City of Las Vegas

HISTORIC PRESERVATION COMMISSION
CITY HALL, 495 S. MAIN STREET
CITY CLERK'S 2ND FLOOR CONFERENCE ROOM
CITY OF LAS VEGAS INTERNET ADDRESS: www.lasvegasnevada.gov

AGENDA

DECEMBER 11, 2013
12:00 P.M.

ITEMS LISTED ON THE AGENDA MAY BE TAKEN OUT OF THE ORDER PRESENTED; TWO OR MORE AGENDA ITEMS FOR CONSIDERATION MAY BE COMBINED; AND ANY ITEM ON THE AGENDA MAY BE REMOVED OR RELATED DISCUSSION MAY BE DELAYED AT ANY TIME. BACKUP MATERIAL FOR THIS AGENDA MAY BE OBTAINED FROM BEVERLY K. BRIDGES, CITY CLERK, AT THE CITY CLERK'S OFFICE AT 495 SOUTH MAIN STREET, 2ND FLOOR OR ON THE CITY'S WEBPAGE AT www.lasvegasnevada.gov.

1. CALL TO ORDER

2. ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

3. PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS ON THE AGENDA FOR ACTION. IF YOU WISH TO BE HEARD, GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

4. For possible action to approve the Final Minutes by reference of the Regular Meetings of September 25, 2013 (Abeyance Item) and October 23, 2013

5. HPC-51198 – ABEYANCE ITEM - For possible action regarding additional language regarding disclaimers for grant products, changes to the allowable costs and eligible applicants for the Historic Preservation Centennial History Grant application - All Wards

6. HPC-52051 – For possible action regarding applications for Historic Preservation Centennial History Grant funds to publish books and other printed material - All Wards

7. HPC-52053 – For possible action regarding a resolution of support for the preservation of the Victory Hotel located at 307 South Main Street (APN 139-34-210-003), C-2 (General Commercial) Zone - Ward 3 (Coffin)

8. HPC-52054 – For possible action regarding an historic food and architecture tour during the 2014 Historic Preservation and Archaeology Month - Ward 3 (Coffin) and Ward 5 (Barlow)

9. Presentation by Heidi Swank regarding the non-profit historic preservation advocacy group, Nevada Preservation Foundation - All Wards

10. Report by the Harrison House organization regarding the status of the Centennial Legacy Grant project – Ward 5 (Barlow)

11. Report by Sarann Knight Preddy regarding the status of the Centennial Legacy Grant project – Ward 5 (Barlow)

12. Report by Department of Planning regarding update on Westside School restoration project, located at 330 West Washington Avenue (APNs 139-27-211-053 & 139-27-211-058), C-V (Civic) Zone – Ward 5 (Barlow)

13. Report by Department of Planning regarding historic and archaeological resources in local media

14. Report by Department of Planning regarding Project Update list

15. Report by Department of Planning regarding Downtown Project list

16. Discussion regarding topics for future agenda items by the Historic Preservation Commission. Comments made during this portion of the agenda by individual Commission Members shall refer solely to proposals for future agenda items and any discussion shall be limited to whether or not any such proposed item(s) is/are within the purview of the Commission and/or whether such proposed item(s) shall be placed on a future agenda. No discussion regarding the substance of any such proposed topic shall occur and no action shall be taken regarding the proposal

17. CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE BOARD. NO SUBJECT MAY BE ACTED UPON BY THE BOARD UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

18. ADJOURNMENT

Facilities are provided throughout City Hall for the convenience of disabled persons. Reasonable efforts will be made to assist and accommodate physically handicapped persons. If you need an accommodation to attend and participate in this meeting, please call the City Clerk's office at 229-6311 and advise of your need at least 48 hours in advance of the meeting. Dial 7-1-1 for Relay Nevada.

THIS MEETING HAS BEEN PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS:
City Hall, 495 South Main Street, 1st Floor
Clark County Government Center, 500 South Grand Central Parkway
Grant Sawyer Building, 555 East Washington Avenue
City of Las Vegas Development Services Center, 333 North Rancho Drive

City of Las Vegas

STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 12/11/13
DEPARTMENT: PLANNING
ITEM DESCRIPTION: ABEYANCE ITEM - For possible action regarding additional language regarding disclaimers for grant products, changes to the allowable costs and eligible applicants for the Historic Preservation Centennial History Grant application, All Wards

BACKGROUND

02/27/08	HPC approved Centennial project budget and timeline.
03/26/08	HPC requested revisions to the draft Centennial grant application.
05/28/08	HPC voted to review grant applications bi-annually in February and August, and vote bi-annually on grant awards in March and September.
10/23/13	HPC voted to hold HPC-51198 in abeyance until the December 11, 2013 HPC meeting.

ANALYSIS

At the August 28, 2013 HPC meeting, the commission requested revisions to the Las Vegas Historic Preservation Commission Centennial Legacy Grant Program application regarding disclaimers for grant products, changes to the allowable costs and eligible applicants.

The following changes regarding **Eligible Applicants** are submitted for consideration:

Page 2: Evaluation Criteria, Criteria Set #1.5)
The applicant must be able to meet all reporting requirements and provide final copies of all grant funded products by the termination date as stated on the funding agreement.

