

FINAL
PHASE I ENVIRONMENTAL BASELINE SURVEY
NELLIS TERRACE HOUSING AREA, PARCEL E-1
NELLIS AIR FORCE BASE, NEVADA

MARCH 2010



Report Documentation Page

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EXECUTIVE SUMMARY

This Phase I Environmental Baseline Survey report was prepared to support the proposed release back of Parcel E-1 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 E-1 of the Leased Premises is to be released back to the USAF on November 8, 2009 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 E-1 at the commencement of the Lease and removal and replacement of certain associated utilities. The "release back" will be effected by amending the Lease to release the subject property from the Lease.

Parcel E-1 consists generally of the southeastern portion of what was formerly known as the Old Nellis Terrace Housing Area on Nellis AFB. The properties known as Parcel E-1 were covered by that certain Environmental Baseline Survey titled "Environmental Baseline Survey December 2003, Nellis Terrace 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 attached to the inside back cover of 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 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).

According to information gathered from document searches, interviews, and the site reconnaissance, the USAF found no evidence of contamination in connection with the subject property and found no evidence of contamination on adjacent properties. The USAF recommends that no further environmental studies be conducted for the property.

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1.0 PURPOSE FOR THE ENVIRONMENTAL BASELINE SURVEY

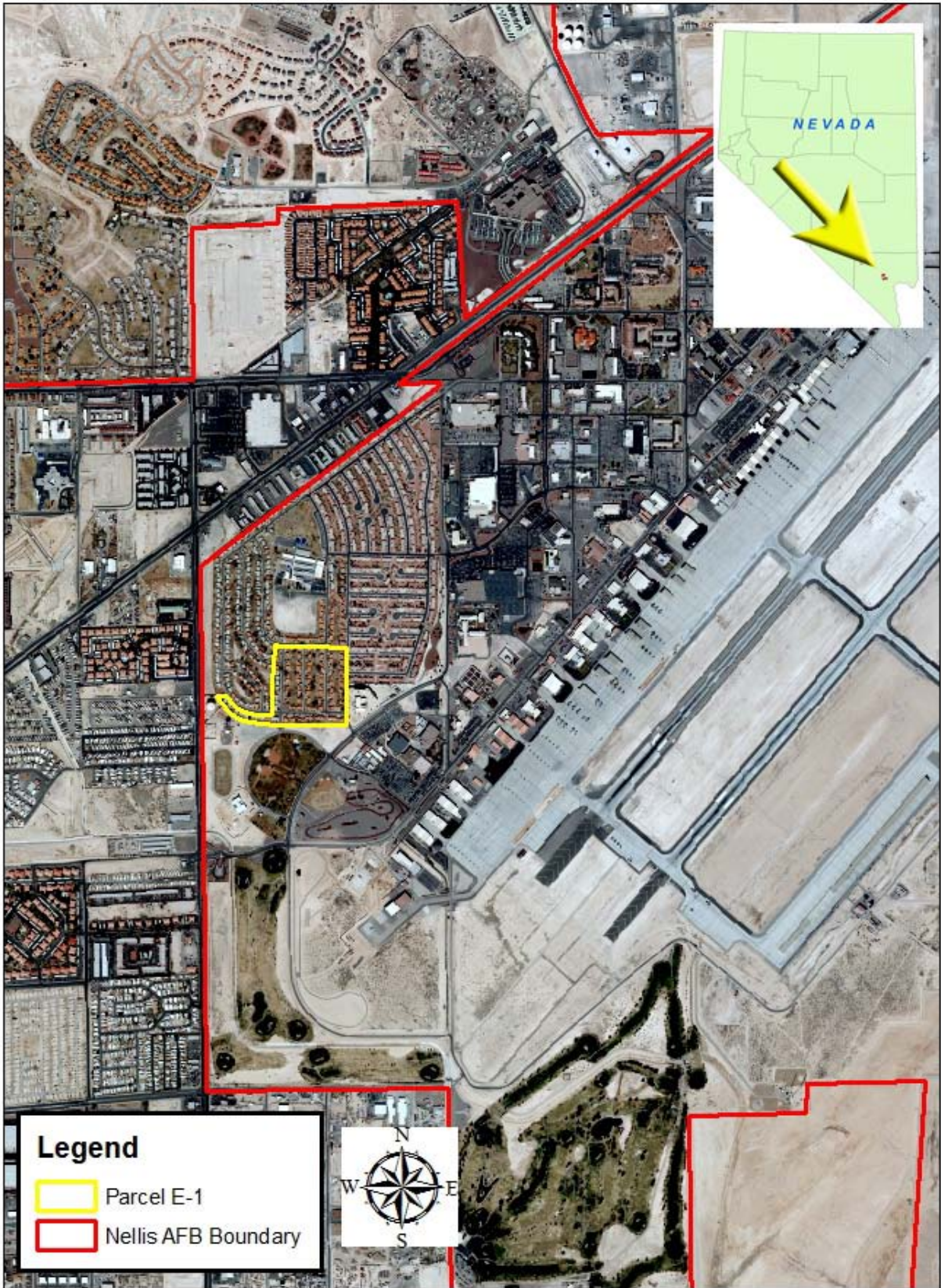
The purpose of this Phase I Environmental Baseline Survey (EBS) is to (1) document the nature, magnitude, and extent of any environmental contamination of the subject property considered for transfer back to the USAF; (2) identify potential environmental contamination liabilities associated with the 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 the NW ¼ Section 9 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.

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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 Environmental Baseline Survey (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 environmental site assessment 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 2-5, 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. 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 and the Nevada Division of Environmental Protection.

Primary Federal databases reviewed by EDR, Inc. 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) 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 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.

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 1943 through 2009. 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 7.

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 E-1 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 E-1 was conducted on March 8, 2010 by John K. Roe of Nellis AFB's Natural Resources 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 E-1 consists of approximately 19 acres located on the southeastern portion of what was described in the 2003 EBS as Old Nellis Terrace, Parcel E. All residential units formerly on Parcel E-1 have been demolished; no residential units or other building structures remain on Parcel E-1. Six Street lights with poles remain along the western side of Chambers Street. Five power poles with overhead lines and four transformers remain along the western arm boundary, as well as six street lights with poles along the south side of Swaab Blvd. Additionally, seven power poles with three transformers remain on the southern arm boundary. Two fire hydrants remain in place and in service along Chambers Street. Overhead phone and cable lines have been removed in the main body of the parcel. Chambers Street is the only remaining street paved within the parcel as requested by the Air Force. Pavement is generally in fair to poor condition. This roadway will have the new southern water main from the City of North Las Vegas transiting through to feed Parcel D.

The following also remains: 1792 feet of roadway, 896 feet of sidewalk and 1792 feet of curbing along Chambers Street including the intersection of JR Crane, 459 feet of sidewalk and curbing along the northern boundary on Hunter Drive to Chambers Street, 785 feet of sidewalk and curbing along the western arm of Swaab Blvd. All other roadways, sidewalks, driveways and curbing have been removed.

Additionally, two roll-off bins are located in the southeastern portion of the parcel with one posting signage indicating the bin contains asbestos containing material (ACM) (These two bins were subsequently removed from the property). The parcel also contains two sewer manholes on the eastern side of Swaab Blvd. and two sewer manholes on Baer Drive. Four street signs with poles, two stop signs and two yield signs remain. Lastly, there is a marking for an apparent gas line located on the southern side of the parcel just west of Chambers Street along Swaab Blvd.

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 E-1 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,

Charles Varner, Foreman, Water Shop, Nellis AFB,

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

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

Michael Roche, Environmental Inspector, Nellis AFB,

Dawn Davis-Spector, Chief, Capital Asset Management Element (includes Housing Office), Nellis AFB,

Mark Chiger, MACTEC Housing Privatization, Parcel E-1 project manager reporting to USAF AFCEE,

James Boley, Chief, Fire Department, Nellis AFB.

2.1.4 Sampling

All building units existing on Parcel E-1 prior to their demolition were tested to determine which, if any, incorporated asbestos containing material (ACM). All units on Parcel E-1 were residential housing units and many of such units were found to have ACM. All ACM in building units on Parcel E-1 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 E-1 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 E-1 (See Item 3 of Appendix D), and 3) the results of the chlordane testing on Parcel E-1 (See Item 4 of Appendix D).

