



U.S. AIR FORCE

**RECERTIFICATION
ENVIRONMENTAL BASELINE SURVEY REPORT
UNITED STATES AIR FORCE ACQUISITION OF
RESORT PROPERTY IN INDIAN SPRINGS, NEVADA**

JUNE 2012

Report Documentation Page

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1.0 PURPOSE

Per AFI 32-7066, a Phase II Environmental Baseline Survey (EBS) for the proposed acquisition of resort property in Indian Springs, NV was completed in April 2011. As of June 2012, negotiations are ongoing between the United States Air Force (USAF) and Indian Springs Holdings, LLC, the property owner, to lease a portion of the resort property. Per the Air Force Real Property Agency (AFRPA) *Real Estate Transaction Playbook*, an EBS must be recertified if the EBS was completed more than six months prior to completion of the real property transaction.

On June 7, 2012, 99 Civil Engineer Squadron (CES) Real Property and Integrated Planning personnel conducted a visual site inspection to ensure that the resort property was in similar condition to the April 2011 documented condition of the property. This report documents the current condition of the property.

1.1 Boundaries of the Property and Survey Area

The 2011 EBS encompassed the entire 16.9-acre resort property located at 372 Tonopah Highway, Indian Springs, NV, 89018. Figure 1 shows the area included in the 2011 EBS.

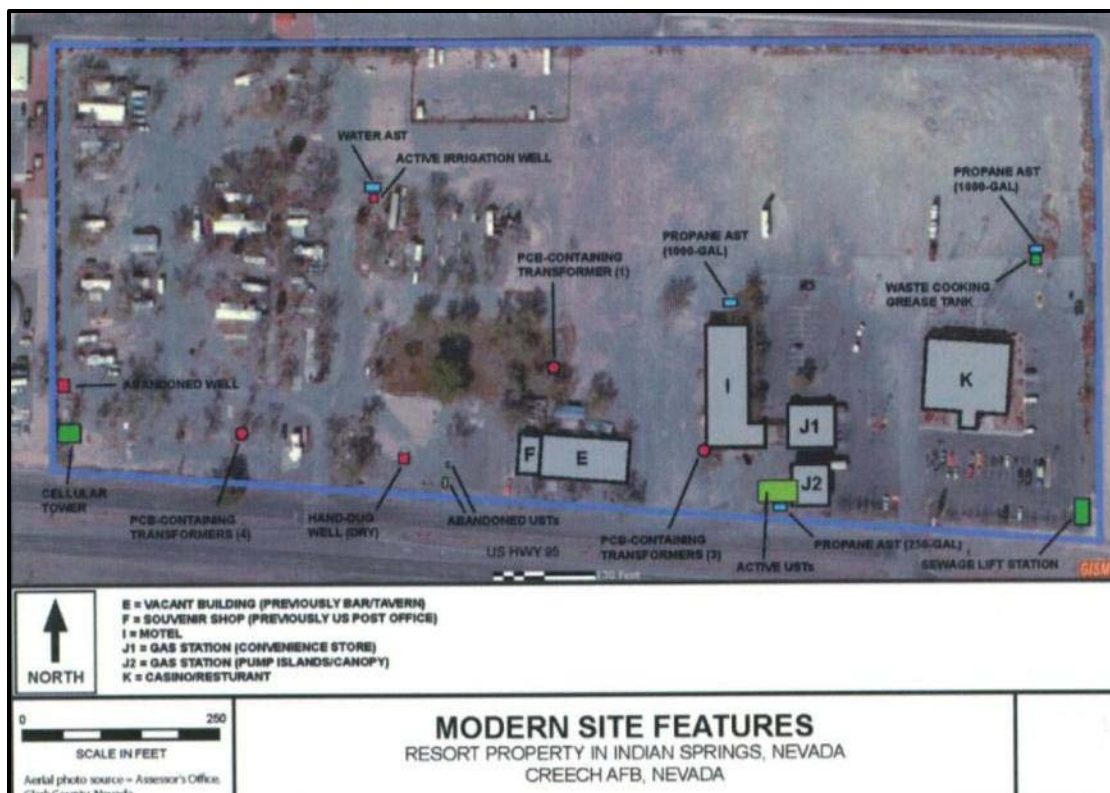


Figure 1. Figure from 2011 EBS showing 2011 survey boundaries, outlined in blue, and features.

