

FINAL
PHASE I ENVIRONMENTAL BASELINE SURVEY
THE LANDINGS AT NELLIS HOUSING AREA, PARCEL H
NELLIS AIR FORCE BASE, NEVADA

JUNE 2011



Report Documentation Page

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EXECUTIVE SUMMARY

This Phase I Environmental Baseline Survey (EBS) report was prepared to support the proposed release back of Parcel H to the United States Air Force ("USAF") free and clear of the Lease, as described in the remainder of this paragraph. Pursuant to that certain Lease of Property dated as of May 1, 2006 by and between The United States of America acting by and through the Secretary of the Air Force and Nellis Air Force Base Properties, LLC (the "Lease"), Nellis Air Force Properties, LLC ("Lessee") has leased from the United States Air Force (the "USAF"), for a period of 50 years, certain housing developments located within the boundaries of the Nellis Air Force Base, Clark County, Nevada ("Nellis AFB") as described in the Lease (collectively, the "Leased Premises"). Under the terms of the Lease, Parcel H of the Leased Premises is to be released back to the USAF in January 2011 or such later date that the USAF determines that the Lessee and its contractors have satisfactorily completed certain actions. Such actions include demolition of all housing and other improvements that were on Parcel H at the commencement of the Lease and removal and replacement of certain associated utilities. The "release back" will be affected by amending the Lease to release the subject property from the Lease.

Parcel H consists generally of the southwestern portion of what was formerly known as Nellis Terrace Housing Area, Parcel A on Nellis AFB, Area III. The property known as Parcel H were covered by that certain Environmental Baseline Survey titled "Environmental Baseline Survey December 2003, Manch Manor Housing Area, Nellis Air Force Base Nevada" referred to herein as the "2003 EBS". Such 2003 EBS is hereby incorporated in its entirety into this current Environmental Baseline Survey and made a part hereof, to the extent that doing so is not directly inconsistent with this current document's contents. For reference purposes, please see the electronic copy of the 2003 EBS that is on the compact disc (CD) included with this EBS.

This report was prepared and the site reconnaissance was conducted by qualified USAF personnel according to Air Force Instruction 32-7066: Environmental Baseline Surveys in Real Estate Transactions and the American Society for Testing and Materials guidelines ASTM E1527-05 which define good commercial and customary practices in the United States (U.S.) for conducting an environmental site assessment of a parcel of commercial real estate with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation, and Liability Act (42 USC 9601).

Based on interviews, document searches, environmental database reviews, and a site reconnaissance, there is no evidence that hazardous substances or petroleum products or their derivatives have been stored or released into the environment or structures, or disposed on the subject property and where no migration from the adjacent areas has occurred. The USAF recommends that no further environmental studies be conducted for the subject property.

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ACRONYMS

ACM asbestos containing material
ADA Americans with Disabilities Act
AFB Air Force Base
AFI Air Force Instruction
AFPD Air Force policy Directive
AOC Area of Concern
AST aboveground storage tank
ASTM American Society for Testing and Material
bgs below ground surface
CD compact disk
CERCLA Comprehensive Environmental Response, Compensation, and Liability Act
CERCLIS Comprehensive Environmental Response, Compensation, and Liability
Information System
CES Civil Engineer Squadron
CFR Code of Federal Regulations
CMU concrete masonry unit

ACRONYMS (Conti.)

DOD	Department of Defense
E	east
EBS	environmental baseline survey
EDR	Environmental Data Resources
EPA	Environmental Protection Agency
EPCRA	Emergency Planning and Community Right-to-Know Act
ERNS	Emergency Response Notification System
ERP	Environmental Restoration Program
FINDS	Facility Index System
°F	Fahrenheit
FIFRA	Federal Insecticide, Fungicide and Rodenticide Act
ft	feet
FTTS	FIFRA/TSCA Tacking System
FY	fiscal year
HAZNET	Facility and Manifest Data
IAW	in accordance with
ICIS	Integrated Compliance Information System
INRMP	Integrated Natural Resources management Plan
IRP	Installation Restoration Program
LBP	lead-based paint
LUST	leaking underground storage tank
M.D.M.	Mount Diablo Meridian
MFH	military family housing
MHPI	Military Housing Privatization Initiative
MSL	mean sea level
N	north
NAFBP	Nellis Air Force Base Properties
NDEP	Nevada Department of Environmental Protect
NFRAP	No Further Remedial Action Planned
NLP	National Priorities List
NPDES	National Pollution Discharge System
NPL	National Priorities List
NW	northwest
OWS	oil/water separator
PADS	PCB Activity Database
PCB	polychlorinated biphenyl
PCR	Physical Condition Report
PDF	portable document format
PPV	Public Private Venture
RCRA	Resource Conservation and Recovery Act
RCM	Resident Construction Manager
Rd	road
RPM	Restoration Program Manager
RQ	reportable quantity
S	south
sf	square foot
SHWS	State Hazardous Waste Site
SPCC	Spill Prevention, Control and Countermeasures

ACRONYMS (Conti.)

SWF/LF	Solid Hazardous Waste Site
SWRCY	Recycling Information Listing
TIER 2	Hazardous Materials Repository information Data
TSCA	Toxic Substances Control Act
TSP	telecommunication service priority
U.S.	United States
USAF	United States Air Force
U.S.C.	United States Code
UST	underground storage tank
yds	yards

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1.0 PURPOSE FOR THE ENVIRONMENTAL BASELINE SURVEY

The purpose of this Phase I Environmental Baseline Survey (EBS) is to (1) document the nature, magnitude, and extent of any environmental contamination of the subject property considered for transfer back to the USAF; (2) identify potential environmental contamination liabilities associated with the proposed transaction and establish environmental due diligence; (3) develop information to assess health and safety risks; (4) protect human health and the environment; (5) determine possible effects of contamination on property valuation; (6) provide notice of environmental condition when required under Section 120 [h] [1] of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980 as amended (42 USC 9620 [h] [1]) or any applicable state or real property disclosure requirements.

For pertinent background information concerning the above described purpose, see Section 1.0 of the 2003 EBS.

1.1 BOUNDARIES OF THE PROPERTY AND SURVEY AREA

The legal description of the subject property, located within the confines of Nellis AFB, is that certain property consisting of approximately 1.3 acres situated within the N ½ of Section 5 Township 20 S, Range 62 E, M.D.M. Please see the map on the following page for the specific geographic location of the subject property.

[The remainder of this page is left blank intentionally.]



Figure 1, Area map

2.0 SURVEY METHODOLOGY

2.1 APPROACH AND RATIONALE

This report was produced in accordance with the following:

AFI 32-7066 This instruction implements Air Force Policy Directive (AFPD) 32-70, Environmental Quality, by spelling out responsibilities and procedures for an EBS in a real property transaction. This instruction also covers additional procedures for transactions involving unremediated real property and for the termination or expiration of temporary interests in real property.

ASTM E1527-05 The ASTM guideline defines good commercial and customary practices in the U.S. for conducting an EBS of a parcel of commercial real estate with respect to the range of contaminants within the scope of the CERCLA (42 USC 9601). This practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability. This EBS tasking includes four major components: (1) Federal, state, and local environmental records review, including a review of historical and physical setting records; (2) a site reconnaissance to search for visible indications of contamination or potential contamination to the environmental or human health and safety; (3) interviews with key site personnel and local government officials; and (4) the preparation of this report.

This EBS report categorizes the presence of hazardous substances or petroleum products or their derivatives for the subject property into the following:

Category 1 – No storage, release or disposal has occurred. Property where no hazardous substances or petroleum products or their derivatives were stored, released into the environment or structures, or disposed on the subject property and where no migration from adjacent areas has occurred.

Category 2 – Only storage has occurred. Property where hazardous or petroleum products or their derivatives were stored, but no release, disposal or migration from adjacent areas occurred.

Category 3 – Contamination below a level that requires any action. Property where contamination is present but falls below established action levels characterized pursuant to the Environmental Restoration Program (ERP) that is managed by the Restoration Program Manager (RPM) of the 99 CES/CEA.

Category 4 – Remedial action required and taken. Property where contamination above action levels existed but all remedial actions necessary to protect human health and the environment have been taken to meet the provisions of CERCLA Section 120 (h) (3).

Category 5 – Remedial or other action underway. Property is undergoing remedial action for known contamination.

Category 6 – Required response action not implemented. Property contains known contamination and required remedial systems or other actions have not been selected or implemented.