Page 4: Who May Apply
~~Private citizens, historic property owners, government~~ Government and quasi-government agencies, schools, universities and registered non-profit corporations whose missions are to preserve or conserve historical, cultural and archaeological resources within the boundaries of the city of Las Vegas or that have demonstrated historical significance to the city of Las Vegas. ~~museums, libraries, registered non-profit preservation, conservation and archaeological organizations, historical societies and community service organizations, public, private, and charter schools, and higher education institutions.~~

The following changes regarding **Allowable Costs** are submitted for consideration:

Page 4: Restrictions and Requirements

Allowable Costs

1. Publishing
2. Documentation
3. Archive
4. Research
5. Interviews
6. Events
7. Historic resource survey and inventory
8. Lectures
9. ~~Acquisition~~

Publishing Requirements

- Published materials may not be sold.
- Priority will be given to nonfiction material related to the prehistory and history of the city of Las Vegas.

The following changes regarding **Disclaimers for Grant Products** are submitted for consideration:

Page 4: Restrictions and Requirements

Mandatory Disclaimer for Grant Funded Projects

All final grant funded products must include the following disclaimer in some form before awardees can be reimbursed:

> "This brochure has been financed in whole or in part with funds from the city of Las Vegas Historic Preservation Commission Centennial Legacy Grant. The contents and opinions, however, do not necessarily reflect the views or policies of the city of Las Vegas, nor does the Historic Preservation Commission guarantee the historical accuracy of the content of grant funded projects."

STAFF RECOMMENDATION

APPROVAL

BACKUP DOCUMENTS

The revised Historic Preservation Commission Centennial Legacy Grant Program application.



Las Vegas Historic Preservation Commission
Centennial Legacy Grant Program

To commemorate the 100th anniversary of the founding of the city of Las Vegas, the Nevada Department of Motor Vehicles, in cooperation with the Commission of Museums and History of the Department of Cultural Affairs, designed, prepared and issued special license plates. The money from the sale of this specialized plate paid for public events as part of the Centennial Celebration in 2005. Now that the Centennial Celebration has ended, profit from the specialized license plates is directed toward a fund for historic preservation efforts in the City of Las Vegas.

The plates feature the famous "Welcome to Fabulous Las Vegas" sign designed by Betty Whitehead Willis in 1959, which still stands in the median island south of Tropicana on the Strip.

The Commission for the Las Vegas Centennial [Centennial Commission] has established the History Grant Program to support community initiatives in support of the history, preservation and conservation programs within the city of Las Vegas. The city of Las Vegas Historic Preservation Commission has received funds as part of the History Grant Program, and is offering a small grant program.

The focus of the program is to commemorate the history of the city of Las Vegas with projects "relating to the commemoration of the history of the City of Las Vegas, including, without limitation, historical markers, tours of historic sites and improvements to or restoration of historic buildings or structures." -NRS 482.37903

Projects may also include: cultural heritage and tourism, oral history, historic survey, documentation, museums and archives, and education.

The grants will be reviewed by the city of Las Vegas Historic Preservation Commission (HPC).

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Evaluation Criteria

Criteria Set #1

In order to qualify for History Grant funding, the *subject of the grant project* must meet the criteria below in order to be funded. Any application failing to meet the mandatory criteria will not be considered further. The criteria listed below are intended to help applicants in developing a project and application that will best reflect the NRS mandate:

1) A building(s), site(s), structure(s), artifact(s) or event(s) that demonstrates historic significance to the city of Las Vegas and expresses a distinctive character because:

- A significant portion of it (the subject) is at least forty (40) years old
- It is reflective of the City's cultural, social, political, economic, or prehistoric past; and
  - Either:
    - It is associated with a person or event significant in local history; or
    - It represents an established and familiar visual feature of an area of the city because of its location or singular physical appearance.

2) The applicant must be able to complete the funded phase of a project within budget.

3) The project must be completed within a reasonable time in such a way that the city can comply with laws related to the sale of the commemorative license plates. Funded phases of a project should be completed within 12 months from the date funds are received by the applicant. Funds are disbursed as a reimbursement to the applicant.

4) The applicant must be able to manage the grant and to account for expenditure of funds according to the HPC's fiscal requirements which will be distributed to awardees upon grant award.

5) The applicant must be able to meet all reporting requirements and provide final copies of all grant funded product by the termination date as stated on the funding agreement.

Criteria Set #2

The HPC will review the applications according to Criteria Set #2. The application must meet some aspect of all four of the criteria below in order to be considered for funding, with the exception of Accountability. The applicant must meet all sub-criteria under Accountability. *The ability to meet at least three criteria, by itself, does not guarantee funding, and does not determine the distribution or level of awards.* The Commission reserves the right to consider subsequent testimony and discussions, after which it discusses and adjusts distribution of funds. The following criteria are merely a method of initial ranking for purposes of further discussion. The specific criteria are:

☐ **Historic Preservation Issues**

- The project will promote or preserve some historic feature of Las Vegas;
- The applicant demonstrates an ability to raise or sustain required amounts of financial support from sources other than this grant, including donations of goods and services. In addition, the applicant demonstrates the ability to raise and sustain support (relative to the means and abilities of the applicant);

- The final product must demonstrate sustainability and the ability to be maintained so that the public can enjoy it in the future.