3.0 FINDINGS FOR SUBJECT PROPERTY

Reference is made to the entirety of Section 3 of the 2003 EBS, pages 3-1 through 3-19, 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 E-1 which is a subpart of the Nellis Terrace Housing Area described therein. The current condition of the subject property is described in Section 2.1.2 above. Except for the paved roadways, sidewalks, curbing, signs and street lights described in 2.1.2 above, the entire Parcel E-1 land area is presently graded, level ground cleared of all structures. Nellis AFB intends to redevelop the presently bare Parcel E-1. See site photographs Figures 1-a. through 9-a. in Appendix C.

3.2 ENVIRONMENTAL SETTING

See Section 3.2, pages 3-1 through 3-10 of the 2003 EBS for a description of the Environmental Setting of Parcel E-1 which is a subpart of the Nellis Terrace Housing Area described therein. As additional information on the environmental setting of Parcel E-1:

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 ($^{\circ}$ F) to average daily minimums in January of 33 $^{\circ}$ 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 E-1.

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 3-12 of the 2003 EBS for a description of the Hazardous Substances with respect to Parcel E-1 which is a subpart of the Nellis Terrace Housing Area described therein.

As additional information on hazardous substances with respect to Parcel E-1: 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 3-12 of the 2003 EBS for a description of Installation Restoration Program contamination with respect to Parcel E-1 which is a subpart of the Nellis Terrace 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 3-12 and 3-13 of the 2003 EBS for a description of Storage Tanks with respect to Parcel E-1 which is a subpart of the Nellis Terrace 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 3-13 of the 2003 EBS for a description of the Water Separators with respect to Parcel E-1 which is a subpart of the Nellis Terrace 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 3-13 and 3-14 of the 2003 EBS for a description of Pesticides with respect to Parcel E-1 which is a subpart of the Nellis Terrace Housing Area described therein.

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

3.8 MEDICAL BIOHAZARDOUS WASTE

See Section 3.8, page 3-14 of the 2003 EBS for a description of the Medical Biohazardous Waste with respect to Parcel E-1 which is a subpart of the Nellis Terrace 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 3-14 of the 2003 EBS for a description of Ordnance with respect to Parcel E-1 which is a subpart of the Nellis Terrace 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 3-14 of the 2003 EBS for a description of Radioactive Waste with respect to Parcel E-1 which is a subpart of the Nellis Terrace 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 3-15 of the 2003 EBS for a description of Solid Waste with respect to Parcel E-1 which is a subpart of the Nellis Terrace 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 GROUND WATER

See Section 3.12, page 3-15 of the 2003 EBS for a description of Ground Water with respect to Parcel E-1 which is a subpart of the Nellis Terrace 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 3-15 of the 2003 EBS for a description of wastewater treatment, collection, and discharge with respect to Parcel E-1 which is a subpart of the Nellis Terrace Housing Area described therein.

3.14 DRINKING WATER

See Section 3.14, pages 3-15 and 3-16 of the 2003 EBS for a description of drinking water quality with respect to Parcel E-1 which is a subpart of the Nellis Terrace 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 3-16 of the 2003 EBS for a description of asbestos with respect to Parcel E-1 which is a subpart of the Nellis Terrace Housing Area described therein.

All building units existing on Parcel E-1 prior to their demolition were tested to determine which, if any, incorporated asbestos containing material (ACM). All units on Parcel E-1 were residential housing units and many of such units were found to have ACM. All ACM in building units on Parcel E-1 was abated and removed in accordance with all applicable federal, state and local guidelines.

3.16 POLYCHLORINATED BIPHENYLS (PCBs)

See Section 3.16, page 3-17 of the 2003 EBS for a description of PCBs with respect to Parcel E-1 which is a subpart of the Nellis Terrace 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 3-17 and 3-18 of the 2003 EBS for a description of radon with respect to Parcel E-1 which is a subpart of the Nellis Terrace 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 3-18 and 3-19 of the 2003 EBS for a description of lead based paint with respect to Parcel E-1 which is a subpart of the Nellis Terrace 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 4-10, 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 E-1 involved visual surveys from the base and public roadways, along with a review of current aerial photographs. Base property is located to the east and south of Parcel E-1. Commercial and residential areas are to the north, west, and southwest of the parcel. Several stores, two 7-Elevens, a hotel, and apartment complexes are located to the north and west of Parcel E-1.

4.2 SURVEYED PROPERTIES

See Section 4.2 and 4.3, pages 4-1 through 4-10 of the 2003 EBS for a description of the survey of adjacent properties with respect to Parcel E-1 which is a subpart of the Nellis Terrace 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:

- USTs - Facility 267 has one 10,000 gallons UST which contains JP-8 jet fuel. Site is down gradient from the subject parcel.
- Above Ground Storage Tanks (ASTs) – Facility 190 contains a 1,000 gallon purge tank for JP-8 jet fuel; Facility 199 contains a 250 gallon diesel tank; Facility 222 has a 250 gallon diesel tank; Facility 235 contains a 5,000 gallon JP-8 tank; Facility 256 contains a 250 gallon diesel tank; and Facility 606 contains four 10,000 gallon gasoline tanks and one 1,000 gallon used oil tank.

Oil Water Separators (OWSs):

- There are a total of sixteen OWSs located at the following Facilities – 220, 222, 224, 226, 232, 235, 237, 239, 252, 262, 264, 271, 277 (two at that location), 415 and 606.

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.

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 E-1: asbestos removal certifications and other assurances provided by the project manager for Parcel E-1, project completion check-off lists completed for Parcel E-1, soil samplings, visual inspections of the subject property in its present state, current photographs, and interviews with various individuals familiar with Parcel E-1 and the one-mile area surrounding Parcel E-1 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 6-36, all of which is incorporated herein by reference.

The current condition of the subject property is described in Section 2.1.2 above. Except for the paved roadways, sidewalks, curbing, signs and street lights described in 2.1.2 above, the entire Parcel E-1 land area is presently graded, level ground cleared of all surface structures. See the table below for a facility matrix summary for the subject parcel.

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 as dirt graded to drain with a dust palliative applied. 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 light and power poles in Section 2.1.2 above and in the table below are based on the environmental inspection of Parcel E-1 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- All known unit service laterals were removed with mains and manholes remaining in place. Sewer mains remain active along Swaab, Chambers, Hunter, Baer and Kinley Dr.	Overhead electrical distribution lines, transformers and power poles have been removed from the main body of the Parcel. Six Street lights with poles remain along the western side of Chambers Street and along with six on the south side of Swaab Blvd. Five power poles with overhead lines and four transformers remain along the western arm boundary, as well as seven power poles with transformers on the southernmost border of the parcel.	Pavements- Chambers Street is the only remaining street paved within the parcel, having 1792 ft. of roadway, 896 ft. of sidewalk and 1792 ft. of curbing along Chambers, including intersection of JR Crane, 459 ft. of sidewalk and curbing along the northern boundary on Hunter Drive to Chambers, 785 ft. of sidewalk and curbing along the western arm of Swab Blvd. All other roadways, sidewalks, driveways and curbing have been removed.
	Water- All water service lines to units and shut off valves at the main lines were removed. Water mains remain on Chambers, Hunter, and Swaab to service units in Parcel E-2. The water valve at the intersection of JR Crane and Chambers has been closed. Two fire hydrants remain along Chambers.		Telephone and Cable TV- Overhead phone and cable lines have been removed in the main body of the parcel.
	Gas- All underground laterals identified by the current USAF as-builts have been removed or capped; all unit regulators have been removed as well as service to the main line. Gas main lines remain in service along the western perimeter arm heading E. to Chambers Street. The line follows Chambers N. and re-enters Parcel E2 to service housing units. A gas line also follows the eastern boundary along Kinley Dr., exits the parcel at the S.W. corner and services USAF facilities.		Misc- Four street signs with poles, two stop signs and two yield sign remain.

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, other than the presence of pesticides in the soil as noted in the 2003 EBS, 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 6-1 through 6-2 of the 2003 EBS for a description of Data Gaps with respect to the Nellis Terrace Housing Area described therein, which Parcel E-1 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 of any environmental risk on the subject property. Nellis AFB recommends that no further environmental studies be conducted for the subject property.