Category 7 – Further evaluation required. Property has indications of existing contamination or the potential for a release of hazardous substances into the environment or structures, but not well characterized pursuant to the ERP.

Reference is made to the entirety of Section 2 of the 2003 EBS, pages 2-1 through 2-6, and the Appendices referred to therein, all of which are incorporated herein by reference.

2.1.1 Description of Documents Reviewed

As part of the 2003 EBS, Environmental Data Resources, Inc. (EDR, Inc) was retained to search Federal and state environmental databases that track activities associated with hazardous waste and incidents that have resulted in major environmental impairment. These databases are prepared and maintained by various Federal and state environmental agencies such as the U.S. Environmental Protection Agency (EPA) and the Nevada Division of Environmental Protection.

Primary Federal databases reviewed by EDR, Inc. includes:

- The National Priorities List (NPL) – This database includes EPA NPL sites that fall under the EPA's Superfund program, established to fund the cleanup of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action.
- Delisted NPL – This database includes EPA final NPL sites where remedies have proven to be satisfactory or sites where the original analyses were inaccurate, and the site is no longer appropriate for inclusion on the NPL.
- Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) – This database contains an extract of sites that have been or are in the process of being investigated for potential environmental risk.
- CERCLIS No Further Remedial Action Planned (CERCLIS-NFRAP) – This database includes sites, which have been determined by the EPA, following preliminary assessment, that no longer pose a significant risk or require further activity under CERCLA.
- Resource Conservation and Recovery Act Information (RCRA) – This database includes handlers, generators, transporters, violations, corrective actions, and treatment, storage and disposal facilities of hazardous wastes.

- Department of Defense (DOD) Sites – This database contains a list of DOD sites located within the subject property. Emergency Response Notification System (ERNS) – This database contains data on reported releases of oil and hazardous substances.
- FIFRA/TSCA Tracking System (FTTS) – Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA)/Toxic Substances Control Act (TSCA) and Emergency Planning and Community Right-to-Know Act (EPCRA) tracking system regarding pesticide enforcement actions, compliance activities related to FIFRA, and activities related to EPCRA over the previous 5 years.
- Integrated Compliance Information System (ICIS) – This database supports the needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.
- PCB Activity Database (PADS) – This database identifies generators, transporters, commercial storers and/or brokers and disposers of polychlorinated biphenyls (PCBs) who are required to notify the EPA of such activities.
- Facility Index System (FINDS) – This database contains both facility information and ‘pointers’ to other sources that contain more detail.

Primary state databases reviewed by EDR include:

- Corrective Action Case List (SHWS) – This is a listing of corrective action sites.
- Landfill List (SWF/LF) – This is a listing of solid waste facilities/landfill sites.
- Recycling Information Listing (SWRCY) – This is a listing of registered waste tire collection sites.
- Leaking Underground Storage Tank Incident Reports (LUST) – This is an inventory of reported leaking underground storage tank incidents.
- Underground Storage Tank List (UST) – This is a list of registered USTs in the State of Nevada.
- Hazardous Materials Repository Information Data (TIER 2) – This is a list of EPCRA required facilities which store or manufacture hazardous materials.

See Appendix F of the 2003 EBS for listings of the databases searched and the findings of such searches.

Aerial and Site Photographs

A search was made by USAF personnel for historical aerial photographs available for the subject property. Historic aerial photographs were obtained from Nellis AFB staff and were available for the years of 2008 through 2010. Historic aerial photographs typically show any development or habitat changes over the years. Current aerial photographs of the site for the period from completion of the 2003 EBS to the present date are included as a part of Appendix C, Figures 1 through 12.

Facility Response Plan

The *Final Draft, Nellis Air Force Base 19-1, Facility Response Plan*, dated August 2006 and the historical spill report file was reviewed to determine if spills of reportable quantities have occurred within Parcel H and its surrounding areas in the past 5 years. Nellis AFB is required to keep track of all reportable quantity spills for a period of 5 years and institute a facility response plan based in accordance with 40 CFR 112 and the EPA Region IX Spill Prevention, Control, and Countermeasures (SPCC) Administrator. A reportable quantity, as per Nevada state regulations, is the release of 25 gallons or more of petroleum products such as gasoline, diesel, or JP-8 aviation fuel or which impacts 3 cubic yards (yds³) or more of soil, or a reportable quantity (RQ) of a hazardous substance as listed in 40 CFR 302.4. (NDEP 2006b). According to information from the base historical spill files, no reportable spills have occurred within the subject property.

2.1.2 Property Inspections

A site reconnaissance of Parcel H was conducted on August 11, 2010 by John K. Roe and Tod Oppenborn of Nellis AFB's Asset Management Element. The focus of the effort was to investigate the subject property for visual evidence of any adverse impacts due to potential hazardous or toxic substances, or the presence of potential sources for impacts, such as drums, petroleum products and leaking USTs.

The release Parcel H consists of approximately 1.3 acres located on the southwestern portion of what was described in the 2003 EBS as Manch Manor, Parcel A. All residential units formerly on Parcel H have been demolished; the only building structure currently on Parcel H is a guard station facility. Currently, the following is present on Parcel H; the area is enclosed with 1,288 feet of CMU wall, 7 feet high, with irrigation system and decorative boulders. The wall is part of the base perimeter wall. The irrigation system is part of the housing system and controlled by the project owners automated system. The parcel includes a 125sf guard station facility with amenities and a motorized security gate controlled from the guard station facility with a pivoting center section. An illuminated concrete brick faced community sign is positioned at the east side of the entrance off Craig Road. This sign is positioned on the outside of the security gate and the project owner is responsible for its maintenance and repair.

Salmon drive extends through Parcel H to Craig road. There are two entry and two exit lanes with a center island divider as well as a parking/search area. The parcel consists of 1,233 feet of newly paved roadway, 1,233 feet of concrete ADA compliant sidewalks and 2,342 feet of curbing.

Underground electrical lines from a transformer located east of the parcel in the housing area provide electricity to the parcel and the facility. There are 19 street lights with poles within the parcel. Two electric motors power the security gate. The guard station facility is equipped with an electric meter.

One storm drain manhole is located on the southwest corner of parcel, on the outside of the gate. Two storm drains are located embedded in the curb on the east and west side of the roadway, adjacent to the guard station facility. The storm drains transit the parcel from the northeast to the southwest. One sewer manhole is located on the parcel on the southeast corner of the parking/search area. The sewer line to the guard station facility enters from the north and travels to the facility down the roadway center island.

Water is supplied to the parcel from the housing area for the guard station facility and landscaping irrigation. The water enters from the roadway north of the parcel and travels down the roadway center island to the guard's facility. One water valve is located on the parcel embedded in the roadway just southeast of the guard station facility. Irrigation lateral lines from the housing area enter the property from the east and west to provide water for the vegetation. No fire hydrants are in place on the parcel. A water meter has been placed at the guard facility for billing purposes.

Underground telephone and cable lines enter the parcel from the southeast and supply the guard station facility with a line from the local TSP and base communications.

No debris or solid waste was found on the subject property that would constitute an environmental risk to the subject property. On the ground site photographs of the subject property can be found in Appendix C.

2.1.3 Personal Interviews

The key personnel contacted regarding the operations and history of Parcel H are listed below and a summary of their interviews are presented in Appendix E:

Waldo Pulido, Environmental Restoration Program Manger, Nellis AFB,

Henry Rodriguez, Toxics Program Manger, Nellis AFB,

John Roe, Water Quality Program Manger, Nellis AFB,

James Boley, Chief Fire Department, Nellis AFB,

Capt. Steven Tang, Bioenvironmental Engineering Deputy Flight Commander, Nellis AFB,

D. J. Haarklau, former Environmental Fuels and Spill Program Manager, Nellis AFB,

2.1.4 Sampling

All building units existing on Parcel H prior to their demolition were tested to determine which, if any, incorporated asbestos containing material (ACM). All units on Parcel H were residential housing units and many of such units were found to have ACM. All ACM in building units on Parcel H was abated and removed in accordance with all applicable federal, state and local guidelines. Soils tests have also been performed on the subject property and the test results are within the acceptable criteria for chlordane. See Appendix D which includes 1) the punch checklist that was met by the demolition project manager as a condition to turning over Parcel H to Nellis AFB (See Item 2 of Appendix D), 2) the project manager's certification that all ACM was removed from demolished buildings on Parcel H (See Item 3 of Appendix D), and 3) the results of the chlordane testing on Parcel H (See Item 4 of Appendix D).