☐ **Community Impact**

Examples of topics to be considered:

- The project will commemorate the history of the city of Las Vegas;
- The project promotes cultural heritage tourism in Las Vegas;
- The project demonstrates community participation as a component of historic neighborhood revitalization;
- The project will supplement training and education in the classroom in historic preservation;
- The project will increase overall public awareness of historic preservation methods and concepts;
- The facility supported by the project will be used by a broad base of the community;

☐ **Innovation and Creativity**

- The applicant demonstrates an ability to use additional resources in a creative way to complete the project should they not receive the entire grant amount requested.

☐ **Accountability**

- The applicant demonstrates an ability to complete a high quality project within budget and in a reasonable time;
- The applicant can manage the grant and can account for expenditure of funds according to the Commission's fiscal requirements.

Note:

1) The Commission will give consideration to projects that are emergencies, and it will look favorably on projects that can be completed in their entirety by the end of the grant.
2) All grantees must agree to participate in the annual May celebration of National Historic Preservation Month if asked. For example, if the project includes a tour of an historic property that received funds from the History grant program, the city may distribute brochures inviting the public to participate in the tour.

Application Process

Applications are accepted biannually in February and August. If the minimum criteria have been met, the HPC will receive the application at the next available HPC meeting for review. The HPC will have 30 days to review the application, after which the application will be placed on the following HPC meeting agenda for approval or denial. Incomplete applications will be returned for resubmission in the next round. There will be no exceptions to this rule.

Upon receipt, the Commission members will review each application in relation to the criteria. Each Commission member will be allowed to review the applications independently of one another in advance of the HPC board meeting. Applicants or a representative are required to attend the HPC meeting and present their proposal. Presentations are limited to five minutes per application.

Each approved grant will be awarded based on:

1) the total amount of funding available;
2) the emergency of the project;
3) The total amount of criteria met; and
4) The requested project amount.

Who May Apply

~~Private citizens, historic property owners, government~~ Government and quasi-government agencies, schools, universities and registered non-profit corporations whose missions are to preserve or conserve historical, cultural and archaeological resources within the boundaries of the city of Las Vegas or that have demonstrated historical significance to the city of Las Vegas. ~~museums, libraries, registered non-profit preservation, conservation and archaeological organizations, historical societies and community service organizations, public, private, and charter schools, and higher education institutions.~~

Restrictions and Requirements

Allowable Costs

1. Publishing
2. Documentation
3. Archive
4. Research
5. Interviews
6. Events
7. Historic resource survey and inventory
8. Lectures
9. ~~Acquisition~~

Publishing Requirements

- Published materials may not be sold.
- Priority will be given to nonfiction material related to the prehistory and history of the city of Las Vegas.

Mandatory Disclaimer for Grant Funded Projects

All final grant funded products must include the following disclaimer in some form before awardees can be reimbursed:

> "This brochure has been financed in whole or in part with funds from the city of Las Vegas Historic Preservation Commission Centennial Legacy Grant. The contents and opinions, however, do not necessarily reflect the views or policies of the city of Las Vegas, nor does the Historic Preservation Commission guarantee the historical accuracy of the content of grant funded projects."

Unallowable Costs

1. Landscape improvements
2. Mortgage notes, insurance policies, and so forth
3. Furnishings or anything that can be easily removed from the building. Examples include: curtains, speaker systems, chairs, tables, etc.
4. Bricks and mortar construction projects
5. Volunteer labor (but can be used as a match)
6. Planning costs/internal meetings
7. Per diems
8. Mileage

Award

Grant funds will be awarded in amounts up to $5,000. The Commission will entertain requests exceeding this amount for projects that demonstrate exceptionally significant value to the preservation of the history of Las Vegas.

Projects may be phased. For example, an historic property owner may wish to apply for funding to plan a project which can be completed in one year, and apply for funding to implement the project the following year.

In-Progress Project Requirements

If awarded a Las Vegas HPC Centennial History Grant, grantees are required to:

1. Report any changes made to the project scope or project during the duration of the grant;

2. Complete project work in conformation with submitted visual and/or written specifications;

3. Provide the HPC with quarterly financial reports and progress updates on the project;

4. Allow the HPC full access to all documents necessary for a comprehensive audit;

5. Notify the HPC when there are fundamental changes to your organization's programming, structure, or leadership, and;

6. Include appropriate acknowledgments in the written materials about the project that the project is sponsored by the ~~HPC~~city of Las Vegas. The grantee will be given a restricted license to use the ~~HPC~~ city of Las Vegas logo on signs and printed materials subject to the prior approval of the Commission staff of the proposed use.

7. Upon completion of the project, grantees must present to the Commission proof of completion. Proof can be in the form of a presentation, photographs, site visit, video, etc.

8. Two copies of the final product, whether in CD or printed form, must be received by the city of Las Vegas HPC upon completion of the grant-funded project.

Original and signed applications may be emailed as a pdf, faxed or mailed to:

Courtney Mooney, AICP
Historic Preservation Officer
City of Las Vegas
Department of Planning
333 N. Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
E: cmooney@lasvegasnevada.gov
P: (702) 229-5260
F: (702) 474-7463

APPLICATION FORM

The application form is composed of three (3) parts:

Part I is the **Application Cover Page**. This provides the Commission with a quick and concise overview of who is proposing the project, where it is located, what it intends to achieve, and how much it will cost. This must be submitted as only a one-page document with the application packet.