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 23 March 2010.

Certified by:  Date: March 24, 2010
Deborah C. Stockdale
Chief, Asset Management Flight

Approved by:  Date: March 27, 2010
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 C. Stockdale Date: March 24, 2010
Deborah C. Stockdale
Chief, Asset Management Flight

Approved by: Steven P. Winkimann Date: March 27, 2010
Steven P. Winkimann
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 C. Stockdale Date: March 24, 2010
Deborah C. Stockdale
Chief, Asset Management Flight

Approved by: Steven P. Winklmann Date: March 27, 2010
Steven P. Winklmann
Colonel, USAF
Vice Commander, 99th Air Base Wing

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 E-1 located in the NW ¼ of Section 9, Township 20 South, Range 62 East, M.D.M., Nellis Air Force Base, Clark County, Nevada

Certified by: Deborah C. Stockdale Date: March 24, 2010
Deborah C. Stockdale
Chief, Asset Management Flight

Approved by: Steven P. Winklmann Date: March 27, 2010
Steven P. Winklmann
Colonel, USAF
Vice Commander, 99th Air Base Wing

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 E-1 is released from the Lease and reverts to the control of the USAF. Such report certifies the condition of Parcel E-1 at the time of such release.

APPENDIX B

MAPS

Please see the map on page 2 of this EBS.

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APPENDIX C
AERIAL AND SITE PHOTOS

Please see the following pages.

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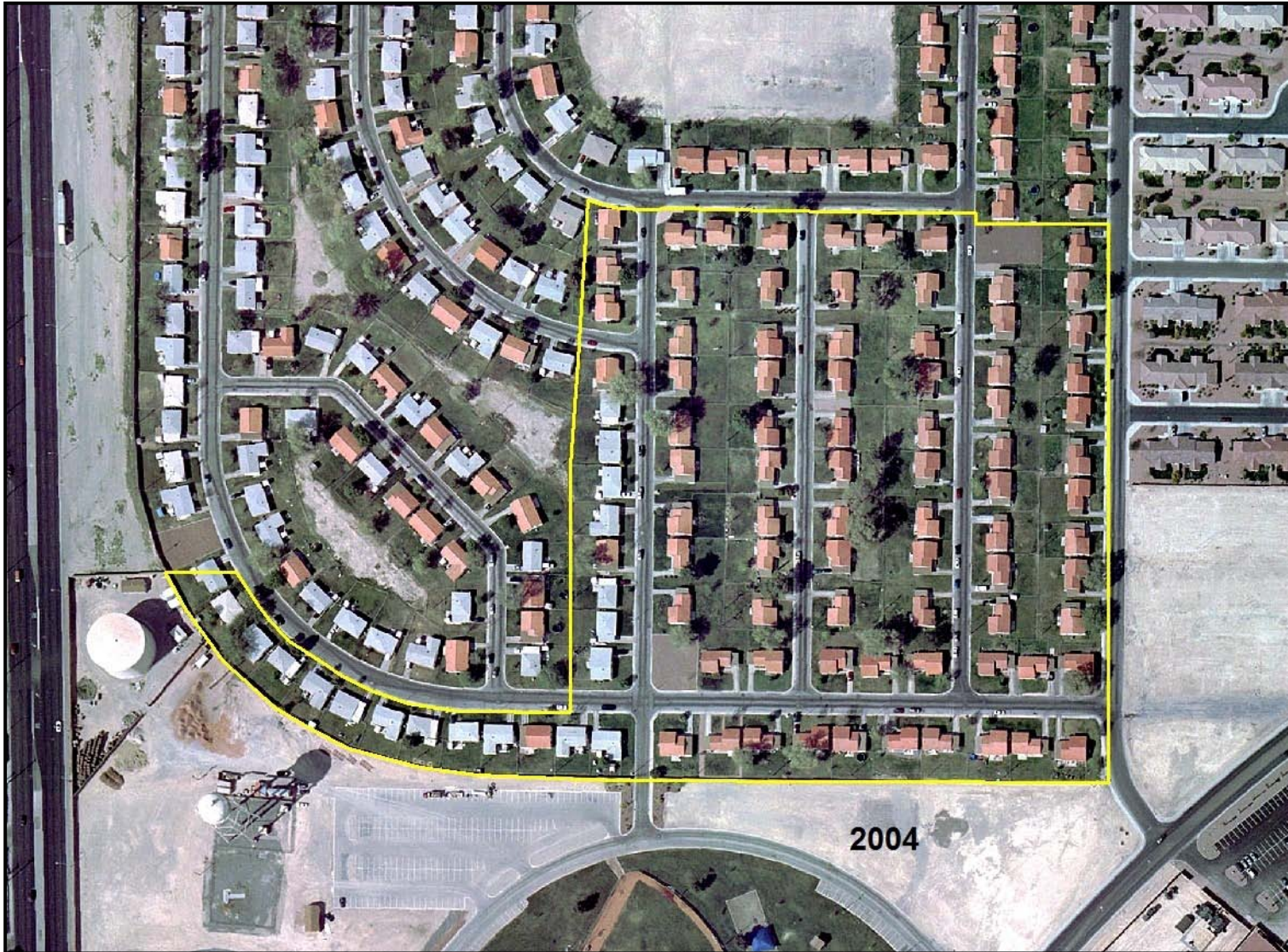


Figure 1. 2004 aerial photo of Parcel E-1.



Figure 2. 2005 aerial photo of Parcel E-1.



Figure 3. 2006 aerial photo of Parcel E-1.



Figure 4. 2007 aerial photo of Parcel E-1.



Figure 5. 2008 aerial photo of parcel E-1.



Figure 6. Aerial photo of Parcel E-1 taken in 2009 during housing demolition.



Figure 7. Bare area in boxed portion above shows Parcel E-1 with all structures demolished.

On the ground photos of Parcel E-1:



Figure 1-a. Parcel E-1 looking SE from NW corner of Parcel



Figure 2-a. Parcel E-1 Hunter Baer intersection looking SW to



Figure 3-a. Parcel E-1 western arm looking west



Figure 4-a. Parcel E-1 southern boundary looking east



Figure 5-a. Parcel E-1 northern boundary Hunter Drive looking west



Figure 6-a. Parcel E-1 looking NE from SW corner



Figure 7-a. Parcel E-1 western boundary Chambers St. looking south



Figure 8-a. Parcel E-1 looking south down Chambers St.



Figure 9-a. Parcel E-1 looking SW

APPENDIX D
REFERENCES

Please see Items 1 through 6 below:

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

Item 1.

[PROPOSED FINAL FORM TEXT]
PHYSICAL CONDITION REPORT (PCR)
FOR
NELLIS MILITARY HOUSING PRIVATIZATION INITIATIVE (MHPI)
OLD NELLIS TERRACE AREA (PARCEL E1) RELEASE PARCEL

In accordance with Condition 3 of the Nellis MHPI Lease of Property, this PCR has been prepared to document the current physical condition of a portion of Air Force property leased to Nellis AFB Properties, LLC (NAFBP) on 1 May 2006 as part of the Nellis MHPI. This portion of land, known as a “release parcel” as it is required to be released back to the Air Force after completion of the demolition of the Old Nellis Terrace Wherry housing units in Parcel E1. Since demolition of the units in Old Nellis Terrace Parcel E1, the land was returned to the Air Force upon issuance of a Certificate of Completion on xx/xx/2010 .

Property Description

The release parcel consists of approximately 19 acres located on the southeastern portion of Old Nellis Terrace, Parcel E. Descriptions of the existing conditions are listed below.

Residential Units

All units have been demolished; no residential units remain on the release parcel.

Infrastructure

- **Electricity**- Overhead electrical distribution lines, transformers and power poles have been removed from the main body of the Parcel. Seven Street lights with poles remain along the western side of Chambers Ave. Seven power poles with overhead lines and three transformers remain along the western arm boundary, as well as five street lights with poles along Swaab Blvd.
- **Gas**- All underground distribution laterals as identified by the current AF as-builts have been removed and or capped. Additionally, all unit regulators have been removed as well

as service to the main line. Gas main lines remain in service along the wall of the western perimeter arm heading east to Chambers Blvd. The line follows Chambers Ave North and re-enters Parcel E2 to service housing units. A gas line also enters the south eastern boundary along Kinley Drive and services base facilities east of Parcel E1. This line belongs to and is maintained by the Air Force.

