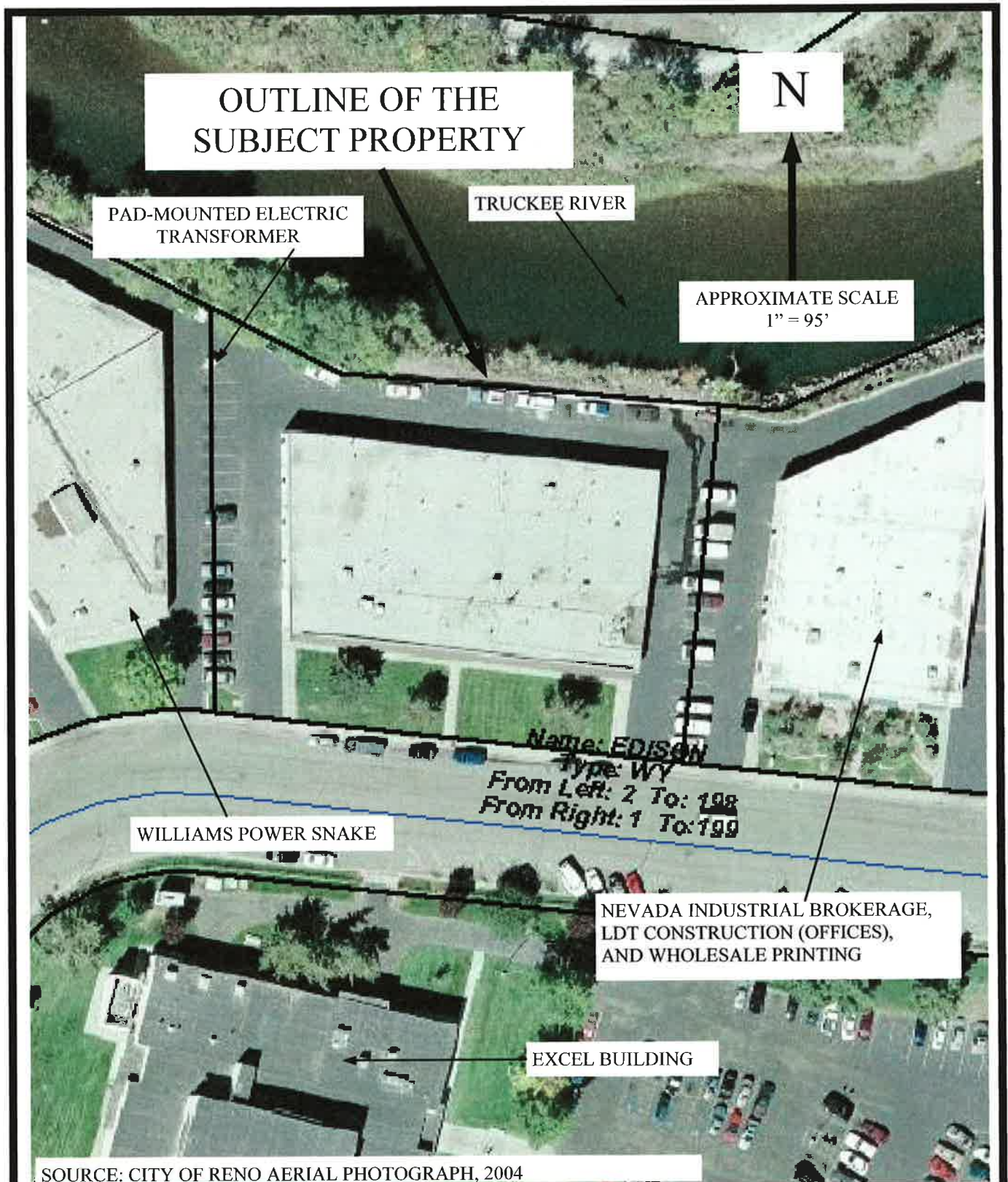
DATE: JANUARY 17, 2006

PROJECT NO. 1-74-06.001

SITE TOPOGRAPHIC MAP
NLC PHASE I ESA
85 NORTH EDISON WAY
RENO, NEVADA

FIGURE

2



ROBISON ENGINEERING COMPANY

DATE: JANUARY 17, 2006

PROJECT NO. 1-74-06.001

SITE AERIAL PHOTOGRAPH
NLC PHASE I ESA
85 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 Ms. Lenora Hart, a representative of the current property owner, North Edison Investors, we found that the Ribeiro Companies built the site building in 1974, and sold the property to the current owner upon completion of construction. North Edison Investors have used the property for renting 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 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 1980.