Part II is the **Grant Description** section and should describe your project in detail.

This section must contain specific information on the historical significance of the property or subject matter as it relates to Las Vegas, and a project scope that defines how the project is to be executed and, if applicable the actual building rehabilitation and future operation of the building.

Part III is the **Proposed Budget** section. A detailed project budget is necessary to provide the Commission with information needed to evaluate applications. In addition, this information may be used at a later date, in preparation of funding agreements between the Commission and the awardees.

Matching funds from other sources, while not mandatory, are highly encouraged. The applicant budget must provide the breakdown of any outside funding and the requested grant amount. It should be broken down by category and must provide an itemized listing for each category. Applicants may use the enclosed sample budget form or an alternative budget of their choice, so long as it precisely and clearly expresses the budget. Legible spreadsheets are encouraged.

Part IV is the **Additional Required Documents** section. Part IV lists all required supplemental documentation, including a copy of your most recent audit report along with comments on the findings and recommendations, including a plan for corrective action taken on prior findings. If corrective action is not necessary, a statement describing the reason that it is not necessary should accompany the audit report. *A single copy of the audit report is adequate and should be included with the original signed application.* **Applicants must provide all required documents or detailed explanations of why they are not applicable.**

PART I. Application Cover Page

Applicant Name _____
Last First MI

Name of Organization (if applicable)_____

Mailing Address _____

City_____ State_____ Zip Code_____

Phone _____ Email_____

Amount of Funds requested _____

Grant Category (check as many as apply)

- ❑ Event (fair, open house, presentation, lecture series, walking tour, etc.).
- ❑ Visual Project (historic monument(s), marker(s) or banner(s), , banners, and exhibits, etc.).
- ❑ Education (reference materials, develop lessons, games, stories, photo collections, period maps, etc.).
- ❑ Performance Art (plays, poetry and prose readings, musicals, story telling, etc.).
- ❑ Cultural/Historic (oral histories, collections, archives, preservation of ephemera and artifacts, etc.).
- ❑ Misc./Other.

_____

Signature of Applicant Date

PART II. Grant Description

(Additional sheets may be attached if necessary.)

How will the award funds be used?

What is the historic significance of your project/activity to the city of Las Vegas?

What are the key activities and timeline of your plan?

If your project is going to be phased, please describe each phase.

Describe the final product resulting from your project. Two copies of a book, photo album, video tape, audio recording, brochure, etc. that archives your project are required.

PART III. Proposed Budget

You must submit a detailed budget for this grant. Provide a brief explanation of each budget item with quantity and cost for all items (Example: two packages of acid free tissue paper @ $16/package; 10 hours contracted labor for painting @ $50/hr, etc.).

Round your request to the nearest dollar amount (no decimals).

This grant follows the Maximum Consultant Rates used by the State Historic Preservation Office as a guideline for salary limits.

Professional Qualifications	Maximum Hourly Wage
1. Working for Bachelor's degree	$ 14.00
2. Bachelor's degree in the related field	$ 23.00
3. Bachelor's degree in the related field with five years experience in the field	$ 28.00
4. Bachelor's degree in the related field working for a Master's degree	$ 30.00
5. Advanced degree in the related field	$ 89.41

Sample budget form:

1. **Supplies**

	$
	$
	$
Total	**$**

2. **Services**

	$
	$
	$
Total	**$**

3. Staff Salaries

	$
	$
	$
Total	**$**

4. **Match/In-Kind Services**

	$
	$
	$
Total	**$**

5. **Other Funding Sources**

	$
	$
	$
Total	**$**

Total Project Cost **$**

PART IV. Additional Required Documents

Please attach all required supplemental documentation, including a copy of your most recent audit report along with comments on the findings and recommendations, including a plan for corrective action taken on prior findings. If corrective action is not necessary, a statement describing the reason that it is not necessary should accompany the audit report. **If application is being submitted by an individual, or items are not applicable for any reason, please describe in detail below.**

1.) Your organization's mission statement.
2.) Your organization's current budget.
3.) Your organization's current projects.
4.) Resumes of principal personnel or organization.
5.) Your organization's long-range plan.
6.) Your organization's proof of 501(c)3 filing status with tax ID number.
7.) Your organizations' most recent audit report, along with comments on the findings and recommendations, including a plan for corrective action taken on prior findings.
8.) Signed Civil Rights Assurance.
9.) If the project involves restoration of an historic building or structure, please attach documentation certifying the building is insured.

Statement of non-applicability

If my grant is funded, I hereby agree to all requirements stated above, and authorize the HPC and the City of Las Vegas, to utilize information about my application and activities for publicity and public relations purposes, including the use of photographs and images of the project. Parental/Guardian consent will be obtained for the use of any name and/or image of children in completed legacies.

