

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT REPORT
FORMER SANDY BOTTOM GOLF COURSE
PARCEL NO. 001-151-01
GABBS, NEVADA**

PREPARED FOR:
Nye County
1510 East Basin Avenue, Suite 2
Pahrump, Nevada 89060

PREPARED BY:
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June 3, 2009
Project No. 302891001

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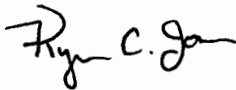
Ms. Pam Webster
Assistant Nye County Manager
Nye County
1510 East Basin Avenue, Suite 2
Pahrump, Nevada 89060

Subject: Phase I Environmental Site Assessment Report
Former Sandy Bottom Golf Course
Parcel No. 001-151-01
Gabbs, Nevada

Dear Ms. Webster:

In accordance with your authorization, dated May 12, 2009, Ninyo & Moore has prepared this Phase I Environmental Site Assessment of the above-referenced site. The attached report presents our methodology, findings, opinions, and conclusions regarding the environmental conditions at the site. We appreciate the opportunity to be of service to you on this project.

Sincerely,
NINYO & MOORE



Ryan C. Jones, C.E.M.
Project Geologist



Gregory A. Beck, C.E.M.
Chief Environmental Scientist

RCJ/GB//ltk

Distribution: (2) Addressee
(1) Ms. MaryEllen Giampaoli

4.4.4.	Fire Insurance Maps	17
4.4.5.	Historical Topographic Map	17
4.5.	Historical Use Information on Adjoining Properties	18
4.5.1.	Historical Property Ownership	18
4.5.2.	Historical Aerial Photographs	18
4.5.3.	City Directories	19
4.5.4.	Fire Insurance Maps	19
4.5.5.	Historical Topographic Map	19
5.	SITE RECONNAISSANCE	20
5.1.	Methodology and Limiting Conditions	20
5.2.	General Site Setting	20
5.3.	Exterior Observations	20
5.4.	Interior Observations	23
5.5.	Waste Management and Regulated Materials	23
5.6.	Storage Tanks	23
5.7.	Utilities	24
6.	INTERVIEWS	24
6.1.	Interview with Client Contact	24
6.2.	Interview with Local Government Officials	24
7.	FINDINGS, OPINIONS, AND CONCLUSIONS	25
7.1.	Findings and Opinions	25
7.2.	Conclusions	26
7.3.	Data Gaps and Data Failures	26
7.4.	Deviations	27
8.	ADDITIONAL SERVICES	27
9.	REFERENCES	28
10.	SIGNATURES OF ENVIRONMENTAL PROFESSIONALS	29
11.	QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS	29

Tables

Table 1 – Summary of Environmental Database Search	8
Table 2 – Aerial Photographs Reviewed for the Property	17
Table 3 – Aerial Photograph Summary for the Property	17
Table 4 – Aerial Photographs Reviewed for Adjoining Properties	19
Table 5 – Aerial Photograph Summary for Adjoining Properties	19

Figures

Figure 1 – Site Location
Figure 2 – Site Plan
Figure 3 – Site Detail

Appendices

Appendix A – Site Photographs

Appendix B – Nye County Tax Assessor Records Documentation

Appendix C – Regulatory Records Documentation

C-1 - Environmental Database Search

C-2 - Records Review Documentation

Appendix D – Historical Research Documentation

D-1 - Historical Topographic Maps

D-2 - Aerial Photograph

Appendix E – Interview Documentation

E-1 - Client Contact Interview Documentation

E-2 - Local Governmental Officials Interview Documentation

Appendix F – Qualifications of Environmental Professionals

EXECUTIVE SUMMARY

Ninyo & Moore was retained by Nye County to perform a Phase I Environmental Site Assessment (ESA) of approximately 400 acres of land, designated by the Nye County Tax Assessor as parcel number 001-151-01, and located approximately 1.97 miles northwest of Gabbs, Nye County, Nevada. Historical research, document review, and site assessment activities were conducted during the week of May 22, 2009.

In summary, the following items were noted:

- The subject site consists of a former public golf course, a former rodeo area, and a shooting range with a restroom building and storage building located on one parcel of land totaling approximately 400 acres in area, designated by the Nye County Tax Assessor as parcel number 001-151-01, and located northwest of Gabbs, Nye County, Nevada.
- Based on a review of historical sources the subject site was undeveloped prior to development as a golf course in the 1960s.
- According to the Nye County Tax Assessor, there are no septic systems located on the subject site. However, Ninyo & Moore observed piping on the north side of the golf course restroom building that may be associated with a septic system.
- Several areas of waste and debris were observed on the subject site including water well casing, wood, and trash in the vicinity of the restroom building on the northeast portion of the subject site. Additional general debris, including trash, furniture, and wood was observed near the shooting range earthen berms on the northern margin of the subject site.
- Approximately 15, 55-gallon drums were observed on the subject site. The drums contained numerous bullet holes associated with shooting activities. Evidence of leakage was observed around approximately five partially full drums. The contents of these drums are not known. Soil staining was observed in the vicinity of a drum located to the north of the pistol range earthen berm, a drum located to the southeast of the rifle range earthen berm, and three drums located near the southwest corner of the former golf course.
- No evidence of aboveground storage tanks (ASTs) or underground storage tanks (USTs) (i.e., fill pipes, vent pipes, and emergency power generators) was observed on the subject site.
- A review of environmental databases found no facilities located in the vicinity of or adjacent to the subject site that have handled hazardous materials or petroleum products and/or have been listed as having reported releases of hazardous materials or petroleum products.

We have performed a Phase I ESA, in conformance with the scope and limitations of the American Society for Testing and Materials (ASTM) Practice E 1527-05, for the subject property designated by the Nye County Tax Assessor as parcel number 001-151-01, and located approximately 1.97 miles northwest of Gabbs, Nye County, Nevada. Any exceptions to or deletions from this practice are described in Section 1.5 of this report. This assessment has revealed the following evidence of recognized environmental conditions (RECs), as defined in Section 1.1 of this report, in connection with the subject property at this time.

- The presence of stained soil from punctured 55-gallon drums on the subject site is considered to be a REC for the subject site. Ninyo & Moore recommends that a contamination assessment of subject site soils in the vicinity of the punctured 55-gallon drums be performed. In addition, Ninyo & Moore recommends characterization of drum contents and disposal of on-site drums in accordance with applicable local, state, and federal regulations.
- Based on the historical presence of a shooting range located on the subject site, lead contamination of the soil in the vicinity of the range is likely. Ninyo & Moore recommends limited soil sampling in the vicinity of the shooting range to evaluate the potential for lead migration into area soil.

The following condition was noted as a non-ASTM 1527-05 additional issue:

- Based on the age of the site restroom building and storage building, the presence of asbestos containing material is possible. If future development plans call for renovation or demolition of the site building, Ninyo & Moore recommends that suspect building materials be sampled and analyzed for asbestos prior to their disturbance.

1. INTRODUCTION

Ninyo & Moore was retained by Nye County to perform a Phase I Environmental Site Assessment (ESA) of approximately 400 acres of land, designated by the Nye County Tax Assessor as parcel number 001-151-01, and located approximately 1.97 miles northwest of Gabbs, Nye County, Nevada (hereinafter referred to as the site, subject site, or subject property). The following sections discuss the purpose, the involved parties, the scope of work, and the limitations and exceptions associated with the ESA.

1.1. Purpose

In accordance with the American Society for Testing and Materials (ASTM) Standards on Environmental Site Assessments for Commercial Real Estate E 1527-05, and the Environmental Protection Agency (EPA) proposed rule for All Appropriate Inquiry (AAI) standards as set forth in Title 40 of Code of Federal Regulations (CFR) Section 312.10, the objective of the due diligence Phase I ESA was to identify recognized environmental conditions (RECs), which are defined by ASTM as “the presence or likely presence of any hazardous substance or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property.” The work was also conducted in general accordance with EPA’s AAI standards, whose objective was to identify conditions indicative of releases and threatened releases of hazardous substances on, at, in, or to the site.

1.2. Involved Parties

Mr. Ryan Jones of Ninyo & Moore conducted the site reconnaissance on May 21, 2009 and performed regulatory inquiries. Mr. Gregory Beck, of Ninyo & Moore, performed project oversight and quality review. This Phase I ESA was conducted either by and/or under the supervision of an environmental professional as set forth in 40 CFR, Chapter I, Subchapter J, Part 312.10(b) (40 CFR §312.10[b]).

1.3. Detailed Scope of Services

Ninyo & Moore's scope of services included the following:

- Performance of a site reconnaissance to visually and/or physically observe the interior and exterior of structures and other features on the subject site as well as visible exterior features of adjoining properties to identify areas of possibly contaminated surficial soil or surface water, improperly stored hazardous materials, possible sources of polychlorinated biphenyls (PCBs), and possible risks of contamination from activities at the site and adjoining properties.
- Review of reasonably ascertainable standard environmental record sources including federal, state, and tribal regulatory agency databases for the site and for properties located within a specified radius of the site. The purpose of this review was to evaluate possible environmental impacts to the subject site and vicinity activities. These databases list locations of known hazardous waste sites, landfills, and leaking underground storage tanks (USTs), permitted facilities that utilize USTs, and facilities that use, store, or dispose of hazardous materials and/or petroleum products.
- Review of reasonably ascertainable additional environmental record sources including local records and/or additional state or tribal records for the site and for properties located within a specified radius of the site. The purpose of this review was to evaluate possible environmental impacts to the subject site and vicinity activities. These databases list locations of known hazardous waste sites, solid waste landfills, registered storage tanks, emergency releases, contaminated public wells, facilities that use, store, or dispose of hazardous materials and/or petroleum products, public utility records, and building permits.
- Review of reasonably ascertainable standard physical setting sources including a current United States Geological Survey (USGS) 7.5-minute topographic map, and possibly including USGS and/or state groundwater and geology maps, and Soil Conservation Service soil maps. The purpose of this review was to note information about the geologic, hydrogeologic, hydrologic, or topographic characteristics of the subject site and vicinity.
- Review of reasonably ascertainable historical documents, including aerial photographs, historical fire insurance rate maps, city directories, and property tax files. The purpose of this review was to note any obvious uses of the subject site from the present, back to the subject site's first developed use, or back to 1940, whichever is earlier.
- Performance of interviews with present owners, operators, and occupants of the subject site as well as other knowledgeable parties as appropriate. The purpose of these interviews was to attempt to obtain information relevant to the uses and conditions of the subject site.

- Preparation of this Phase I ESA report documenting methodology; reporting findings, significant data gaps, and conclusions; and providing opinions of the impact on the subject site of conditions noted in the findings section regarding recognized environmental conditions at the subject site.

Information collected in the course of this Phase I ESA was used without extraordinary verification. This study did not include an evaluation of geotechnical conditions or potential geologic hazards. In addition, unless otherwise indicated in Section 8 of this report, this Phase I ESA does not include analysis of the following: asbestos-containing material (ACM), methane gas, radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historical resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality including vapor intrusion, or high voltage power lines.

1.4. Significant Assumptions

No significant assumptions are included in this Phase I ESA.

1.5. Limitations and Exceptions

The environmental services described in this report have been conducted in general accordance with current regulatory guidelines and the standard-of-care exercised by environmental consultants performing similar work in the project area. No warranty, expressed or implied, is made regarding the professional opinions presented in this report. Please note that this study did not include an evaluation of geotechnical conditions or potential geologic hazards.

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

Our conclusions, recommendations, and opinions are based on an analysis of the observed site conditions and the referenced literature. It should be understood that the conditions of a

site could change with time as a result of natural processes or the activities of man at the subject site or nearby sites. In addition, changes to the applicable laws, regulations, codes, and standards of practice may occur due to government action or the broadening of knowledge. The findings of this report may, therefore, be invalidated over time, in part or in whole, by changes over which Ninyo & Moore has no control.

This report is intended exclusively for use by the client. Any use or reuse of the findings, conclusions, and/or recommendations of this report by parties other than the client is undertaken at said parties' sole risk.

1.6. Special Terms and Conditions

No special terms and conditions were associated with the subject site.

1.7. User Reliance

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

2. SITE DESCRIPTION

2.1. Location

The subject site comprises approximately 400 acres designated as parcel number 001-151-01 by the Nye County Tax Assessor. This parcel is located approximately 1.97 miles northwest of Gabbs, Nye County, Nevada. The subject parcel is located in Section 20, Township 12 North, Range 36 East, Mount Diablo Quadrangle, Nye County, Nevada and has no assigned street address.

A site location map is presented on Figure 1. A site map with additional information concerning the site and surrounding properties is presented on Figure 2. Select photographs taken during the site reconnaissance visits are included in Appendix A.

2.2. Site and Vicinity General Characteristics

The area in the general vicinity of the subject site consists of undeveloped land. The subject site is the site of a former public golf course, a former rodeo area, and currently hosts a shooting range owned by Nye County. A portion of the former golf course is currently used as a model airplane flying area.

2.3. Current Use of the Property

The subject site, designated by the Nye County Tax Assessor as parcel number 001-151-01, is listed as “Land Use Code 190 - Public Parks - either vacant or improved.” A copy of the Nye County Tax Assessor parcel information is included in Appendix B.

2.4. Description of Structures, Roads, Other Improvements on the Site

The following paragraphs present a description of the structures present at the subject site, roads, other improvements on the subject site (including heating/cooling, sewage disposal, and potable water systems). Site details are presented on Figure 3.

2.4.1. Site Structures

A restroom building and a storage building are located near the northeast corner of the former golf course. A trap house is located to the north of the trap shooting area. The restroom and storage buildings are of wood frame construction with slab-on-grade concrete foundations. The trap house is of cement block construction with a slab-on-grade concrete foundation.

2.4.2. Roads

Del Vega Street, a southeast-northwest oriented unpaved road, borders the former golf course to the east and north and the shooting range to the south. An unnamed and unpaved road, with a southeast-northwest orientation, is located to the east and north of the former golf course restroom building. The unnamed road ends just north of its intersection with Del Vega Street.

2.4.3. Other Site Improvements

Other site improvements in the vicinity of the subject site include a playground located south of the restroom building, a chain-link fence which borders the former golf course structures and playground, a barbed-wire fence which borders the former golf course, and two earthen berms associated with the pistol and rifle ranges.

2.4.4. Heating and Cooling Systems

None of the site structures have heating or cooling systems.

2.4.5. Sewage Disposal

According to the Nye County Tax Assessor, there are no septic systems located on the subject site. However, Ninyo & Moore observed piping on the north side of the golf course restroom building that may be associated with a septic system.

2.4.6. Potable Water

The subject site buildings are not connected to a municipal water system. However, Mr. Ray Dummar of Nye County, the client contact representative, stated that a private waterline (currently out of service) was installed for irrigation purposes. The date of installation is unknown.

2.5. Current Uses of the Adjoining Properties

The subject site is bordered to the north, east, south, and west by undeveloped land.

3. USER PROVIDED INFORMATION

3.1. Title Records

A title search report was not provided by the client for purposes of this Phase I ESA.

3.2. Environmental Liens or Activity and Use Limitations

The client requested that Ninyo & Moore conduct an environmental lien search to fulfill the user's responsibilities with regard to review of environmental liens and activity and use limitations (AULs) associated with the subject property as described in Section 6.2 of ASTM Practice E 1527-05. An environmental lien search was ordered from Banks Environmental Data. As of the date of this report, the lien search report had not been received. In the event that the lien search indicates the presence of environmental liens or AULs related to the subject site, an addendum to this report shall be issued.

3.3. Specialized Knowledge

Mr. Ray Dummar of Nye County, the client contact representative, provided site location and background information. Specialized knowledge regarding the site was discussed with Mr. Dummar during interviews regarding the subject site.

3.4. Commonly Known or Reasonably Ascertainable Information

No commonly known or reasonably ascertainable information within the community material to RECs pertaining to the subject site was noted by Ninyo & Moore or communicated to us in writing, in person, or during telephone conversations in the course of this assessment.

3.5. Valuation Reduction for Environmental Issues

In a transaction involving the purchase of a parcel of commercial real estate, the user shall consider the relationship of the sales price of the property to fair market value of the property if the property is not affected by hazardous substances or petroleum products. No information regarding valuation of the subject property was communicated to Ninyo & Moore.

3.6. Owner, Property Manager, and Occupant Information

A review of the Nye County Tax Assessor ownership information showed the current owner of the property to be Nye County, P.O. Box 153, Tonopah, Nevada. The subject site is occupied by the former Sandy Bottom Golf Course and an unnamed shooting range.

3.7. Reason for Performing Phase I

Ms. MaryEllen Giampaoli, representative for Nye County, indicated that the Phase I ESA was performed as part of the Brownfields area inventory and ranking process for the Nye County Brownfields Program between the United States Environmental Protection Agency (USEPA) and Nye County, Nevada.

3.8. Other

No reports were provided for the purposes of this assessment.

4. RECORDS REVIEW

4.1. Standard Environmental Record Sources

A computerized environmental information database search was performed by *FirstSearch*TM dated May 31, 2009. The *FirstSearch*TM report included federal, state, and local databases. A summary of the environmental databases searched, their corresponding search radii, and number of noted sites of environmental concern, is presented in Table 1. In addition, the *FirstSearch*TM report and a description of the assumptions and approaches to the database search are presented in Appendix C-1.

Table 1 – Summary of Environmental Database Search

Database Name	Agency	Search Radius (miles)	Sites Listed
Federal Records			
National Priority List (NPL)	USEPA	1.00	0
Delisted NPL	USEPA	0.50	0
Sites currently or formerly under review by US EPA (CERCLIS)	USEPA	0.50	0
No Further Remedial Activities Planned (NFRAP)	USEPA	0.50	0
RCRA Corrective Action w/o TSD (CORRACTS)	USEPA	1.00	0

Table 1 – Summary of Environmental Database Search

Database Name	Agency	Search Radius (miles)	Sites Listed
RCRA Treatment, Storage, and Disposal (TSD) Facilities	USEPA	0.50	0
RCRA Large/Small Quantity Generators List (LQ/SQ-GEN)	USEPA	0.25	0
RCRA NLR	USEPA	0.12	0
Federal Engineering and Institutional Controls (IC/EC)	USEPA	0.25	0
Emergency Response Notification System (ERNS) List	NRC	0.12	0
State and Local Records			
State Sites	NDEP	1.00	0
Permitted as solid waste landfills, incinerators, or transfer stations (SWL)	NDEP	0.50	0
Leaking Underground Storage Tank (LUST) Lists	NDEP	0.50	0
Registered UST/Aboveground Storage Tank (AST) List	NDEP	0.25	0
Voluntary Cleanup Program Sites (VCP)	NDEP	0.50	0
Project Tracking Database State (Brownfields)	NDEP	0.50	0
State Engineering and Institutional Controls (IC/EC)	NDEP	0.25	0
Tribal Records			
Tribal Lands	BIA	1.00	0
Indian LUST	NDEP	0.50	0
Indian UST/AST	EPA Region 9	0.25	0
BIA - Bureau of Indian Affairs NDEP - Nevada Division of Environmental Protection NRC - National Response Center USEPA - United States Environmental Protection Agency USDOT - United States Department of Transportation			

The review was conducted to evaluate whether or not the subject site or properties within the vicinity of the subject site have been listed as having experienced significant unauthorized releases of hazardous substances or other events with potentially adverse environmental effects.

The following paragraphs describe the databases that were searched for properties of environmental concern, and include a discussion of the regulatory status of the facilities and potential environmental impact to the subject site (if applicable). The groundwater gradient information provided indicates whether the individual facility is assumed to be upgradient, downgradient, or crossgradient from the subject site in terms of groundwater flow.

United States Environmental Protection Agency, National Priorities List (NPL)

This list identifies hazardous material sites slated for cleanup under the federally sponsored Superfund program. These sites receive remedial funding under CERCLA. No facilities were listed within a 1-mile radius of the subject site.

United States Environmental Protection Agency, Delisted NPL

This list identifies hazardous material sites deleted from the NPL. The National Oil and Hazardous Substances Pollution Contingency Plan 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. No facilities were listed within a 0.5-mile radius of the subject site.

United States Environmental Protection Agency, CERCLIS List

This list identifies hazardous material sites or environmental incidents recognized and listed on the federal level. Facilities identified by the United States Environmental Protection Agency (USEPA), which may have the potential for releasing hazardous substances into the environment, are listed in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) database. No facilities were listed within a 0.5-mile radius of the subject site.

United States Environmental Protection Agency, NFRAP List

This archive list identifies, to the best of USEPA's knowledge, facilities where assessment has been completed and EPA has determined no further steps will be taken to list this facility on the NPL. This decision does not necessarily mean that there is no hazard associated with the facility; it only means that, based upon available information, the location is not judged a potential NPL site. No facilities were listed within a 0.5-mile radius of the subject site.

United States Environmental Protection Agency, CORRACTS List

This list identifies RCRA facilities that are undergoing "corrective action." A "corrective action order" is issued pursuant to RCRA when there has been a release of hazardous waste into the environment from a RCRA facility. No facilities were listed within a 1-mile radius of the subject site.

United States Environmental Protection Agency, RCRA TSD List

This list identifies USEPA-listed facilities that report storage, treatment, and/or disposal of hazardous waste (i.e., TSD facility) under the USEPA Resource Conservation and Recovery Act (RCRA) program. No facilities were listed within a 0.5-mile radius of the subject site.

United States Environmental Protection Agency, RCRA Large-Quantity and Small-Quantity Generator (GEN)

This database identifies USEPA-listed facilities that report generation of reportable quantities of hazardous waste under the RCRA program for the identification and tracking of hazardous waste. The list consists of properties that generate more than 1,000 kilograms (kg) of hazardous waste per month (large quantity generators) and properties that generate less than 1,000 kg of hazardous waste per month (small quantity generators), and is not necessarily indicative of facilities where a release of hazardous substances has occurred. No facilities were listed within a 0.25-mile radius of the subject site.

United States Environmental Protection Agency – RCRA No Longer Regulated (NLR)

This database identifies USEPA-listed facilities that report generation of less than 100 kg of hazardous waste under the RCRA program for the identification and tracking of hazardous waste or do not meet other RCRA requirements. No facilities were listed within a 0.12-mile radius of the subject site.

United States Environmental Protection Agency – US Engineering Controls

A listing of facilities 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. The subject site was not listed on this database.

United States Environmental Protection Agency – US Institutional Controls

A listing of facilities 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. The subject site was not listed on this database.

United States Environmental Protection Agency – Emergency Response Notification System (ERNS)

The ERNS is a national database used to collect information on reported releases of oil and hazardous substances. The database contains information from spill reports made to federal authorities, including the USEPA, the United States Coast Guard, the National Response

Center, and the Department of Transportation (DOT). No facilities were listed within a 0.25-mile radius of the subject site.

Nevada Department of Conservation and Natural Resources, Corrective Action Cases (State Sites)

The Nevada Department of Conservation and Natural Resources, Bureau of Corrective Actions maintains a list of cleanup evaluations and actions regarding sites with actual or potential contamination that could affect groundwater. No facilities were listed within a 1-mile radius of the subject site.

Nevada Department of Conservation and Natural Resources, Landfill List

The Nevada Department of Conservation and Natural Resources maintains lists of facilities including active solid waste disposal sites, inactive or closed solid waste disposal sites, and transfer facilities. No facilities were listed within a 0.5-mile radius of the subject site.

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

The LUST Information System is maintained by the Nevada Department of Conservation and Natural Resources. It includes sites with tanks under investigation, for potential leaks, confirmed leaks, and those to be closed. No facilities were listed within a 0.5-mile radius of the subject site.

Nevada Department of Conservation and Natural Resources, Underground Storage Tank (UST) and Aboveground Storage Tank (AST) Lists

Information regarding USTs and aboveground storage tanks (ASTs) registered with the Nevada Department of Conservation and Natural Resources is provided on the agency's UST list and AST list. The UST and AST lists consist of properties that have registered tanks, and are not necessarily indicative of sites where a release of hazardous substances has occurred. No facilities were listed within a 0.25-mile radius of the subject site.

Nevada Department of Conservation and Natural Resources - State Engineering Controls

A listing of facilities 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. The subject site was not listed on this database.

Nevada Department of Conservation and Natural Resources - State Institutional Controls

A listing of facilities 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. The subject site was not listed on this database.

Nevada Division of Environmental Protection, Voluntary Cleanup Program Sites (VCP)

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 (NDEP). No facilities were listed within a 0.5-mile radius of the subject site.

Nevada Department of Conservation and Natural Resources, Project Tracking Database (Brownfields)

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. No facilities were listed within a 0.5-mile radius of the subject site.

United States Geological Survey, Indian Reservations (INDIAN RESERV)

Indian administered lands of the United States that have any area equal to or greater than 640 acres. No facilities were listed within a 1-mile radius of the subject site.

United States Environmental Protection Agency, Leaking Underground Storage Tanks on Indian land (INDIAN LUST R9)

LUSTs on Indian land in Arizona, California, New Mexico, and Nevada. No facilities were listed within a 0.5-mile radius of the subject site.

United States Environmental Protection Agency, Underground Storage Tanks on Indian land (INDIAN UST R9)

USTs on Indian land in Arizona, California, New Mexico, and Nevada. No facilities were listed within a 0.25-mile radius of the subject site.

4.2. Additional Environmental Record Sources

Ninyo & Moore reviewed NDEP records on the Bureau of Corrective Actions (BCA) Download Database. Records including UST lists organized by facility number, owner information, and facility addresses were reviewed for facilities located in the site vicinity zip code(s). In addition, the list of corrective action and LUST sites as compiled by NDEP-BCA were reviewed for facilities located in the site vicinity zip code(s). No facilities were noted.

Ninyo & Moore reviewed USEPA records on the Enforcement and Compliance History Online (ECHO) Database. Records including RCRA generators were reviewed for facilities located in the site vicinity zip code. In addition, facilities with compliance violations were reviewed for the site vicinity zip code(s). No sites were listed within the site vicinity zip code.

4.3. Physical Setting Sources

The following sections include discussions of topographic, geologic, and hydrogeologic conditions in the vicinity of the site, based upon our document review and our visual reconnaissance of the site and adjacent areas.

4.3.1. Site Topography

The United States Geological Survey (USGS) Downeyville, 7.5-minute series topographic map, provisional edition 1988, shows the subject site elevation ranging from approximately 4,560 feet above mean sea level (MSL) at the northern margin of the subject site to approximately 4,550 feet above mean sea level at the southern margin of the subject site, with drainage of the site generally toward the southeast. A copy of the topographic map is included in Appendix D-1.

4.3.2. Site Geology

Gabbs is located in northwestern Nye County, which lies near the center of the Great Basin section of the Basin and Range physiographic province. Within this section, subparallel north-trending elongate mountain ranges rise abruptly from and are separated by broad intermountain valleys. Gabbs is a small mining community located at the base of Paradise Mountain Range to the east, at an elevation of approximately 5,000 feet. The Paradise Mountain Range is a north-trending range merging northward into the Desatoya Mountains several miles north of the county line. The crest of the main 24 mile-long segment in Nye County lies generally above 7,000 feet and the highest peaks, Paradise and Sherman Peaks, are nearly 8,700 feet in elevation.

The southern, eastern, and northern parts of the Paradise Range are underlain by Tertiary intermediate lavas and rhyolitic welded tuffs. Exposed from erosion of these rocks are the folded and thrust-faulted Mesozoic rocks containing greenstone, volcanoclastic rocks, carbonate strata, and minor clastic rocks including shale, siltstone, conglomerate, arkose, and quartzite. It is the hydrothermal alteration of the carbonate unit adjacent to a granodiorite body east of Gabbs that may account for the large resources of magnesite and brucite that were mined there. The sediments on which Gabbs is located are identified as Quaternary alluvium, colluvium, and talus. The characteristics of this unit are chiefly fluvial gravels flanking the mountains and grading into fluvial and lacustrine sand and silt in the valleys.

4.3.3. Site Hydrology

The following sections discuss the site hydrology in terms of both surface waters and groundwater.

4.3.3.1. Surface Waters

No natural surface water bodies, including ponds, streams, or other bodies of water, are present on the subject site. However, several ephemeral washes cross the eastern half of the subject site from southwest to northeast.

4.3.3.2. Groundwater

The Nevada Division of Water Resources well log database listed one registered well in Section 27 and one registered well in Section 28. Based on the well log information and local topography, the shallow groundwater aquifer may be encountered between approximately 50 to 150 feet below grade and the assumed groundwater flow direction based on topography is toward the southeast.

4.4. Historical Use Information on the Property

Ninyo & Moore conducted a historical record search for the subject site. This included a review of one or more of the following resources that were found to be both reasonably ascertainable and useful for the purposes of this Phase I ESA: historical aerial photographs, historical fire insurance maps, historical topographic maps, land use records, interviews with property representatives, and reviews of prior environmental assessment reports regarding the site. The following sections summarize information obtained from the historical sources utilized for this assessment.

4.4.1. Historical Property Ownership

A title search was not included in the scope of work for this site and no historical ownership records were found on the website of the Nye County Tax Assessor.

4.4.2. Historical Aerial Photographs

Selected historical aerial photographs from 2006 and a Google Earth aerial photograph of unknown date were available and reviewed for the subject site. Aerial photographs prior to 2006 were not readily available. The lack of availability of aerial photographs prior to 2006 is considered a significant data failure due to the historical usage of the subject site as a golf course since the 1960s and as a shooting range for an unknown period of time. A listing of the photographs reviewed is presented in Table 2. Table 3 summarizes notable observations from each photograph. A copy of the Google Earth aerial photograph is included in Appendix D-2.

Table 2 – Aerial Photographs Reviewed for the Property

Date	Photograph Identification	Scale	Source
2006	Unknown	Unknown	A
Unknown	2009 DigitalGlobe	Unknown	B
Sources: A – Historic Aerials. B – Google Earth			

Table 3 – Aerial Photograph Summary for the Property

Year	Aerial Photograph Description
2006	The site is evident as a golf course and shooting range. Two small structures are evident near the northeast portion of the golf course and two earthen berms are evident to the north of the golf course. A trap shooting area is evident to the northeast of the golf course structures. Two unpaved roads trending southeast-northwest are evident to the east of the golf course structures. One of the unpaved roads continues its orientation north of the golf course.
Unknown	No significant changes from the 2006 photograph.

4.4.3. City Directories

There was no city directory coverage for the subject site. This is not considered a significant data failure due to the known usage of the subject site since the 1960s.

4.4.4. Fire Insurance Maps

There was no Sanborn fire insurance map coverage for the subject site. This is not considered a significant data failure due to the availability of other historical resources (e.g. topographic maps).

4.4.5. Historical Topographic Map

The USGS Tonopah Quadrangle, topographic map, dated 1907, depicts the subject site as undeveloped. No items of potential environmental concern were noted on the subject site on this topographic map.

The USGS Paradise Peak Quadrangle, 7.5-minute series topographic map, dated 1948, depicts the subject site as undeveloped. An ephemeral wash is evident near the southeastern corner of the subject site and trends southwest to northeast. No items of potential environmental concern were noted on the subject site on this topographic map.

The USGS Downeyville Quadrangle, 7.5-minute series topographic map, provisional edition 1988, depicts the subject site as a golf course. Two unpaved roads oriented southeast-northwest are evident to the east of the golf course. No items of potential environmental concern for the subject site were noted on this topographic map. A copy of the historical topographic map is provided in Appendix D-1.

4.5. Historical Use Information on Adjoining Properties

Ninyo & Moore conducted a historical record search for the adjoining properties. This included a review of one or more of the following sources found to be both reasonably ascertainable and useful for the purposes of this Phase I ESA: historical aerial photographs, historical fire insurance maps, historical topographic maps, land use records, interviews with property representatives, and reviews of prior environmental assessment reports regarding neighboring properties.

The following sections summarize information obtained from the historical sources utilized for this assessment.

4.5.1. Historical Property Ownership

A title search was not included in the scope of work for the site vicinity and no historical ownership records were found on the website of the Nye County Tax Assessor.

4.5.2. Historical Aerial Photographs

Selected historical aerial photographs dating from 2006 and a Google Earth aerial photograph of unknown date were available and reviewed for the subject site vicinity. Aerial photographs prior to 2006 were not readily available. The lack of availability of aerial photographs prior to 2006 is not considered a significant data failure due to the historically undeveloped state of the properties in the subject site vicinity. A listing of the photographs reviewed is presented in Table 4. Table 5 summarizes notable observations from each photograph. A copy of the Google Earth aerial photograph of the subject site and vicinity is included in Appendix D-2.

Table 4 – Aerial Photographs Reviewed for Adjoining Properties

Date	Photograph Identification	Scale	Source
2006	Unknown	Unknown	A
Unknown	2009 DigitalGlobe	Unknown	B
Sources: A – Historic Aerials B – Google Earth			

Table 5 – Aerial Photograph Summary for Adjoining Properties

Year	Aerial Photograph Description
2006	Adjoining properties to the north, east, south, and west are evident as undeveloped land. Highway 361 is evident as a paved road to the east of the subject site.
Unknown	No significant changes from the 2006 photograph.

4.5.3. City Directories

There was no city directory coverage for the subject site vicinity. This is not considered a significant data failure due to the historically undeveloped state of the properties in the subject site vicinity.

4.5.4. Fire Insurance Maps

There was no Sanborn fire insurance map coverage for the subject site vicinity. This is not considered a significant data failure due to the historically undeveloped state of the properties in the subject site vicinity.

4.5.5. Historical Topographic Map

The USGS Tonopah Quadrangle, topographic map, dated 1907, depicts the site vicinity as undeveloped. No items of potential environmental concern were noted on the subject site on this topographic map.

The USGS Paradise Peak Quadrangle, 7.5-minute series topographic map, dated 1948, depicts the site vicinity as undeveloped land. No items of potential environmental concern were noted on the subject site on this topographic map.

The USGS Downeyville Quadrangle, 7.5-minute series topographic map, provisional edition 1988, depicts the site vicinity as undeveloped property. State Highway 361 is evident to the east of the subject site. No items of potential environmental concern were

noted in the vicinity of the site on this topographic map. A copy of the historical topographic map is provided in Appendix D-1.

5. SITE RECONNAISSANCE

5.1. Methodology and Limiting Conditions

On May 21, 2009, Mr. Ryan Jones, of Ninyo & Moore, conducted a site reconnaissance of the subject property. The reconnaissance involved a walking tour of the site and visual observations of adjoining properties. Select photographs taken during the site reconnaissance are included in Appendix A.

5.2. General Site Setting

The subject site is occupied by the former Sandy Bottom Golf Course, a former rodeo area, and a shooting range located on approximately 400 acres. The former golf course consists of nine fairways and greens built on a dry lakebed. The former rodeo area is currently vacant. The shooting range consists of a trap shooting area and pistol and rifle ranges. Adjoining properties to the north, south, east, and west are undeveloped.

5.3. Exterior Observations

The subject property was traversed, the interior of the site structures were observed, and the subject property was observed from adjacent public thoroughfares.

Easements

No title documentation was available for review of possible easements on the subject site. However, Mr. Dummar stated that a gas line was recently installed near the northern margin of the subject site and trends from east to west. Mr. Dummar was not sure if the gas line was located on the subject site or on the northern adjoining property.

Pits, Ponds, or Lagoons

No pits, ponds, or lagoons were observed on the subject site.

Stained Soil or Pavement

Stained soil was observed adjacent to numerous 55-gallon drums observed on the subject site and is further discussed in this section of the report. No other exterior stained soil was observed. Mr. Dummar stated that oil has historically been used in the vicinity of the former golf course greens to control dust. However, no soil staining was observed in these areas.

Stressed Vegetation

No stressed vegetation was observed on the subject site.

Solid Waste

No abnormal solid waste, including fill, was observed on the subject site. However, general debris consisting of water well casing, wood, and trash was noted in the vicinity of the restroom building. In addition, general debris, including trash, furniture, and wood was observed near the shooting range earthen berms.

Wastewater

There were no sources of wastewater noted on the subject site.

Wells

No water supply or groundwater monitoring wells were observed on the subject site.

Septic Systems

According to the Nye County Tax Assessor, there are no septic systems located on the subject site. However, Ninyo & Moore observed piping on the north side of the former golf course restroom building that may be associated with a septic system.

Odors

No odors were noted on the subject site.

Pools of Liquid

No exterior pools of liquid were observed on the subject site.

Drums

Approximately 15, 55-gallon drums were observed on the subject site. The drums contained numerous bullet holes associated with shooting activities. Evidence of leakage

was observed around approximately five partially full drums. The contents of these drums are not known. Soil staining was observed in the vicinity of a drum located to the north of the pistol range earthen berm, a drum located to the southeast of the rifle range earthen berm, and three drums located near the southwest corner of the former golf course. Empty drums were observed in the vicinity of the earthen berms, restroom building, and western margin of the golf course. An empty, rusted 5-gallon can was observed to the west of the rifle range berm.

Storage Tanks

No evidence of ASTs or USTs (i.e., fill pipes, vent pipes, and emergency power generators) was observed on the subject site.

Hazardous Substance and Petroleum Containers

No other hazardous substances or petroleum products were observed on the subject site.

Unidentified Substance Containers

No other unidentified substance containers were observed on the subject site.

Waste Management and Regulated Materials

Based on the historical presence of a shooting range located on subject site, lead contamination of the soil in the vicinity of the range is likely. During the site reconnaissance, Ninyo & Moore observed several metal pellets, which may contain lead. No additional regulated materials were observed on the subject site.

Polychlorinated Biphenyls (PCBs)

Polychlorinated biphenyls are known hazardous materials that are found in coolants or lubricating oil used in some electrical transformers, hydraulic elevators, light ballasts, electrical panels, or other equipment. Utility companies, including NV Energy (NVE) often own transformer equipment and typically assume responsibility for repair or replacement of damaged or leaking units and for required cleanup or remediation activities. Indications of damage or leakage should be immediately reported to NVE. No electrical transformers were observed on the subject site.

5.4. Interior Observations

A limited visual assessment of the restroom building and storage building on the subject site was conducted. Our assessment involved a walk-through of the structures, in addition to a limited assessment of the building exteriors.

Stains or Corrosions

No stains or evidence of corrosion was observed inside the site buildings.

Drains and Sumps

No floor drains were observed inside the site buildings.

Odors

No odors of environmental concern were noted inside the site buildings.

Pools of Liquid

No pools of liquid were observed inside the site buildings.

Drums

No drums were observed inside the site buildings.

Hazardous Substances or Petroleum Containers

No hazardous substances or petroleum products were observed inside the site buildings.

Unidentified Substance Containers

No unidentified substance containers were observed inside the site buildings.

5.5. Waste Management and Regulated Materials

Several areas of waste or debris were observed on the subject site and are discussed in Section 5.3 of this report. No other waste or sources of potential environmental waste were observed on the subject site.

5.6. Storage Tanks

No evidence of ASTs or USTs (i.e., fill pipes, vent pipes, and emergency power generators) was observed on the subject site.

5.7. Utilities

Electrical service is supplied to the subject site vicinity by NVE. There is no evidence that the subject site had been connected to a municipal water or sewage system. Mr. Dummar stated that a gas line is located near the northern margin of the subject site and that an abandoned waterline is present near the former golf course.

6. INTERVIEWS

Interviews with present owners, operators, and/or occupants of the subject site, as well as other knowledgeable parties as appropriate, is mandated by ASTM Practice 1527-05. The objective of the interviews is to obtain information indicating RECs in connection with the subject site.

6.1. Interview with Client Contact

Mr. Dummar of Nye County, the client contact representative, provided site location information and completed the owner questionnaire. The questionnaire information provided by Mr. Dummar is presented in Appendix E-1.

6.2. Interview with Local Government Officials

Ms. Marlene Huderski, file review manager for the NDEP, was interviewed by telephone and email regarding site and adjacent RCRA generators, state, UST, and LUST sites. She stated that a written request form would have to be submitted to request information. A copy of the written request is provided in Appendix C-2. The regulatory response is provided in Appendix E-2. No files were available for the subject site.

Ms. Janis Schurtliff, file review manager for the Nevada State Fire Marshal, was interviewed by phone regarding site hazardous waste storage permits. She stated that a physical address was needed to research the hazardous waste storage permits. The written request is provided in Appendix C-2.

7. FINDINGS, OPINIONS, AND CONCLUSIONS

Based upon the results of this Phase I ESA, the following findings, opinions, and conclusions are provided.

7.1. Findings and Opinions

- The subject site consists of a former public golf course, a former rodeo area, and a shooting range with a restroom building and storage building located on one parcel of land totaling approximately 400 acres in area, designated by the Nye County Tax Assessor as parcel number 001-151-01, and located northwest of Gabbs, Nye County, Nevada.
- Based on a review of historical sources the subject site was undeveloped prior to development as a golf course in the 1960s.
- According to the Nye County Tax Assessor, there are no septic systems located on the subject site. However, Ninyo & Moore observed piping on the north side of the golf course restroom building that may be associated with a septic system.
- Several areas of waste and debris were observed on the subject site including water well casing, wood, and trash in the vicinity of the restroom building on the northeast portion of the subject site. Additional general debris, including trash, furniture, and wood was observed near the shooting range earthen berms on the northern margin of the subject site.
- Approximately 15, 55-gallon drums were observed on the subject site. The drums contained numerous bullet holes associated with shooting activities. Evidence of leakage was observed around approximately five partially full drums. The contents of these drums are not known. Soil staining was observed in the vicinity of a drum located to the north of the pistol range earthen berm, a drum located to the southeast of the rifle range earthen berm, and three drums located near the southwest corner of the former golf course.
- No evidence of ASTs or USTs (i.e., fill pipes, vent pipes, and emergency power generators) was observed on the subject site.
- A review of environmental databases found no facilities located in the vicinity of or adjacent to the subject site that have handled hazardous materials or petroleum products and/or have been listed as having reported releases of hazardous materials or petroleum products.

7.2. Conclusions

This Phase I ESA was performed in conformance with the scope and limitations of the American Society for Testing and Materials Practice E 1527-05. Any exceptions to or deletions from this practice are described in Section 1.5 of this report. This assessment has revealed the following evidence of RECs, as defined in Section 1.1 of this report, in connection with the subject property at this time.

- The presence of stained soil from punctured 55-gallon drums on the subject site is considered to be a REC for the subject site. Ninyo & Moore recommends that a contamination assessment of subject site soils in the vicinity of the punctured 55-gallon drums be performed. In addition, Ninyo & Moore recommends characterization of drum contents and disposal of on-site drums in accordance with applicable local, state, and federal regulations.
- Based on the historical presence of a shooting range located on the subject site, lead contamination of the soil in the vicinity of the range is likely. Ninyo & Moore recommends limited soil sampling in the vicinity of the shooting range to evaluate the potential for lead migration into area soil.

7.3. Data Gaps and Data Failures

The following data gap was encountered during performance of this ESA.

- Aerial photographs for the subject site and vicinity from between 1940 and 2006 were not reasonably ascertainable. The lack of availability of aerial photographs prior to 2006 is considered a significant data gap due to the historical usage of the subject site as a golf course since the 1960s and as a shooting range for an unknown period of time.

The following data failures were encountered during performance of this ESA.

- Cross directories were not reasonably ascertainable for the subject site or vicinity. This is not considered a significant data gap due to the availability of other historical resources (e.g. topographic maps).
- No Sanborn fire insurance map coverage was available for the subject site and vicinity. This is not considered a significant data failure due to the availability of other historical resources (e.g. topographic maps).

7.4. Deviations

No deviations from the ASTM Practice E 1527-05 and EPA's All Appropriate Inquiry (AAI) standards as set forth in § 312.10 of CFR Chapter 40 Section 312 were noted during the preparation of this report.

The following condition was noted as non-ASTM 1527-05 additional issue:

- Based on the age of the restroom and storage buildings located on the subject site, the presence of ACM is possible. If future development plans call for renovation or demolition of the site buildings, Ninyo & Moore recommends that suspect building materials be sampled and analyzed for asbestos prior to their disturbance.

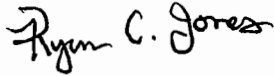
8. ADDITIONAL SERVICES

No additional services were performed during the preparation of this report.

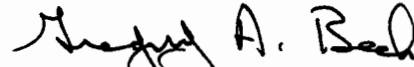
9. REFERENCES

- Aerial Photograph, Gabbs, Nevada 2006, Historic Aerials, 2009, Website.
- ASTM International, 2005, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, Designation E-1527-05.
- Code of Federal Regulations, Title 40, Chapter I, Subchapter J, Part 312.10(b) (CFR 40 §312.10[b]).
- Environmental FirstSearch™ Report dated May 31, 2009.
- Nevada Division of Water Resources, 2009, Online Well Log Database.
- Nye County, Nevada Assessors On-line Information System.
- United States Environmental Protection Agency, 2006, Innocent Landowner, Standards for Conducting All Appropriate Inquiries, 40 CFR Part 312.
- United States Environmental Protection Agency, 2009, Enforcement and Compliance Online.
- United States Geological Survey, 1907, Tonopah Quadrangle, Nevada: Topographic Map, Scale 1:250,000.
- United States Geological Survey, 1948, Paradise Peak Quadrangle, Nevada: 7.5-minute series (topographic), Scale 1:62,500.
- United States Geological Survey, provisional edition 1988, Downeyville Quadrangle, Nevada: 7.5-minute series (topographic), Scale 1:24,000.

10. SIGNATURES OF ENVIRONMENTAL PROFESSIONALS



Ryan C. Jones, C.E.M.
Project Geologist



Gregory A. Beck, C.E.M.
Chief Environmental Scientist

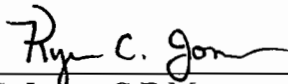
11. QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

As required by 40 CFR §312.21(d) the following statement is included:

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined by §312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312

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

I, Ryan C. Jones, 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.



Ryan C. Jones, C.E.M.
Certified Environmental Manager
No. 2129
Expires: October 18, 2009

5/5/09

Date

Resumes, which document the professional qualifications, pursuant to 40 CFR §312.10(b)(2), of the persons that prepared and reviewed this report are provided as Appendix F.

FIGURES

APPENDIX A
SITE PHOTOGRAPHS

APPENDIX B
NYE COUNTY TAX ASSESSOR RECORDS DOCUMENTATION



Parcel Detail for Parcel # 001-151-01

Location	
Property Location	T12N R36E S20 SNE&S 400AC G C
Town	
Subdivision	Lot Block
Property Name	T12N R36E S20 SNE&S 400AC G C
<input type="button" value="Add'l Addresses"/> <input type="button" value="Assessor Maps"/> <input type="button" value="Legal Description"/>	

Description		
Total Acres	400.000	Ag Acres .000 W/R Acres .000
<u>Improvements</u>		
Single-fam Detached	0	Non-dwell Units 0 Bdrm/Bath 0/.00
Single-fam Attached	0	MH Hookups 0 Stories .0
Multi-fam Units	0	Wells 0
Mobile Homes	0	Septic Tanks 0
Total Dwelling Units	0	Bldg Sq Ft 0
<input type="button" value="Improvement List"/>		Garage Sq Ft 0 Attch/Detch
<input type="button" value="Improvement Sketches"/>		Basement Sq Ft 0 Finished 0

Ownership	
Assessed Owner Name	NYE COUNTY
Mailing Address	P O BOX 153 TONOPAH, NV 89049-0153
<input type="button" value="Ownership History"/> <input type="button" value="Document History"/>	
Legal Owner Name	NYE COUNTY
Vesting Doc#, Date	00/00/00 Book/Page /
Map Document #s	

Appraisal Classifications	
Current Land Use Code	190 <input type="button" value="Code Table"/>
Zoning	
Re-appraisal Group	2
Orig Constr Year	
Re-appraisal Year	2007
Weighted Year	

	Valuation		
	Working Year 2010-11	Closed/Reopened Year 2009-10	Prior Year 2008-09
Land	18,375	18,375	18,375
Improvements	892	892	858
Personal Property	0	0	0
Ag Land	0	0	0
Exemptions	19,267	19,267	19,233
Net Assessed	0	0	0

Additional Locations for Parcel # 001-151-01

#	Dir	Street or Other Description	Unit #(s)
		GABBS PARK	
		GABBS SPORTSMANS PARK	

Close Window

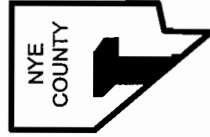
Legal Description for Parcel # 001-151-01

<u>Legal Description</u>	<u>Sect/ Lot</u>	<u>Town/ Block</u>	<u>Range</u>	<u>Acres</u>
T12N R36E S20-S NE & S 400 ACRES P#1233563	20	12N	36E	400.000
(BOOK 63 PAGE 81 GABBS GOLF COURSE)				

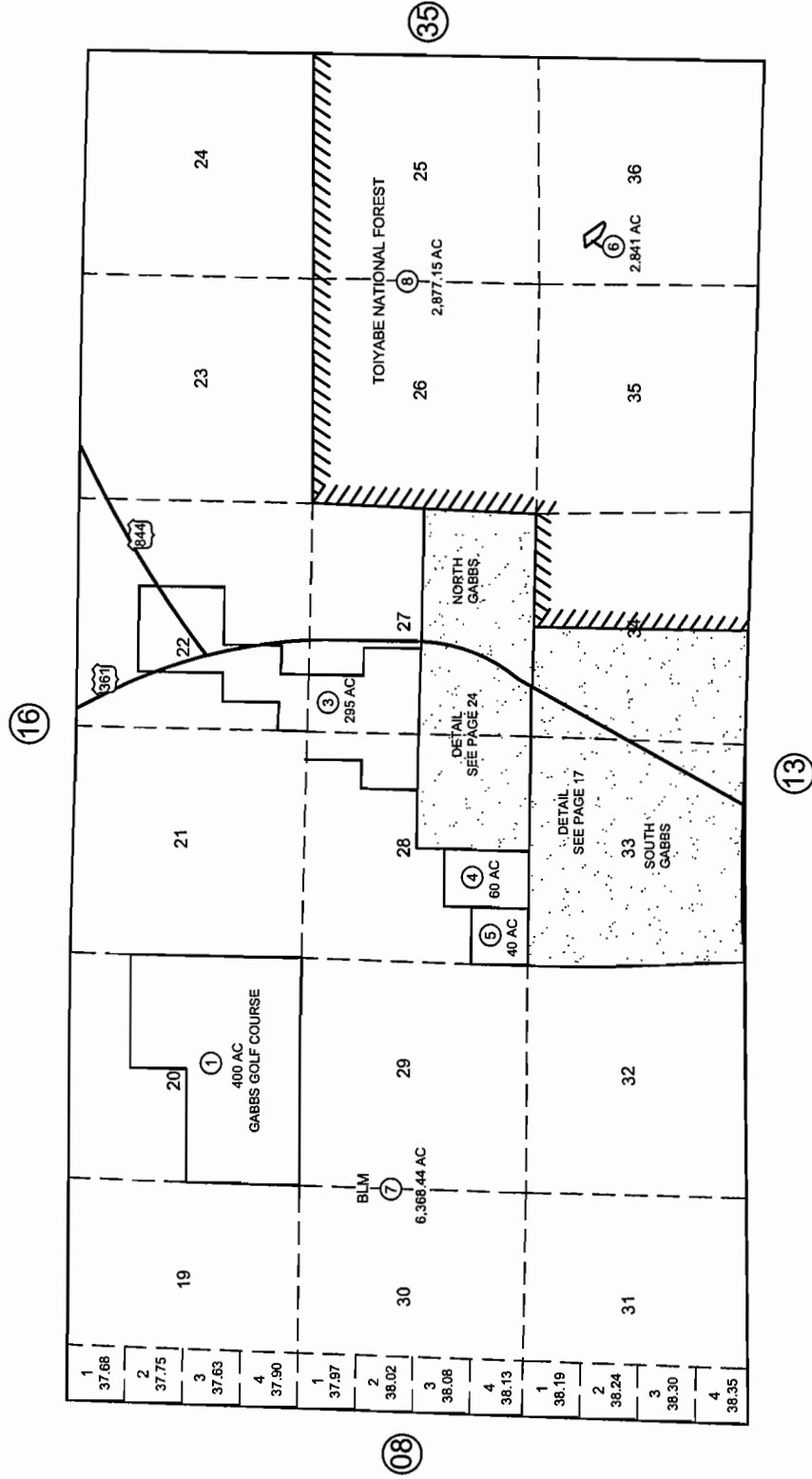
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S1/2 OF T12N, R36E

01-15



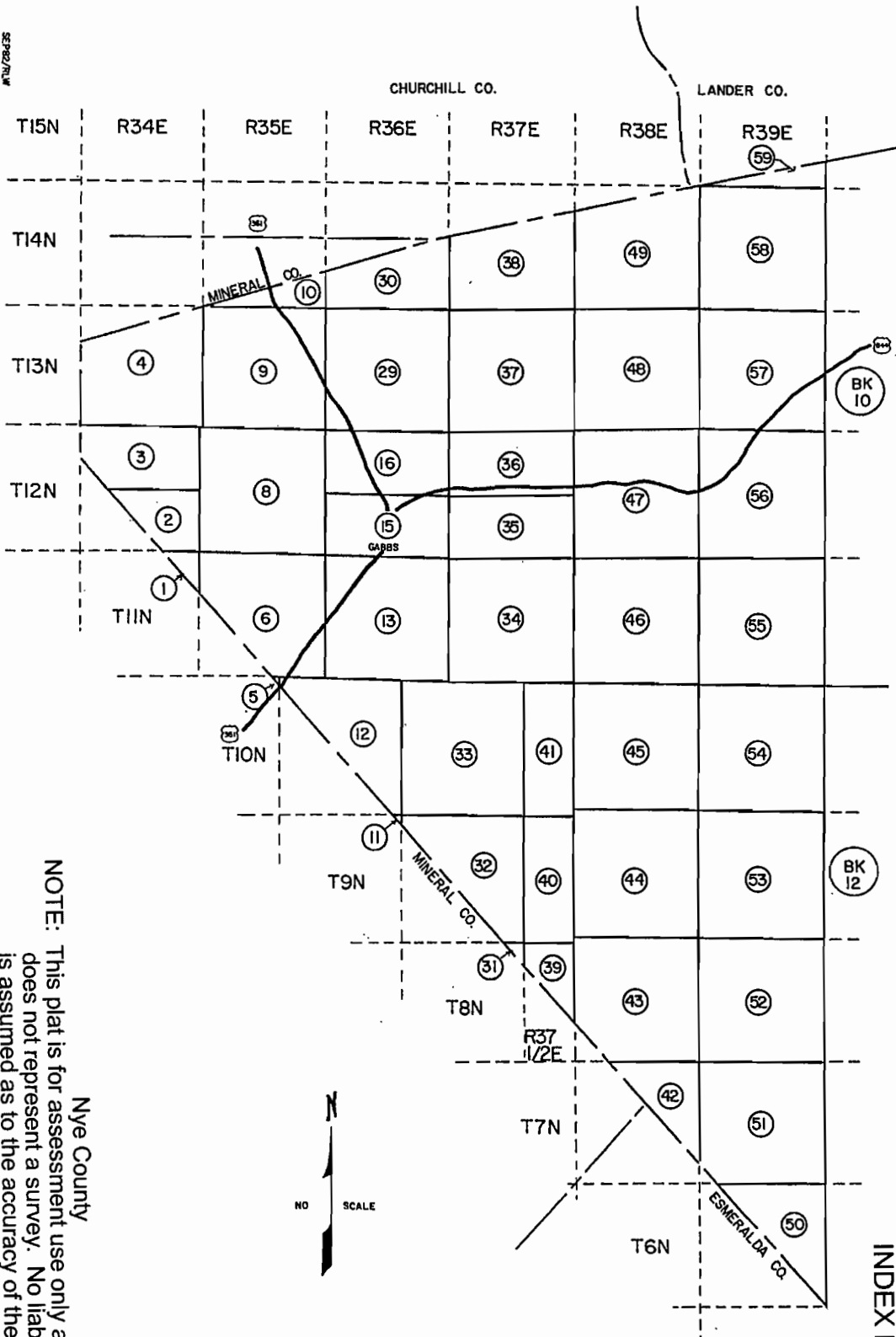
REV. 07-21-08



NOTE: THIS PLAT IS FOR ASSESSMENT USE ONLY AND DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED AS TO THE ACCURACY OF THE DATA DELINEATED HEREON.

FEB 81/PAR
CAD FILE 07/21/08-NG
NYE COUNTY ASSESSOR

SPRING
NYE CO. ASSESSOR



NOTE: This plat is for assessment use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon.

Nye County

BOOK 01
INDEX MAP

Land Use Codes

Vacant

- 100 - Vacant unknown
- 110 - Under development - should be checked next year for likely additional development (applies to land only)
- 120 - Vacant Single Family
- 130 - Vacant Multiresidential
- 140 - Vacant Commercial
- 150 - Vacant Industrial
- 160 - Splinter - unbuildable because of small size or shape - minimum value
- 170 - Other unbuildable - roads, legal restrictions, cemetery, extreme terrain, etc.
- 180 - Minor Improvements - No usable structures
- 181 - Minor Improvements - Usable Building but no liveable structures
- 182 - Commercial or Industrial with Minor Improvements
- 190 - Public Parks - either vacant or improved

Single Family

- 200 - Single Family Residence
- 201 - Single Family Residence Under Construction
- 210 - Condominium or Town House
- 211 - Condominium or Town House Under Construction
- 220 - Manufactured Homes Converted to Real Property
- 230 - Personal Property Manufactured Home - on Unsecured Roll
- 240 - Vacant common area, etc.
- 241 - Common Area With Improvements
- 250 - Condominium or Town House Valued as Apartment Use
- 260 - Personal Property Manufactured Home - on Secured Roll
- 261 - Manufactured Home Conversions PENDING

Multiresidential

- 300 - Duplex
- 301 - Duplex Under Construction
- 310 - Two Single Family units - may include a residence or manufactured home
- 311 - Two Single Family units - may include a residence or manufactured home Under Construction
- 320 - Three to four units - may include mixed residences and manufactured homes
- 321 - Apartments or Low Rise Multiples Under Construction (3-4 units)
- 322 - Apartments or Low Rise Multiples (3-4 units)
- 330 - Five to nine units - may include mixed residences and manufactured homes
- 331 - Apartments or Low Rise Multiples Under Construction (5-9 units)
- 332 - Apartments or Low Rise Multiples (5-9 units)
- 333 - Exempt or Partially Exempt Apartment Buildings
- 340 - Ten or more units - may include mixed residential hotels or motels, fraternity houses, etc.
- 341 - Apartments or Low Rise Multiples Under Construction (10 or more units)

- 342 - Apartments or Low Rise Multiples (10 or more units)
- 350 - Manufactured Home Park - Ten or More Manufactured Home Units
- 360 - Multiresidential Parking, etc. - Area Necessary to Multiresident Function

