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July 15, 2026

Project No. 23-01-200

Alan Pineda, PE
Professional Engineer
Bureau of Industrial Site Cleanup
Nevada Division of Environmental Protection
375 E. Warm Springs Rd., Ste. 200
Las Vegas, NV 89119

Attn: Mr. Pineda

Re: **Modification No. 9 to the Remedial Design Report**
Closure Unit Modifications – Closure Units 3a, 3b, and 11b
Three Kids Mine, Henderson, Nevada

Dear Mr. Pineda:

Broadbent & Associates, Inc. (Broadbent) is pleased to submit this modification to the *Remedial Design Report, Revision 1* for the Three Kids Mine located in Henderson, Nevada.

Please do not hesitate to contact us if you should have any questions or require additional information.

Sincerely,
BROADBENT & ASSOCIATES, INC.

Kirk Stowers, CEM
Principal Geologist

CC: JD Dotchin, NDEP
Danielle Ward, NDEP
Joe McGinley, McGinley & Associates, Inc.
Caitlin Jelle, McGinley & Associates, Inc.
Robert Unger, Lakemoor Ventures LLC
Mindy Unger-Wadkins, Lakemoor Ventures LLC
Leo Drozdoff, Drozdoff Group, LLC
Karen Gastineau, Broadbent & Associates, Inc.
Christene Klimek, City of Henderson
Sean Robertson, City of Henderson
Stephanie Garcia-Vause, City of Henderson
Anthony Molloy, City of Henderson
Quincy Edwards, Pulte Group
Doug Adair, Pulte Group
Paul Kenner, on behalf of Pulte Group
Michael Ford, Snell & Wilmer
Brad Cahoon, Dentons
Charles M. Damus, Laker Development, LLC
Darryn Padfield, River Mountain Bike Shop
David Grossheim, Laker Plaza, Inc.
Frank Sator, Laker Development, LLC
Laird Sanders, Lake Mead Boat Storage
Rhonda Sanders, Lake Mead Boat Storage
Tyler Cahoon, Dentons

**Modification No. 9 to the Remedial Design Report
Closure Unit Modifications – Closure Units 3a, 3b, and 11b
Three Kids Mine
Henderson, Nevada**

JURAT: I, Karen Gastineau, certify that I am responsible for the services 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, ordinances, and the requirements of the Mine Remediation and Reclamation Agreement and Administrative Order on Consent for the Three Kids Mine Site.



**Karen Gastineau
Senior Hydrogeologist
CEM #2468 (4/1/2027)**

July 15, 2026

Date

TECHNICAL MEMORANDUM

To: Alan Pineda, Nevada Division of Environmental Protection

From: Karen Gastineau, Broadbent & Associates, Inc.

Subject: Modification No. 9 to the Remedial Design Report
Closure Unit Modifications – Closure Units 3a, 3b, and 11b
Three Kids Mine Site, Henderson, Nevada

Date: July 15, 2026

This Technical Memorandum presents Modification No. 9 to the *Remedial Design Report, Revision 1* dated March 4, 2024 (Remedial Design Report) for the Three Kids Mine Site (Site) in Henderson, Nevada. This modification details changes to Closure Units, which were developed to allow for a phased approach to closure at the Site and to account for differences in the selected alternative by geographic area. The rationales for changes to the Closure Units are described below and the new boundaries are reflected in the attached figure.

Closure Units 3a and 3b

Changes to Closure Units 3a and 3b were made to better align with development plans. The boundaries were adjusted to allow for No Further Action (NFA) determinations to be obtained in a timeframe coordinated with current development plans. The boundary of Closure Unit 3a was extended north to incorporate the eastern portion of Closure Unit 3b corresponding to Development Area 4.5 in development plans. The boundary for Closure Unit 11a remains the same. There are no changes to the performance standards for these Closure Units as specified in Section 3.0 of the Remedial Design Report.

Closure Unit 11b

Closure Units 11a and 11b consist of buffer zones of varying sizes around two other properties within the former mine site: Lake Mead Boat Storage (LMBS) and Laker Plaza. Both Closure Units will be restricted to non-residential development. Additional details regarding Closure Unit 11b's dimensions and planned cover thicknesses are described in *Modification No. 8 to the Remedial Design Report, Closure Unit Modifications* dated November 7, 2025 (Modification No. 8; Broadbent 2025).