Signature Date

Signature of Supervisor (where required) Date

ADMINISTRATION

The Department of Planning staff administers the day-to-day operations of the HPC Legacy Grant program. Fiscal and project reviews are done by city staff familiar with state and local fiscal requirements and historic preservation principles and standards. The HPC encourages potential applicants and grantees to contact staff at any time for answers or discussion regarding this program. Please direct any questions to:

Courtney Mooney, AICP
Historic Preservation Officer
City of Las Vegas
Department of Planning
333 N. Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
P: (702) 229-5260
F: (702) 474-7463
E: cmooney@lasvegasnevada.gov

City of Las Vegas

STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 12/11/13
DEPARTMENT: PLANNING
ITEM DESCRIPTION: For possible action regarding applications for Historic Preservation Centennial History Grant funds to publish books and other printed material, All Wards

BACKGROUND

02/27/08	HPC approved Centennial project budget and timeline.
03/26/08	HPC requested revisions to the draft Centennial grant application.
05/28/08	HPC voted to review grant applications bi-annually in February and August, and vote bi-annually on grant awards in March and September.
10/23/13	HPC voted to hold HPC-51198 in abeyance until the December 11, 2013 HPC meeting.

ANALYSIS

At the October 23, 2013 HPC meeting, the commission voted to hold Item 5 (HPC-51198) in abeyance until the December 11, 2013 meeting pending additional language pertaining specifically to applications for funds to publish written materials.

Staff researched several grant applications for organizations with similar missions that provide funds to publish written materials and drafted the following language for consideration[1]:

Publishing Requirements

- Published materials may be made available to the public free of charge
- Priority will be given to nonfiction material related to the prehistory and history of the city of Las Vegas.
- Author(s) of proposed work, or an editor(s) of selected works, must be a scholar of history, historic architecture, historic structures, historic preservation, or archaeology. Normally, a scholar has an advanced degree (M.A. or Ph.D.) in one of these fields or a related field. Exceptional knowledge and experience in a particular area may substitute for an advanced degree in some cases.
- A brief biography of the author(s) or editor(s) is required to explain how their expertise is relevant to the project.

[1] Organizations included Nevada Humanities, Furthermore, Meiss/Mellon Author's Book Award and the Historic Preservation Fund Grant.

The following changes regarding **Additional Required Documents** are submitted for consideration

Page 11: Additional Required Documents

1.) Your organization's mission statement.
2.) Your organization's current budget.
3.) Your organization's current projects.
4.) Resumes of principal personnel or organization.
5.) Your organization's long-range plan.
6.) Your organization's proof of 501(c)3 filing status with tax ID number.
7.) Your organizations' most recent audit report, along with comments on the findings and recommendations, including a plan for corrective action taken on prior findings.
8.) Signed Civil Rights Assurance.
9.) If the project involves restoration of an historic building or structure, please attach documentation certifying the building is insured.
10.) If the project involves publishing of written materials, please attach a brief biography of the author(s) or editor(s) to explain how their expertise is relevant to the project.

STAFF RECOMMENDATION

APPROVAL

BACKUP DOCUMENTS

The revised Historic Preservation Commission Centennial Legacy Grant Program application.

JG



Las Vegas Historic Preservation Commission
Centennial Legacy Grant Program

To commemorate the 100th anniversary of the founding of the city of Las Vegas, the Nevada Department of Motor Vehicles, in cooperation with the Commission of Museums and History of the Department of Cultural Affairs, designed, prepared and issued special license plates. The money from the sale of this specialized plate paid for public events as part of the Centennial Celebration in 2005. Now that the Centennial Celebration has ended, profit from the specialized license plates is directed toward a fund for historic preservation efforts in the City of Las Vegas.

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The focus of the program is to commemorate the history of the city of Las Vegas with projects "relating to the commemoration of the history of the City of Las Vegas, including, without limitation, historical markers, tours of historic sites and improvements to or restoration of historic buildings or structures." -NRS 482.37903

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The grants will be reviewed by the city of Las Vegas Historic Preservation Commission (HPC).

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Evaluation Criteria

Criteria Set #1

In order to qualify for History Grant funding, the *subject of the grant project* must meet the criteria below in order to be funded. Any application failing to meet the mandatory criteria will not be considered further. The criteria listed below are intended to help applicants in developing a project and application that will best reflect the NRS mandate:

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- It is reflective of the City's cultural, social, political, economic, or prehistoric past; and
  - Either:
    - It is associated with a person or event significant in local history; or
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2) The applicant must be able to complete the funded phase of a project within budget.

3) The project must be completed within a reasonable time in such a way that the city can comply with laws related to the sale of the commemorative license plates. Funded phases of a project should be completed within 12 months from the date funds are received by the applicant. Funds are disbursed as a reimbursement to the applicant.

4) The applicant must be able to manage the grant and to account for expenditure of funds according to the HPC's fiscal requirements which will be distributed to awardees upon grant award.

5) The applicant must be able to meet all reporting requirements and provide final copies of all grant funded product by the termination date as stated on the funding agreement.

Criteria Set #2

The HPC will review the applications according to Criteria Set #2. The application must meet some aspect of all four of the criteria below in order to be considered for funding, with the exception of Accountability. The applicant must meet all sub-criteria under Accountability. *The ability to meet at least three criteria, by itself, does not guarantee funding, and does not determine the distribution or level of awards.* The Commission reserves the right to consider subsequent testimony and discussions, after which it discusses and adjusts distribution of funds. The following criteria are merely a method of initial ranking for purposes of further discussion. The specific criteria are:

☐ **Historic Preservation Issues**

- The project will promote or preserve some historic feature of Las Vegas;
- The applicant demonstrates an ability to raise or sustain required amounts of financial support from sources other than this grant, including donations of goods and services. In addition, the applicant demonstrates the ability to raise and sustain support (relative to the means and abilities of the applicant);

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☐ **Community Impact**

Examples of topics to be considered:

- The project will commemorate the history of the city of Las Vegas;
- The project promotes cultural heritage tourism in Las Vegas;
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- The project will supplement training and education in the classroom in historic preservation;
- The project will increase overall public awareness of historic preservation methods and concepts;
- The facility supported by the project will be used by a broad base of the community;

☐ **Innovation and Creativity**

- The applicant demonstrates an ability to use additional resources in a creative way to complete the project should they not receive the entire grant amount requested.