The portion of the resort property currently in negotiation for lease by the USAF encompasses 11.968 acres of the 16.9-acre property, omitting the casino, hotel, gas station, and surrounding parking areas located in the southeast corner of the resort. The 11.968 acres were visually inspected on 7 June 2012 by qualified 99 Civil Engineer Squadron personnel for EBS recertification. The legal description is as follows:

That portion of Government Tract 43A, Township 16 South, Range 56 East, Mount Diablo Meridian, Clark County, State of Nevada, as shown on Record of Survey, Document No. 20110302-0003755, File 183, Page 56 filed on March 2nd, 2011, described as follows:

Commencing at the southerly terminus of that certain course shown on said Record of Survey as "N00°00'47"E 633.86'" along the easterly line of said Government Tract 43A, said terminus is monumented by a two-inch iron pipe with a punched 3-1/2 inch aluminum cap stamped "US ARMY CORPS, LA DIST. BY JOHNSON-FRANK PLS 19539 2011";

thence, along said easterly line North 00°00'53" East, 458.86 feet to a line that is parallel with and distant southerly 429.00 feet from the northerly line of said Tract 43A, said point is monumented by a two-inch iron pipe with a punched 3-1/2 inch aluminum cap stamped "US ARMY CORPS, LA DIST. BY JOHNSON-FRANK PLS 19539 2011", said point being the **TRUE POINT OF BEGINNING**;

thence, along said parallel line North 89°57'20" West 579.67 feet to a line that is parallel with and 740.96 feet distant from the westerly line of said Tract 43A, said point is monumented by a two-inch iron pipe with a punched 3-1/2 inch aluminum cap stamped "US ARMY CORPS, LA DIST. BY JOHNSON-FRANK PLS 19539 2011";

thence, South 00°03'05" West 417.85 feet along said parallel line to the northerly right of way of State Highway No. 5 per State of Nevada Department of Highways, Project No. F-006-2(7), said point is monumented by a two-inch iron pipe with a punched 3-1/2 inch aluminum cap stamped "US ARMY CORPS, LA DIST. BY JOHNSON-FRANK PLS 19539 2011";

thence, along said northerly right of way line, North 85°54'39" West 742.81 feet to the westerly line of said Tract 43A, said point is monumented by a Rebar with a two-inch aluminum cap stamped "MERRICK & CO. PLS 19729";

thence, North 00°03'05" East 540.46 feet along said westerly line to a line that is parallel with and distant southerly 254' feet from said northerly line of Tract 43A, said point is monumented by a two-inch iron pipe with a punched 3-1/2 inch aluminum cap stamped "US ARMY CORPS, LA DIST. BY JOHNSON-FRANK PLS 19539 2011";

thence, along said parallel line, South 89°57'20" East 1320.52 feet to the easterly line of said Tract 43A, said point is monumented by a two-inch iron pipe with a punched 3-1/2 inch aluminum cap stamped "US ARMY CORPS, LA DIST. BY JOHNSON-FRANK PLS 19539 2011";

thence, along said easterly line South 00°00'53" West 175.00 feet to the **TRUE POINT OF BEGINNING**.

Containing 11.968 acres, more or less.

Figure 2 shows the approximate boundaries of 11.968-acre parcel visually inspected on 7 June 2012.



Figure 2. Approximate boundary of the 11.968-acre parcel to be leased.

2.0 VISUAL INSPECTION

On June 7, 2012, the 11.968-acre parcel currently under negotiation for lease was visually inspected to determine if any changes to the condition of the property had occurred since the 2011 EBS was completed. Mr. Tod Oppenborn, Environmental Planner, Mr. Victor Rodriguez, Community Planner, and Ms. Lynn Haarklau, Chief, Asset Optimization, met Mr. Ron Garcia, Indian Springs Casino Resort Property Manager, at the site. Mr. Garcia stated that other than the removal of trailers, no changes in the condition of the property had occurred. The 99 CES personnel visually surveyed and photographed the entire 11.698 acres. Following are photographs documenting the current condition of the property.



Photo 1. Center of north edge of property facing east.



Photo 2. Center of north edge of property facing west.



Photo 3. Outdoor fenced storage area at north edge of property.



Photo 4. West edge of property facing south.



Photo 5. Cell tower lease area located at northwest corner of the resort property.



Photo 6. Northwest corner of property facing southeast.



Photo7. Center of west side of property facing south.



Photo 8. Southwest corner of property facing east.



Photo 9. Park area adjacent to trailer park



Photo 10. Monument and picnic area at south edge of property.



Photo 11. North side of monument/picnic area facing south.



Photo 12. 1962 Indian Springs post office building, currently a closed souvenir shop.



Photo 13. East side of area to be leased.



