

Final
PHASE I ENVIRONMENTAL BASELINE SURVEY
PARCELS E2, F, and I, MILITARY HOUSING AREAS
NELLIS AIR FORCE BASE, NEVADA

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EXECUTIVE SUMMARY

This Phase I Environmental Baseline Survey (EBS) report was prepared to support the proposed release back of Parcels E2, F, and I 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 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 E2, F, and I of the Leased Premises is to be released back to the USAF in August 2011 or such later date that the USAF determines that the Lessee and its contractors have satisfactorily completed certain actions. Such actions include the return to the government intact and in "as-is" condition of 14 military family housing (MFH) units on Parcel E2 and six MFH units on Parcel F. The remainder of the housing units on Parcel E2 and I have been demolished 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 properties from the Lease.

Parcel E2 consists of the northern portion of what was formerly known as the Old Nellis Terrace Housing Area on Nellis AFB, Area I. The parcel encompasses approximately 43 acres. Present on the parcel is a seven foot high perimeter wall, marking the boundary of Nellis AFB. The majority of the MFH units, roads and miscellaneous structures have been removed from the parcel; remaining on the parcel are Swaab Boulevard, Kinley Drive, and Baer Avenue and 14 vacant MFH units. The majority of the parcel has been graded with original vegetation removed. No soil staining or other evidence of petroleum contamination exist on the parcel. The property known as Parcel E2 was covered by that certain EBS titled "Environmental Baseline Survey December 2003, Nellis Terrace Housing Area, Nellis Air Force Base Nevada" referred to herein as the "Nellis Terrace 2003 EBS". Such Nellis Terrace 2003 EBS is hereby incorporated in its entirety into this current EBS 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 Nellis Terrace 2003 EBS that is on a compact disc (CD) attached to the inside back cover of this EBS.

Parcel F consists of the Dunning Circle Housing Areas on Nellis AFB, Area I. The parcel encompasses approximately five acres. Present on the parcel is a five foot high perimeter wall, Dunning Circle Drive, six MFH units, one family housing storage unit, one 2 car garage associated with Building 650 and one red brick Bar - BQ. No soil staining or other evidence of petroleum contamination exist on the parcel. The property known as Parcel F was covered by that certain EBS titled "Environmental Baseline Survey December 2003, Dunning Circle Housing Area, Nellis Air Force Base Nevada" referred to herein as the "Dunning Circle 2003 EBS". Such Dunning Circle 2003 EBS is hereby incorporated in its entirety into this current EBS 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 Dunning Circle 2003 EBS that is on a CD attached to the inside back cover of this EBS.

Parcel I consists of the eastern portion of what was formerly known as Manch Manor III Housing Area on Nellis AFB, Area III. The parcel encompasses approximately 10 acres. Present on the parcel is a seven foot high perimeter wall marking the parcels eastern boundary. All the MFH units, roads and miscellaneous structures have been removed. The parcel has been graded with original vegetation removed. No soil staining or other evidence of petroleum contamination exist on the parcel. The property known as Parcel I was covered by that certain EBS titled "Environmental Baseline Survey December 2003, Manch Manor Housing Area, Nellis Air Force Base Nevada" referred to herein as the "Manch Manor 2003 EBS". Such Manch Manor 2003 EBS is hereby incorporated in its entirety into this current EBS 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 Manch Manor 2003 EBS that is on a CD 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 (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 parcels and where no migration from the adjacent areas has occurred. The USAF recommends that no further environmental studies be conducted for the subject parcels.

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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 |
| 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 |

ACRONYMS (Conti.)

| | |
|--------|--|
| 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 |
| 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 |

ACRONYMS (Conti.)

| | |
|--------|--------------------------|
| 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 EBS is to (1) document the nature, magnitude, and extent of any environmental contamination of the subject properties 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 Nellis Terrace 2003 EBS, Dunning Circle 2003 EBS, and Manch Manor 2003 EBS.

1.1 BOUNDARIES OF THE PROPERTY AND SURVEY AREA

The legal description of the Parcel E2, located within the confines of Nellis AFB, is that certain property consisting of approximately 43 acres situated within the N ½ of Section 4, Township 20 S, Range 62 E, M.D.M Clark County Nevada.

The legal description of the Parcel F, located within the confines of Nellis AFB, is that certain property consisting of approximately 5 acres situated within the N ½ of Section 4, Township 20 S, Range 62 E, M.D.M Clark County Nevada.

The legal description of the Parcel I, located within the confines of Nellis AFB, is that certain property consisting of approximately 10 acres situated within the N ½ of Section 5 Township 20 S, Range 62 E, M.D.M Clark County Nevada.

Please see the map on the following page for the specific geographic location of the subject parcels.