- **Sewer**- All known unit service laterals were removed with mains and manholes remaining in place. Sewer mains remain active along Swaab, Chambers, Hunter, Baer and Kinley Drive. The sewer system flows from northwest to southeast and services Parcel E2.
- **Water**- All water service lines to units were removed as well as shut off valves at the main lines. Water mains remain on Chambers, Hunter and Swaab to service units in Parcel E2. The water valve at the intersection of JR Crane and Chambers has been closed. Two fire hydrants remain in place and in service along Chambers Ave.
- **Telephone and Cable TV**- Overhead phone and cable lines have been removed in the main body of the parcel.
- **Hazardous Material Abatement**- All ACM in units demolished was abated and removed IAW all applicable federal, state and local guidelines. Soils tests have also been performed and are within the acceptable criteria for chlordane.
- **Pavements**- Chambers Avenue is the only remaining street paved within the parcel as requested by the Air Force. Pavement is generally in fair to poor condition. This roadway will have the new southern water main from the City of North Las Vegas transiting through to feed Parcel D. The following has remained: 1792ft of roadway, 896ft of sidewalk and 1792ft of curbing along Chambers Ave including the intersection of JR Crane, 459ft of sidewalk and curbing along the northern boundary on Hunter Drive to Chambers Ave., 785ft of sidewalk and curbing along the western arm of Swab Blvd. All other roadways, sidewalks, driveways and curbing have been removed.
- **Misc**- Four street signs with poles, two stop signs and two yield sign remain.

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 Air Force and Hunt Building Company. The parcel is being returned as described in the closing documents as dirt graded to drain with a dust palliative applied. 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 and a visual inspection of the site. Condition of the remaining underground utilities could not be directly observed.

Per Condition 3 of the Lease of Property, Attachment N (Transition Plan), and based on the findings described in this PCR, NAFBP has fulfilled its obligations to return the leased parcel in accordance with the lease provisions.

Item 2. Below is a conformed copy of the original signed document.

Parcel E-1 Demolition Compliance Checklist

Demolition Parcel E 1	Compliant	Comments
Construction Mgt Plan/Demo Rel Parcel	y	
Attachment N Transition Plan	Y	
RFP Sec 3.3.9.7	Y	
Lease Of Property Conditions, 17, 3	0	AWACT EBS,PCR
ACM abatement/debris disposal	Y	100 units
Unit demolition debris removed	Y	100 units
Utility laterals removed, main lines capped	Y	Live Gas and sewer in place as req'd
Roadway/curbing/driveways removed	Y	
Street lights, trees, fire hydrants, mail boxes removed	Y	Street lights and hydrants remain as req'd
Overhead power lines, poles/transformers removed	Y	Poles left where req'd to support units
Street drains per design	Y	
Site graded to drain	Y	
Dust palliative applied	Y	
Parcel Survey	Y	
As-Built depicting all utility main cap location	Y	

I have verified that the above listed items meet the design criteria as listed in the closing documents unless otherwise noted.

Date: 4 Nov 09

Signature /S/ M. Chiger

Swaab (31 units)

154,156,158,160,162,164,166,168,170,172,174,176, 178, 180, 182, 184, 186,
188,190,192,194,196,198

183,185,187,189,191,193,195,197

Kinley (10 units)

58,60,62,64,66,68,70,72,74,76

Chambers (20 units)

2,4,6,8,10,12,14,16,18,20,22,24,

5,7,9,11,13,15,17,19

Hunter (6 units)


48,50,52,54,56,58

Jones (16 units)

1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16

Baer (17 units)

65,66,67,68,69,70,71,72,73,74,75,76,77,78,79,80,81



Nellis AFB Military Housing PPV
Parcel E1 Transition Summary

In accordance with attachment N of the Nellis Air Force Base Transition plan, this summary is intended to document the current physical condition of Air Force property described as Parcel E-1 Old Nellis Terrace, in lease number USAF-ACC-RKMF-1-06-001. And leased to; Nellis Air Force Base Properties, LLC. This portion of land described as Parcel E1, is required to be released back to Air Force after the completion of demolition of certain Old Nellis Housing units.

Property Description

The release parcel consists of approximately 25 acres located on the eastern portion of the Old Nellis Terrace housing area on Nellis Air Force Base.

Residential units

All units have been demolished in Parcel E 1, so no units remain on the release parcel

Infrastructure

Electricity – All overhead electrical distribution lines were removed as well as all electrical power poles and transformers. Please refer to attachment 1 for detailed information, and service termination locations.

Gas- All underground distribution laterals identified by current as-builts provided by the Air Force, were removed and or capped. Additionally all unit gas service regulators were removed, as well as service line from the main. Please refer to attachment 2 for detailed information, and service termination locations.

Sanitary Sewer- All building service laterals were removed, with sanitary sewer main, and manholes remaining in place. Please refer to attachment 3 for existing manhole locations as well as service terminations.

Water – All water service lines to units were removed, as well as shut off valves at the main. Fire hydrants remained in place. Please refer to attachment 4 for detailed information, and service termination locations

Telephone and CATV- All overhead phone and cable lines removed. Local telephone and cable provider were notified of termination locations.

Hazardous Material Abatement – All ACM (asbestos containing material) in units demolished, were abated and removed in accordance with all Federal, State, and Local guidelines. Please refer to attachment 5 for location and address of units abated.

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 to Hunt Building Company by Dept. of the Air Force and Nellis AFB Housing. Supervision of all phases of demolition was performed daily by the Hunt Building Company Quality Control staff, with the release property restored to the specifications of property lease agreement.



Steven N. Ramirez

CQC Director, Hunt Building Company

4 Dec 09

Date

Nellis Air Force Base
Parcel E 1 Transition checklist

Pursuant to attachment N of the Nellis AFB Transition Plan, the following checklist details items on Parcel E1 that were successfully abated and or demolished.
All service utilities that were not part of the demolition plan, if known, will be properly marked prior to parcel turnover.

ELECTRICAL SERVICE LINES

Overhead electrical distribution lines	removed
Electrical power poles / transformers	removed
Service termination locations	** see attachment 1

NATURAL GAS LINES

Gas service regulators	removed
Underground distribution laterals	removed
Service termination locations	**see attachment 2

SANITARY SEWER LINES

Building underground service laterals	removed
Sanitary sewer mains / manholes	in place
Service termination locations	**see attachment 3

WATER

Building service lines	removed
Water service mains / valves	removed
Fire hydrants	in place
Service termination location	**see attachment 4 .

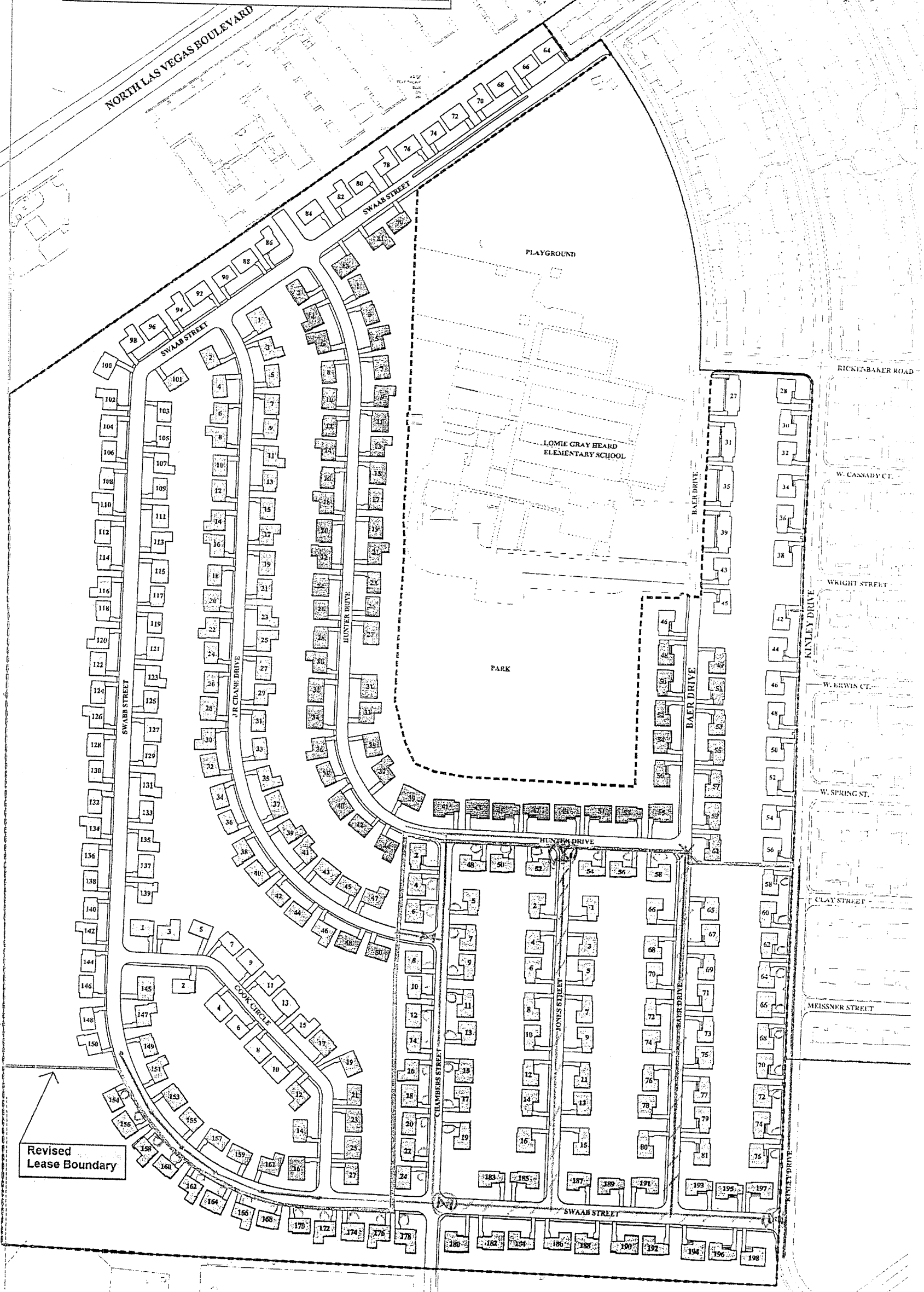
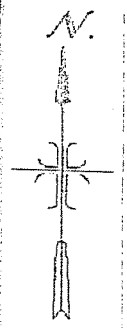
TELEPHONE AND CATV

Overhead phone and cable lines	removed
Service termination location	

HAZARDOUS MATERIAL ABATEMENT

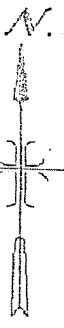
Asbestos containing material in demolished units	abated and removed
Location and addresses of units abated	**see attachment 5

Old Nellis Terrace Anticipated Resident Move-Out Dates for 329 Housing Units	
March 2009 thru June 2009:	100 Units
November thru December 2009:	44 Units
January 2010 thru March 2010:	66 Units
April 2010 thru June 2010:	66 Units
July 2010 thru September 2010:	53 Units

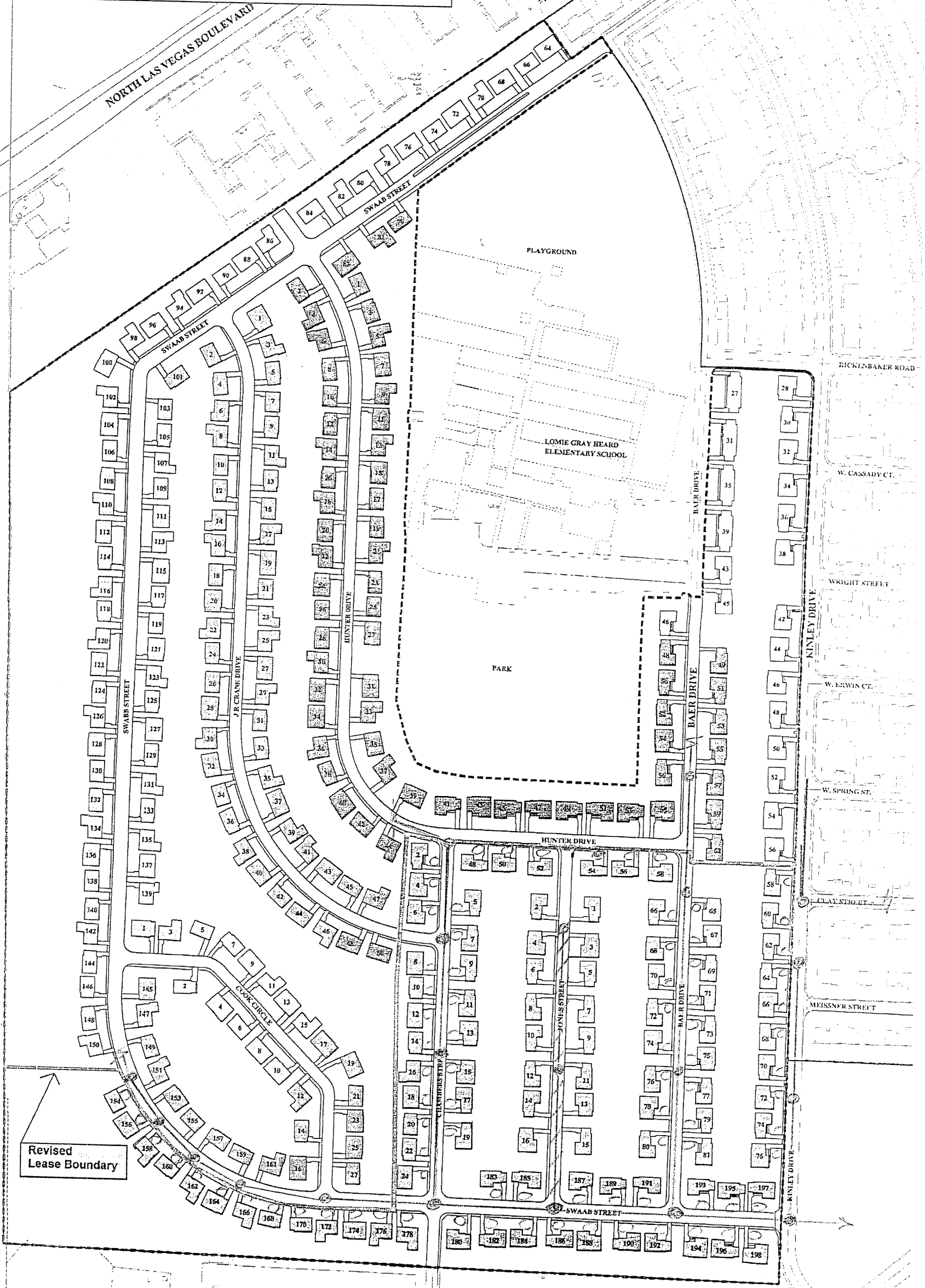


Revised Lease Boundary

OLD NELLIS TERRACE PH I
 STATUS OF WATER UTILITY DEPEND
 --- WATER MAINS/SERVICES (REMOVED)
 --- WATER MAINS/SERVICES (REMAINS)
 O SERVICES CAPPED AT CURB/SIDWALK
 X CRITICAL WATER MAIN



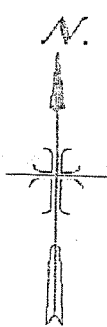
Old Nellis Terrace Anticipated Resident Move-Out Dates for 329 Housing Units		
March 2009 thru June 2009:	100 Units	
November thru December 2009:	44 Units	
January 2010 thru March 2010:	66 Units	
April 2010 thru June 2010:	66 Units	
July 2010 thru September 2010:	53 Units	