Photo 14. East side of open storage area at north side of property.



Photo 15. Northeast corner of property facing west.

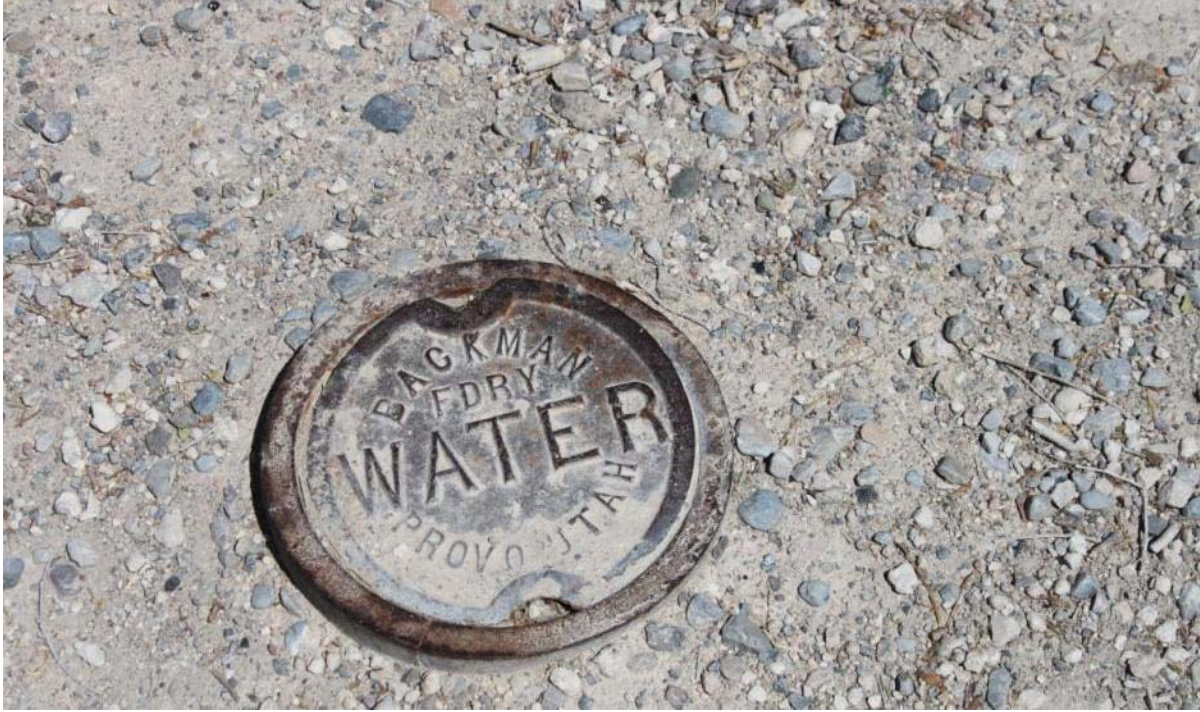


Photo 16. Water valve cover in trailer/RV park.



Photo 17. Utilities infrastructure in trailer/RV park.