☐ **Accountability**

- The applicant demonstrates an ability to complete a high quality project within budget and in a reasonable time;
- The applicant can manage the grant and can account for expenditure of funds according to the Commission's fiscal requirements.

Note:

1) The Commission will give consideration to projects that are emergencies, and it will look favorably on projects that can be completed in their entirety by the end of the grant.
2) All grantees must agree to participate in the annual May celebration of National Historic Preservation Month if asked. For example, if the project includes a tour of an historic property that received funds from the History grant program, the city may distribute brochures inviting the public to participate in the tour.

Application Process

Applications are accepted biannually in February and August. If the minimum criteria have been met, the HPC will receive the application at the next available HPC meeting for review. The HPC will have 30 days to review the application, after which the application will be placed on the following HPC meeting agenda for approval or denial. Incomplete applications will be returned for resubmission in the next round. There will be no exceptions to this rule.

Upon receipt, the Commission members will review each application in relation to the criteria. Each Commission member will be allowed to review the applications independently of one another in advance of the HPC board meeting. Applicants or a representative are required to attend the HPC meeting and present their proposal. Presentations are limited to five minutes per application.

Each approved grant will be awarded based on:

1) the total amount of funding available;
2) the emergency of the project;
3) The total amount of criteria met; and
4) The requested project amount.

Who May Apply

~~Private citizens, historic property owners, government~~ Government and quasi-government agencies, schools, universities and registered non-profit corporations whose missions are to preserve or conserve historical, cultural and archaeological resources within the boundaries of the city of Las Vegas or that have demonstrated historical significance to the city of Las Vegas. ~~museums, libraries, registered non-profit preservation, conservation and archaeological organizations, historical societies and community service organizations, public, private, and charter schools, and higher education institutions.~~

Restrictions and Requirements

Allowable Costs

1. Publishing
2. Documentation
3. Archive
4. Research
5. Interviews
6. Events
7. Historic resource survey and inventory
8. Lectures
9. ~~Acquisition~~

Publishing Requirements

We look for work that appeals to an informed general audience; gives evidence of high standards in editing, design, and production; promises a reasonable shelf life; might not otherwise achieve top quality or even come into being; and represents a contribution without which we would be the poorer. Book proposals to which a university press or trade publisher is already committed and for which there is a feasible distribution plan are usually preferred.

- Published materials may be made available to the public free of charge.
- Priority will be given to nonfiction material related to the prehistory and history of the city of Las Vegas.
- Author(s) of proposed work, or an editor(s) of selected works, must be a scholar of history, historic architecture, historic structures, historic preservation, or archaeology. Normally, a scholar has an advanced degree (M.A. or Ph.D.) in one of these fields or a related field. Exceptional knowledge and experience in a particular area may substitute for an advanced degree in some cases.
- A brief biography of the author(s) or editor(s) is required to explain how their expertise is relevant to the project.

Mandatory Disclaimer for Grant Funded Projects

All final grant funded products must include the following disclaimer in some form before awardees can be reimbursed:

> "This brochure has been financed in whole or in part with funds from the city of Las Vegas Historic Preservation Commission Centennial Legacy Grant. The contents and opinions, however, do not necessarily reflect the views or policies of the city of Las Vegas, nor does the Historic Preservation Commission guarantee the historical accuracy of the content of grant funded projects."

Unallowable Costs

1. Landscape improvements
2. Mortgage notes, insurance policies, and so forth
3. Furnishings or anything that can be easily removed from the building. Examples include: curtains, speaker systems, chairs, tables, etc.
4. Bricks and mortar construction projects
5. Volunteer labor (but can be used as a match)
6. Planning costs/internal meetings
7. Per diems
8. Mileage

Award

Grant funds will be awarded in amounts up to $5,000. The Commission will entertain requests exceeding this amount for projects that demonstrate exceptionally significant value to the preservation of the history of Las Vegas.

Projects may be phased. For example, an historic property owner may wish to apply for funding to plan a project which can be completed in one year, and apply for funding to implement the project the following year.

In-Progress Project Requirements

If awarded a Las Vegas HPC Centennial History Grant, grantees are required to:

1. Report any changes made to the project scope or project during the duration of the grant;

2. Complete project work in conformation with submitted visual and/or written specifications;

3. Provide the HPC with quarterly financial reports and progress updates on the project;

4. Allow the HPC full access to all documents necessary for a comprehensive audit;

5. Notify the HPC when there are fundamental changes to your organization's programming, structure, or leadership, and;

6. Include appropriate acknowledgments in the written materials about the project that the project is sponsored by the ~~HPC~~city of Las Vegas. The grantee will be given a restricted license to use the ~~HPC~~ city of Las Vegas logo on signs and printed materials subject to the prior approval of the Commission staff of the proposed use.