Closure Unit 11b is modified to extend farther south and exclude a small portion of property along the eastern property line of LMBS that will be deeded to LMBS, as shown in the attached Lakemoor Closure Unit Exhibit. Excavation to ten feet below final grade and placement of ten feet of native soil cover is not feasible in this area without undermining the existing structure. The area added to the former Closure Unit 11b described in Modification No. 8 will receive two feet of native soil cover, as depicted in the attached Cross Section E in the Lakemoor Closure Unit Details Exhibit. The area to be deeded will also receive a two-foot native soil cover, except in the footprint of the building, prior to being transferred. The area added to Closure Unit 11b will consist of a third APN, resulting in two different APNs for the areas in Closure Unit 11b receiving two feet of native soil cover and another APN for areas in Closure Unit 11b receiving six feet of native soil cover. The environmental covenant will restrict excavation below one foot in areas receiving two feet of cover. The performance standard for the southern portion of Closure Unit 11b is placement of a two-foot cover as indicated above.

Summary

Closure Units presented herein were modified to align with development goals and to better reflect conditions on the ground. Revised Closure Units are depicted in the attached exhibits. Closure Unit Work Completion Reports will depict the final boundaries of each Closure Unit.

Attachments

Lakemoor Closure Unit Exhibit
Lakemoor Closure Unit Details Exhibit

References

Broadbent. 2024. Remedial Design Report, Revision 1, Three Kids Mine, Henderson, Nevada. March 4.
Broadbent. 2025. Modification No. 8 to the Remedial Design Report, Closure Unit Modifications, Three Kids Mine, Henderson, Nevada. November 7.

Lakemoor

Closure Unit Exhibit



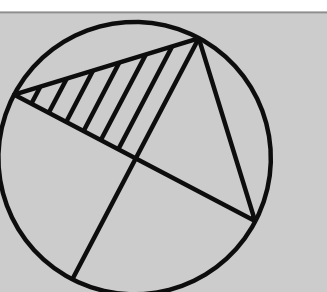
Westwood

Phone (702) 284-5300 5725 W. Badura Ave. STE: 100
Toll Free (888) 937-5150 Las Vegas, NV 89118
westwoodps.com

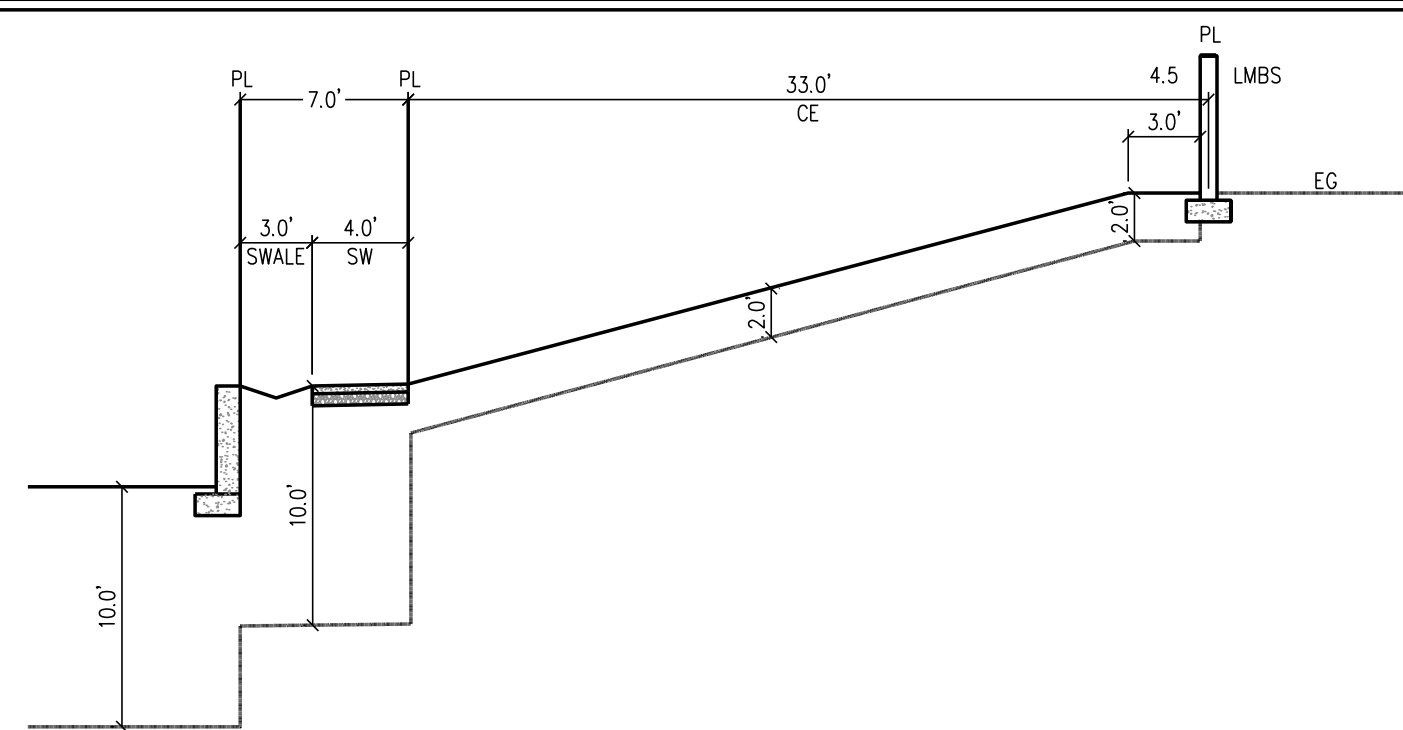
Westwood Professional Services, Inc.

0 300 600
SCALE = 1" = 300' FEET

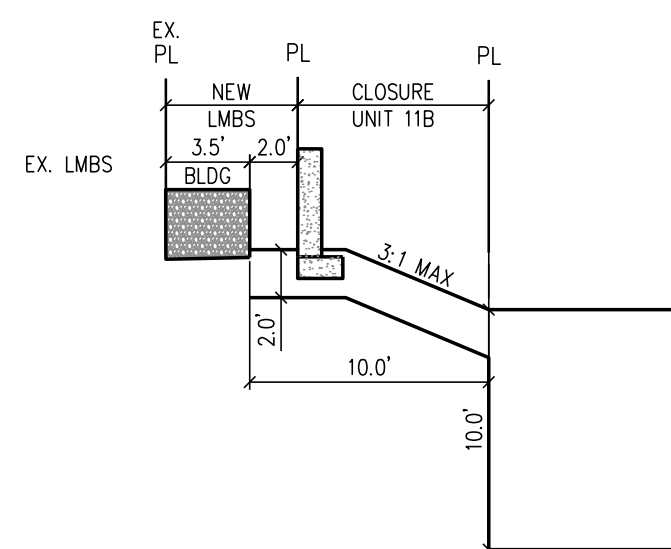
DATE: 7/9/2026
SCALE: 1" = 300'
PROJECT #: PUL2400



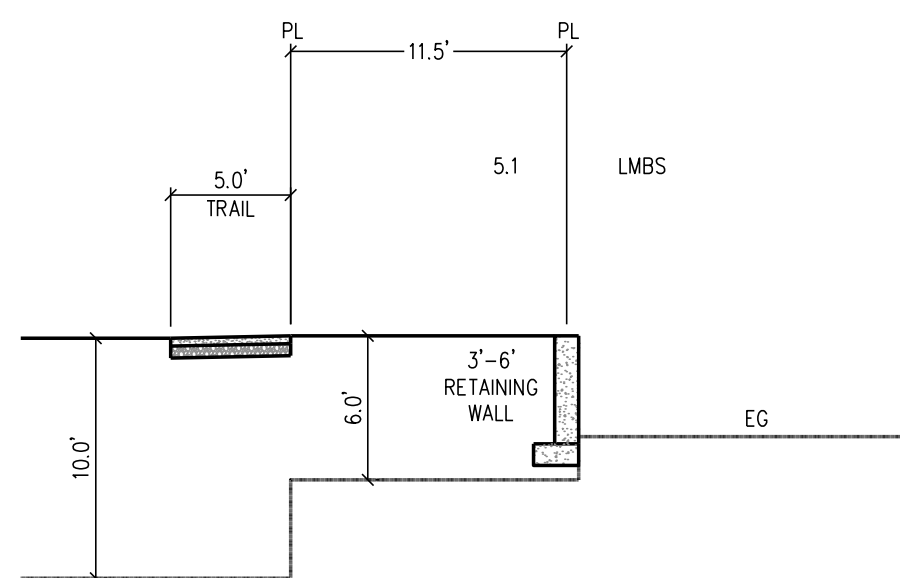
LAKEMOOR
CLOSURE UNIT DETAILS EXHIBIT



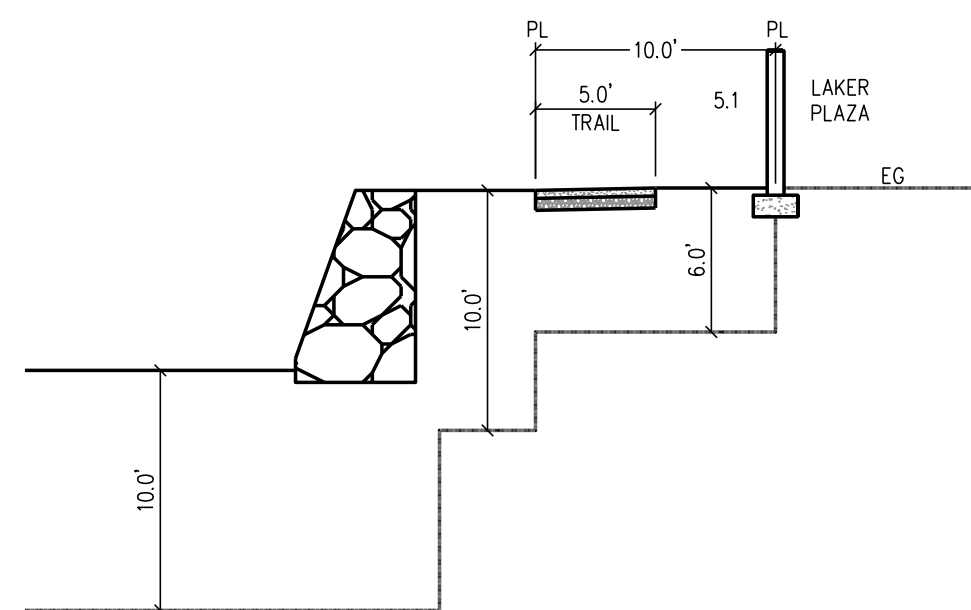
A. 4.5 TO LMBS
NOT TO SCALE



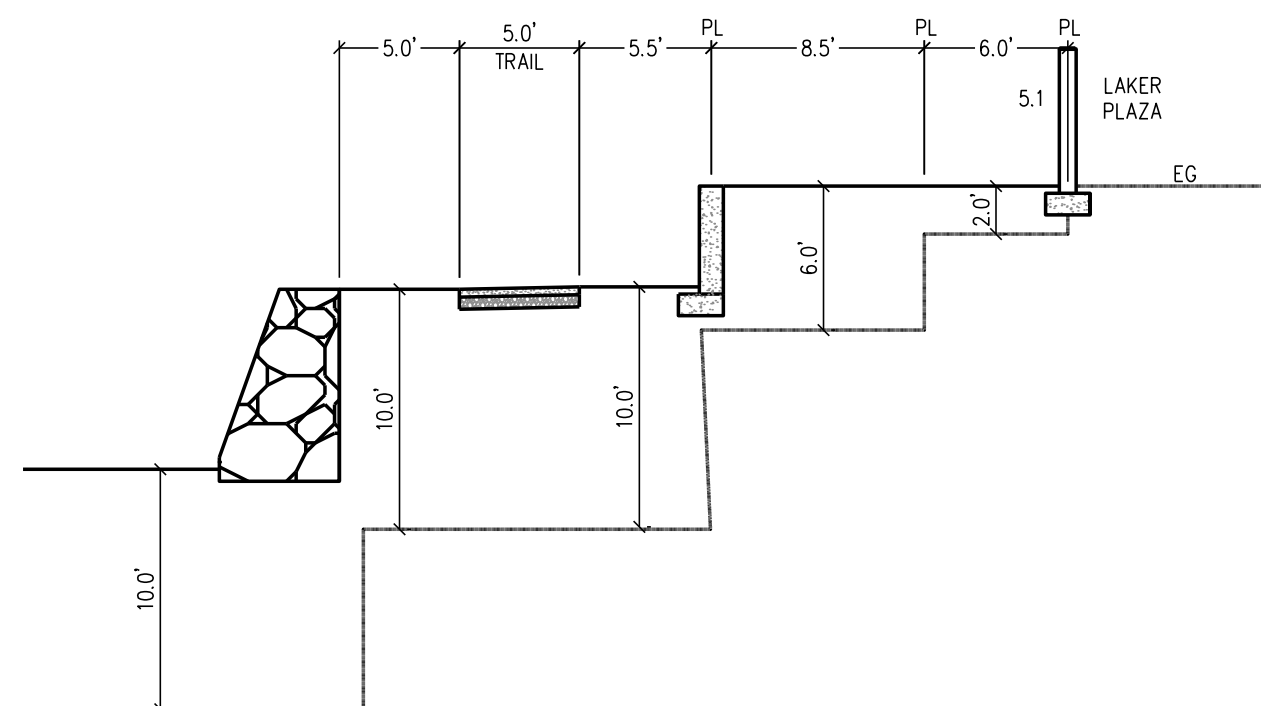
E.
NOT TO SCALE



B. 5.1 TO LMBS
NOT TO SCALE



C. 5.1 TO LAKER PLAZA (SOUTH)
NOT TO SCALE



D. 5.1 TO LAKER PLAZA (EAST)
NOT TO SCALE