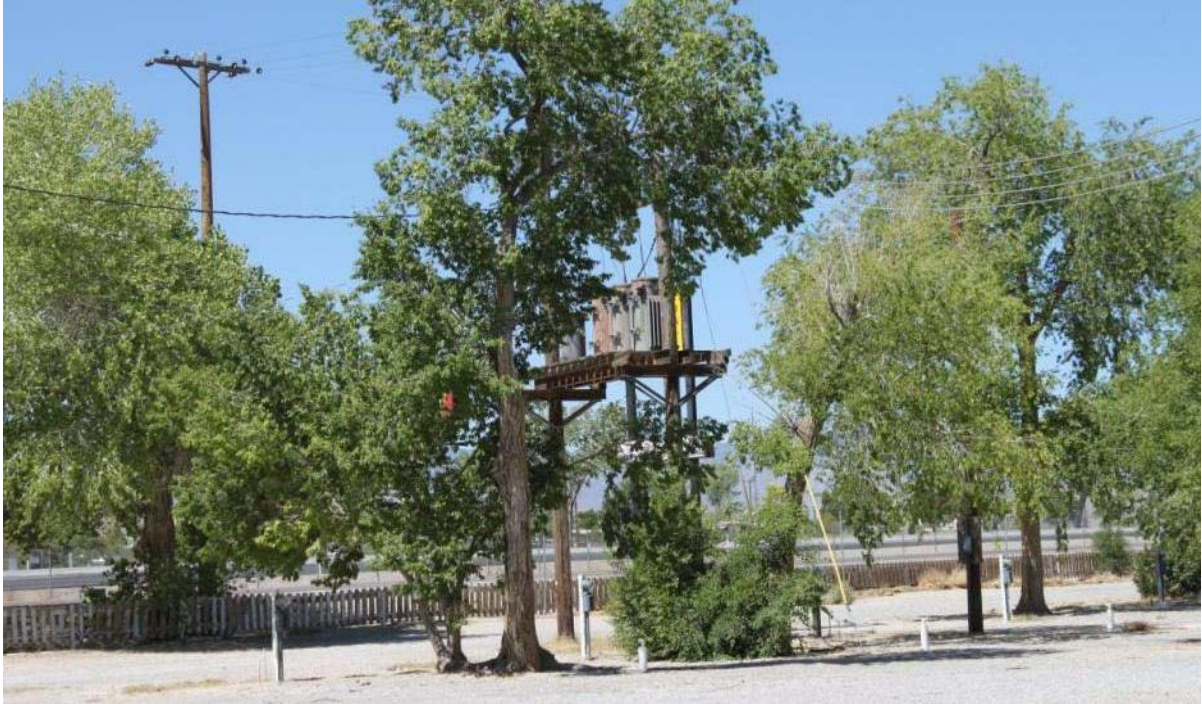


Photo 18. Transformers reportedly containing PCBs located at south edge of property.

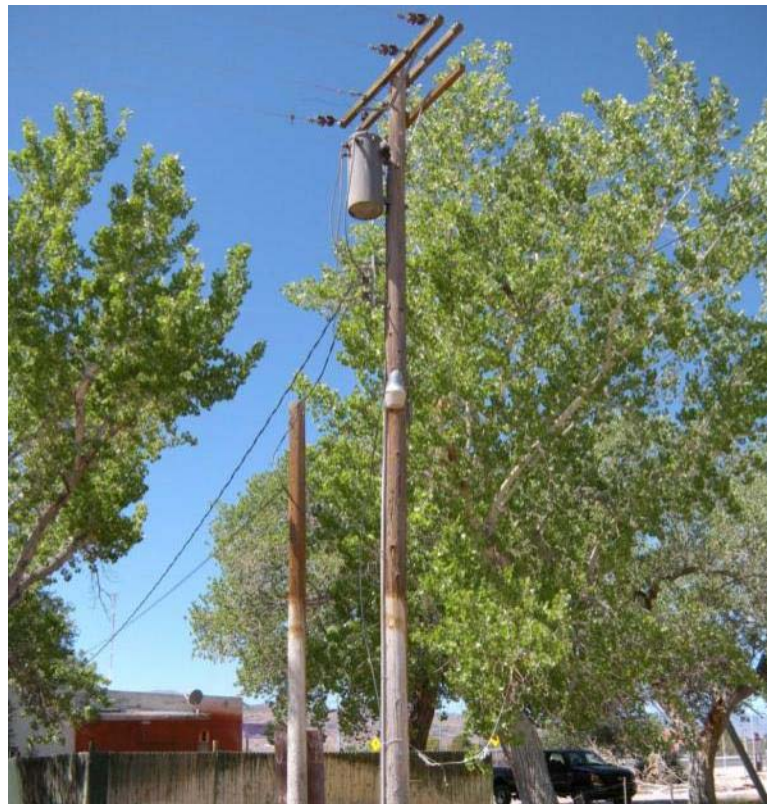


Photo 19. Transformer containing PCBs located behind 1962 post office building, currently a souvenir shop.



Photo 20. Well located near southwest corner of the property



Photo 21. Burned trailer and household debris in trailer/RV park, not present in 2011.



Photo 22. Trash piled against east side of outdoor storage, not present in 2011.