7. Upon completion of the project, grantees must present to the Commission proof of completion. Proof can be in the form of a presentation, photographs, site visit, video, etc.

8. Two copies of the final product, whether in CD or printed form, must be received by the city of Las Vegas HPC upon completion of the grant-funded project.

Original and signed applications may be emailed as a pdf, faxed or mailed to:

Courtney Mooney, AICP
Historic Preservation Officer
City of Las Vegas
Department of Planning
333 N. Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
E: cmooney@lasvegasnevada.gov
P: (702) 229-5260
F: (702) 474-7463

APPLICATION FORM

The application form is composed of three (3) parts:

Part I is the **Application Cover Page**. This provides the Commission with a quick and concise overview of who is proposing the project, where it is located, what it intends to achieve, and how much it will cost. This must be submitted as only a one-page document with the application packet.

Part II is the **Grant Description** section and should describe your project in detail.

This section must contain specific information on the historical significance of the property or subject matter as it relates to Las Vegas, and a project scope that defines how the project is to be executed and, if applicable the actual building rehabilitation and future operation of the building.

Part III is the **Proposed Budget** section. A detailed project budget is necessary to provide the Commission with information needed to evaluate applications. In addition, this information may be used at a later date, in preparation of funding agreements between the Commission and the awardees.

Matching funds from other sources, while not mandatory, are highly encouraged. The applicant budget must provide the breakdown of any outside funding and the requested grant amount. It should be broken down by category and must provide an itemized listing for each category. Applicants may use the enclosed sample budget form or an alternative budget of their choice, so long as it precisely and clearly expresses the budget. Legible spreadsheets are encouraged.

Part IV is the **Additional Required Documents** section. Part IV lists all required supplemental documentation, including a copy of your most recent audit report along with comments on the findings and recommendations, including a plan for corrective action taken on prior findings. If corrective action is not necessary, a statement describing the reason that it is not necessary should accompany the audit report. *A single copy of the audit report is adequate and should be included with the original signed application.* **Applicants must provide all required documents or detailed explanations of why they are not applicable.**

PART I. Application Cover Page

Applicant Name _____
Last First MI

Name of Organization (if applicable)_____

Mailing Address _____

City_____ State_____ Zip Code_____

Phone _____ Email_____

Amount of Funds requested _____

Grant Category (check as many as apply)

- ❑ Event (fair, open house, presentation, lecture series, walking tour, etc.).
- ❑ Visual Project (historic monument(s), marker(s) or banner(s), , banners, and exhibits, etc.).
- ❑ Education (reference materials, develop lessons, games, stories, photo collections, period maps, etc.).
- ❑ Performance Art (plays, poetry and prose readings, musicals, story telling, etc.).
- ❑ Cultural/Historic (oral histories, collections, archives, preservation of ephemera and artifacts, etc.).
- ❑ Misc./Other.

_____

Signature of Applicant Date

PART II. Grant Description

(Additional sheets may be attached if necessary.)

How will the award funds be used?

What is the historic significance of your project/activity to the city of Las Vegas?

What are the key activities and timeline of your plan?

If your project is going to be phased, please describe each phase.

Describe the final product resulting from your project. Two copies of a book, photo album, video tape, audio recording, brochure, etc. that archives your project are required.

PART III. Proposed Budget

You must submit a detailed budget for this grant. Provide a brief explanation of each budget item with quantity and cost for all items (Example: two packages of acid free tissue paper @ $16/package; 10 hours contracted labor for painting @ $50/hr, etc.).

Round your request to the nearest dollar amount (no decimals).

This grant follows the Maximum Consultant Rates used by the State Historic Preservation Office as a guideline for salary limits.

Professional Qualifications	Maximum Hourly Wage
1. Working for Bachelor's degree	$ 14.00
2. Bachelor's degree in the related field	$ 23.00
3. Bachelor's degree in the related field with five years experience in the field	$ 28.00
4. Bachelor's degree in the related field working for a Master's degree	$ 30.00
5. Advanced degree in the related field	$ 89.41

Sample budget form:

1. **Supplies**

	$
	$
	$
Total	**$**

2. **Services**

	$
	$
	$
Total	**$**

3. Staff Salaries

	$
	$
	$
Total	**$**

4. **Match/In-Kind Services**

	$
	$
	$
Total	**$**

5. **Other Funding Sources**

	$
	$
	$
Total	**$**

Total Project Cost **$**

PART IV. Additional Required Documents

Please attach all required supplemental documentation, including a copy of your most recent audit report along with comments on the findings and recommendations, including a plan for corrective action taken on prior findings. If corrective action is not necessary, a statement describing the reason that it is not necessary should accompany the audit report. **If application is being submitted by an individual, or items are not applicable for any reason, please describe in detail below.**

1.) Your organization's mission statement.
2.) Your organization's current budget.
3.) Your organization's current projects.
4.) Resumes of principal personnel or organization.
5.) Your organization's long-range plan.
6.) Your organization's proof of 501(c)3 filing status with tax ID number.
7.) Your organizations' most recent audit report, along with comments on the findings and recommendations, including a plan for corrective action taken on prior findings.
8.) Signed Civil Rights Assurance.
9.) If the project involves restoration of an historic building or structure, please attach documentation certifying the building is insured.
~~10.)~~ If the project involves publishing of written materials, please attach a brief biography of the author(s) or editor(s) to explain how their expertise is relevant to the project.

Statement of non-applicability

If my grant is funded, I hereby agree to all requirements stated above, and authorize the HPC and the City of Las Vegas, to utilize information about my application and activities for publicity and public relations purposes, including the use of photographs and images of the project. Parental/Guardian consent will be obtained for the use of any name and/or image of children in completed legacies.

Signature Date

Signature of Supervisor (where required) Date

ADMINISTRATION

The Department of Planning staff administers the day-to-day operations of the HPC Legacy Grant program. Fiscal and project reviews are done by city staff familiar with state and local fiscal requirements and historic preservation principles and standards. The HPC encourages potential applicants and grantees to contact staff at any time for answers or discussion regarding this program. Please direct any questions to:

Courtney Mooney, AICP
Historic Preservation Officer
City of Las Vegas
Department of Planning
333 N. Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
P: (702) 229-5260
F: (702) 474-7463
E: cmooney@lasvegasnevada.gov

City of Las Vegas

STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 12/11/13
DEPARTMENT: PLANNING
ITEM DESCRIPTION: For possible action regarding a resolution of support for the preservation of the Victory Hotel located at 307 S. Main Street (APN 139-34-210-003), C-2 (General Commercial) Zone, Ward 3 (Coffin)

BACKGROUND

10/22/12	Las Vegas Commission for the Centennial received an update on the status of the Victory Hotel from the Historic Preservation Officer. No action was taken.
12/16/64	City Council approved a request for Rezoning from R-1 (Single Family Residential), R-4 (High Density Residential), C-1 (Limited Commercial), C-2 (General Commercial) and C-V (Civic) to C-2 (General Commercial) for approximately 230 Acres generally located on property bounded by Main Street to the west, Bonanza Road on the north, Las Vegas Boulevard on the east, and Charleston Boulevard on the south. This action includes the subject site.
03/12/13	The Planning Commission approved a request for Special Use Permit (SUP-48091) for a Package Liquor Establishment use within a proposed 1,176 square-foot General Retail Store.
03/27/13	HPC requested a regular status report on the Victory Hotel, located at 307 S. Main Street, downtown Las Vegas.

ANALYSIS

On October 23, 2013 the commission requested an item on the December 11, 2013 agenda to pass a resolution of support for the historic preservation of the Victory Hotel. The preservation options as included in the "Victory Hotel Historic Rehabilitation Assessment Report," completed in October 2013, are provided below. Staff has drafted a resolution of support for relocation of the Victory Hotel to a location within the city of Las Vegas, and for the rehabilitation and interpretation of the Victory Hotel at that location.

Staff is requesting approval of the DRAFT resolution.

Project Summary

The Victory Hotel is one of the oldest buildings in Las Vegas, opening in 1910 in the Mission Revival style as the Lincoln Hotel. The hotel was once part of a hotel district at Main and Fremont that served patrons as they exited the train depot. It is the last significant fully intact historic commercial building in downtown Las Vegas, and the last example of this type of small hotel which featured a covered walkway and central hall with doors at either end which allowed air to circulate through the building.

JG

The property was found to be eligible for the National Register in 1986 for its association with the railroad; however, the property owners objected to the nomination and it was not listed. The Victory Hotel property consists of the two-story Victory Hotel building facing S. Main St., two one-story hotel buildings toward the rear of the lot, and a small storage building. A small market facing S. Main St. shares the lot. The hotel buildings have been vacant since the property sold in 2008. Currently the Victory Hotel property and the property to the south are owned by Oakbrook Realty and Investment Company from Oakbrook, Ill.

Per Ward 3 Councilman Bob Coffin's request, an historic rehabilitation assessment study for the hotel was completed. Logan Simpson Design (LSD) was selected by staff to complete the study.

The Springs Preserve and the Clark County Museum have expressed interest in accepting the building.

The city of Las Vegas has received the final "Historic Building Condition Assessment Report and Preservation Plan for the Victory Hotel," submitted by LSD. The report provides a determination of eligibility to the National Register of Historic Places, condition assessment and evaluation of significant architectural elements, preservation recommendations and cost estimates for a number of treatment options for the Victory Hotel. The final report was submitted October 21, 2013 and was distributed to the HPC and the Commission for the Las Vegas Centennial.

Findings

Determination of Eligibility: LSD finds that the Victory Hotel retains sufficient integrity to be listed in the NRHP at the state level under Criteria A (event) and C (design), and is therefore eligible for listing on the city of Las Vegas Historic Property Register.

Preservation recommendations:

- **Preservation zones:**
  - Zone 1: Primary-Restoration and Preservation. These include the exterior facades, balcony, lobby/parlor, interior stairway and hallways.
  - Zone 2: Secondary-Appropriate Rehabilitation. These include the guest rooms and upstairs bathroom.
  - Zone 3: Tertiary-Alteration. These include the downstairs bathroom and rear shed additions.
- **Preservation options:**
  1. Preserve in place and maintain Early Mission style: $1.3 million.
  2. Preserve in place and restore Original Vernacular appearance: $1.5 million.
- **Relocation options:**
  3. Rehabilitation in place (not including historic preservation expert fees): $1.3 million.
  4. Relocate entire building to Springs Preserve: $379,000.00.
  5. