

LANDWELL RESTORATION PROJECT

Reclaiming, Restoring and Renewing Land in Henderson.

FACT SHEET | JUNE 2007

SYNOPSIS

In 1941, the U.S. government deeded approximately 5,000 acres of empty desert in the southeastern quadrant of the Las Vegas Valley to become the site of the world's largest magnesium plant—a plant that played a critical role in World War II.

Some parts of the original property are still industrialized, and others have been used for the disposal of a variety of industrial and municipal effluents. Parts of the property have been abandoned or converted to other uses. Some areas have remained virgin desert.

Basic Remediation Company (BRC), working under the oversight of the Nevada Division of Environmental Protection (NDEP), is assessing and will remediate the old waste disposal ponds. These ponds and associated conveyance ditches comprise approximately 2,200 acres. Most of the ponds were taken out of service in 1976 and are dry. The last active ponds were taken out of service in 2005 and are drying out. The impacted area, together with adjacent property, totals approximately 2,200 acres.

The 2,200 acre site will be redeveloped as a mixed-use, master-planned community. It is within the boundaries of the City of Henderson, Nevada. This in-fill, brownfield redevelopment project, which will be remediated using private funds, will restore a historically blighted area to a higher use. The clean-up of the impacted areas will be performed to conform with U.S. Environmental Protection Agency (EPA) and Nevada State standards for the intended land use.

LOCATION

The redevelopment site is located in the south-eastern quadrant of the Las Vegas Valley. It is bounded on the south by Lake Mead Parkway, on the west by Boulder



Highway and the community of Pittman, on the north by the Las Vegas Wash and on the east by Weston Hills and Tuscany, two neighboring master-planned communities.

With the rapid growth of Henderson, this area has become an in-fill site. Detailed topographic and geological maps of the site have been prepared by BRC and are available at the Henderson Public Library, online at www.landwellco.com

or by contacting BRC at the telephone number provided at the end. Geological and topographic maps of the surrounding Las Vegas Valley are available from the U.S. Geological Survey.



REMEDIATION BACKGROUND

Beginning in 1991, Phase I and Phase II investigations were performed voluntarily under NDEP oversight. Tests revealed contamination of the soil with certain metals, radionuclides, pesticides, salts and asbestos. The contaminants are present in concentrations that may pose an unacceptable risk to human health and the environment if left in place as redevelopment of the property proceeds.

These investigations led to the NDEP's Record of Decision in 2001, which ordered that contaminated soils within and around the affected ponds be excavated and interred in a private landfill off-site.

This Record of Decision selected an alternative by which soils would be transported "using a conveyor or alternative off-road conveyance system." Due to a variety of mitigating factors, it has become evident that this will not be feasible. BRC has revised the remedial alternative to transport soil across Boulder Highway in trucks. This minor modification has been approved by NDEP, the Nevada Department of Transportation and the City of Henderson.

This private landfill, which will be owned by BRC, is to be constructed to EPA standards for handling remediation wastes. Details of the landfill can be found in BRC's *Remedial Action Plan*, which is pending approval by NDEP. The landfill will be located in an industrial area within Clark County, approximately 2.5 miles from the remediation area on property owned by BRC.

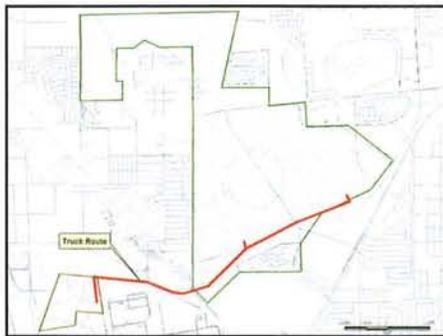
The NDEP chose this approach among five remedial alternatives, using the following general evaluation criteria:

- *Overall protection of human health and the environment;*
- *Compliance with all applicable state and federal regulations;*
- *Long-term effectiveness and permanence;*
- *Implementability;*
- *NDEP acceptance;*
- *Community acceptance; and*
- *Cost.*

THE CLEAN-UP

Excavation of the contaminated soils will begin upon NDEP approval of BRC's permit applications as well as permits required by any other agency. The remediation is planned to proceed seven days per week and is expected to take 18 months. The soils will be immediately transported to BRC's landfill which will be lined, capped and monitored per NDEP and EPA requirements. Its location, and the route to the landfill from the disposal ponds area, is shown on the map below.

As each section of the property is cleaned up, it will be subjected to a broad battery of analytical tests to ensure that remaining contamination is minimal and does not pose unacceptable risks for the intended use. As an additional safeguard, each home site will be tested again before residential construction begins. Details of the clean-up plan can be found in BRC's *Corrective Action Plan*, which has been approved by the NDEP, and which can be found online at www.landwellco.com.



Groundwater adjacent to the site is presently being remediated for perchlorate, hexavalent chromium and certain organic chemical contaminants. The groundwater under the site itself is being investigated and will be remediated if necessary. Based on this investigation, this water is not and will not be used for drinking or for agricultural use.

COMMUNITY INVOLVEMENT

BRC has reported the progress of this project regularly to a Restoration Advisory Committee of interested stakeholders that was formed in 1999. The meetings of this committee are held quarterly and are open to the public. Minutes of these meetings are kept for public inspection and can be found at www.landwellco.com. BRC will continue to update the Restoration Advisory Committee on its progress while it works closely with the City of Henderson and with NDEP to ensure that the clean-up meets all state and local standards. BRC has prepared a Community Involvement Plan (CIP) to help ensure that all stakeholders are informed of this project.

INFORMATION SOURCES

Details of the restoration and redevelopment project, notices of public meetings and other information can be found at the following Web site: www.landwellco.com.

Maps, reports, photographs, plans, applications and associated documentation are available for public inspection at the BMI Document Repository, which is located at the Henderson Public Library, 280 Water Street, Henderson, Nevada.

For further information, please contact:

Dr. Ranajit (Ron) Sahu
Project Manager
Basic Remediation Company
875 West Warm Springs Road
Henderson, Nevada 89015
Telephone: 702-567-0400