Commercial

- 400 - General Commercial - retail, mixed, schools, hospitals, gas stations, etc.
- 401 - General Commercial Buildings Under Construction
- 402 - Parking and/or Parking Structures
- 403 - Restaurants
- 404 - Convention Stores
- 405 - Commercial with Residence
- 406 - Commercial with Multi-Residence
- 407 - Commercial with Apartment or Apartments
- 408 - Bars or Taverns without Restaurants
- 410 - Offices, professional and business services
- 411 - Offices, professional and business services Under Construction
- 412 - Residences used as Office
- 420 - Casino or hotel casino
- 421 - Casino or hotel casino Under Construction
- 430 - Commercial hotel or motel
- 431 - Commercial hotel or motel Under Construction
- 440 - Resort Commercial - ski resorts, golf courses, auto collection, sports facilities, convention center, etc.
- 441 - Resort Commercial - ski resorts, golf courses, auto collection, sports facilities, convention center, etc. Under Construction
- 460 - Leasehold Commercial Property

Industrial

- 500 - General Industrial - light industry, trucking and warehousing, service, repairs, etc.
- 501 - General Industrial - light industry, trucking and warehousing, service, repair, etc. Under Construction
- 510 - Commercial Industrial - retail or office use combined with Industrial use
- 511 - Commercial Industrial - retail or office use combined with Industrial use Under Construction
- 512 - Mini-Warehouses
- 513 - Truck Stops
- 514 - Truck Stops with Motels
- 520 - Heavy Industrial - concrete or block plant, feed mills, railroad yards, tank farms, etc. (businesses that tend to have air and noise pollution problems)
- 521 - Heavy Industrial - concrete or block plant, feed mills, railroad yards, tank farms, etc. (businesses that tend to have air and noise pollution problems) Under Construction
- 560 - Leasehold Industrial Property

Rural

- 600 - Agricultural deferred VACANT (does not include federal leased land)
- 602 - Agricultural deferred with Residence
- 604 - Agricultural deferred with Commercial

- 605 - Agricultural deferred with Improvements but no residences
- 606 - Agricultural deferred with Industrial
- 620 - Open-space qualified
- 630 - Patented Mining claims
- 640 - All other Mining property including mills
- 670 - Aggregates, quarries, etc.

Utilities

- 700 - Centrally assessed public utility
- 710 - Intracounty public utility
- 711 - Intracounty public utility Under Construction
- 720 - Centrally assessed with a portion locally assessed
- 721 - Centrally assessed with a portion locally assessed Under Construction

Close Window

APPENDIX C

REGULATORY RECORDS DOCUMENTATION

- C-1 – Environmental Database Search
- C-2 – Records Review Documentation

APPENDIX C-1
REGULATORY RECORDS DOCUMENTATION
Environmental Database Search

APPENDIX C-2
REGULATORY RECORDS DOCUMENTATION
Records Review Documentation

6700 Paradise Road, Suite E, Las Vegas, NV 89119 ♦ Phone 702/433-0330 ♦ Fax 702/433-0707 ♦ www.ninyoandmoore.com

To: Marlene

Date: May 29, 2009

Firm: NDEP

Fax No: 702-486-2863

Address:

Telephone No: 702-486-2850

From: Ryan C. Jones

Total Pages Including Transmittal: 1

Subject: File Review

Project No: 302891001

Urgent **For Approval** **For Your Use** **Please Reply** **As Requested**
Original Document: **Will Not Follow** **Will Follow** **By U.S. Mail** **By Other**

If I could review the following files I would appreciate it (if available):

**Sandy Bottom Golf Course
Parcel #001-151-01
Unaddressed Property
Gabbs, Nevada 89409**

Thanks for your time and assistance,

Ryan C. Jones

- Geotechnical Engineering
- Engineering Geology
- Materials Testing and Inspection
- Construction Management
- Engineering Design
- Environmental Engineering
- Environmental Site Assessments
- Regulatory Compliance and Permitting
- Water Quality and Resource Evaluations
- Hazardous Waste Management
- Soil and Groundwater Remediation
- Asbestos and Lead-Based Paint Surveys
- Geophysical Studies
- Mineral Resource Evaluations
- Value Engineering
- Forensic Studies
- Expert Witness Testimony

APPENDIX D

HISTORICAL RESEARCH DOCUMENTATION

- D-1 – Historical Topographic Maps
- D-2 – Aerial Photograph

APPENDIX D-1

HISTORICAL RESEARCH DOCUMENTATION

Historical Topographic Maps

APPENDIX D-2
HISTORICAL RESEARCH DOCUMENTATION
Aerial Photograph

APPENDIX E

INTERVIEW DOCUMENTATION

E-1 – Client Contact Interview Documentation

E-2 – Local Governmental Officials Interview Documentation

APPENDIX E-1
INTERVIEW DOCUMENTATION
Client Contact Interview Documentation

PHASE I ENVIRONMENTAL SITE ASSESSMENT SITE INFORMATION QUESTIONNAIRE

Please answer the following questions in good faith and to the best of your knowledge, and provide as much detail as possible. Thank you for your assistance.

General Information	
Site Name:	Sandy Bottom Golf Course (Gabbs Golf Course)
Street Addresses (list all addresses, current and historical):	N/A
Assessor's Parcel Number(s):	
City/State/Zip:	Gabbs, Nevada 89409
Site Owner:	
Current Site Occupants (name and nature of business):	
Site Description	
Size of Site (acreage/square feet):	
Date(s) of construction of current buildings:	
No. of Buildings/No. of Floors:	1 / 1
Square Footage of Building(s):	
Construction Type (tilt-up, wood-framed, etc.):	WOOD-FRAMED
Current Site Use(s)/Dates of Operation:	PARK
Type of heating/cooling system(s): (electric, natural gas, other):	_____
Location of heating/cooling system (roof, boiler room, etc.):	_____
Utility Information	
Name of water supplier:	_____
Name of electrical/natural gas utility company:	
Name of sewer services provider:	
Is site on a septic system?	
Trash pick-up/waste management method:	
Equipment On the Site (please list number and location of current or historical features)	
Underground storage tanks?	_____
Aboveground storage tanks?	
Elevators/type (hydraulic, traction)?	
Hydraulic lifts?	
Electrical transformers?	

PHASE I ENVIRONMENTAL SITE ASSESSMENT SITE INFORMATION QUESTIONNAIRE

Please answer the following questions in good faith and to the best of your knowledge, and provide as much detail as possible. Thank you for your assistance.

Floor drains?	
Sumps and/or clarifiers?	
Wells (water, oil, geothermal, dry, groundwater)?	—
Pipelines crossing the site (underground or aboveground)?	old water line (DRY)
Hazardous Building Materials	
Any asbestos-containing materials on the site?	
Any lead-based paint on the site?	
Hazardous Materials/Wastes	
Please describe on-site processes involving the use of chemicals. None	
Are hazardous materials present on the site, including pesticides, maintenance supplies, pool chemicals? If so, please describe the materials and method of storage.	
Are hazardous wastes generated or stored on the site? If so, please describe the wastes and method of storage and disposal.	
Site History	
What is the history of the site? What activities have occurred on the site in the past (e.g., ranching, residential, auto maintenance, etc.)? Golf, Shooting, Model Air Planes Fair Grounds	
Has the site been used for any of the following (circle or describe):	
<ul style="list-style-type: none"> • Gas Station • Automotive Repair • Dry Cleaning • Commercial printing 	<ul style="list-style-type: none"> • Photo Developing Laboratory • Agricultural (farming or ranching) • Junkyard or Staging Area • Landfill or Recycling Facility • <u>Shooting range</u>
Were any structures or features (sheds, barns, homes, etc.) located on the site in the past that have since been demolished or are no longer obvious? No	
Has there been any dumping or burning of trash on the site (legally or illegally)? Tree Limbs	
Have fill soils ever been brought to the site (e.g., to fill in a canyon, provide foundation for a structure, etc.)?	
Have any major building renovation/demolition activities been performed at the site?	
How deep is groundwater at the site? —	


PHASE I ENVIRONMENTAL SITE ASSESSMENT SITE INFORMATION QUESTIONNAIRE

Please answer the following questions in good faith and to the best of your knowledge, and provide as much detail as possible. Thank you for your assistance.

Environmental Issues
<p>Are you aware of any current or former environmental issues at the site or at any nearby properties (spills, cleanups, groundwater contamination, etc.)? If so, please describe.</p> <p style="text-align: center;"><i>Oiled Greens</i></p>
<p>Are you aware of any of the following issues associated with the site or adjacent properties (circle or describe):</p> <ul style="list-style-type: none"> • Surface water run-on or run-off problems • Standing water • Stained soil • Distressed vegetation/wildlife • Foul odors
<p>Are you aware of any contamination existing in soils or groundwater on the site, currently or in the past?</p>
<p>Are you aware of any environmental cleanup liens or deed restrictions against the site that are filed or recorded under federal, tribal, state or local law?</p>
<p>Are you aware of any activity and/or land use limitations, such as engineering controls, land use restrictions, or institutional controls that are in place at the site and /or have been filed or recorded in a registry under federal, tribal, state or local law?</p>
<p>As the user of this Phase I ESA, do you have any specialized knowledge or experience related to the site or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the site or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? (User only)</p>
<p>Does the purchase price being paid for the site reasonably reflect the fair market value of the site? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the site?</p>
<p>Are you aware of commonly known or reasonably ascertainable information about the site that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as the user,</p> <ul style="list-style-type: none"> • do you know the past uses of the site? • do you know of any specific chemicals that are present or once were present? • do you know of any spills or other chemical releases that have taken place? • do you know of any environmental cleanups that have taken place?
<p>As the user of this Phase I ESA, based on your knowledge and experience related to the site, are there any obvious indicators that point to the presence or likely presence of contamination at the site? (User only)</p>

PHASE I ENVIRONMENTAL SITE ASSESSMENT SITE INFORMATION QUESTIONNAIRE

Please answer the following questions in good faith and to the best of your knowledge, and provide as much detail as possible. Thank you for your assistance.