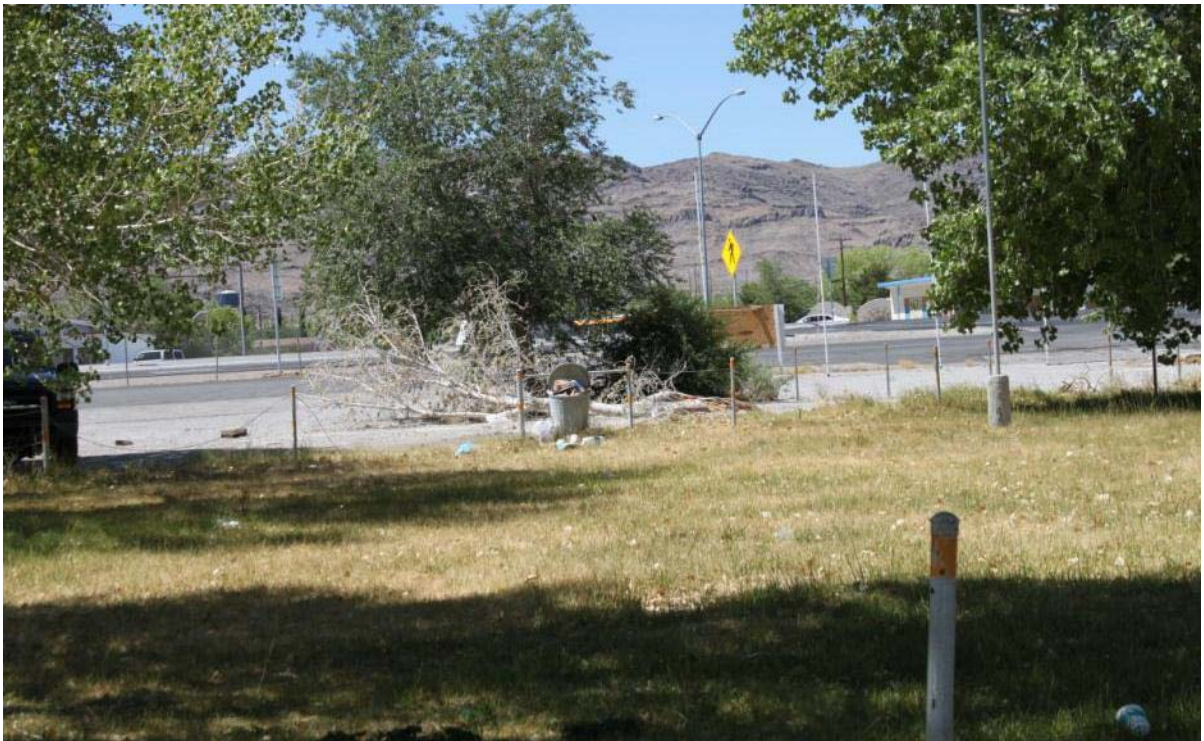


Photo 23. Trash in picnic area.



Photo 24. Trash behind souvenir shop/1962 post office.



Photo 25. Presumed pet grave in trailer/RV park.

3.0 FINDINGS

Results of the visual inspection indicate that the resort property is in similar condition with regard to health and safety issues and hazardous materials or petroleum products as was reported in the 2011 EBS. All but two trailers/RVs have been removed from the property since the 2011 EBS. Household trash has accumulated on the property (Photos 22-24), likely resulting from removal of the trailers and RVs. It appears that one trailer was burned in one of the lots and much of the burned trailer debris remains in the lot (Photo 21). Also, what appears to be a small pet grave is located in one of the lots (Photo 25).

4.0 CONCLUSIONS

Based on the results of the visual inspection, categories assigned to the property in the 2011 EBS remain the same. The majority of the property to be leased is 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.*


Approximately 0.6 acres adjacent to the post office/souvenir shop remains 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.* The transformer sites remain Category 3- *Contamination below level that requires any action. Property where contamination is present but falls below established action levels.* The 1962 post office/souvenir shop and adjacent vacant building are Category 6 - *Required response action not implemented. Property contains known contamination and required remedial systems or other actions have not been selected or implemented,* due to the asbestos containing materials used in construction of those buildings. The two Category 6 buildings are also historic as defined by the National Historic Preservation Act. Consultation with the Nevada State Historic Preservation Officer is required prior to any modifications/alterations to the buildings. Below is a map showing the lease area boundaries in relation to contamination categories.



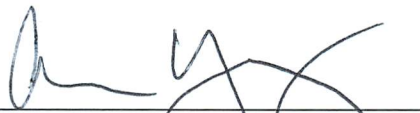
Figure 3. Map showing contamination categories within green outlined lease area.

5.0 RECERTIFICATION OF THE ENVIRONMENTAL BASELINE SURVEY

99 CES/CEAO has completed the process of recertifying the Environmental Baseline Survey, *Resort Property in Indian Springs, Nevada*, completed in April 2011. Records were reviewed and a visual site inspection of the property was conducted in June 2012. The information contained within this recertification report, to the best of 99 CES/CEAO's knowledge, is correct and true as of June 13, 2012.

Certified by: 
LYNN HAARKLAU
Chief, Asset Optimization

Date: 13 JUN 12

Approved by: 
AARON YOUNG, LtCol, USAF
Commander

Date: 13 Jun 12