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 eight aerial photographs, taken in 1939, 1946, 1956, 1966, 1980, 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 January 12, 2006. Our reconnaissance included a visual examination of the site property with inspections of several 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	10-14-05
US EPA	CERCLIS	Sites under review		
		by EPA	½ mile	9-19-05
US EPA	CORRACTS	Corrective Actions	1 mile	10-13-05
US EPA	RCRA-TSD	Haz. waste handlers	½ mile	10-14-05
US EPA	LG GEN	RCRA registered large quantity generators of hazardous waste		
			1/8 mile	10-14-05
US EPA	SM GEN	RCRA registered small quantity generators of hazardous waste		
			1/8 mile	10-14-05
US EPA	ERNS	Emergency response notification system	Site	12-31-04
Nevada	SHWS	Corrective action sites	1 mile	4-28-05
Nevada	SWLF	Solid waste landfills	½ mile	6-8-05
Nevada	LUST	Leaking underground storage tanks	½ mile	4-28-05
Nevada	UST	Registered underground storage tanks	1/4 mile	10-27-04
Nevada	AST	Registered above ground storage tanks	Site	1-10-00
Washoe Co.	UST	Underground storage tanks	½ mile	9-30-05

EDR found no listings for the subject property. They found 20 sites listed as being small quantity generators of hazardous waste. Twelve of these sites were listed as being located on North Edison Way, with the nearest sites being Speed Auto Repair and Vital Systems, both located at 195 North Edison Way. They found seven state corrective action sites, with the nearest site listed as Sierra Pacific Power Company located at the Ohm storage yard. They found 13 registered underground storage tank sites, one used tire recycler, and one registered above ground storage tank site 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 Ms. Lenora Hart, a representative of the property owner, North Edison Investors. Ms. Hart provided us with her knowledge of the history of the property. She said that North Edison Investors bought the property after Ribeiro Companies completed construction of the building in 1974. She was not aware of any environmental liens against the property.

We interviewed Mr. Ernie Sousa, Maintenance Manager for Ribeiro Companies. Mr. Sousa 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. James Elson, owner of Elson Transmissions, and a tenant in the building since 1986. His operation generates a small amount of used transmission fluid. The fluid is stored in an on-site tank, and is regularly removed by a licensed waste oil disposal firm. Mr. Elson was not aware of any environmental problems with the property.

We reviewed Polk Street Directories for the subject property address and the addresses on either side of the property for the years 1976 through 2000 in approximate 5-year intervals. Multiple tenants occupied the subject building during these years, with Elson's Transmission being the longest staying tenant, occupying the building from 1986 to the present. 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.

8.2 AERIAL PHOTOGRAPHY REVIEW RESULTS

We reviewed the following eight 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%
9-4-80	Mono	1: 21,000	Color	100%
3-27-84	Mono	1: 15,000	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 1980 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 January 12, 2006, and then again briefly on January 17. 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 were recovering from flooding of the property that occurred on January 1, 2006. Reportedly, the building flooded to a depth of 27 inches. Repair of interior walls was underway, and most of the building tenants were not actively conducting business. Elson's Transmissions appeared to be fully recovered from the flood, and employees were actively working on several vehicle transmissions. Mr. Elson showed us his storage tank for used transmission fluid, and told us he has the fluid regularly removed from the premises by a licensed oil recycler. We observed repair being conducted on a gasoline engine in the rental unit on the northwest corner of the site building. The owner of this operation would not allow us to photograph his operation. He said that he conducted minor truck repairs. We noted the presence of refrigeration equipment stored in the rental units on the northeast corner of the site building.

We noted the presence of fluorescent lighting throughout the building.

Other than for flood debris, the exterior of the site building appeared to be in a clean condition. We noted the presence of a pad-mounted electric transformer in the northwest corner of the parcel. There was no sign of oil leakage from this transformer. 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 NORTH AT THE FRONT OF THE SITE BUILDING



VIEW LOOKING EAST AT THE REAR OF THE SITE BUILDING.

PHOTOS TAKEN BY WALLY ROBISON ON JANUARY 12, 2006

ROBISON ENGINEERING COMPANY

DATE: JANUARY 17, 2006

PROJECT NO. 1-74-06.001

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

FIGURE

4



VIEW OF PAD-MOUNTED ELECTRIC TRANSFORMER NEAR THE NORTHWEST CORNER OF THE SITE.



VIEW OF USED TRANSMISSION OIL STORAGE INSIDE OF ELSON TRANSMISSION'S SPACE.