Environmental Reports, Permits and Documentation	
Are there any environmental permits for equipment/activities on the site?	
Are you aware of any previous environmental reports or other documents that have been prepared regarding the site? <p style="text-align: center;">No</p>	
What is the reason that this Phase I ESA is being conducted? <p style="text-align: center;">_____</p>	
What is the type of site transaction that will occur? (e.g., sale, purchase, refinance, exchange, etc.)	
Can you provide contact information for former owners, occupants, or managers of the site?	
Can you provide copies of title reports, tax records, land title records, zoning or land use records for the site?	
Who is the site contact, and how can they best be reached?	
Any other persons who are knowledgeable about the history or environmental status of the site? If so, please provide contact information.	
Please inform us if there are any confidentiality concerns associated with preparation of this report. For example, would it be appropriate for us to interview neighbors, if necessary?	
Name of Individual Completing this Questionnaire:	RAY A. DUMMAR
Title/ Company:	
Date Questionnaire Completed:	5/24/09
Signature/Date:	 5/24/09

APPENDIX E-2

INTERVIEW DOCUMENTATION

Local Governmental Officials Interview Documentation

Ninyo & Moore

Transmittal

6700 Paradise Road, Suite E, Las Vegas, NV 89119 ♦ Phone 702/433-0330 ♦ Fax 702/433-0707 ♦ www.ninyoandmoore.com

From

To: Marlene

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- Will Not Follow
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If I could review the following files I would appreciate it (if available):

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Parcel #001-151-01
Unaddressed Property
Gabbs, Nevada 89409

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- Engineering Geology
- Materials Testing and Inspection
- Construction Management
- Engineering Design
- Environmental Engineering
- Environmental Site Assessments
- Regulatory Compliance and Permitting
- Water Quality and Resource Evaluations
- Hazardous Waste Management
- Soil and Groundwater Remediation
- Asbestos and Lead-Based Paint Surveys
- Geophysical Studies
- Mineral Resource Evaluations
- Value Engineering
- Forensic Studies
- Expert Witness Testimony

Thanks for your time and assistance,

Ryan C. Jones

No file for Sandy Bottom G.C.

*Marlene Haderewski
6-2-09*

RECEIVED
ENVIRONMENTAL PROTECTION
LAS VEGAS OFFICE

2009 JUN -2 A 10:28

RYAN C. JONES, CEM
Project Geologist

EDUCATION

Bachelor of Science, Geology, 2003, University of Southern Indiana, Evansville, Indiana

CERTIFICATIONS

- Certified Environmental Manager, Nevada, CEM 2129
- Asbestos Abatement Consultant, Nevada, IM 1189
- AHERA-accredited Building Inspector for Asbestos
- AHERA-accredited Contractor/Supervisor for Asbestos
- EPA-certified Lead Inspector/Risk Assessor, Nevada
- EPA-certified Lead Inspector/Risk Assessor, Arizona
- 40-Hour OSHA HAZWOPER Health and Safety Training
- ACI Concrete Field Testing Technician - Grade I
- NITON XRF Spectrum Analyzer
- Visible Emissions Certification
- Dust Monitor and Dust Control Certification

PROFESSIONAL EXPERIENCE AND RESPONSIBILITIES

Mr. Jones' professional experience includes performing all phases of environmental surveys of residential, commercial, and industrial properties, including the assessment, quantification, and sampling of hazardous materials such as asbestos, lead-based paint and mold; performing Phase I Environmental Site Assessments, including historical property reviews, site reconnaissance, and data compilation; conducting groundwater monitoring, well injections, and sampling; and preparing comprehensive environmental reports.

Mr. Jones' project experience includes:

- **Reid Gardner Power Station, Moapa, Nevada:** Project Manager during the preparation of quarterly monitoring reports for submission with a discharge monitoring report. Duties included collection of groundwater samples from over 80 monitoring wells, seven evaporation ponds, and five Muddy River samples; laboratory oversight; and preparation of written reports documenting our analysis, conclusions, and recommendations.
- **Floyd Lamb State Park, Las Vegas, Nevada:** Project Geologist during a Phase I Environmental Site Assessment (ESA) for a 2,040-acre park. Mr. Jones' duties included reviewing federal, state, and county environmental records, historical site use documents, aerial photographs, and topographic maps; performing a site reconnaissance; and aiding in preparation of a Phase I ESA report documenting the work scope, findings, and conclusions and recommendations.
- **Bonneville Underpass Remediation System, Las Vegas, Nevada:** Project Manager providing environmental consulting services for the Bonneville Avenue underpass remediation system located at the 600 Block of Bonneville Avenue, approximately 500 feet west of Main Street. Mr. Jones performed routine maintenance on the remediation system, conducted the quarterly groundwater monitoring and sampling, and prepared the quarterly monitoring report.
- **Red Rock Hotel and Casino, Las Vegas, Nevada:** Project Manager during a mold remediation clearance evaluation for contaminated pool pump rooms. The affected areas were placed under negative pressure and mold-contaminated building materials were removed. Following visual inspections of the rooms, mold spore traps were used to collect air samples from discreet areas. Collected indoor air samples were compared to outdoor ambient air samples. Utilizing EPA recommended criteria, the pool pump rooms were cleared for re-occupancy.
- **Former 5th Street School, Las Vegas, Nevada:** Asbestos/Lead Inspector during an asbestos and lead-based paint survey of six buildings for the purpose of renovation and demolition. Mr. Jones' duties included following AHERA and HUD guidelines for the collection of asbestos bulk samples and XRF/paint chip samples in each building, visual assessment of surfaces, data interpretation, and aiding in preparation of a comprehensive written report.
- **Bellagio Hotel and Casino, Aquifer Pumping Test, Las Vegas, Nevada:** Staff Geologist for an aquifer pumping test performed for a new employee parking garage located at the Bellagio Hotel and Casino. Mr. Jones observed the installation a pumping well and four water monitoring wells, logged soil characteristics during drilling, conducted soil and water testing, and prepared a comprehensive written report. The results were used to plan appropriate disposal procedures for the soil cuttings generated during well installation and the groundwater generated during the aquifer pumping test.

PROFESSIONAL AFFILIATIONS

Association of Environmental & Engineering Geologists
Environmental Information Association

GREGORY A. BECK, CEM
Chief Environmental Scientist

EDUCATION

Master of Business Administration, 1990, University of North Florida, Jacksonville, Florida
Master of Science, Biology, 1982, Florida Institute of Technology, Melbourne, Florida
Bachelor of Science, Biology, 1979, Florida Institute of Technology, Melbourne, Florida

CERTIFICATIONS

Certified Environmental Manager, Nevada, CEM 1874
40-hour OSHA HAZWOPER Health and Safety Training

PROFESSIONAL EXPERIENCE AND RESPONSIBILITIES

Mr. Beck's professional experience includes acquisition, documentation and dissemination of data related to all phases of environmental investigations and projects. These activities include performance of a site reconnaissance, oversight of drilling activities, logging of subsurface geologic conditions, soil and groundwater sampling, and monitoring well installation, including development, purging, and monitoring. Mr. Beck also analyzes field, laboratory, and office data; and coordinates project-related work of staff personnel. Mr. Beck's project experience includes:

- **Brownfields Assessment Grant Administration, North Las Vegas, Nevada:** Project Manager during administration of a Brownfields Community-Wide Petroleum Assessment grant for the City of North Las Vegas. Mr. Beck's duties included implementing the administrative and programmatic conditions of the Cooperative Agreement establishing the grant conditions, including preparation and submission of quarterly progress reports and MBE/WBE Utilization Reports, management of Phase I and II ESAs, submission of Phase I and II assessment reports, and coordinating closeout activities, including preparation of a Final Summary Report upon expiration of the grant.
- **Cornerstone Redevelopment Area, Henderson, Nevada:** Project Manager for this Nevada Division of Environmental Protection (NDEP) Brownfields project involving preparation of a Phase I Environmental Site Assessment (ESA); submission of a Sampling and Analysis Plan (SAP) to the USEPA Region 9 for approval; performance of a Phase II ESA which included installation of 6 groundwater monitoring wells; sampling and analysis of soil, groundwater, and surface water; and preparation of a report. Mr. Beck coordinated with state and local officials, provided supervision over field personnel and subcontractors to assure that activities conformed to the approved Sampling and Analysis Plan, prepared project reports and other documents, reviewed extensive regulatory files to determine the likely sources and extent of this contamination, and tracked project expenditures to assure that the budget was not exceeded.
- **Supplemental Environmental Impact Statement, Clark County, Nevada:** Project Manager for this project involving preparation of the Hazardous Materials and Geologic Hazards sections of the SEIS. Mr. Beck reviewed state and federal regulations, geologic maps and literature, drafted new Hazardous Materials sections for the SEIS, and coordinated updating of the Geologic Hazards sections of the existing EIS.
- **Apex Mine Processing Facility, St. George, Utah:** Project Manager for the oversight of decommissioning activities for a former manganese and tungsten processing facility outside St. George, Utah. Responsibilities included review of closure plans, review of laboratory analytical data, attendance at progress meetings, briefing of the Bureau of Indian Affairs and the Shivwits Band of the Paiute Indian Tribe, and preparation of response documents.
- **Beatty Habitat Trails, Nye County, Nevada:** Project Manager during a Phase I ESA and mine audit survey of 7,230 acres of Bureau of Land Management land designated for inclusion in the Beatty Habitat Trails system. Mr. Beck performed a field survey of the designated acreage, including a field survey of abandoned mines and prospect holes located within 1/8-mile of the acreage; reviewed various historical databases, including aerial photographs; performed a database search of state and federal regulatory databases; and prepared various summary reports.
- **Gowan Outfall, Lone Mountain Branch, North Las Vegas, Nevada:** Technical reviewer for a Phase I Environmental Site Assessment (ESA) and Section 8 Environmental Analysis of 2 miles of reinforced concrete box flood control structure along Lone Mountain Road in North Las Vegas, Nevada. Duties included providing technical support to the Project Manager and reviewing Phase I ESA and Section 8 Environmental Analysis reports.