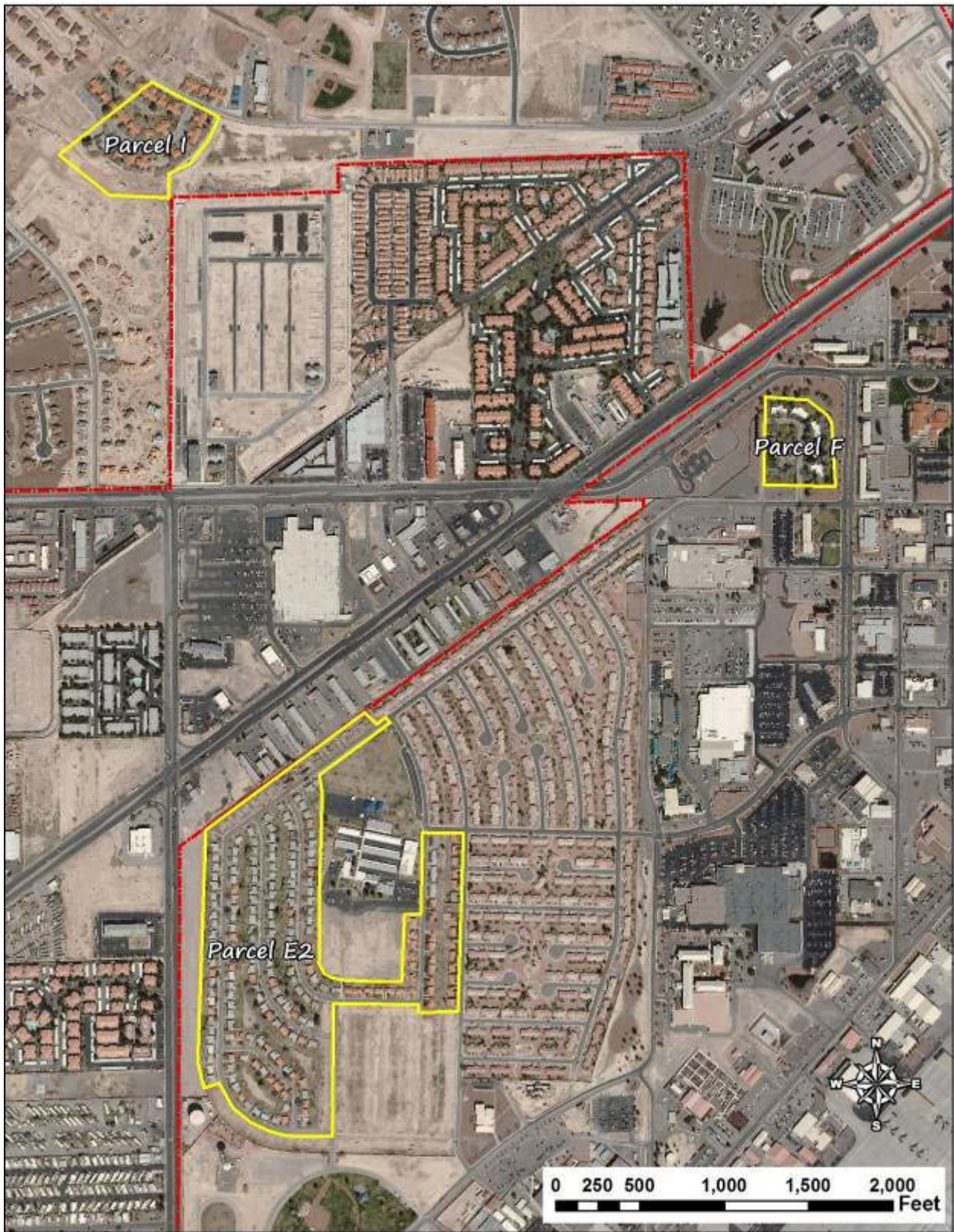


Figure 1, Area map

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 parcels 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 Nellis Terrace 2003 EBS, Dunning Circle 2003 EBS and Manch Manor 2003 EBS 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 Nellis Terrace 2003 EBS, Dunning Circle 2003 EBS, and Manch Manor 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 Nellis Terrace 2003 EBS, Dunning Circle 2003 EBS, and Manch Manor 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 parcels. Historic aerial photographs were obtained from Nellis AFB staff and were available for the years of 2004 through 2010. Historic aerial photographs typically show any development or habitat changes over the years. Current aerial photographs of the sites for the period from completion of the Nellis Terrace 2003 EBS, Dunning Circle 2003 EBS, and Manch Manor 2003 EBS to 2010 are included as a part of Appendix C.

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 E2, F, and I and their surrounding areas in the past five years. Nellis AFB is required to keep track of all reportable quantity spills for a period of five 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 three 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 E2, F, and I was conducted on April 19 2011 and June 15 2011 by Tod Oppenborn, 99 CES/CEAO. The focus of the effort was to investigate the subject properties 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. No visual evidence of any adverse impacts due to hazardous or toxic substances, or the presence of potential sources for impacts, such as drums, petroleum products and leaking USTs were identified on the subject parcels.

2.1.2.1 Parcel E2 Description

- The release Parcel E2 consists of approximately 43 acres located on the northern portion of what was described in the Nellis Terrace 2003 EBS as Old Nellis Terrace. Currently, the following is present on Parcel E2. The area is enclosed on the north and west sides by a CMU wall, seven feet high. The wall is part of the base perimeter wall. Baer Drive bounds the parcel on the east side. The parcel is bounded on the south side by Swaab Boulevard. The majority of the parcel has been graded with original vegetation removed. Of the original 229 MFH units, 215 have been demolished. 14 MFH units remain, these units are presently vacant. They will be returned to the Nellis AFB in an "as-is" condition. Cook Circle, Hunter Drive and Crane Drive have been removed; Swaab Boulevard, Kinley

Drive and Baer Drive remain. The Swaab Boulevard sidewalk remains in place on west side of the street. Sewer manholes and water valves remain in place in Swaab Boulevard at 100 yard intervals. These lines have been abandoned in place. Water is supplied to the vacant MFH units by CNLV. Gas service with associated regulators, meters and sensors remain connected to the 14 vacant MFH units. One gas valve exists 30 yards south of the northwest bend in Swaab Boulevard. The gas line under Swaab Boulevard has been abandon it place. The remains of concrete water meter boxes associated with the demolished MFH units remain on both sides of Swaab Boulevard. Electricity is supplied to the parcel from overhead power lines. Power poles and lines enter the parcel on the north and west sides of the parcel. 30 power poles with associated overhead lines remain on Parcel E2. 10 power poles are equipped with transformers. The power poles are located in three areas, parallel to the western boundary wall, parallel to the Lomie Gray Heard Elementary School and parallel to Baer Drive in the back yards of the 14 vacant MFH units. Miscellaneous structures remaining on the parcel are three active fire hydrants on Kinley Drive, one hydrant on Baer Dr, two mail kiosks and one speed limit sign.

No 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 exist on Parcel E2. No debris or solid waste was found on Parcel E2 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.