PHOTOS TAKEN BY WALLY ROBISON ON JANUARY 12 & 17, 2006

ROBISON ENGINEERING COMPANY

DATE: JANUARY 17, 2006

PROJECT NO. 1-74-06.001

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

FIGURE

5



VIEW OF SMALL OFFICE IN SITE BUILDING. NOTE TRIMMED SHEET ROCK WALLS UNDER REPAIR FOLLOWING THE FLOOD OF 1-1-06.



VIEW THROUGH WINDOW OF REFRIGERATION EQUIPMENT IN NORTHEAST BUILDING CORNER. PHOTOS TAKEN BY WALLY ROBISON ON JANUARY 12, 2006

ROBISON ENGINEERING COMPANY

DATE: JANUARY 17, 2006

PROJECT NO. 1-74-06.001

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

FIGURE

6

9.0 DISCUSSION OF FINDINGS

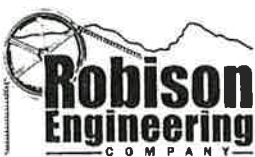
The aerial photographic record shows that the property was used for agricultural purposes from 1939 through 1966. Since the site building was constructed in 1974, it has been occupied by multiple tenants. None of these tenants appeared to operate business that could contribute to environmental conditions on the property, other than the current auto transmission repair shop. From our observation of the operation of the transmission repair shop, and our interview with the owner, it appeared that the shop is operated in an environmentally responsible manner.

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.



12.0 REFERENCES

1. Arbuckle, Gordon J. et al., 1989, Environmental Law Handbook; Tenth Edition, Government Institutes, Inc.
2. Bonham, Harold F., 1969, Geology and Mineral Deposits of Washoe and Storey Counties, Nevada; Nevada Bureau of Mines and Geology.



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
Data Resources Inc

The EDR Radius Map™ Report

**Edison Parcel
85 N. Edison
Reno, NV 89502**

Inquiry Number: 1590191.1s

January 11, 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

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

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EXECUTIVE SUMMARY

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

TARGET PROPERTY INFORMATION

ADDRESS

85 N. EDISON
RENO, NV 89502

COORDINATES

Latitude (North):	39.515800 - 39° 30' 56.9"
Longitude (West):	119.751800 - 119° 45' 6.5"
Universal Transverse Mercator:	Zone 11
UTM X (Meters):	263432.9
UTM Y (Meters):	4377425.0
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 not listed in any of the databases searched by EDR.

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 Liens.....	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
RCRA-LQG.....	Resource Conservation and Recovery Act Information

EXECUTIVE SUMMARY

ERNS.....	Emergency Response Notification System
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
CONSENT.....	Superfund (CERCLA) Consent Decrees
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 INSP.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
SSTS.....	Section 7 Tracking Systems
PADS.....	PCB Activity Database System
MLTS.....	Material Licensing Tracking System
MINES.....	Mines Master Index File
FINDS.....	Facility Index System/Facility Registry System
RAATS.....	RCRA Administrative Action Tracking System

STATE AND LOCAL RECORDS

SWF/LF.....	Landfill List
LUST.....	Sites Database
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.

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.

EXECUTIVE SUMMARY

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-SQG list, as provided by EDR, and dated 10/14/2005 has revealed that there are 20 RCRA-SQG 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>
QUALITY METAL POLISHING	105 N EDISON WAY	0 - 1/8 S	1	6
PRO 1 AUTOMOTIVE	35 N EDISON #36	0 - 1/8 SSW	A2	6
MARK PALMQUIST	35 N EDISON #40	0 - 1/8 SSW	A3	6
LEE BRANSON AUTOMOTIVE	35 N EDISON UNIT 34	0 - 1/8 SSW	A4	7
RICHS REFINISHING & REPAIR	35 N EDISON WAY 33 32 2	0 - 1/8 SSW	A5	7
N EDISON AUTO BODY	35 N EDISON UNIT 24	0 - 1/8 SSW	A6	8
SILVER STATE AUTO BROKERS SVC	70 W GROVE UNIT 4	0 - 1/8 ESE	B7	9
SPEED AUTO REPAIR	195 N EDISON UNIT 8	0 - 1/8 ESE	B8	10
VITAL SYSTEMS	195 N EDISON WAY UNIT 9	0 - 1/8 ESE	B9	10
GLOBE TURBOCHARGER SPECIALTIES	201 EDISON WAY	1/8 - 1/4 S	C11	11
ALTAIR NANOMATERIALS INC	204 EDISON WY	1/8 - 1/4 S	C15	13
SIERRA PACIFIC POWER CO	1 OHM PL	1/8 - 1/4 WSW	E19	17
SIERRA PACIFIC POWER CO PCB ST	1 OHM PLACE	1/8 - 1/4 WSW	E20	18
CITATION MEDICAL CORPORATION	230 EDISON WAY	1/8 - 1/4 S	D22	21
SIERRA NEVADA CONSTRUCTION	1750 MARIETTA WY	1/8 - 1/4 NNW	F23	21
P C B PAD OF SIERRA PACIFIC PO	7 OHM PLACE	1/8 - 1/4 WSW	E26	23
SPPCO FLEET SVC GARAGE	5 OHM PLACE	1/8 - 1/4 WSW	E27	25
FLEET SERVICES GARAGE	7 OHM PLACE	1/8 - 1/4 WSW	E28	26
BRAGG CRANE WESTERN RIGGING	1050 CONEY ISLAND	1/8 - 1/4 N	G30	26
MILNE TRUCK LINES INC	1050 CONEY ISLAND SO	1/8 - 1/4 N	G31	27

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, has revealed that there are 7 SHWS sites within approximately 1 mile 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	OHM SITE	1/8 - 1/4 WSW	33	29
SIERRA PACIFIC POWER COMPANY	OHM PLACE STORAGE YARD	1/4 - 1/2 WSW	35	30
ZINTEK ELECTRICAL SERVICE, INC	1220 GREG STREET	1/2 - 1 NW	36	30
NELSON ELECTRIC COMPANY, INC.	1410 FREEPORT BOULEVARD	1/2 - 1 NNW	37	31
RED'S AUTOBODY	1155 GLENDALE AVENUE	1/2 - 1 NNW	38	31
HARRAH'S AUTO COLLECTION	401 DERMODY WAY	1/2 - 1 N	39	31

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
PERMA GREEN LAWN CARE	392 WOLVERINE WAY	1/2 - 1 NNE	40	32

SWRCY:A listing of registered waste tire collection sites.

A review of the SWRCY list, as provided by EDR, and dated 07/20/2005 has revealed that there is 1 SWRCY site within approximately 0.5 miles of the target property.

<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 - 1/2NE	34	30

UST:Registered Underground Storage Tank Facilities.

A review of the UST list, as provided by EDR, and dated 10/27/2004 has revealed that there are 13 UST 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>
EXCEL COMMUNICATIONS	5205 MILL ST	1/8 - 1/4 S	10	10
GLOBE TURBOCHARGER SPECIALTIES	201 EDISON WAY	1/8 - 1/4 S	C11	11
GLOBE TURBOCHARGER SPEC INC	201 EDISON WAY	1/8 - 1/4 S	C12	12
SAME AS 4000529	201 EDISON WAY	1/8 - 1/4 S	C13	12
LYNCH COMMUNICATIONS SYS. INC	204 EDISON WAY	1/8 - 1/4 S	C14	12
AT&T	220 EDISON WAY	1/8 - 1/4 S	C16	16
AT & T	220 EDISON WAY	1/8 - 1/4 S	D17	16
SAME AS 4000513	1 OHM PLACE	1/8 - 1/4 WSW	E18	17
SIERRA PACIFIC POWER COMPANY	OPERATIONS CENTER 1 O	1/8 - 1/4 WSW	E21	18
EAGLE VALLEY OR PETRILLO CONST	1750 MARIETTA WAY	1/8 - 1/4 NNW	F24	22
SP POWER CO - RENO FUELING FAC	5 OHM PLACE	1/8 - 1/4 WSW	E25	22
SAME AS 4000251	1050 CONEY ISLAND SOUTH	1/8 - 1/4 N	G29	26
BRAGG CRANE/WESTERN RIGGING IN	1050 CONEY ISLAND DRIVE	1/8 - 1/4 N	G32	27

AST:N/A

A review of the AST list, as provided by EDR, and dated 01/10/2000 has revealed that there is 1 AST site within approximately 0.25 miles of the target property.

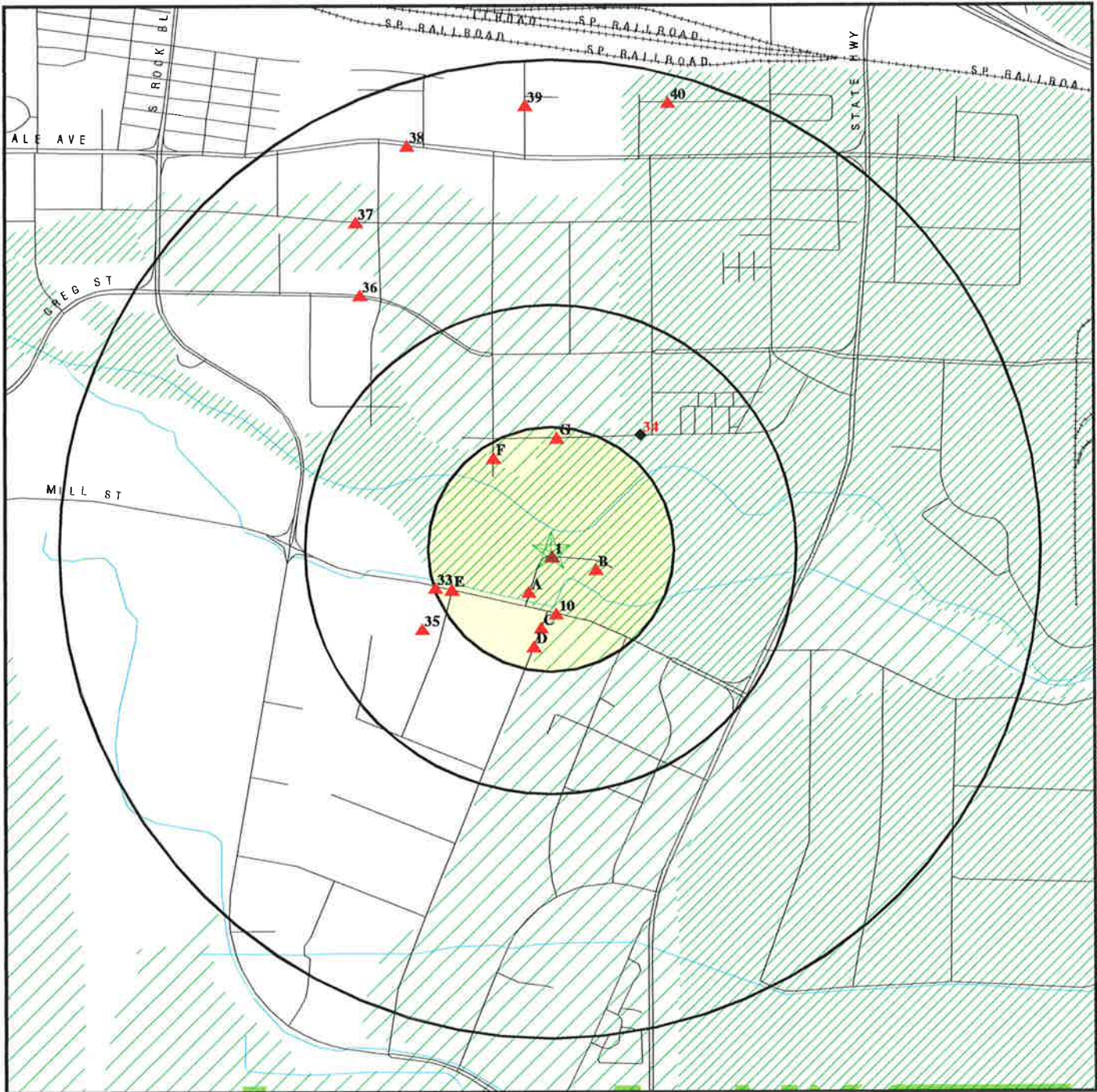
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
SP POWER CO - RENO FUELING FAC	5 OHM PLACE	1/8 - 1/4 WSW	E25	22

EXECUTIVE SUMMARY

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

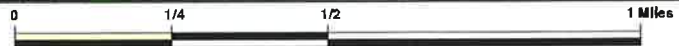
<u>Site Name</u>	<u>Database(s)</u>
RENO DOWNTOWN EVENTS CENTER	SHWS, BROWNFIELDS
U. S. FOREST SERVICE	SHWS
WASHOE HEALTH SYSTEMS PROPERTY	SHWS
SOUTHERN PACIFIC TRANSPORTATIO	SHWS
LENNAR RENO SUBDIVISION	SHWS
GRANITE CONSTRUCTION SPILL	SHWS
RETRAC PROJECT	SHWS
GAMES PROPERTY	SHWS
HARRAH'S AUTO COLLECTION	SHWS
RETRAC PROJECT	SHWS
LEO ROBERT LEGOY PROPERTY	SHWS
GRANADA THEATER	SHWS
RETRAC PROJECT	SHWS
NEVADA DEPARTMENT OF TRANSPORT	SHWS
VINCE DYE PROPERTY	SHWS
VILLAGES AT IDLEWILD	SHWS
T.K.E. TRUCKING	SHWS
BOGART PROPERTY	SHWS
COMSTOCK LARGE ANIMAL HOSPITAL	SHWS
CHEVRON FACILITY #61001595	SHWS
SIERRA PACIFIC POWER COMPANY	SHWS
RETRAC PROJECT	SHWS
RENO FLYING SERVICE (CHEVRON)	SHWS
J & B SWEEPING	SHWS
CAL-NEVA	SHWS
SAINT MARY'S REGIONAL MEDICAL	SHWS
SAINT MARY'S REGIONAL MEDICAL	SHWS
SAINT MARY'S REGIONAL MEDICAL	SHWS
SIERRA PACIFIC POWER COMPANY	SHWS
SILVERADO TRUCKING SPILL	SHWS
TRUCK SPILL	SHWS
RETRAC PROJECT , 4TH & 2ND STR	SHWS
RETRAC PROJECT	SHWS
RETRAC PROJECT	SHWS
RETRAC PROJECT , LAKE STREET &	SHWS
RETRAC PROJECT	SHWS
RETRAC PROJECT	SHWS
LEE MAYO PROPERTY	SHWS
LENNAR RENO SUBDIVISION , FORM	SHWS
K TS QUALITY AUTOMOTIVE	RCRA-SQG, FINDS
ITRONICS METALLURGICAL INC	RCRA-SQG
NEVADA BELL	RCRA-SQG, FINDS

OVERVIEW MAP - 1590191.1s



- ★ 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

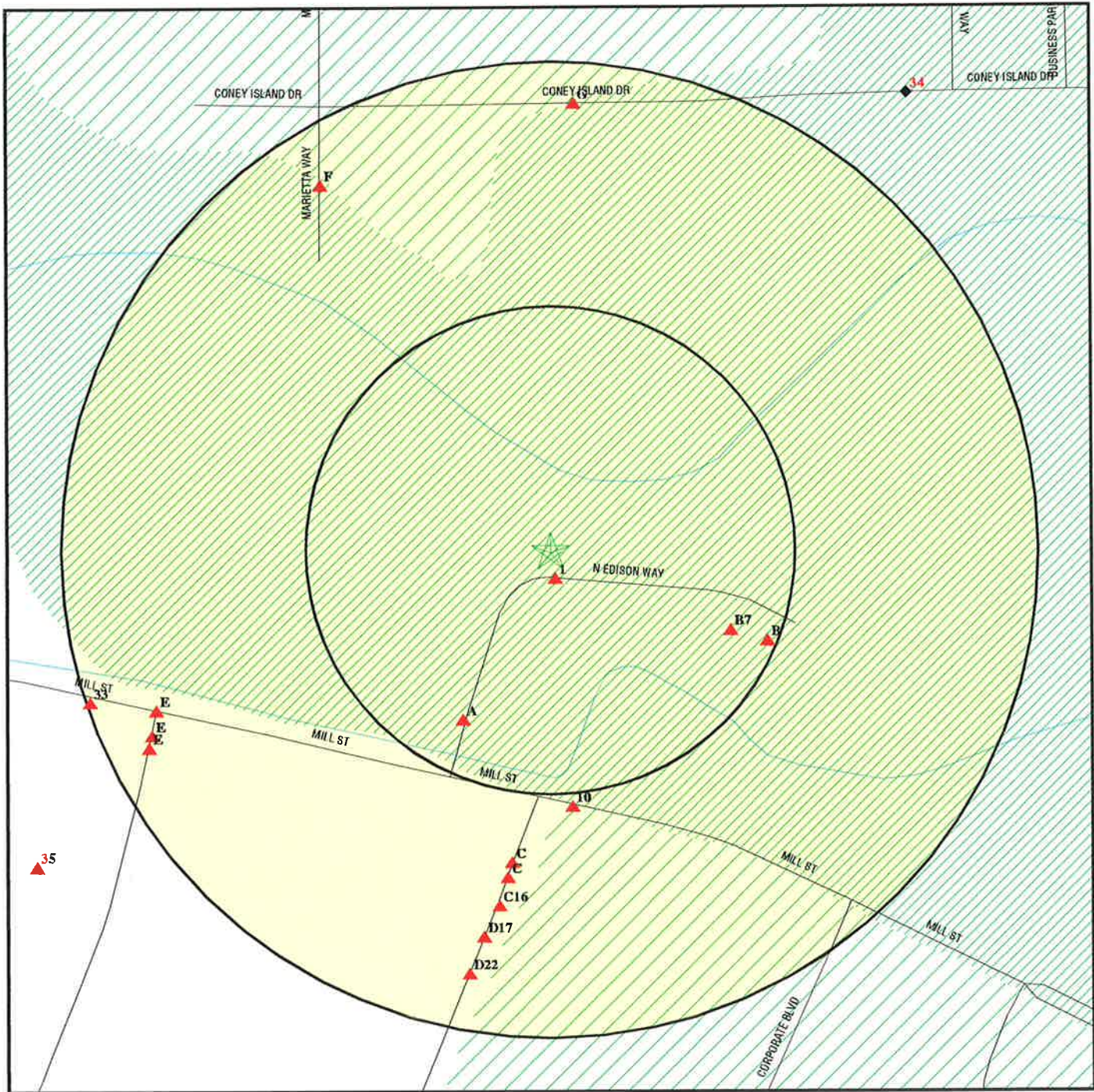
- Indian Reservations BIA
- Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone
- Federal Wetlands



SITE NAME: Edison Parcel
 ADDRESS: 85 N. Edison
 Reno NV 89502
 LAT/LONG: 39.5158 / 119.7518

CLIENT: Robison Engineering
 CONTACT: Wally Robison
 INQUIRY #: 1590191.1s
 DATE: January 11, 2006

DETAIL MAP - 1590191.1s



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Manufactured Gas Plants
- ▲ Sensitive Receptors
- National Priority List Sites
- Landfill Sites
- Dept. Defense Sites

- Indian Reservations BIA
- ▲ Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone

SITE NAME: Edison Parcel
 ADDRESS: 85 N. Edison
 Reno NV 89502
 LAT/LONG: 39.5158 / 119.7518

CLIENT: Robison Engineering
 CONTACT: Wally Robison
 INQUIRY #: 1590191.1s
 DATE: January 11, 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		1.000	0	0	0	0	NR	0
Proposed NPL		1.000	0	0	0	0	NR	0
Delisted NPL		1.000	0	0	0	0	NR	0
NPL Liens	TP		NR	NR	NR	NR	NR	0
CERCLIS		0.500	0	0	0	NR	NR	0
CERC-NFRAP		0.500	0	0	0	NR	NR	0
CORRACTS		1.000	0	0	0	0	NR	0
RCRA TSD		0.500	0	0	0	NR	NR	0
RCRA Lg. Quan. Gen.		0.250	0	0	NR	NR	NR	0
RCRA Sm. Quan. Gen.		0.250	9	11	NR	NR	NR	20
ERNS	TP		NR	NR	NR	NR	NR	0
HMIRS	TP		NR	NR	NR	NR	NR	0
US ENG CONTROLS		0.500	0	0	0	NR	NR	0
US INST CONTROL		0.500	0	0	0	NR	NR	0
DOD		1.000	0	0	0	0	NR	0
FUDS		1.000	0	0	0	0	NR	0
US BROWNFIELDS		0.500	0	0	0	NR	NR	0
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
UMTRA		0.500	0	0	0	NR	NR	0
ODI		0.500	0	0	0	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
MINES		0.250	0	0	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
<u>STATE AND LOCAL RECORDS</u>								
State Haz. Waste		1.000	0	1	1	5	NR	7
State Landfill		0.500	0	0	0	NR	NR	0
SWRCY		0.500	0	0	1	NR	NR	1
LUST		0.500	0	0	0	NR	NR	0
UST		0.250	0	13	NR	NR	NR	13
AST		0.250	0	1	NR	NR	NR	1
VCP		0.500	0	0	0	NR	NR	0
BROWNFIELDS		0.500	0	0	0	NR	NR	0
<u>TRIBAL RECORDS</u>								
INDIAN RESERV		1.000	0	0	0	0	NR	0
INDIAN LUST		0.500	0	0	0	NR	NR	0
INDIAN UST		0.250	0	0	NR	NR	NR	0
<u>EDR PROPRIETARY RECORDS</u>								
Manufactured Gas Plants		1.000	0	0	0	0	NR	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

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: 10/14/05	Source: EPA
Date Data Arrived at EDR: 11/02/05	Telephone: N/A
Date Made Active in Reports: 12/07/05	Last EDR Contact: 11/02/05
Number of Days to Update: 35	Next Scheduled EDR Contact: 01/30/06
	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: 10/14/05	Source: EPA
Date Data Arrived at EDR: 11/02/05	Telephone: N/A
Date Made Active in Reports: 12/07/05	Last EDR Contact: 11/02/05
Number of Days to Update: 35	Next Scheduled EDR Contact: 01/30/06
	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: 10/14/05	Source: EPA
Date Data Arrived at EDR: 11/02/05	Telephone: N/A
Date Made Active in Reports: 12/07/05	Last EDR Contact: 11/02/05
Number of Days to Update: 35	Next Scheduled EDR Contact: 01/30/06
	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: 11/21/05
Next Scheduled EDR Contact: 02/20/06
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: 09/19/05
Date Data Arrived at EDR: 10/21/05
Date Made Active in Reports: 10/27/05
Number of Days to Update: 6

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: 08/22/05
Date Data Arrived at EDR: 09/20/05
Date Made Active in Reports: 10/27/05
Number of Days to Update: 37

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: 10/13/05
Date Data Arrived at EDR: 10/27/05
Date Made Active in Reports: 12/07/05
Number of Days to Update: 41

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 12/06/05
Next Scheduled EDR Contact: 03/06/06
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: 10/14/05	Source: EPA
Date Data Arrived at EDR: 10/27/05	Telephone: 800-424-9346
Date Made Active in Reports: 12/07/05	Last EDR Contact: 12/28/05
Number of Days to Update: 41	Next Scheduled EDR Contact: 02/27/06
	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: 12/31/04	Source: National Response Center, United States Coast Guard
Date Data Arrived at EDR: 01/27/05	Telephone: 202-260-2342
Date Made Active in Reports: 03/24/05	Last EDR Contact: 10/24/05
Number of Days to Update: 56	Next Scheduled EDR Contact: 01/23/06
	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: 08/17/05	Source: U.S. Department of Transportation
Date Data Arrived at EDR: 10/18/05	Telephone: 202-366-4555
Date Made Active in Reports: 12/07/05	Last EDR Contact: 10/18/05
Number of Days to Update: 50	Next Scheduled EDR Contact: 01/16/06
	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	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/12/05	Telephone: 703-603-8867
Date Made Active in Reports: 10/06/05	Last EDR Contact: 01/03/06
Number of Days to Update: 55	Next Scheduled EDR Contact: 04/01/06
	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	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/11/05	Telephone: 703-603-8867
Date Made Active in Reports: 04/06/05	Last EDR Contact: 01/03/06
Number of Days to Update: 54	Next Scheduled EDR Contact: 04/01/06
	Data Release Frequency: Varies

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. In 1978, 24 inactive uranium mill tailings sites in Oregon, Idaho, Wyoming, Utah, Colorado, New Mexico, Texas, North Dakota, South Dakota, Pennsylvania, and on Navajo and Hopi tribal lands, were targeted for cleanup by the Department of Energy.

Date of Government Version: 12/29/04
Date Data Arrived at EDR: 01/07/05
Date Made Active in Reports: 03/14/05
Number of Days to Update: 66

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: 10/17/05
Next Scheduled EDR Contact: 01/16/06
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: 10/12/05
Date Data Arrived at EDR: 10/31/05
Date Made Active in Reports: 12/20/05
Number of Days to Update: 50

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 09/19/05
Next Scheduled EDR Contact: 12/19/05
Data Release Frequency: Quarterly

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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.

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: 12/05/05
Next Scheduled EDR Contact: 03/06/06
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: 04/28/05
Date Data Arrived at EDR: 05/04/05
Date Made Active in Reports: 06/17/05
Number of Days to Update: 44

Source: Department of Conservation and Natural Resources
Telephone: 775-687-5872
Last EDR Contact: 11/04/05
Next Scheduled EDR Contact: 01/16/06
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: 06/08/05
Date Data Arrived at EDR: 06/28/05
Date Made Active in Reports: 07/22/05
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: 07/20/05
Date Data Arrived at EDR: 09/26/05
Date Made Active in Reports: 11/09/05
Number of Days to Update: 44

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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN LUST: Leaking Underground Storage Tanks on Indian Land LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 06/02/05	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/03/05	Telephone: 415-972-3372
Date Made Active in Reports: 06/28/05	Last EDR Contact: 11/21/05
Number of Days to Update: 25	Next Scheduled EDR Contact: 02/20/06
	Data Release Frequency: Varies

INDIAN UST: Underground Storage Tanks on Indian Land

Date of Government Version: 11/08/05	Source: EPA Region 9
Date Data Arrived at EDR: 11/09/05	Telephone: 415-972-3368
Date Made Active in Reports: 12/20/05	Last EDR Contact: 11/04/05
Number of Days to Update: 41	Next Scheduled EDR Contact: 02/20/06
	Data Release Frequency: Varies

EDR PROPRIETARY RECORDS

Manufactured Gas Plants: EDR Proprietary Manufactured Gas Plants

Date of Government Version: 11/15/05	Source: EDR, Inc.
Date Data Arrived at EDR: 12/05/05	Telephone: N/A
Date Made Active in Reports: 12/28/05	Last EDR Contact: 12/05/05
Number of Days to Update: 23	Next Scheduled EDR Contact: 03/13/06
	Data Release Frequency: No Update Planned

COUNTY RECORDS

WASHOE COUNTY:

Underground Storage Tank in Washoe County

Date of Government Version: 09/30/05	Source: Washoe County Department of Environmental Health
Date Data Arrived at EDR: 10/04/05	Telephone: 775-328-2493
Date Made Active in Reports: 11/09/05	Last EDR Contact: 12/27/05
Number of Days to Update: 36	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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