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3.0 FINDINGS FOR SUBJECT PROPERTY

Reference is made to the entirety of Section 3 of the 2003 EBS, pages 3-1 through 3-22, and the Appendices referred to therein, all of which are incorporated herein by reference.

3.1 HISTORY AND CURRENT USE

See Section 3.1, page 3-1 of the 2003 EBS for a description of the historic land use for Parcel H which is a subpart of The Landings at Nellis Housing Area described therein. The current condition of the subject property is described in Section 2.1.2 above.

3.2 ENVIRONMENTAL SETTING

See Section 3.2, pages 3-2 through 3-10 of the 2003 EBS for a description of the Environmental Setting of Parcel H which is a subpart of The Landings at Nellis Housing Area described therein. As additional information on the environmental setting of Parcel H:

The subject property is located in the Las Vegas Valley which is one of the driest and warmest areas in the U. S. The climate consists of hot summers, cool winters, and a wide fluctuation in annual rainfall. Temperatures through a year can range from average daily maximums in July of 104 degrees Fahrenheit (°F) to average daily minimums in January of 33 °F. The groundwater within the subject property is recharged by precipitation from the surrounding mountain ranges. On Nellis AFB, multiple shallow, semi-confined aquifers occur at depths from 60 to 120 feet below ground surface (bgs) and from 600 to 1000 feet bgs. (Nellis AFB 1996). Overall topography within the regional area slopes downward to the south and southeast from the southern Sheep and Las Vegas Ranges toward the Las Vegas Valley. The average elevation of the subject property is approximately 1,900 feet above mean sea level.

According to the 2001 Draft Integrated Natural Resources Plan (INRMP) for Nellis AFB (Nellis AFB 2001), native Nellis AFB vegetation can be categorized as a creosote bush/white bursage (*Larrea tridentata-Ambrosia dumosa*) vegetative community. This vegetative community occurs from sea level to approximately 3,900 feet above MSL.

Although the majority of Nellis AFB is developed, the creosote bush/white bursage community can be found in the majority of undisturbed areas. This plant community can contain, but is not limited to, saltbush (*Atriplex spp.*), prickly pear and cholla (*Opuntia sp.*), Joshua tree (*Yucca brevifolia*), desert trumpet (*Eriogonum inflatum*), cheesebush (*Hymenoclea salsola*), and ephedra (*Ephedra sp.*). Russian thistle (*Salsola sp.*), a noxious weed, commonly occurs in disturbed areas.

There are no threatened, endangered or rare species located on Parcel H.

3.3 HAZARDOUS SUBSTANCES

Hazardous substances are those which can pose a risk to human health and safety through exposure to levels above those recommended as safe by the U.S. Environmental Protection Agency.

See Section 3.3, pages 3-10 through 3-13 of the 2003 EBS for a description of the Hazardous Substances with respect to Parcel H which is a subpart of The Landings at Nellis Housing Area described therein.

As additional information on hazardous substances with respect to Parcel H: According to record searches, interviews, and a site reconnaissance, as described in this EBS, no evidence of hazardous materials or petroleum products were observed at the date of this EBS within the subject property. Furthermore, no evidence of hazardous or petroleum waste was observed within the subject property.

3.4 ENVIRONMENTAL RESTORATION PROGRAM CONTAMINATION

See Section 3.4, page 3-14 of the 2003 EBS for a description of Installation Restoration Program contamination with respect to Parcel H which is a subpart of The Landings at Nellis Housing Area described therein. According to record searches, interviews, and a site reconnaissance, no evidence of restoration programs or contamination requiring a restoration program are present on the subject property.

3.5 STORAGE TANKS

See Section 3.5, pages 3-14 and 3-15 of the 2003 EBS for a description of Storage Tanks with respect to Parcel H which is a subpart of The Landings at Nellis Housing Area described therein.

According to record searches, interviews, and a site reconnaissance, no aboveground storage tanks are within the subject property. According to interviews, document searches, and a site reconnaissance, no USTs are within the subject property. According to record searches, interviews, and a site reconnaissance, no pipelines, hydrant fueling or transfer systems are located within the subject property.

3.6 OIL WATER SEPARATORS

See Section 3.6, page 3-15 of the 2003 EBS for a description of the Water Separators with respect to Parcel H which is a subpart of The Landings at Nellis Housing Area described therein.

According to record searches, interviews, and a site reconnaissance no oil water separators are located within the subject property.

3.7 PESTICIDES

See Section 3.7, pages 3-15 and 3-16 of the 2003 EBS for a description of Pesticides with respect to Parcel H which is a subpart of The Landings at Nellis Housing Area described therein.

No visual evidence of the past use or storage of pesticides was found within the subject

property.

3.8 MEDICAL OR BIOHAZARDOUS WASTE

See Section 3.8, page 3-16 of the 2003 EBS for a description of the Medical Biohazardous Waste with respect to Parcel H which is a subpart of The Landings at Nellis Housing Area described therein.

According to record searches, interviews, and a site reconnaissance, no medical biohazardous waste is located within the subject property.

3.9 ORDNANCE

See Section 3.9, page 3-16 of the 2003 EBS for a description of Ordnance with respect to Parcel H which is a subpart of The Landings at Nellis Housing Area described therein.

No visual evidence of ordnance was found within the subject property during the site reconnaissance.

3.10 RADIOACTIVE WASTES

See Section 3.10, page 3-16 of the 2003 EBS for a description of Radioactive Waste with respect to Parcel H which is a subpart of The Landings at Nellis Housing Area described therein.

According to interviews, document searches, and visual observations, no storage or disposal of radioactive waste occurred within the subject property.

3.11 SOLID WASTE

See Section 3.11, page 3-17 of the 2003 EBS for a description of Solid Waste with respect to Parcel H which is a subpart of The Landings at Nellis Housing Area described therein.

According to interviews, document searches, and visual observations, no storage or disposal of solid waste occurred within the subject property.

3.12 GROUNDWATER

See Section 3.12, page 3-17 of the 2003 EBS for a description of Ground Water with respect to Parcel H which is a subpart of The Landings at Nellis Housing Area described therein.

No evidence of groundwater contamination on the subject property was found during interviews and record searches of the subject property.

3.13 WASTEWATER TREATMENT, COLLECTION AND DISCHARGE

See Section 3.13, page 3-17 of the 2003 EBS for a description of wastewater treatment, collection, and discharge with respect to Parcel H which is a subpart of The Landings at Nellis Housing Area described therein.

3.14 DRINKING WATER

See Section 3.14, pages 3-17 and 3-18 of the 2003 EBS for a description of drinking water quality with respect to Parcel H which is a subpart of The Landings at Nellis Housing Area described therein.

Drinking water is not obtained from the subject property, nor was any evidence of public water wells found on the subject property.

3.15 ASBESTOS

See Section 3.15, page 3-18 of the 2003 EBS for a description of asbestos with respect to Parcel H which is a subpart of The Landings at Nellis Housing Area described therein.

No Asbestos samples for testing or analysis were collected as part of this EBS.

3.16 POLYCHLORINATED BIPHENYLS (PCBs)

See Section 3.16, page 3-19 of the 2003 EBS for a description of PCBs with respect to Parcel H which is a subpart of The Landings at Nellis Housing Area described therein.

According to interviews, document searches, and visual observations, no transformers or other equipment containing possible PCBs are located within the subject property.

3.17 RADON

See Section 3.17, pages 3-19 and 3-20 of the 2003 EBS for a description of radon with respect to Parcel H which is a subpart of The Landings at Nellis Housing Area described therein.

According to record searches, interviews, and a site reconnaissance, no radon sources are present within the subject property.

3.18 LEAD-BASED PAINT

See Section 3.18, pages 3-20 and 3-21 of the 2003 EBS for a description of lead based paint with respect to Parcel H which is a subpart of The Landings at Nellis Housing Area described therein.

No buildings or structures that could contain lead-based paint are present within the subject property.

4.0 FINDINGS FOR ADJACENT PROPERTIES

Reference is made to the entirety of Section 4.0 of the 2003 EBS, pages 4-1 through 4-12, and the Appendices referred to therein, all of which are incorporated herein by reference.

4.1 LAND USES

Inspection of the adjacent property to Parcel H involved visual surveys from the base and public roadways, along with a review of current aerial photographs. Base property is located to the east, west and north of Parcel H. Commercial and residential areas are to the south of the parcel. Several stores, a 7-Eleven, a hotel, and apartment complexes are located to the south of Parcel H.

4.2 SURVEYED PROPERTIES

See Section 4.2 and 4.3, pages 4-1 through 4-12 of the 2003 EBS for a description of the survey of adjacent properties with respect to Parcel H which is a subpart of The Landings at Nellis Housing Area described therein.

In addition to the sites identified in the 2003 EBS, the following areas located on Base were identified through searches, interviews, and site reconnaissance.

Environmental Restoration Program (ERP) Sites:

- Site 44 – An open ERP site which consists of a dissolved gasoline and solvent plumes located in the shallow aquifer between Facilities 252 and 277. The ground water plume is located down gradient of the subject parcel.

Fuels:

- No USTs are directly adjacent to the subject parcel. However, one facility is within half a mile of the subject parcel. Facility 1400 has one 15,000 gallon and one 10,000 gallon unleaded gasoline tank. The site is up gradient from the subject parcel.
- No ASTs are directly adjacent to the subject parcel.

Oil Water Separators (OWSs):

- There are no oil/water separators (OWSs) on the subject property or adjacent to this parcel.

5.0 APPLICABLE REGULATORY COMPLIANCE ISSUES

Reference is made to the entirety of Section 5.0 of the 2003 EBS, page 5-1, all of which is incorporated herein by reference.

5.1 LIST OF COMPLIANCE ISSUES

No information pertaining to non-compliance issues was found during interviews or document searches.

5.2 DESCRIPTION OF CORRECTIVE ACTIONS

No environmental compliance deficiencies exist on the subject property; therefore, no corrective actions will be required.

5.3 ESTIMATES OF VARIOUS ALTERNATIVES

No alternatives are applicable to the subject property.

[The remainder of this page is left blank intentionally.]

6.0 CONCLUSIONS

Since the completion of the 2003 EBS, no information regarding new or additional environmental concerns within or in the vicinity of the subject property has been found. The foregoing statement is based on the following information pertaining to Parcel H: project completion check-off lists completed for Parcel H, soil samplings, visual inspections of the subject property in its present state, current photographs, and interviews with various individuals familiar with Parcel H and the quarter-mile area surrounding Parcel H and with the Nellis AFB lands in general.

6.1 FACILITY MATRIX

Reference is made to the entirety of Section 6.0 of the 2003 EBS, pages 6-1 through 6-22, all of which is incorporated herein by reference.

The current condition of the subject property is described in Section 2.1.2 above.

Condition Summary

The condition of the property described in this document is based on personal observation as well as a review of recorded infrastructure drawings provided by the United States Air Force and Hunt Building Company.

The parcel is being returned as described in the closing documents. The description provided in this document is based upon review of the parcel return documents provided by Hunt Building Company, the Parcel demolition, abatement documentation, RCM Parcel compliance checklist, the Physical Condition Report (PCR) and a visual inspection of the site.

The numbers for minor structures such as lights in Section 2.1.2 above and in the table below are based on the environmental inspection of Parcel H and closely abutting properties, and differ slightly from those set forth in the PCR. Condition of the remaining underground utilities could not be directly observed.

[The remainder of this page is left blank intentionally.]

Table 6.1

Residential Units	Sewer, Water, Gas	Electricity	Misc. Structures
None. All units have been demolished	Sewer- Parcel H sewer and storm drain systems are tied into the housing system. Storm drain transits the parcel from the northeast to the southwest. The sewer line to the guard facility enters from the north and travels to the facility down roadway center island.	Underground electrical lines from a transformer located east of the parcel in the housing area provides the electricity to the parcel and the guard facility. There are 19 street lights with poles within the parcel. Two electric motors power the security gate. The guard facility is equipped with an electric meter. The project owner is responsible for providing power to the guard facility.	Pavements- Salmon Drive extends through Parcel H to Craig Road. The road surface is newly paved as well as new curbing, roadway speed tables, sidewalks and curbed islands. There are two entry and two exit lanes with a center island divider as well as a parking/search area. The parcel consists of 2,342 ft of curbing, 1,233 ft of newly paved roadway and 1,233 ft of concrete ADA compliant sidewalks.
	Water- Water is supplied to the parcel from the housing area for the guard facility and landscaping irrigation. The water line enters from the roadway north of the parcel and travels down the roadway center island to the guard facility. Irrigation lateral lines from the housing area enter the property from the east and west to provide water for the vegetation. A water meter has been placed at the guard facility for billing purposes.		Telephone and Cable TV- Underground phone and cable lines enter the parcel from the southeast and supply the guard facility with line from the local TSP and base communications. The local phone lines are provided/maintained by Century Link. Any military communications/video lines to the area are the responsibility of the Air Force.
	Gas- There is no gas infrastructure in the Parcel.		Misc- The area is enclosed with 1,288 ft of CMU wall, 7 feet high, with an over watch area and contains desert landscaping, shrubs with irrigation system and decorative boulders. The wall is part of the base perimeter wall and is conveyed. The irrigation system is part of the housing system and controlled by the project owners automated system. The parcel includes a 125

			<p>sf guard station facility with amenities and a motorized security gate controlled from the facility with a pivoting center section. An illuminated concrete brick faced community sign is positioned at the east side of the entrance off Craig Rd. This sign is positioned on the outside of the security gate and the project owner is responsible for its maintenance and repair. All utility infrastructures within the parcel boundary are conveyed to the Air Force with points of ownership demarcation as they enter the parcel as shown in the utility as-built drawings. The facility and amenities are covered under the Project Owners one year warranty that begins at the time of turnover for usage by the Air Force.</p>
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6.2 PROPERTY CATEGORIES MAP

Reference is made to the entirety of Section 6.2 of the 2003 EBS, page 6-1 thereof, all of which is incorporated herein by reference. Since no hazardous materials are located on the subject property, no property categories maps are attached.

6.3 RESOURCES MAP

Since no critical resources are located on the subject property, no resource maps are attached.

6.4 DATA GAPS

See Section 6.4, pages 6-2 of the 2003 EBS for a description of Data Gaps with respect to The Landings at Nellis Housing Area described therein, which Parcel H is a subpart of. No additional data gaps exist beyond those described in such referenced Section 6.4.

7.0 RECOMMENDATIONS

Based on interviews, document searches, environmental database reviews, and a site reconnaissance, there is no evidence that hazardous substances or petroleum products or their derivatives have been stored or released into the environment or structures, or disposed on the subject property and where no migration from the adjacent areas has occurred (Category 1). The site poses no threat to human health or safety. Nellis AFB recommends that no further environmental studies be conducted for the subject property.

[The remainder of this page is left blank intentionally.]


8.0 CERTIFICATIONS

See pages below.

CERTIFICATION OF THE ENVIRONMENTAL BASELINE SURVEY

Nellis AFB has conducted this Environmental Baseline Survey on behalf of the United States Air Force. Nellis AFB has reviewed all appropriate records, and conducted visual site inspections of the selected facilities following an analysis of information during the record search. The information contained within the survey report, to the best of Nellis AFB's knowledge, is correct and current as of 10 May 2011.

Certified by:  Date: 17 MAY 11
DEBORAH C. STOCKDALE
Chief, Asset Management Flight

Approved by:  Date: 9 June 11
STEVEN P. WINKLMANN
Colonel, USAF
Vice Commander, 99th Air Base Wing

CERTIFICATION OF ASBESTOS CLEARANCE

An on-site inspection revealed no friable asbestos based on current standards.

Certified by: *Deborah Stockdale*
DEBORAH C. STOCKDALE
Chief, Asset Management Flight

Date: 17 May 11

Approved by: *Steve P. Winklmann*
STEVEN P. WINKLMANN
Colonel, USAF
Vice Commander, 99th Air Base Wing

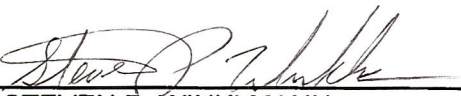
Date: 9 June 11

CERTIFICATION OF NO CONTAMINATION

This real property contains no known hazardous substances as that term is defined in the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. 9601), as amended, or other contamination as specified by the Resource Conservation and Recovery Act of 1976, the implementing Environmental Protection Agency regulations (40 CFR Parts 261, 262, 263, and 761), and the Federal Property Management Regulations (41 CFR Part 101-47). A complete search of agency files revealed that no hazardous substance has been stored for more than one year, known to have been released, or disposed of on the real property described below.

