

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT
UNLV STADIUM SITE
252-300 EAST TROPICANA AVENUE
LAS VEGAS, NEVADA**

PREPARED FOR:
University of Nevada Las Vegas
4505 South Maryland Parkway
Las Vegas, Nevada 89154

PREPARED BY:
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Project No. 303882001

EXECUTIVE SUMMARY

Ninyo & Moore conducted a Phase I Environmental Site Assessment (ESA) on approximately 42.09 acres of vacant land located at 252-300 East Tropicana Avenue in Las Vegas, Clark County, Nevada (Site). Historical research, document review, and Site assessment activities were conducted between April 9, 2014 and May 29, 2014.

In general, the following items associated with the Site were identified:

- The Site is designated by the Clark County Assessor's Office as Assessor Parcel Numbers (APN) 162-21-802-001, 162-21-802-002, 162-21-802-003, 162-21-802-004, 162-21-802-005, 162-21-810-005, 162-21-703-001, and 162-21-703-002. The Site is situated in Section 21, Township 21 South, Range 61 East of the Mount Diablo Baseline and Meridian, Clark County, Nevada. The site was first developed around the late 1950's and early 1960's as Mobile Home Park.
- A preliminary title report was not provided to Ninyo & Moore for review for this Phase I ESA. According to information provided by the Clark County Assessor's Office website, the Site is owned by Redus ALK LLC.
- An environmental lien or activity and use limitations (AULs) search was conducted for the site for the purpose of this Phase I ESA. No environmental liens or AULs were identified for the Site by EDR.
- Based on Ninyo & Moore's review of historical documents and available data, the Site and adjacent properties had been vacant undeveloped land through the mid 1950's.
- At the time of the reconnaissance, the Site was vacant land.
- Various pad-mounted and pole-mounted electrical transformers were observed on the Site. No evidence of leaks or staining was readily observed in the vicinity of the transformers.
- No indications of underground storage tanks (USTs) such as fuel dispensers fill ports, or vent lines were observed at the Site during the time of the reconnaissance. Remnants of an above-ground storage tank (AST) saddle were observed adjacent to a water well at the Site during the time of the reconnaissance.
- The Site was identified on one of the environmental databases searched by EDR in the EDR Radius Map Report™ with GeoCheck as a FINDS and DOT OPS facility. No additional information was found regarding this listing.
- Several facilities were identified on the environmental databases searched by EDR within their respective search distances. However, based on the information provided in the database report, Ninyo & Moore does not consider these facility listings to represent RECs for the Site at this time.

- Two water wells were observed on the site during the reconnaissance. Records reviewed at the Nevada Division of Water Resources indicate the site contains three water wells. A third well was not located or observed during the site reconnaissance due to possible well-head damage or burial from soil and debris.
- Trash and debris piles, homeless encampments, squatters, and pipe and utility remnants were observed throughout the site.
- Some historical records, including historical aerial photographs, were not readily available for review in five-year intervals or prior to 1950. In addition, Ninyo & Moore did not interview former Site owners or tenants. These are considered data gaps. Based on the overall findings of this Phase I ESA, Ninyo & Moore concluded these data gaps were not significant and did not impact Ninyo & Moore's ability to identify RECs for the Site.

The following data gaps were encountered during performance of this Phase I ESA.

- Aerial photographs for the subject site and vicinity from between 1940 and 1950 were not reasonably ascertainable. The lack of availability of aerial photographs prior to 1950 is not considered a significant data gap due to the availability of other historical resources (e.g. topographic maps) and the undeveloped nature of the subject site and vicinity prior to 1950.
- Cross directories were not reasonably ascertainable for the years prior to 1966. However, classified style directories that did not provide separate commercial and residential listings were available from 1939 to 1964. The lack of uninterrupted cross directories from 1940 to 1968 is not considered a significant data gap due to the availability of other historical resources (e.g. topographic maps and aerial photographs).
- Documentation regarding site demolition was not identified or made available during this Phase I ESA.

Ninyo & Moore has performed this Phase I ESA in general conformance with the scope and limitations of ASTM Practice E 1527-13, for the subject property. Any exceptions to or deletions from this practice are described in Section 1.4 of this report. This Phase I ESA has revealed no evidence of *recognized environmental conditions* (RECs) in connection with the property at this time.

The following conditions were noted as *potential environmental concerns*:

- Based on the age of the previous site structures, remnant debris and trash piles from the demolition of the site buildings could have asbestos-containing materials.
- According to our observations and records reviewed, three water wells are located on the site. Two of the wells were visually observed during our reconnaissance and the condition and use of these water wells is unknown.
- The age of site development (1950's) and use (mobile home development) indicate the possibility of septic tanks and leach field use on the site; however, no information regarding septic tanks or leach fields was identified.
- Based on the age of the site, the existing old pole-mounted transformers may contain PCB's.