2.1.2.2 Parcel F Description

- The release Parcel F consists of approximately five acres known as Dunning Circle which was described in the Dunning Circle 2003 EBS. Currently, the following is present on Parcel F. The area is enclosed with a five foot high CMU wall. The wall marks the boundary of Parcel F on the north, east and south sides. Dunning Circle Drive marks the parcel boundary on the west side. All MFH units on Parcel F remain in place. Present on the parcel are six single family MFH units, one family housing storage unit, one 2 car garage associated with Building 650 and one red brick Bar - BQ. An irrigation system is part of the housing system and controlled by an automated system. Electrical is supplied to the parcel and the MFH units from underground and overhead lines. The power line enters Parcel F via an underground line from the southwest corner of the housing area. The individual MFH units are supplied electricity via overhead lines. Five power poles are located on Parcel F. Three of these power poles are equipped with transformers. The local commercial phone lines are provided and maintained by Century Link. The six MFH units are equipped with a government telephone system operated by Nellis AFB. Cable television service was provided by Bluebird Cable TV service. The natural gas distribution system for Parcel F consists of underground lines. Individual lines to the MRH units Building 644 through Building 648 branch off of the main line. Natural gas is supplied to Building 650 independently of the other MFH units. The sewer line enters Parcel F on the northwest corner, branch off to the MFH units and exits the parcel to the east and south

sides of the parcel. Two sewer manholes are located on the parcel and are concealed under false boulders in the front yards of MFH units, Building 644 and Building 645.

No 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 exist on Parcel F. No debris or solid waste was found on Parcel F 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.

2.1.2.3 Parcel I Description

The release Parcel I consists of approximately 10 acres located on the northeast portion of what was described in the Manch Manor 2003 EBS as Manch Manor III. All MFH units and associated buildings have been demolished. Currently, the following is present on Parcel I. The area is enclosed on the east side with a seven foot high CMU wall. The northern boundary is marked by Stafford Drive. All other roadways have been removed. The southern boundary is marked by the MFH units associated with Phase Six of The Landings at Nellis Privatized Housing Development. To the west of the parcel is a walking path and park associated with Phase Nine of The Landings at Nellis Privatized Housing Development. The parcel has been graded with original vegetation removed. Electricity lines enter the parcel via underground lines from the east. One electrical underground concrete vault is located along the east boundary wall. A gate is located in the east boundary wall allowing access to an electrical substation adjacent of the parcel. Water and sewer lines are located parallel to the east boundary wall. Three sewer manholes and six water valves are associated with these utility lines. One cable junction box is located at the northeast corner of the parcel adjacent to Stafford Drive.

No 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 exist on Parcel I. No debris or solid waste was found on Parcel I 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 E2, F, and I are listed below and a summary of their interviews are presented in Appendix E:

Waldo Pulido, Environmental Restoration Program Manger, 99 CES/CEAN

Henry Rodriguez, Toxics Program Manger, 99 CES/CEAN,

John Roe, Water Quality Program Manger, 99 CES/CEAN,

James Boley, Chief Fire Department, 99 CES/CEF,

Capt. David Wooten, Deputy Flight Commander, 99 AMDS/SGPB,

Patrick Hickey, Environmental Fuels Program Manager, 99 CES/CEAN,

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3.0 FINDINGS FOR SUBJECT PROPERTY

Reference is made to the entirety of the Nellis Terrace 2003 EBS, Section 3, pages 3-1 through 3-20, Dunning Circle 2003 EBS, Section 3, pages 3-1 through 3-18, and Manch Manner 2003 EBS, Section 3, 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 Nellis Terrace 2003 EBS, Dunning Circle 2003 EBS, and Manch Manner 2003 EBS for a description of the historic land use for Parcel E2 which is a subpart of Nellis Terrace Housing Area, Parcel F, Dunning Circle Housing Area and Parcel I which is a subpart of The Landings at Nellis Housing Area described therein.

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

3.2 ENVIRONMENTAL SETTING

See Section 3.2, pages 3-1 through 3-10 of the Nellis Terrace 2003 EBS, Dunning Circle 2003 EBS, and Manch Manner 2003 EBS for a description of the Environmental Setting of Parcel E2, which is a subpart of Nellis Terrace Housing Area, Parcel F, Dunning Circle Housing Area, and Parcel I which is a subpart of The Landings at Nellis Housing Area described therein. As additional information on the environmental setting of Parcel E2, F, and I:

The subject parcels are 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 parcels 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 parcels 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 E2, F, and I.

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 Nellis Terrace 2003 EBS, Section 3.3, pages 3-10 through 3-12, Dunning Circle 2003 EBS, Section 3.3, pages 3-10 through 3-11, and Manch Manner 2003 EBS, Section 3.3, pages 3-10 through 3-13 for a description of the Hazardous Substances with respect to Parcel E2, which is a subpart of Nellis Terrace Housing Area, Parcel F, Dunning Circle Housing Area, and Parcel I which is a subpart of The Landings at Nellis Housing Area described therein.

As additional information on hazardous substances with respect to Parcel E2, F, and I: 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 parcels. Furthermore, no evidence of hazardous or petroleum waste was observed within the subject parcels.

3.4 ENVIRONMENTAL RESTORATION PROGRAM CONTAMINATION

See Nellis Terrace 2003 EBS, Section 3.4, page 3-12, Dunning Circle 2003 EBS, Section 3.4, page 3-11, and Manch Manner 2003 EBS, Section 3.4, page 3-14 for a description of Installation Restoration Program contamination with respect to Parcel E2, which is a subpart of Nellis Terrace Housing Area, Parcel F, Dunning Circle Housing Area, and Parcel I 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 parcels.

3.5 STORAGE TANKS

See Nellis Terrace 2003 EBS, Section 3.5, pages 3-12 and 3-13, Dunning Circle 2003 EBS Section 3.5, pages 3-11 and 3-12, and Manch Manner 2003 EBS, Section 3.5, pages 3-14 and 3-15 for a description of Storage Tanks with respect to Parcel E2, which is a subpart of Nellis Terrace Housing Area, Parcel F, Dunning Circle Housing Area, and Parcel I 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 parcels. According to interviews, document searches, and a site reconnaissance, no USTs are within the subject parcels. According to record searches, interviews, and a site reconnaissance, no pipelines, hydrant fueling or transfer systems are located within the subject parcels.

3.6 OIL WATER SEPARATORS

See Nellis Terrace 2003 EBS, Section 3.6, page 3-13, Dunning Circle 2003 EBS, Section 3.6, page 3-12, and Manch Manner 2003 EBS, Section 3.6, page 3-15 for a description of the Water Separators with respect to Parcel E2, which is a subpart of Nellis Terrace Housing Area, Parcel F, Dunning Circle Housing Area and Parcel I 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 parcels.

3.7 PESTICIDES

See Nellis Terrace 2003 EBS, Section 3.7, pages 3-13 and 3-14, Dunning Circle 2003 EBS, Section 3.7, pages 3-12 and 3-13, and Manch Manner 2003 EBS, Section 3.7, pages 3-15 and 3-16 for a description of Pesticides with respect to Parcel E2, which is a subpart of Nellis Terrace Housing Area, Parcel F, Dunning Circle Housing Area, and Parcel I 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 parcels.

Past soil tests have been conducted on Parcel E2 and I by Hunt Building Company. Test results are within the acceptable criteria for chlordane. No soil testing was performed on Parcel F. Hunt Building Company was not required to conduct soil sampling on Parcel F since the parcel is being returned to Nellis AFB in an "as-is" condition. The AF transferred the parcel to Hunt Building Company on 2006 and then transferred back to AF control in 2010. No activities were conducted on Parcel F by Hunt Building Company. Because no activities were conducted on the parcel while it was under the control of Hunt Building Company, the condition of the parcel would not have changed from the original soil samples that were conducted for the RFP for the housing privatization in late 2005.

See Item 3 of Appendix D which includes, the results of the chlordane testing from the Nellis AFB Housing-Clearance for Parcel E2 and I.

3.8 MEDICAL OR BIOHAZARDOUS WASTE

See Nellis Terrace 2003 EBS, Section 3.8, page 3-14, Dunning Circle 2003 EBS, Section 3.8, page 3-13, and Manch Manner 2003 EBS, Section 3.8, page 3-16 for a description of the Medical Biohazardous Waste with respect to Parcel E2, which is a subpart of Nellis Terrace Housing Area, Parcel F, Dunning Circle Housing Area and Parcel I 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 parcels.

3.9 ORDNANCE

See Nellis Terrace 2003 EBS, Section 3.9, page 3-14, Dunning Circle 2003 EBS, Section 3.9, page 3-13, and Manch Manner 2003 EBS, Section 3.9, page 3-16 for a description of Ordnance with respect to Parcel E2, which is a subpart of Nellis Terrace Housing Area, Parcel F, Dunning Circle Housing Area and Parcel I which is a subpart of The Landings at Nellis Housing Area described therein.

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

3.10 RADIOACTIVE WASTES

See Nellis Terrace 2003 EBS, Section 3.10, page 3-14, Dunning Circle 2003 EBS, Section 3.10, page 3-13, and Manch Manner 2003 EBS, Section 3.10, page 3-16 for a description of Radioactive Waste with respect to Parcel E2, which is a subpart of Nellis Terrace Housing Area, Parcel F, Dunning Circle Housing Area and Parcel I 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 parcels.

3.11 SOLID WASTE

See Nellis Terrace 2003 EBS, Section 3.11, page 3-15, Dunning Circle 2003 EBS, Section 3.11, page 3-13, and Manch Manner 2003 EBS, Section 3.11, page 3-17 for a description of Solid Waste with respect to Parcel E2, which is a subpart of Nellis Terrace Housing Area, Parcel F, Dunning Circle Housing Area and Parcel I 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 parcels.

3.12 GROUNDWATER

See Nellis Terrace 2003 EBS, Section 3.12, page 3-15, Dunning Circle 2003 EBS, Section 3.12, page 3-14, and Manch Manner 2003 EBS, Section 3.12, page 3-17 for a description of Ground Water with respect to Parcel E2, which is a subpart of Nellis Terrace Housing Area, Parcel F, Dunning Circle Housing Area and Parcel I which is a subpart of The Landings at Nellis Housing Area described therein.

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

3.13 WASTEWATER TREATMENT, COLLECTION AND DISCHARGE

See Nellis Terrace 2003 EBS, Section 3.13, page 3-15, Dunning Circle 2003 EBS, Section 3.13, page 3-14, and Manch Manner 2003 EBS, Section 3.13, page 3-17 for a description of

wastewater treatment, collection, and discharge with respect to Parcel E2, which is a subpart of Nellis Terrace Housing Area, Parcel F, Dunning Circle Housing Area and Parcel I which is a subpart of The Landings at Nellis Housing Area described therein.

No wastewater discharge concerns have been identified within the subject parcels during interviews and record searches of the subject parcels.

3.14 DRINKING WATER QUALITY

See Nellis Terrace 2003 EBS, Section 3.14, pages 3-15 and 3-16, Dunning Circle 2003 EBS, Section 3.14, pages 3-14, and Manch Manner 2003 EBS, Section 3.14, pages 3-17 and 3-18, for a description of drinking water quality with respect to Parcel E2, which is a subpart of Nellis Terrace Housing Area, Parcel F, Dunning Circle Housing Area and Parcel I which is a subpart of The Landings at Nellis Housing Area described therein.

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

3.15 ASBESTOS

See Nellis Terrace 2003 EBS, Section 3.15, page 3-16, Dunning Circle 2003 EBS, Section 3.15, page 3-15, and Manch Manner 2003 EBS, Section 3.15, page 3-18 for a description of asbestos with respect to Parcel E2, which is a subpart of Nellis Terrace Housing Area, Parcel F, Dunning Circle Housing Area and Parcel I which is a subpart of The Landings at Nellis Housing Area described therein.

Past asbestos sampling was conducted on all MFH units existing on Parcel E2 and I, prior to their demolition to determine which, if any, incorporated asbestos containing material (ACM). All units on Parcel E2 and I were MFH units and no such MFH units were found to have ACM. No asbestos sampling was conducted on the MFH units on Parcel F. The MFH units located on Parcel F are being returned to Nellis AFB in an "as-is" condition. Since Parcel F MFH units are being returned in an "as-is" condition, no asbestos sampling was conducted.

Hunt Building Company was not required to conduct asbestos sampling on Parcel F since the parcel is being returned to Nellis AFB in an "as-is" condition. The AF transferred the parcel to Hunt Building Company in 2006 and then transferred back to AF control in 2010. No activities were conducted on Parcel F by Hunt Building Company. Since no activities were conducted on the parcel while it was under the control of Hunt Building Company, the condition of the parcel would not have changed from the original asbestos sampling that was conducted for the RFP for the housing privatization in 2005.

See Item 2 of Appendix D which includes, 1) the punch checklist, page 2 of the Nellis AFB Housing-Clearance Reports for Parcel E2 and I which is included with the ACM in that was met by the demolition project manager as a condition to turning over Parcel E2 and I to Nellis AFB, 2) the project manager's certification that all ACM was removed from demolished buildings on Parcel E2 and I.

3.16 POLYCHLORINATED BIPHENYLS (PCBs)

The disposal of PCBs is regulated under the federal Toxic Substances Control Act (TSCA) (15 U.S.C. Section 2601, et seq., as Implemented by 40 CFR Part 761), which banned the manufacture and distribution of PCBs, with the exception of PCBs used in enclosed systems. By federal definition, PCB equipment contains 500 PPM PCBs or more, whereas PCB-contaminated equipment contains PCB concentrations equal to or greater than 50 ppm, but less than 500 PPM. The TSCA regulates and the U.S. EPA enforces the removal and disposal of all sources of PCBs containing 50 PPM or more; the regulations are more stringent for PCB equipment than for PCB-contaminated equipment.

As mentioned in Section 3.2.3.1, Nellis AFB (including Parcels E2, F and I) has met the criteria established by the Air Force as being "PCB-free" (Headquarters Air Combat Comment, 1998). Transformers containing concentrations of PCBs greater than 50 ppm have been removed from Nellis AFB. Although Nellis AFB is considered "PCB-free," equipment that contains PCBs may still be present within the installation. PCBs may be present in ballasts of older light fixtures; some transformers with PCB concentrations of less than 50 PPM are also present on base. While not defined as PCB equipment or PCB-contaminated equipment, these items could leak or spill and result in a release of PCBs.

See Nellis Terrace 2003 EBS, Section 3.16, page 3-17, Dunning Circle 2003 EBS, Section 3.16, page 3-15, and Manch Manner 2003 EBS, Section 3.16, page 3-19 for a description of PCBs with respect to Parcel E2, which is a subpart of Nellis Terrace Housing Area, Parcel F, Dunning Circle Housing Area and Parcel I which is a subpart of The Landings at Nellis Housing Area described therein.

According to interviews, document searches, and visual observations, 10 transformers or other equipment containing possible PCBs are located within Parcel E2. Three transformers or other equipment containing possible PCBs are located within Parcel F. No transformers were observed on Parcel I.

No spills have been identified within Parcel E2, F, or I.

3.17 RADON

See Nellis Terrace 2003 EBS, Section 3.17, pages 3-17 and 3-18, Dunning Circle 2003 EBS, Section 3.17, pages 3-16, and Manch Manner 2003 EBS, Section 3.17, pages 3-19 and 3-20 for a description of radon with respect to Parcel E2, which is a subpart of Nellis Terrace Housing Area, Parcel F, Dunning Circle Housing Area and Parcel I 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 parcels.

3.18 LEAD-BASED PAINT

See Nellis Terrace 2003 EBS, Section 3.18, pages 3-18 and 3-19, Dunning Circle 2003 EBS, Section 3.18, pages 3-16 and 3-17, and Manch Manner 2003 EBS, Section 3.18, pages 3-20 and 3-21 for a description of lead based paint with respect to Parcel E2, which is a subpart of Nellis Terrace Housing Area, Parcel F, Dunning Circle Housing Area and Parcel I 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 Parcel E2 and I. Parcel F was not sampled during this study. Hunt Building Company was not required to conduct lead-based paint sampling on Parcel F since the parcel is being returned to Nellis AFB in an "as-is" condition. The AF transferred the parcel to Hunt Building Company in 2006 and then transferred back to AF control in 2010. No activities were conducted on Parcel F by Hunt Building Company. Since no activities were conducted on the parcel while it was under the control of Hunt Building Company, the condition of the parcel would not have changed.

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4.0 FINDINGS FOR ADJACENT PROPERTIES

Reference is made to the entirety of Section 4.0 of the Nellis Terrace 2003 EBS, pages 4-1 through 4-10, Dunning Circle 2003 EBS, pages 4-1 through 4-9, and Manch Manner 2003 EBS, pages 4-1 through 4-11 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 E2, F, and I involved visual surveys from the base and public roadways, along with a review of current aerial photographs. Parcel E2 is bounded by Base property to the south and east. Various apartment buildings are located to the north and Nellis Boulevard is located west. Parcel F is surrounded by Base property. Parcel I is bounded to the north, south and west by Base property. East of Parcel I, a retention basin is located.

4.2 SURVEYED PROPERTIES

See Section 4.2 and 4.3, of the Nellis Terrace 2003 EBS, pages 4-1 through 4-10, Dunning Circle 2003 EBS, pages 4-1 through 4-9, and Manch Manner 2003 EBS, pages 4-1 through 4-10 for a description of the survey of adjacent properties with respect to Parcel E2, which is a subpart of Nellis Terrace Housing Area, Parcel F, Dunning Circle Housing Area and Parcel I which is a subpart of The Landings at Nellis Housing Area described therein.

In addition to the sites identified in the Nellis Terrace 2003 EBS, Dunning Circle 2003 EBS and Manch Manner 2003 EBS, the following areas located on Base were identified through searches, interviews, and site reconnaissance.

Environmental Restoration Program (ERP) Sites:

- Site ST-45, The Car Care Center (Building 606) situated on the northwest corner of Rickenbacker Road and Washington Boulevard is within a quarter mile of Parcels E2 and F and is an open ERP site which consists of gasoline contaminated soil and groundwater. The site is active and is being remediated. The ground water plume is located down gradient of the subject parcels hence will have no impact to the subject parcels.

Fuels:

- No USTs are directly adjacent to the subject parcels. However, there is an AAFES Service Station and Convenience store (Building 1400) employing both a 10,000 and a 15,000 gallon unleaded gasoline UST within a quarter mile east of Parcel I and within a half mile of Parcel F. The UST site is up gradient from Parcel I and down gradient of Parcel F. The next closest UST facility to the identified parcels is Building 267, a 10,000 gallon JP-8 tank. It is within a half mile of Parcel F. The UST site is up gradient of Parcel F. All other UST facilities lay in excess of two thirds of a mile from the nearest subject parcel.

- No ASTs are directly adjacent to the subject parcels. There are 4 ASTs with JP-8 volumes of 420,000, 420,000, 588,000, and 756,600 gallons within two fifths of a mile of Parcel F. This AST facility lies up gradient of Parcel F. There are numerous double-walled ASTs containing diesel, no greater than 1,000 gallons, for emergency electrical generation at various locations surrounding Parcel F.

Oil Water Separators (OWSs):

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

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5.0 APPLICABLE REGULATORY COMPLIANCE ISSUES

Reference is made to the entirety of Section 5.0, page 5-1, of the Nellis Terrace 2003 EBS, Dunning Circle 2003 EBS, and Manch Manner 2003 EBS, 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 parcels; therefore, no corrective actions will be required.

5.3 ESTIMATES OF VARIOUS ALTERNATIVES

No alternatives are applicable to the subject parcels.

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6.0 CONCLUSIONS

Since the completion of the Nellis Terrace 2003 EBS, Dunning Circle 2003 EBS, and Manch Manner 2003, no information regarding new or additional environmental concerns within or in the vicinity of the subject parcels has been found. The foregoing statement is based on the following information pertaining to Parcel E2, F, and I: project completion check-off lists completed for Parcel E2, F, and I, soil samplings, visual inspections of the subject parcels in their present state, current photographs, and interviews with various individuals familiar with Parcel E2, F, and I and the quarter-mile area surrounding Parcel E2, F, and I and with the Nellis AFB lands in general.

6.1 FACILITY MATRIX

Reference is made to the entirety of Section 6.0 of the Nellis Terrace 2003 EBS, pages 6-1 through 6-36, Dunning Circle 2003 EBS, pages 6-1 through 6-2, and Manch Manner 2003 EBS, pages 6-1 through 6-21 all of which is incorporated herein by reference.

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

Condition Summary

The condition of the parcels 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 parcels are being returned as described in the closing documents. The description provided in this document is based upon review of the parcels 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 sites.

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 E2, F, and I 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.

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Table 6.1

| Residential Units | Sewer, Water, Gas | Electricity | Misc. Structures |
|---|--|---|---|
| <p>Parcel E2: 14 MFH units exist. All other MFH units have been demolished.</p> | <p>Sewer - The sewer main line runs directly under the Swaab Boulevard. Sewer manholes are located at approximately 100 yard intervals on Swaab Boulevard. This sewer line has been abandon in place.</p> <p>Water - The water system is tied into the Base water system. The main line runs directly under Swaab Boulevard. Water valves are located at 100 yard intervals on Swaab Boulevard.</p> <p>Gas – The main gas line enters the parcel from the north where it is metered. The main line then runs directly under Swaab Boulevard. One gas valve is located on Swaab Boulevard.</p> | <p>Electricity - Electricity is supplied to the parcel by overhead power lines. Power poles and lines enter the parcel on the north and west sides of the parcel. 30 power poles remain on Parcel E2. 10 power poles are equipped with transformers. The 30 power poles are located in three areas, parallel to the western boundary wall, parallel to the Lomie Gray Heard Elementary School and parallel to Baer Drive in the back yards of the 14 vacant MFH units.</p> | <p>Pavements- Swaab Boulevard, Kinley Drive and Baer Avenue remain on Parcel E2. All others pavement has been removed.</p> <p>Sidewalks - Sidewalks associated with Kinley Drive and Bear Drive and on the west side of Swaab Boulevard remain in place.</p> <p>Walls – A seven foot high wall marks the parcel boundary on the west and north sides.</p> <p>Telephone – Telephone service is supplied to Parcel E2 via overhead line. The overhead lines are suspended from the electrical power poles.</p> <p>Fire hydrants – Four active fire hydrants remain on the parcel.</p> <p>Mail Boxes – Two mail box kiosks remain on the parcel.</p> <p>Signage – One speed limit sign remains on the parcel.</p> |
| <p>Parcel F: Six MFH units exist.</p> | <p>Sewer- The sewer system is tied into the Base sewer system. There are two sewer manholes on the parcel. These manholes are located under false boulders in the front yards of Buildings 644 and 645.</p> <p>Water- The water system is tied into the Base water system. Water is supplied to the Parcel E2 from an underground line. An automatic irrigation system maintains the</p> | <p>Electricity - Electricity is supplied to Parcel F by underground and overhead power lines. Power enters the parcel via underground line. The underground line enters the parcel on the southwest corner. There are five power poles in the parcel. Three of these poles are equipped with transformers. Power is supplied to each individual MFH units via</p> | <p>Miscellaneous Structures – One family housing storage unit (Building 654) and one 2 car garage (Building 655) associated with MFH Unit 650 is within the Dunning Circle Housing Area. Telephone and Cable TV- Telephone and Cable service is supplied to Dunning Circle via underground and aboveground lines. The line enters the</p> |

| | | | |
|---|---|---|---|
| | <p>lawns and landscaping. This system is controlled by automatic timer.</p> <p>Gas - The main gas line enters the parcel from the northwest corner. A pressure regulator is located at the point of entry. Feeder lines branch off the main line to supply service to the individual MFH units. Each MFH unit has its own individual pressure regulator.</p> | overhead power line. | <p>Dunning Circle Housing Area from the southwest. The lines are suspended via power poles. Each MFH unit is supplied via aboveground lines enter.</p> <p>Mail Boxes - One mail box kiosk remains on the parcel.</p> <p>Red Brick Barbeque – One red brick barbeque grill is located behind Building 650.</p> |
| Parcel I: All MFH units have been demolished. | <p>Sewer- Three sewer manholes are located parallel to the eastern boundary wall.</p> <p>Water - Water is supplied to Parcel I from an underground line. There are five water valves located parallel to the eastern boundary wall.</p> <p>Gas – One gas valves, regulators or meters are present on the parcel.</p> | <p>Electricity - Electricity is supplied to Parcel I by underground power lines. One underground concrete electrical vault is present on the parcel next to the eastern boundary wall. No power poles or transformers are located on the parcel.</p> | <p>Miscellaneous Structures – A wall exists on Parcel I. The wall is seven feet tall and marks the eastern boundary of the parcel. All other structures have been demolished.</p> <p>Sidewalks - New sidewalks and curbing are in place along Stafford drive.</p> |

6.2 PROPERTY CATEGORIES MAP

Reference is made to the entirety of Section 6.2 of the Nellis Terrace 2003 EBS, Dunning Circle 2003 EBS, and Manch Manner 2003 EBS, page 6-1 thereof, all of which is incorporated herein by reference. Since no hazardous materials are located on the subject parcels, no property category maps are attached.

6.3 RESOURCES MAP

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

6.4 DATA GAPS

See Section 6.4, pages 6-1 and 6-2 of the Nellis Terrace 2003 EBS, Dunning Circle 2003 EBS, and Manch Manner 2003 EBS for a description of Data Gaps with respect to Parcel E2, which is a subpart of Nellis Terrace Housing Area, Parcel F, Dunning Circle Housing Area and Parcel I

which is a subpart of The Landings at Nellis Housing Area described therein. No additional data gaps exist beyond those described in such referenced Section 6.4

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7.0 RECOMMENDATIONS

Based on interviews, document searches, environmental database reviews, and 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 parcels and where no migration from the adjacent areas has occurred (Category 1). The parcels pose no threat to human health or safety. 99 CES/CEA recommends that no further environmental studies be conducted for the subject parcels.

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8.0 CERTIFICATIONS

CERTIFICATION OF THE ENVIRONMENTAL BASELINE SURVEY

99 CES/CEA has conducted this Environmental Baseline Survey on behalf of the United States Air Force. 99 CES/CEA has reviewed all appropriate records, and conducted visual site inspections of the selected parcels following an analysis of information during the record search. The information contained within the survey report, to the best of 99 CES/CEA's knowledge, is correct and current as of 31 August 2011.

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

Date: *14 Sep 11*

Approved by: *Carol C. Yannarella*
CAROL C. YANNARELLA
Colonel, USAF
Vice Commander, 99th Air Base Wing

Date: *21 Sep 2011*

CERTIFICATION OF ASBESTOS CLEARANCE

On-site inspections and records searches revealed no friable asbestos is present on Parcel E2, Parcel F, and Parcel I.

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

Date: 14 Sep 11

Approved by: Carol C. Yannarella
CAROL C. YANNARELLA
Colonel, USAF
Vice Commander, 99th Air Base Wing

Date: 21 Sep 2011

CERTIFICATION OF NO CONTAMINATION

Parcel E2, Parcel F, and Parcel I contain 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 E2 located within the confines of Nellis AFB, consisting of approximately 43 acres situated within the N ½ of Section 4, Township 20 S, Range 62 E, M.D.M., Nellis Air Force base, Clark County Nevada.

That certain Parcel known as F, located within the confines of Nellis AFB, consisting of approximately 5 acres situated within the N ½ of Section 4, Township 20 S, Range 62 E, M.D.M., Nellis Air Force base, Clark County Nevada.

That certain Parcel known as I located within the confines of Nellis AFB, consisting of approximately 10 acres situated within the N ½ of Section 5 Township 20 S, Range 62 E, M.D., Nellis Air Force Base, Clark County Nevada.

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

Date: 14 Sep 11

Approved by: Carol C. Yannarella
CAROL C. YANNARELLA
Colonel, USAF
Vice Commander, 99th Air Base Wing

Date: 21 Sep 2011

APPENDIX A

TERMS

Reference is made to Appendix A of the Nellis Terrace 2003 EBS, Dunning Circle 2003 EBS, and, Manch Manner 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 E2, F, and I are released from the Lease and revert to the control of the USAF. Such report certifies the condition of Parcel E2, F, and I at the time of such release.

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APPENDIX B

MAPS

Please see the map on page 1.2 of this EBS.

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APPENDIX C

AERIAL AND SITE PHOTOS

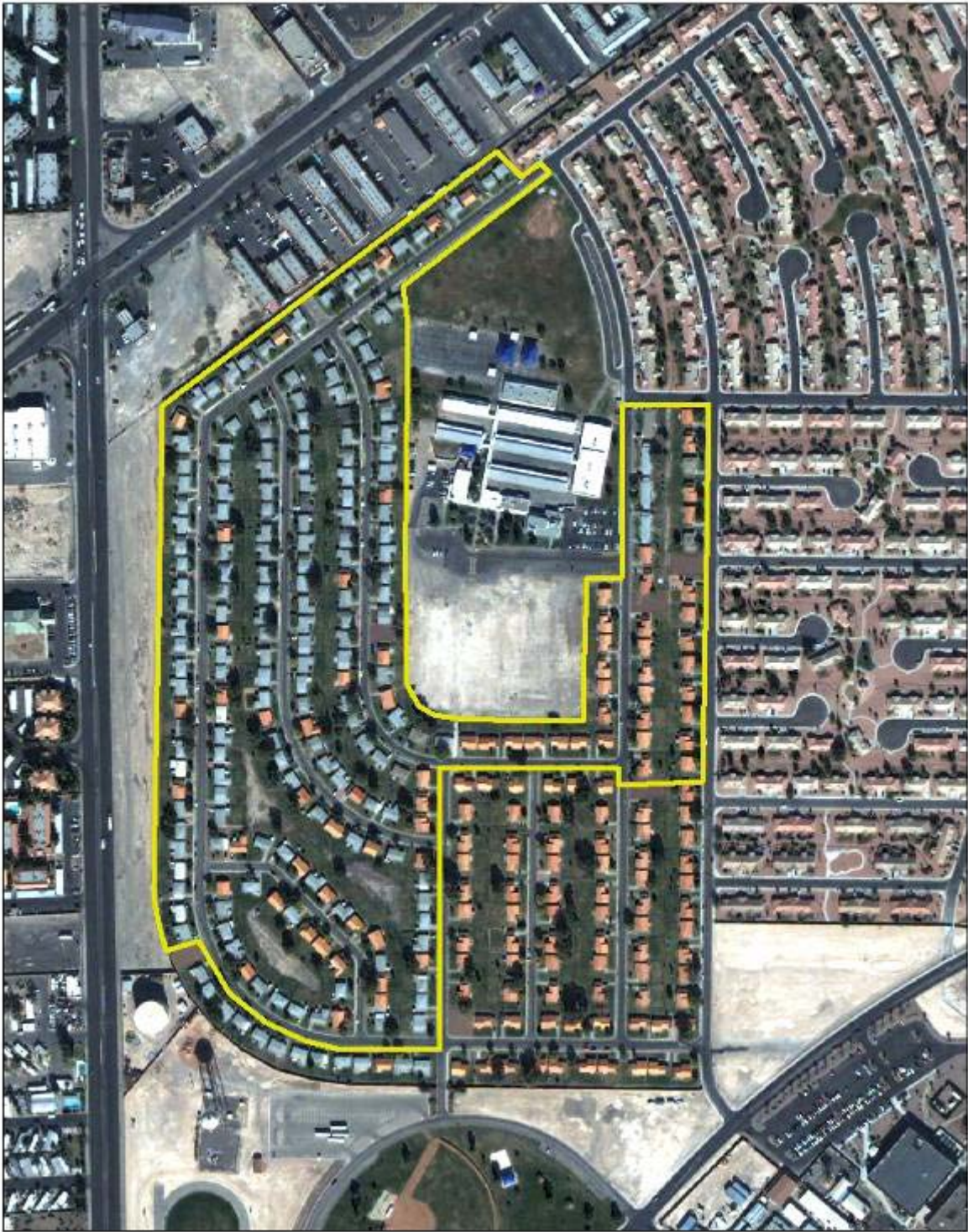
Please see the following pages.

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2004

Figure 2, Aerial photo of Parcel E2



2006

Figure 3, Aerial photo of Parcel E2



2008

Figure 4, Aerial photo of Parcel E2



2010

Figure 5, Aerial photo of Parcel E2



2004

Figure 6, Aerial photo of Parcel F



2006

Figure 7, Aerial photo of Parcel F



2008

Figure 8, Aerial photo of Parcel F



2010

Figure 9, Aerial photo of Parcel F



2004

Figure 10, Aerial photo of Parcel I



2006

Figure 11, Aerial photo of Parcel I



2008

Figure 12, Aerial photo of Parcel I



2010

Figure 13, Aerial photo of Parcel I

On the ground photos of Parcel E2, F, and I:



Figure 14, Parcel E2 looking northeast from midpoint along north boundary wall



Figure 15, Parcel E2 looking southwest from midpoint along north boundary wall



Figure 16, Parcel E2 looking south from midpoint of north boundary wall



Figure 17, Parcel E2 looking northeast from northwest corner of parcel



Figure 18, Parcel E2 looking southeast from northwest corner of parcel



Figure 19, Parcel E2 looking south from center of parcel



Figure 20, Parcel E2 looking north from center of parcel



Figure 21, Parcel E2, remaining MFH unit front view



Figure 22, Parcel E2 existing MFH units, rear view



Figure 23, Parcel F, southwest corner looking north up Dunning Circle Drive.



Figure 24, Parcel F, Building 650 driveway



Figure 25, Parcel F, Building 650 front view



Figure 26, Parcel F, Building 650 rear view



Figure 27, Parcel F, Garage, Building 655



Figure 28, Parcel F, Bar-BQ at rear of Building 650



Figure 29, Parcel F, Building 650 front yard



Figure 30, Parcel F, east leg of Dunning Circle Drive looking north



Figure 31, Parcel F, north leg of Dunning Circle Drive looking east



Figure 32, Parcel F, Building 644 front view



Figure 33, Parcel F, Building 644 rear view



Figure 34, Parcel F, Building 645 front view



Figure 35, Parcel F, Building 645 rear view



Figure 36, Parcel F, Building 646 front view



Figure 37, Parcel F, Building 646 rear view



Figure 38, Parcel F, Building 647 front view



Figure 39, Parcel F, Building 647 rear view



Figure 40, Parcel F, Building 648 front view



Figure 41, Parcel F, Building 648 rear view



Figure 42, Parcel I looking south from north corner of parcel



Figure 43, Parcel I looking east from north corner of parcel



Figure 44, Parcel I looking north from south corner of parcel



Figure 45, Parcel I gate located in eastern boundary wall



Figure 46, Parcel I looking west from east wall

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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

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Item 2. Asbestos and Lead Based Paint Sampling

Please see the following pages.

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Item 3. . Chlordane Soil Sampling

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Item 4. FEDERAL AND STATE DATABASE SEARCH FINDINGS

Reference is made to Appendix F of the Nellis Terrace 2003 EBS, Dunning Circle 2003 EBS and Manch Manner 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 Nellis Terrace 2003 EBS, Dunning Circle 2003 EBS and Manch Manner 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 parcels. 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 5.

Electronic copies of the "Environmental Baseline Survey December 2003, Nellis Terrace Housing Area, Nellis Air Force Base," referred to herein as the "Nellis Terrace 2003 EBS," the "Environmental Baseline Survey December 2003, Dunning Circle Housing Area, Nellis Air Force Base," referred to herein as the "Dunning Circle 2003 EBS" and the "Environmental Baseline Survey December 2003, Manch Manor Housing Area, Nellis Air Force Base Nevada", referred to herein as the "Manch Manor 2003 EBS", is included on the CDs INCLUDED with this EBS.

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APPENDIX E:

INTERVIEWS

Interviews were conducted with Nellis AFB personnel on 19, 24, 25 and 26 August 2011. 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 is ST-45 and it is down gradient of the Parcel E2, F, and I.

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

- He does not have any historical info on the subject parcels.
- 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 parcels.

Capt. David Wooten, Bioenvironmental Engineering Deputy Flight Commander

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

Mr. Patrick Hickey, Fuels/Spills Program Manger

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

Mr. James Boley, Chief, Base Fire Department

- Not aware of any environmental issues on Parcel E2, F, and I