That certain Parcel known as H located in the NW 1/4 of Section 9, Township 20 South, Range 62 East, M.D.M., Nellis Air Force Base, Clark County, Nevada

Certified by:  Date: 17 MAY 11
DEBORAH C. STOCKDALE
Chief, Asset Management Flight

Approved by:  Date: 9 Jun 11
STEVEN P. WINKLMANN
Colonel, USAF
Vice Commander, 99th Air Base Wing

CERTIFICATION OF POLYCHLORINATED BIPHENYLS CLEARANCE

A records search and on-site inspection indicate that this property has not been exposed to PCB materials or equipment.

Certified by: Deborah Stockdale
DEBORAH C. STOCKDALE
Chief, Asset Management Flight

Date: 17 MAY 11

Approved by: Steven P. Winklmann
STEVEN P. WINKLMANN
Colonel, USAF
Vice Commander, 99th Air Base Wing

Date: 9 Jun 11

APPENDIX A

TERMS

Reference is made to Appendix A of the 2003 EBS, pages A-1 through A-3 thereof, all of which is incorporated herein by reference.

Additional terms defined herein include:

Lease. Means that certain lease as defined in paragraph one on page I of this EBS.

Property Condition Report (PCR). That certain report dated on or about the date on which Parcel H is released from the Lease and reverts to the control of the USAF. Such report certifies the condition of Parcel H at the time of such release.

[The remainder of this page is left blank intentionally.]

APPENDIX B

MAPS

Please see the map on page 1.2 of this EBS.

[The remainder of this page is left blank intentionally.]

APPENDIX C
AERIAL AND SITE PHOTOS

Please see the following pages.

[The remainder of this page is left blank intentionally.]



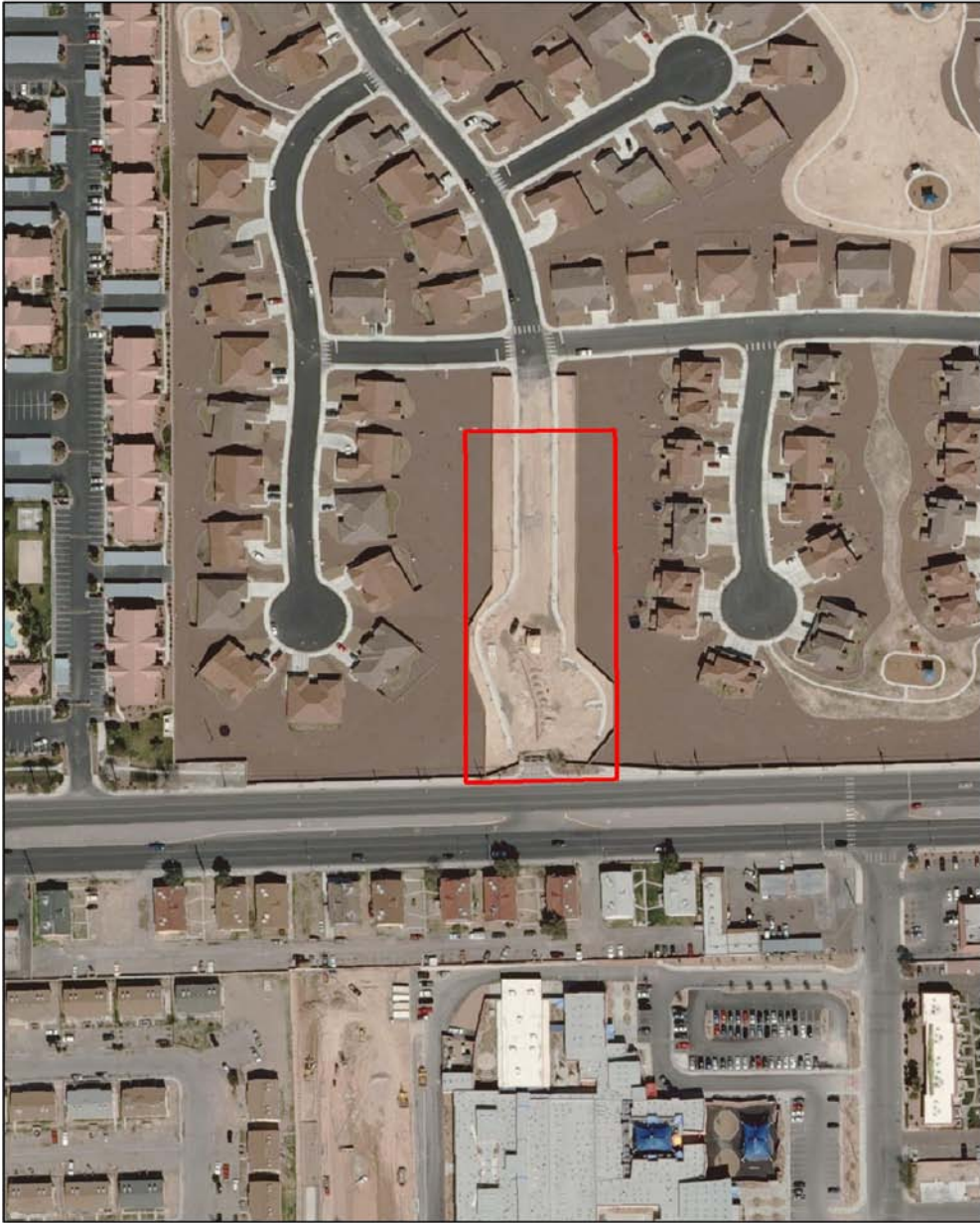
PARCEL H 2008

Figure 2, 2008 aerial photo of Parcel H



PARCEL H 2009

Figure 3, 2009 aerial photo of Parcel H



PARCEL H 2010

Figure 4, Aerial photo of Parcel H taken in 2010 during construction



Figure 5, The area in boxed portion above shows

On the ground photos of Parcel H:



Figure 6, Parcel H looking south from north side of parcel



Figure 7, Parcel H looking north from Guard House



Figure 8, Parcel H east looking west



Figure 9, Parcel H west looking northeast



Figure 10, Parcel H west of Guard House looking east



Figure 11, north side of Guard House looking west



Figure 12, south boundary of Parcel H looking east

APPENDIX D

REFERENCES

Item 1.

29 CFR 1910.165, Emergency Response Notification System (ERNS)

40 CFR 112 Oil Pollution Prevention

42 U.S. Code 116, 1986, Emergency Planning and Community Right-to-Know Act of 1986 (EPCRA)

40 U.S. Code 136, 1947, Federal Insecticide, Fungicide and Rodenticide Act of 1947 (FIFRA)

40 U.S. Code 302.4, 1980, Designation, Reportable Quantities and Notification, Designation of Hazardous Substances

40 U.S. Code 2601-2692, 1976, Toxic Substances Control Act of 1976 (TSCA)

42 U.S. Code 6901, 1976, Resource Conservation and Recovery Act of 1976 (RCRA)

42 U.S. Code 9601, 1980, Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA).

Air Force Instruction 32-7066, Environmental Baseline Surveys in Real Estate Transactions.

Air Force Policy Directive (AFPD) 32-70, Environmental Quality.

Department of the Air Force, 2003, Phase I Environmental Baseline Survey Manch Manor Housing Area, Nellis Air Force Base Nevada, December 2003

Department of the Air Force, 2006, Final Draft, Nellis Air Force Base, Facility Response Plan, August 2006

Department of the Air Force, 2006, Environmental Baseline Survey, Manch Manor, Parcel A, 2006

Department of the Air Force, 2001, Draft Integrated Natural Resources Plan (INRMP), Nellis AFB, 2001

Nevada Department of Environmental Protection, Federal Facility Agreement and Consent Order, 2000, Corrective Action Case Strategy

Nevada Department of Environmental Protection, 2002, State of Nevada Landfill Inventory

Nevada Department of Environmental Protection , 2002, Recycling Information Listing

Nevada Department of Environmental Protection, 2007, Leaking Underground Storage Tank Incident Reports

Nevada Department of Environmental Protection, 2007, Underground Storage Tank List

US Environmental Protection Agency, 1980, National Priority List (NPL)

US Environmental Protection Agency, 1980, Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS), Hazardous Waste Containment Act of 1980

[The remainder of this page is left blank intentionally.]

Item 2. Asbestos and Lead Based Paint Sampling

Please see the following pages.