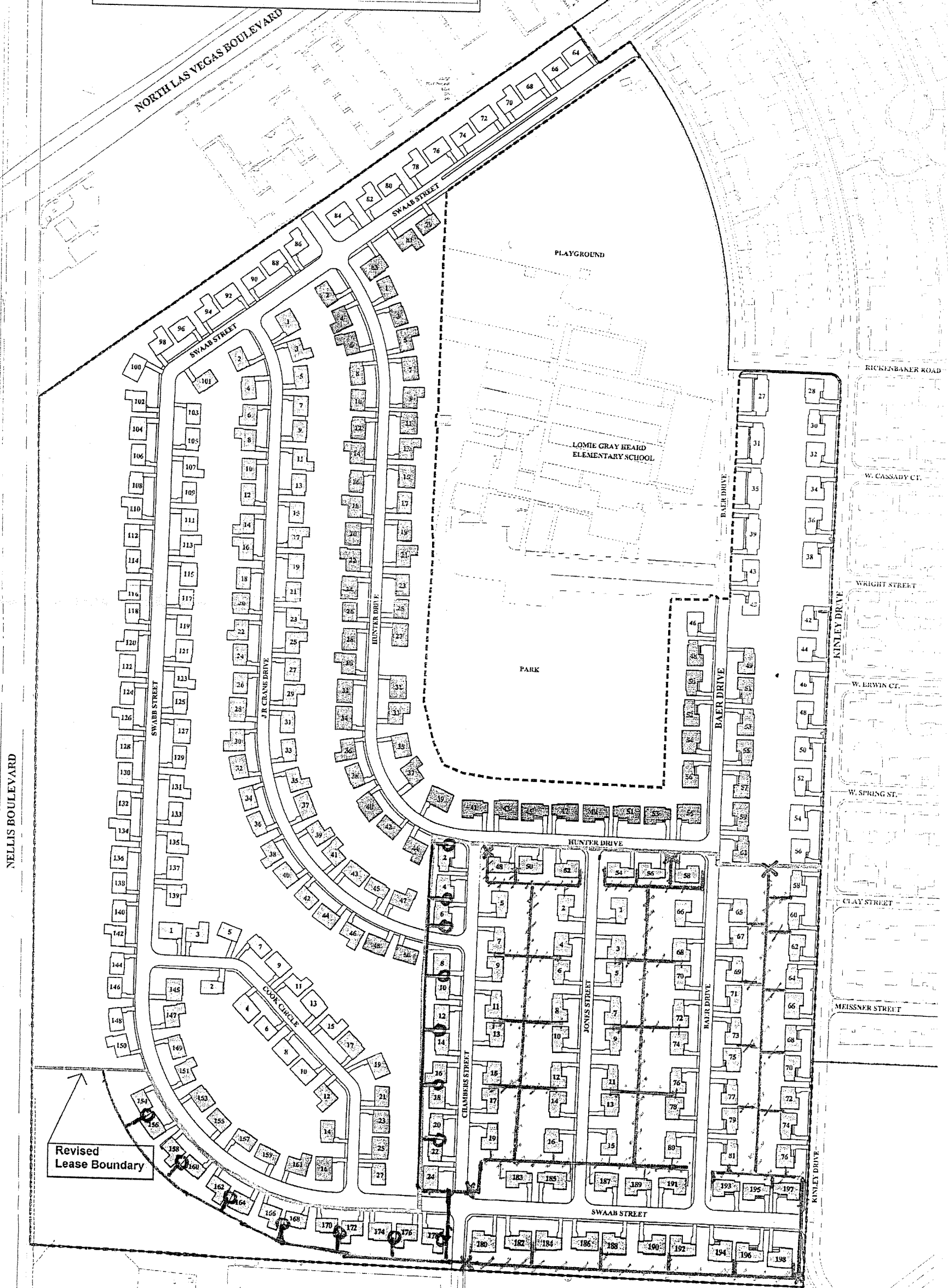
OLD NELLIS TERRACE PH1
 STATUS OF SEWER UTILITY REMOVAL

- SEWER MAIN/MANHOLES (REMOVED)
- ⊖ SEWER MAIN/MANHOLES (REMOVED)
- CUT/EARLATERAL/SIDEWALK/CURB

528 11/1/10

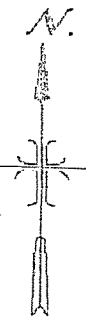


Old Nellis Terrace Anticipated Resident Move-Out Dates for 329 Housing Units		
March 2009 thru June 2009:	100 Units	
November thru December 2009:	44 Units	
January 2010 thru March 2010:	66 Units	
April 2010 thru June 2010:	66 Units	
July 2010 thru September 2010:	53 Units	

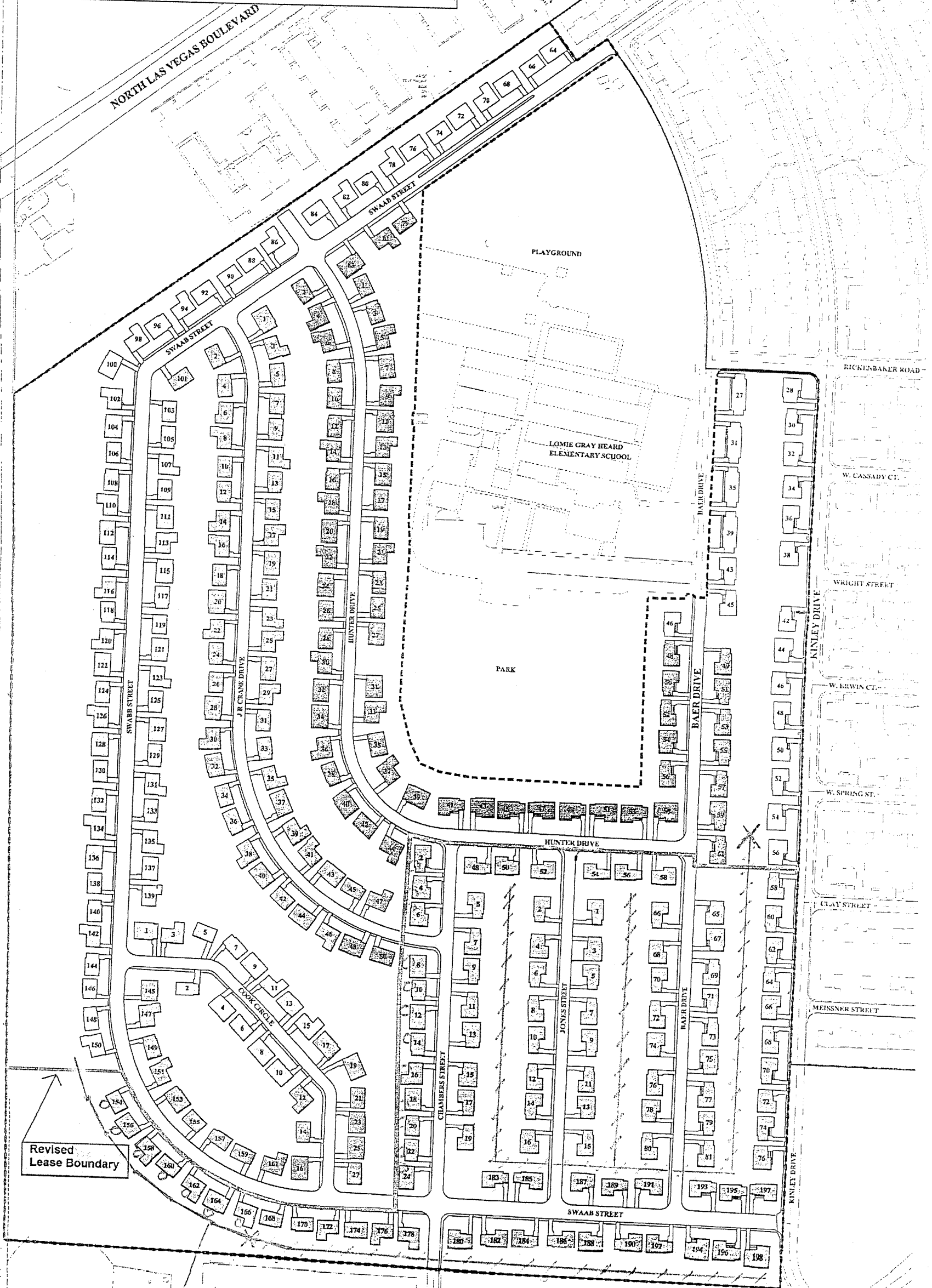


OLD NELLIS TERRACE UNIT
STATES OF GAS UTILITY DEMO

	CUT AND CAP EXISTING MAIN
	GAS SERVICE (CARRIED)
	GAS MAIN/SERVICE (REMOVED)
	GAS MAIN/SERVICE (REMOVED)



Old Nellis Terrace Anticipated Resident Move-Out Dates for 329 Housing Units		
March 2009 thru June 2009:	100 Units	
November thru December 2009:	44 Units	
January 2010 thru March 2010:	66 Units	
April 2010 thru June 2010:	66 Units	
July 2010 thru September 2010:	53 Units	



Revised Lease Boundary

OLD NELLIS TERRACE UNIT STATUS OF ELECTRIC DEMO

- OVERHEAD LINES/POLES (REMOVED)
- OVERHEAD LINES/POLES (REMAINING)
- X PRIMARY OVERHEAD DEMO
- O SERVICES REMOVED ONLY



December 1, 2009

Re: Nellis AFB Housing –Clearance for Demolition

Parcel E-1

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 E-1 See Attachment 6:

The identified Asbestos Containing Material located at Parcel E-1 See Attachment 6, 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 dark ink, appearing to read 'Jose Sandoval', is written over a light-colored rectangular stamp or background.

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

Nellis AFB Parcel E 1 ACM abatement log

Site Address	PCM Baseline	Prep	PCM Clearance	Clearance Letter Submitted
154 Swaab	4/28/2009	5/7/2009	5/19/2009	6/2/2009
156 Swaab	4/28/2009	5/7/2009	5/20/2009	6/2/2009
158 Swaab	4/28/2009	5/7/2009	5/20/2009	6/2/2009
160 Swaab	4/28/2009	5/8/2009	5/21/2009	6/2/2009
162 Swaab	4/28/2009	5/7/2009	5/22/2009	6/2/2009
164 Swaab	4/28/2009	5/8/2009	5/26/2009	6/2/2009
166 Swaab	4/29/2009	5/7/2009	5/26/2009	6/10/2009
168 Swaab	4/29/2009	5/7/2009	5/26/2009	6/10/2009
170 Swaab	4/29/2009	5/8/2009	5/27/2009	6/10/2009
172 Swaab	4/29/2009	5/7/2009	6/1/2009	6/4/2009
174 Swaab	4/29/2009	5/8/2009	6/2/2009	6/4/2009
176 Swaab	4/29/2009	5/7/2009	6/2/2009	6/4/2009
178 Swaab	4/30/2009	5/7/2009	6/3/2009	6/4/2009
180 Swaab	4/30/2009	5/7/2009	5/29/2009	6/2/2009
182 Swaab	4/30/2009	5/7/2009	5/28/2009	6/2/2009
184 Swaab	4/30/2009	5/7/2009	5/28/2009	6/2/2009
186 Swaab	4/3/0/09	5/7/2009	5/28/2009	6/2/2009
188 Swaab	4/30/2009	5/11/2009	7/1/2009	7/2/2009
190 Swaab	5/1/2009	5/11/2009	6/29/2009	7/2/2009
192 Swaab	5/1/2009	5/11/2009	7/1/2009	7/2/2009
194 Swaab	5/1/2009	5/29/2009	7/1/2009	7/2/2009
196 Swaab	5/1/2009	6/1/2009	7/2/2009	7/2/2009
198 Swaab	5/1/2009	5/7/2009	7/2/2009	7/2/2009
76 Kinley	7/6/2009	7/6/2009	7/14/2009	7/2/2009
74 Kinley	7/6/2009	7/6/2009	7/15/2009	7/22/2009
72 Kinley	7/7/2009	7/7/2009	7/15/2009	7/22/2009
70 Kinley	7/7/2009	7/7/2009	7/17/2009	7/22/2009
68 Kinley	7/8/2009	7/9/2009	7/21/2009	7/27/2009
66 Kinley	7/10/2009	7/10/2009	7/21/2009	7/27/2009
64 Kinley	7/11/2009	7/10/2009	7/21/2009	7/27/2009
22 Chambers	7/16/2009	7/20/2009	7/23/2009	7/27/2009
20 Chambers	7/16/2009	7/20/2009	7/23/2009	7/28/2009

Nellis AFB Parcel E 1 ACM abatement log

Site Address	PCM Baseline	Prep	PCM Clearance	Clearance Letter Submitted
18 Chambers	7/13/2009	7/21/2009	7/24/2009	7/28/2009
16 Chambers	7/22/2009	7/22/2009	7/28/2009	8/3/2009
14 Chambers	7/22/2009	7/24/2009	7/28/2009	8/3/2009
12 Chambers	7/23/2009	7/24/2009	7/29/2009	8/3/2009
10 Chambers	7/27/2009	7/27/2009	7/30/2009	8/3/2009
8 Chambers	7/17/2009	7/27/2009	7/29/2009	8/3/2009
6 Chambers	7/24/2009	7/24/2009	7/30/2009	7/31/2009
4 Chambers	7/23/2009	7/24/2009	8/30/2009	8/4/2009
2 Chambers	7/23/2009	7/24/2009	8/3/2009	8/4/2009
58 Hunter Dr.	7/27/2009	8/31/2009	9/3/2009	9/8/2009
56 Hunter Dr.	7/24/2009	8/31/2009	9/2/2009	9/8/2009
54 Hunter Dr.	8/27/2009	8/28/2009	9/2/2009	9/8/2009
52 Hunter Dr.	7/24/2009	8/7/2009	8/13/2009	8/13/2009
50 Hunter Dr.	7/27/2009	8/7/2009	8/13/2009	8/13/2009
48 Hunter	8/26/2009	8/13/2009	9/1/2009	9/3/2009
183 Swaab	8/6/2009	8/25/2009	8/26/2009	8/31/2009
185 Swaab	8/6/2009	8/25/2009	8/26/2009	8/27/2009
187 Swaab	7/7/2009	7/2/2009	7/11/2009	7/13/2009
189 Swaab	7/7/2009	7/6/2009	7/11/2009	7/13/2009
191 Swaab	7/9/2009	7/6/2009	7/10/2009	7/13/2009
193 Swaab	7/9/2009	7/6/2009	7/13/2009	7/14/2009
195 Swaab	7/6/2009	7/7/2009	7/13/2009	7/14/2009
197 Swaab	7/9/2009	7/7/2009	7/13/2009	7/14/2009
5 Chambers	8/3/2009	8/7/2009	8/11/2009	8/13/2009
7 Chambers	8/3/2009	8/7/2009	8/11/2009	8/13/2009
9 Chambers	8/4/2009	8/7/2009	8/11/2009	8/13/2009
11 Chambers	8/4/2009	8/8/2009	8/11/2009	8/13/2009
13 Chambers	8/5/2009	8/8/2009	8/11/2009	8/13/2009
15 Chambers	8/6/2009	8/12/2009	8/25/2009	8/26/2009
17 Chambers	8/4/2009	8/12/2009	8/25/2009	8/26/2009
19 Chambers	8/24/2009	8/24/2009	8/26/2009	8/27/2009
24 Chambers	8/5/2009	9/16/2009	9/22/2009	9/28/2009
1 Jones	7/30/2009	8/31/2009	9/3/2009	9/8/2009

Nellis AFB Parcel E 1 ACM abatement log

Site Address	PCM Baseline	Prep	PCM Clearance	Clearance Letter Submitted
2 Jones	7/30/2009	8/28/2009	9/1/2009	9/2/2009
3 Jones	7/31/2009	8/31/2009	9/4/2009	9/8/2009
4 Jones	8/24/2009	8/28/2009	8/31/2009	9/2/2009
5 Jones	8/25/2009	8/31/2009	9/4/2009	9/8/2009
6 Jones	8/25/2009	8/28/2009	8/31/2009	9/2/2009
7 Jones	8/7/2009	9/2/2009	9/5/2009	9/8/2009
8 Jones	8/7/2009	8/27/2009	8/28/2009	9/2/2009
9 Jones	8/25/2009	9/3/2009	9/4/2009	9/10/2009
10 Jones	7/28/2009	8/27/2009	8/28/2009	9/1/2009
11 Jones	8/7/2009	9/3/2009	9/5/2009	9/10/2009
12 Jones	8/3/2009	8/24/2009	8/28/2009	9/1/2009
13 Jones	7/31/2009	9/4/2009	9/5/2009	9/10/2009
14 Jones	7/28/2009	8/25/2009	8/27/2009	9/1/2009
15 Jones	7/31/2009	9/4/2009	9/5/2009	9/10/2009
16 Jones	8/3/2009	8/13/2009	8/26/2009	8/27/2009
81 Baer	7/29/2009	9/10/2009	9/15/2009	9/16/2009
80 Baer	7/29/2009	9/4/2009	9/10/2009	9/14/2009
79 Baer	7/29/2009	9/9/2009	9/15/2009	9/16/2009
78 Baer	7/29/2009	9/4/2009	9/10/2009	9/14/2009
77 Baer	8/26/2009	9/10/2009	9/16/2009	9/17/2009
76 Baer	8/11/2009	9/4/2009	9/10/2009	9/14/2009
75 Baer	9/10/2009	9/10/2009	9/16/2009	9/17/2009
74 Baer	8/11/2009	9/4/2009	9/10/2009	9/14/2009
73 Baer	9/10/2009	9/10/2009	9/17/2009	9/21/2009
72 Baer	8/11/2009	9/4/2009	9/11/2009	9/14/2009
71 Baer	8/10/2009	9/9/2009	9/17/2009	9/21/2009
70 Baer	8/11/2009	9/4/2009	9/11/2009	9/14/2009
69 Baer	9/11/2009	9/14/2009	9/21/2009	9/23/2009
68 Baer	8/10/2009	9/7/2009	9/14/2009	9/14/2009
67 Baer	9/11/2009	9/14/2009	9/18/2009	9/21/2009
66 Baer	8/13/2009	9/7/2009	9/14/2009	9/16/2009
65 Baer	9/11/2009	9/11/2009	9/18/2009	9/21/2009
58 Kinley	9/14/2009	9/14/2009	9/21/2009	9/23/2009

Item 4. Chlordane Soil Sampling

Please see 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
174 Swaab Blvd. & 10 Jones Street
Las Vegas, Nevada 89115

Prepared by:

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

Date of Sampling Event:

December 07, 2009

January 7, 2010

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

**Project: Chlordane Soil Sampling
Nellis Air Force Base
174 Swaab Blvd. & 10 Jones St.
Las Vegas, Nevada 89115**

Dear Mr. Leidolf:

Construction and Environmental Consultants, Inc. (CECI) is pleased to submit this report for Chlordane in soil for 174 Swaab Blvd. and 10 Jones Street 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 as directed by Mr. Steve Ramirez, Hunt Building Company, safety coordinator.

The laboratory results indicate concentrations of Chlordane below the detectable limits of <0.050 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 174 Swaab Blvd. and 10 Jones Street does not exceed 1.6 milligram per kilogram (mg/kg).

Sincerely,



Alec Felhaber
Environmental Consultant



SAN ANTONIO
TESTING LABORATORY, INC.



Cert. No. T104704360-08A-TX

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

Project: NAFB
Project Number: [none]
Project Manager: Ricardo Cortez

Reported:
12/28/09 12:41
Received:
12/10/09 13:37

Report No. 0912110

Sample ID #: C174 Swaab Blvd, Soil Sample taken 16 B65

Sampling Method: Composite

Lab Sample ID #: 0912110-01

Sample Matrix: Solid

Date/Time Collected: 12/07/09 09:53

Analyte	Result	Units	PQL	Prep Method	Batch	Analyzed	Method	Analyst	Notes
Organochlorine Pesticides									
Chlordane	<0.050	mg/kg	0.050	3550B	B951033	12/16/09	8081A	MSR	
Surrogate: Decachlorobiphenyl	30 %		25-143	3550B	B951033	12/16/09	8081A	MSR	

Sample ID #: C10 Jones St., Soil Sample taken 16 B65

Sampling Method: Composite

Lab Sample ID #: 0912110-02

Sample Matrix: Solid

Date/Time Collected: 12/07/09 10:15

Analyte	Result	Units	PQL	Prep Method	Batch	Analyzed	Method	Analyst	Notes
Organochlorine Pesticides									
Chlordane	<0.050	mg/kg	0.050	3550B	B951033	12/16/09	8081A	MSR	
Surrogate: Decachlorobiphenyl	34 %		25-143	3550B	B951033	12/16/09	8081A	MSR	

Organochlorine Pesticides - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
Batch B951033 - 3550B									
Blank (B951033-BLK1)					Prepared: 12/15/09 14:02 Analyzed: 12/16/09 16:34				
Chlordane	<0.050	0.050	mg/kg						
LCS (B951033-BS1)					Prepared: 12/15/09 14:02 Analyzed: 12/16/09 16:34				
Chlordane	0.256	0.050	mg/kg	0.333		77	60-140		
Matrix Spike (B951033-MS1)					Source: 0912110-01 Prepared: 12/15/09 14:02 Analyzed: 12/16/09 16:34				
Chlordane	0.376	0.050	mg/kg	0.333	0.00	113	60-140		50
Matrix Spike Dup (B951033-MSD1)					Source: 0912110-01 Prepared: 12/15/09 14:02 Analyzed: 12/16/09 16:34				
Chlordane	0.267	0.050	mg/kg	0.333	0.00	80	60-140	34	50

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: CECI Report Number: 0912110
 Project Name: _____ Date Received: 12-10-09
 Shipped via FedEx UPS Lonestar Hand Delivered DHL Other Date Due: 12-21-09
 Rush: Specify: 7 day

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"/>
2. Custody Seals intact?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	NA	<input type="checkbox"/>
3. Air Bill included in folder, if received?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	NA	<input type="checkbox"/>
4. Is COC included with samples?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	NA	<input type="checkbox"/>
5. Is COC signed and dated by client?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	NA	<input type="checkbox"/>
6. Sample temperature acceptable [$>0^{\circ}\text{C}$ and $<6^{\circ}\text{C}$]?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	NA	<input type="checkbox"/>
7. Samples received with ice <input type="checkbox"/> ice packs <input type="checkbox"/> neither <input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	NA	<input type="checkbox"/>
8. Is the COC filled out correctly and completely?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	NA	<input type="checkbox"/>
9. Information on the COC matches the samples?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	NA	<input type="checkbox"/>
10. Samples received within holding time?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	NA	<input type="checkbox"/>
11. Samples properly labeled?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	NA	<input type="checkbox"/>
12. Samples properly preserved? <u>Do lid</u>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	NA	<input type="checkbox"/>
13. Proper sample containers used?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	NA	<input type="checkbox"/>
14. Samples received intact?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	NA	<input type="checkbox"/>
15. VOA vials received with no air bubbles?	Yes	<input checked="" type="checkbox"/>	No	<input checked="" type="checkbox"/>	NA	<input type="checkbox"/>
16. Sample volume sufficient for requested analysis?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	NA	<input type="checkbox"/>
17. All samples received?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	NA	<input type="checkbox"/>
18. Subcontracted Samples: [if Yes, complete the next section]	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	NA	<input type="checkbox"/>

Temp: 17.0C

Analyses Sent For: _____ 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: 12-10-09
 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, Nellis Terrace Housing Area, Nellis Air Force Base Nevada", referred to herein as the "2003 EBS", is included on the inside back cover of this EBS.

APPENDIX E

INTERVIEWS

Interviews were conducted with Nellis AFB personnel on the 9th, 15th and 16th of March 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 E-1.

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 file housing privatization file that can be reviewed. The file revealed some chlordane sampling in land adjacent to Parcel E-1 that had levels of 46 and 59 mg/kg for soil.

Mr. John Roe, Water Quality

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

Mr. Charles Varner, Water Shop Foreman

- There are no environmental issues that he is aware of at the subject parcel and he has been working on Base since 1985.

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. Mark Chiger, Contractor, Base Housing

- Not aware of any environmental issues on Parcel E-1.
- Lead Based Paint (LBP) was not identified in the original EBS as an issue, only Asbestos Containing Material (ACM) which was subsequently removed from the houses that were demolished on the parcel and the ACM was properly disposed of.

Mr. James Boley, Chief, Base Fire Department

- Not aware of any environmental issues on Parcel E-1.