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CONSTRUCTION & **E**NVIRONMENTAL **C**ONSULTANTS, INC.

ASBESTOS/LEAD BASE PAINT CONSULTING • ENVIRONMENTAL SITE ASSESSMENTS •
PHASE I & II • MOLD • INDOOR/OUTDOOR AIR TESTING

February 14, 2011

Hunt Building Company Inc.
Mr. John Leidolf
4401 N Mesa
El Paso, TX 79902

Re: Clearance Letter for Parcel H, 1 & 2 Goodman A&B, 73, 75, 76, 77 & 79 Salmon A&B

Dear Mr. Leidolf:

This letter is to inform you that the signatures for the above referenced clearance letters are of the Company President and Asbestos Consultant-Alec Felhaber and not of Mr. Jose Sandoval. Mr. Sandoval was the Asbestos Project Manager and Air Monitor overseeing the abatement as required by State of Nevada Regulations, however he no longer works for our firm and is not available to sign these letters.

If you have any further questions or if we may be of further service to you, please feel free to call me at (915) 533-1147.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Alec Felhaber', written over a light blue horizontal line.

Alec Felhaber
Environmental Consultant
Nevada License #IJPM-1304
Construction & Environmental Consultants, Inc.



August 13, 2010

Re: Nellis AFB Housing –Clearance for Demolition

Parcel H

To Whom It May Concern:

The above reference units were inspected for Asbestos Containing Materials as required by law. According to the laboratory results utilizing Polarized Light Microscopy as the method for analyzation, Asbestos Containing materials have been identified according to a NVLAP Accredited Laboratory. An Asbestos inspection report was generated detailing the Asbestos content and locations of the materials sampled.

Where necessary, Polarized Light Microscopy Point Count methods were requested for the analyzation of building materials, which were detected as having a “Trace” of Asbestos by content.

The Asbestos Containing Materials were abated by the State of Nevada licensed contractor. Materials identified by laboratory analysis to be Asbestos Containing Material under applicable laws are to be removed prior to disturbance or demolition.

Parcel H See Attachment 1:

The identified Asbestos Containing Material located at Parcel “H” See Attachment 1, located in Nellis Air Force Base, Nevada, have been removed prior to demolition of this structure. Visual Clearance for completeness of removal, the analysis were conducted on performed prior to the approval for demolition at this location.

If you have any further questions or concerns, please feel free to call me at (915) 533-1147.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Gilbert Carreon', with the word 'FOR' written in smaller letters below it.

Gilbert Carreon
Environmental Consultant
Nevada License #M-1555
Construction & Environmental Consultants, Inc.



November 12, 2008

Re: Nellis AFB Housing –Clearance for Demolition

1 Goodman A&B

To Whom It May Concern:

The above reference units were inspected for Asbestos Containing Materials as required by law. According to the laboratory results utilizing Polarized Light Microscopy as the method for analyzation, Asbestos Containing materials have been identified according to a NVLAP Accredited Laboratory. An Asbestos inspection report was generated detailing the Asbestos content and locations of the materials sampled.

Where necessary, Polarized Light Microscopy Point Count methods were requested for the analyzation of building materials, which were detected as having a “Trace” of Asbestos by content.

The Asbestos Containing Materials were abated by the State of Nevada licensed contractor. Materials identified by laboratory analysis to be Asbestos Containing Material under applicable laws are to be removed prior to disturbance or demolition.

The following materials were abated at 1 Goodman A&B: popcorn ceiling, drywall/joint compound/texture, floor tile and black mastic.

The identified Asbestos Containing Materials located at 1 Goodman A&B, located in Nellis Air Force Base, Nevada, have been removed prior to demolition of this structure. Visual Clearance for completeness of removal, and Phase Contract Microscopy final air clearances conducted on November 12, 2008 were performed prior to the approval for demolition at this location.

If you have any further questions or concerns, please feel free to call me at (915) 533-1147.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jose Sandoval', with the word 'For' written in smaller letters below it.

Jose Sandoval
Environmental Consultant
Nevada License #M-1394
Construction & Environmental Consultants, Inc.



October 31, 2008

Re: Nellis AFB Housing – Clearance for Demolition

75 Salmon A&B

To Whom It May Concern:

The above reference units were inspected for Asbestos Containing Materials as required by law. According to the laboratory results utilizing Polarized Light Microscopy as the method for analyzation, Asbestos Containing materials have been identified according to a NVLAP Accredited Laboratory. An Asbestos inspection report was generated detailing the Asbestos content and locations of the materials sampled.

Where necessary, Polarized Light Microscopy Point Count methods were requested for the analyzation of building materials, which were detected as having a “Trace” of Asbestos by content.

The Asbestos Containing Materials were abated by the State of Nevada licensed contractor. Materials identified by laboratory analysis to be Asbestos Containing Material under applicable laws are to be removed prior to disturbance or demolition.

The following materials were abated at 75 Salmon A&B: popcorn ceiling, drywall/joint compound/texture, and floor tile and mastic.

The identified Asbestos Containing Materials located at 75 Salmon A&B, located in Nellis Air Force Base, Nevada, have been removed prior to demolition of this structure. Visual Clearance for completeness of removal, and Phase Contract Microscopy final air clearances conducted on October 31, 2008 were performed prior to the approval for demolition at this location.

If you have any further questions or concerns, please feel free to call me at (915) 533-1147.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jose Sandoval', is written over a light blue horizontal line.

Jose Sandoval
Environmental Consultant
Nevada License #M-1394
Construction & Environmental Consultants, Inc.



December 15, 2008

Re: Nellis AFB Housing – Clearance for Demolition

76 Salmon A&B

To Whom It May Concern:

The above reference units were inspected for Asbestos Containing Materials as required by law. According to the laboratory results utilizing Polarized Light Microscopy as the method for analyzation, Asbestos Containing materials have been identified according to a NVLAP Accredited Laboratory. An Asbestos inspection report was generated detailing the Asbestos content and locations of the materials sampled.

Where necessary, Polarized Light Microscopy Point Count methods were requested for the analyzation of building materials, which were detected as having a “Trace” of Asbestos by content.

The Asbestos Containing Materials were abated by the State of Nevada licensed contractor. Materials identified by laboratory analysis to be Asbestos Containing Material under applicable laws are to be removed prior to disturbance or demolition.

The following materials were abated at 76 Salmon A&B: popcorn ceiling, drywall/joint compound/texture, and floor tile and mastic.

The identified Asbestos Containing Materials located at 76 Salmon A&B, located in Nellis Air Force Base, Nevada, have been removed prior to demolition of this structure. Visual Clearance for completeness of removal, and Phase Contract Microscopy final air clearances conducted on December 15, 2008 were performed prior to the approval for demolition at this location.

If you have any further questions or concerns, please feel free to call me at (915) 533-1147.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jose Sandoval', with a stylized flourish at the end.

Jose Sandoval
Environmental Consultant
Nevada License #M-1394
Construction & Environmental Consultants, Inc.



November 07, 2008

Re: Nellis AFB Housing – Clearance for Demolition

79 Salmon A&B

To Whom It May Concern:

The above reference units were inspected for Asbestos Containing Materials as required by law. According to the laboratory results utilizing Polarized Light Microscopy as the method for analyzation, Asbestos Containing materials have been identified according to a NVLAP Accredited Laboratory. An Asbestos inspection report was generated detailing the Asbestos content and locations of the materials sampled.

Where necessary, Polarized Light Microscopy Point Count methods were requested for the analyzation of building materials, which were detected as having a “Trace” of Asbestos by content.

The Asbestos Containing Materials were abated by the State of Nevada licensed contractor. Materials identified by laboratory analysis to be Asbestos Containing Material under applicable laws are to be removed prior to disturbance or demolition.

The following materials were abated at 79 Salmon A&B: popcorn ceiling, drywall/joint compound/texture, and floor tile and mastic.

The identified Asbestos Containing Materials located at 79 Salmon A&B, located in Nellis Air Force Base, Nevada, have been removed prior to demolition of this structure. Visual Clearance for completeness of removal, and Phase Contract Microscopy final air clearances conducted on November 07, 2008 were performed prior to the approval for demolition at this location.

If you have any further questions or concerns, please feel free to call me at (915) 533-1147.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jose Sandoval', with a horizontal line extending to the right.

Jose Sandoval
Environmental Consultant
Nevada License #M-1394
Construction & Environmental Consultants, Inc.



November 05, 2008

Re: Nellis AFB Housing – Clearance for Demolition

77 Salmon A&B

To Whom It May Concern:

The above reference units were inspected for Asbestos Containing Materials as required by law. According to the laboratory results utilizing Polarized Light Microscopy as the method for analyzation, Asbestos Containing materials have been identified according to a NVLAP Accredited Laboratory. An Asbestos inspection report was generated detailing the Asbestos content and locations of the materials sampled.

Where necessary, Polarized Light Microscopy Point Count methods were requested for the analyzation of building materials, which were detected as having a “Trace” of Asbestos by content.

The Asbestos Containing Materials were abated by the State of Nevada licensed contractor. Materials identified by laboratory analysis to be Asbestos Containing Material under applicable laws are to be removed prior to disturbance or demolition.

The following materials were abated at 77 Salmon A&B: popcorn ceiling, drywall/joint compound/texture, and floor tile and mastic.

The identified Asbestos Containing Materials located at 77 Salmon A&B, located in Nellis Air Force Base, Nevada, have been removed prior to demolition of this structure. Visual Clearance for completeness of removal, and Phase Contract Microscopy final air clearances conducted on November 05, 2008 were performed prior to the approval for demolition at this location.

If you have any further questions or concerns, please feel free to call me at (915) 533-1147.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jose Sandoval', with a stylized flourish at the end.

Jose Sandoval *FOR*
Environmental Consultant
Nevada License #M-1394

Construction & Environmental Consultants, Inc.



October 30, 2008

Re: Nellis AFB Housing – Clearance for Demolition

73 Salmon A&B

To Whom It May Concern:

The above reference units were inspected for Asbestos Containing Materials as required by law. According to the laboratory results utilizing Polarized Light Microscopy as the method for analyzation, Asbestos Containing materials have been identified according to a NVLAP Accredited Laboratory. An Asbestos inspection report was generated detailing the Asbestos content and locations of the materials sampled.

Where necessary, Polarized Light Microscopy Point Count methods were requested for the analyzation of building materials, which were detected as having a “Trace” of Asbestos by content.

The Asbestos Containing Materials were abated by the State of Nevada licensed contractor. Materials identified by laboratory analysis to be Asbestos Containing Material under applicable laws are to be removed prior to disturbance or demolition.

The following materials were abated at 73 Salmon A&B: popcorn ceiling, drywall/joint compound/texture, door caulking, floor tile and mastic.

The identified Asbestos Containing Materials located at 73 Salmon A&B, located in Nellis Air Force Base, Nevada, have been removed prior to demolition of this structure. Visual Clearance for completeness of removal, and Phase Contract Microscopy final air clearances conducted on October 30, 2008 were performed prior to the approval for demolition at this location.

If you have any further questions or concerns, please feel free to call me at (915) 533-1147.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jose Sandoval', with a horizontal line extending to the right. Below the signature, the word 'FOR' is written in a smaller, handwritten font.

Jose Sandoval
Environmental Consultant
Nevada License #M-1394
Construction & Environmental Consultants, Inc.



November 19, 2008

Re: Nellis AFB Housing –Clearance for Demolition

2 Goodman A&B

To Whom It May Concern:

The above reference units were inspected for Asbestos Containing Materials as required by law. According to the laboratory results utilizing Polarized Light Microscopy as the method for analyzation, Asbestos Containing materials have been identified according to a NVLAP Accredited Laboratory. An Asbestos inspection report was generated detailing the Asbestos content and locations of the materials sampled.

Where necessary, Polarized Light Microscopy Point Count methods were requested for the analyzation of building materials, which were detected as having a “Trace” of Asbestos by content.

The Asbestos Containing Materials were abated by the State of Nevada licensed contractor. Materials identified by laboratory analysis to be Asbestos Containing Material under applicable laws are to be removed prior to disturbance or demolition.

The following materials were abated at 2 Goodman A&B: popcorn ceiling, drywall/joint compound/texture, floor tile and black mastic.

The identified Asbestos Containing Materials located at 2 Goodman A&B, located in Nellis Air Force Base, Nevada, have been removed prior to demolition of this structure. Visual Clearance for completeness of removal, and Phase Contract Microscopy final air clearances conducted on November 19, 2008 were performed prior to the approval for demolition at this location.

If you have any further questions or concerns, please feel free to call me at (915) 533-1147.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jose Sandoval', with the letters 'FOR' written in smaller blue ink below the signature.

Jose Sandoval
Environmental Consultant
Nevada License #M-1394
Construction & Environmental Consultants, Inc.

Item 3. . Chlordane Soil Sampling

Please see the following pages.

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CONSTRUCTION & ENVIRONMENTAL CONSULTANTS, INC.

ASBESTOS/LEAD BASE PAINT CONSULTING • ENVIRONMENTAL SITE ASSESSMENTS •
PHASE I & II • MOLD • INDOOR/OUTDOOR AIR TESTING

Chlordane Soil Sampling

Prepared for:

Mr. John Leidolf
Hunt Building Company, LTD.
4401 N. Mesa St.
El Paso, TX 79912

Project:

Nellis Air Force Base
Salmon Street Guardhouse & Salmon Street Exit
Las Vegas, Nevada 89115

Prepared by:

Construction and Environmental Consultants, Inc.
140 N. Cotton Street
El Paso, TX 79901

Date of Sampling Event:

June 11, 2010

July 6, 2010

Mr. John Leidolf
Hunt Building Company, Ltd.
4401 N. Mesa St.
El Paso, TX 79912

**Project: Chlordane Soil Sampling
Nellis Air Force Base
Salmon Street Guardhouse & Salmon Street Exit
Las Vegas, Nevada 89115**

Dear Mr. Leidolf:

Construction and Environmental Consultants, Inc. (CECI) is pleased to submit this report for Chlordane in soil for the Salmon Street Guardhouse and Salmon Street Exit located at Nellis Air Force Base in Las Vegas County.

The method of sampling is using a 4 oz. widemouth glass with a screw-top Teflon-lined cover. The bottle is pre-washed with detergent and rinsed with distilled water and methanol (or isopropanol). The soil samples are grabbed by hand with gloves and filled into the 4 oz. glass jar. The sample was sent to the lab without ice. The samples were randomly selected from demolished building footprints and sampled by Mr. Doug Bishop of Hunt Building Company.

The laboratory results indicate concentrations of Chlordane below the detectable limits of <0.10 & 0.09 milligram per kilogram (mg/kg) for each sample analyzed at room temperature (dry). Michael Roche, environmental compliance officer 99th civil engineering squadron, at Nellis Air Force Base indicates the screening value not exceed 1.6 milligram per kilogram (mg/kg). The lab results indicate that the Chlordane samples from Salmon Ground House and Salmon Street Exit does not exceed 1.6 milligram per kilogram (mg/kg).

Sincerely,



Alec Felhaber
Environmental Consultant

Cert. No. T104704360-08A-TX

C.E.C.I
140 N. Cotton St.
El Paso TX. 79901

Project: Nellis AFB Las Vegas NV.

Project Number: 901442
Project Manager: Pat Garcia

Reported:
07/01/10 10:00
Received:
06/16/10 10:23

Report No. 1006145

Sample ID #: Chlordane Soil Sample

Sampling Method:

Lab Sample ID #: 1006145-01

Sample Matrix: Solid

Date/Time Collected: 06/11/10 11:30

Analyte	Result	Units	PQL	Prep Method	Batch	Analyzed	Method	Analyst	Notes
Organochlorine Pesticides									
Chlordane (tech)	0.09	mg/kg	0.10	3550B	B025113	06/18/10	8081A	MSR	
Surrogate: Decachlorobiphenyl	52 %		25-143	3550B	B025113	06/18/10	8081A	MSR	

Sample ID #: Chlordane Soil Sample

Sampling Method:

Lab Sample ID #: 1006145-02

Sample Matrix: Solid

Date/Time Collected: 06/11/10 11:45

Analyte	Result	Units	PQL	Prep Method	Batch	Analyzed	Method	Analyst	Notes
Organochlorine Pesticides									
Chlordane (tech)	<0.10	mg/kg	0.10	3550B	B025113	06/18/10	8081A	MSR	
Surrogate: Decachlorobiphenyl	43 %		25-143	3550B	B025113	06/18/10	8081A	MSR	

Organochlorine Pesticides - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
Batch B025113 - 3550B									
Blank (B025113-BLK1)					Prepared: 06/17/10 11:50 Analyzed: 06/18/10 11:48				
Chlordane (tech)	< 0.10	0.10	mg/kg						
Surrogate: Decachlorobiphenyl	0.00900		mg/kg	0.0333		27	25-143		
LCS (B025113-BS1)					Prepared: 06/17/10 11:50 Analyzed: 06/18/10 11:48				
Chlordane (tech)	0.403	0.10	mg/kg				60-140		
Surrogate: Decachlorobiphenyl	0.0387		mg/kg	0.0333		116	25-143		
Matrix Spike (B025113-MS1)					Source: 1006145-02 Prepared: 06/17/10 11:50 Analyzed: 06/18/10 11:48				
Chlordane (tech)	0.308	0.10	mg/kg	0.00			60-140		
Surrogate: Decachlorobiphenyl	0.0360		mg/kg	0.0333		108	25-143		
Matrix Spike Dup (B025113-MSD1)					Source: 1006145-02 Prepared: 06/17/10 11:50 Analyzed: 06/18/10 11:48				
Chlordane (tech)	0.244	0.10	mg/kg	0.00			60-140	23	50
Surrogate: Decachlorobiphenyl	0.0287		mg/kg	0.0333		86	25-143		

Definitions and Notes

All quality control samples and checks are within acceptance limits unless otherwise indicated.
 Test results pertain only to those items tested.
 All samples were in good condition when received by the laboratory unless otherwise noted.

PQL Practical Quantitation Limit
 mg/Kg Milligrams per Kilogram (Parts per Million)
 mg/L Milligrams per Liter (Parts per Million)
 PPM Parts per Million
 * NELAC accredited analyte

Test Methods Standard Methods for the Examination of Water and Wastewater, 20th Edition 1998
 Methods for Chemical Analysis of Water and Wastes, EPA 600/4-79-020, Rev. March 1983
 EPA SW Test Methods for the Examination of Solid Waste, SW-846, 1996

Aimee Landon For Marcela Gracia Hawk, President For

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.



Richard Hawk, General Manager



Sample Receipt Checklist

Client: C.E.C.I. Report Number: 10010145
 Project Name: Nellis AFB Las Vegas NV Date Received: 6/16/10
 Shipped via: FedEx UPS Xonestar Hand Delivered DHL SATL Other Date Due: 6/25/10
 Rush: Specify: 3-5 2 1

Items to be checked upon Receipt: [Yes, No, N/A]

1. Custody Seals present?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>	If NA-reason:
2. Custody Seals intact?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>	If NA-reason:
3. Air Bill included in folder, if received?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>	If NA-reason:
4. Is COC included with samples?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>	If NA-reason:
5. Is COC signed and dated by client?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>	If NA-reason:
6. Sample temperature: Thermal preservation between >0°-6° C? (Samples that are delivered to the laboratory on the same day that they are collected may not meet this criterion, but are acceptable if they arrive on ice.)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>	Temp: <u>25.5c</u>
7. Samples received with ice <input type="checkbox"/> ice packs <input type="checkbox"/> other cooling <input type="checkbox"/>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>	If NA-reason: <u>Signed</u>
8. Is the COC filled out correctly, and completely?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>	If NA-reason:
9. Information on the COC matches the samples?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>	If NA-reason:
10. Samples received within holding time?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>	If NA-reason:
11. Samples properly labeled?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>	If NA-reason:
12. Samples submitted with chemical preservation? (e.g. pH adjusted, or sodium thiosulfate added for microbiological tests)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>	If NA-reason: <u>solid</u>
13. Proper sample containers used?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>	If NA-reason:
14. All samples received intact, containers not damaged or leaking?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>	If NA-reason:
15. VOA vials (requesting BTEX/VOC analysis) received with no air bubbles? Bubbles acceptable on VOA vials for TPH.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>	If NA-reason: <u>no vial</u>
16. Sample volume sufficient for requested analysis?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>	If NA-reason:
17. Subcontracted Samples: [if Yes, complete the next section]	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>	If NA-reason:

Analyses Subcontracted Out: _____ No. of Samples _____
 Samples sent to: _____ Sent By: _____
 Date samples sent: _____ Samples shipped via: _____
 TAT Requested: _____
 Tracking number [if any]: _____

Comments:

Received By: [Signature] Date: 6/16/10
 Labeled By: _____ Date: _____
 Logged into LIMS By: [Signature] Date: _____
 Logged into RF By: _____ Date: _____

Item 5. FEDERAL AND STATE DATABASE SEARCH FINDINGS

Reference is made to Appendix F of the 2003 EBS, all of which is incorporated herein by reference.

The following Federal and State database searches were conducted for the preparation of this EBS (to update the 2003 EBS Findings) and the results thereof are included herein:

Primary Federal databases reviewed include:

- The National Priorities List (NPL) – This database includes EPA NPL sites that fall under the EPA’s Superfund program, established to fund the cleanup of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action.
- Delisted NPL – This database includes EPA final NPL sites where remedies have proven to be satisfactory or sites where the original analyses were inaccurate, and the site is no longer appropriate for inclusion on the NPL.
- Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) – This database contains an extract of sites that have been or are in the process of being investigated for potential environmental risk.
- CERCLIS No Further Remedial Action Planned (CERCLIS-NFRAP) – This database includes sites, which have been determined by the EPA, following preliminary assessment, that no longer pose a significant risk or require further activity under CERCLA.
- Resource Conservation and Recovery Act Information (RCRA) – This database includes handlers, generators, transporters, violations, corrective actions, and treatment, storage and disposal facilities of hazardous wastes.
- Department of Defense (DOD) Sites – This database contains a list of DOD sites located within the subject property. Emergency Response Notification System (ERNS) – This database contains data on reported releases of oil and hazardous substances.
- FIFRA/TSCA Tracking System (FTTS) – Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA)/Toxic Substances Control Act (TSCA) and Emergency Planning and Community Right-to-Know Act (EPCRA) tracking system regarding pesticide enforcement actions, compliance activities related to FIFRA, and activities related to EPCRA over the previous 5 years.

- Integrated Compliance Information System (ICIS) – This database supports the needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.
- PCB Activity Database (PADS) – This database identifies generators, transporters, commercial storers and/or brokers and disposers of polychlorinated biphenyls (PCBs; see Appendix A) who are required to notify the EPA of such activities.
- Facility Index System (FINDS) – This database contains both facility information and ‘pointers’ to other sources that contain more detail.

Primary state databases reviewed include:

- Corrective Action Case List (SHWS) – This is a listing of corrective action sites.
- Landfill List (SWF/LF) – This is a list of solid waste facilities/landfill sites.
- Recycling Information Listing (SWRCY) – This is a listing of registered waste tire collection sites.
- Leaking Underground Storage Tank Incident Reports (LUST) – This is an inventory of reported leaking underground storage tank incidents.
- Underground Storage Tank List (UST) – This is a list of registered USTs in the State of Nevada.
- Hazardous Materials Repository Information Data (TIER 2) – This is a list of EPCRA required facilities which store or manufacture hazardous materials.

Item 6.

An electronic copy of the "Environmental Baseline Survey December 2003, Manch Manor Housing Area, Nellis Air Force Base Nevada", referred to herein as the "2003 EBS", is included on the CD INCLUDED with this EBS.

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APPENDIX E:

INTERVIEWS

Interviews were conducted with Nellis AFB personnel on the 20, 23, & 24 August 2010. The primary topics of discussion are summarized below by individual.

Mr. Waldo Pulido, IRP and AOC Sites

- There are no ERP sites or issues on the subject parcel. The closest active ERP sites are ST-44 and SS-45 and they are down gradient of the Parcel H.

Mr. Henry Rodriguez, PCBs, LBP, ACM, and Radon

- He does not have any historical info on the parcel of land.
- Mr. Michael Roche does have a housing privatization file that can be reviewed.

Mr. John Roe, Water Quality

- There are no wells, oil/water separators (OWSs), lift stations, or septic systems located on the subject parcel.

Capt. Steven Tang, Bioenvironmental Engineering Deputy Flight Commander

- No environmental concerns at the subject parcel that he is aware of.

Mr. Darrah Haarklau, Former Fuels/Spills Program Manger

- To his knowledge, there have never been any USTs, ASTs, or fuel piping located on the subject parcel.
- A list of current USTs and ASTs located on Base within one mile of the subject parcel was provided.

Mr. James Boley, Chief, Base Fire Department

- Not aware of any environmental issues on Parcel H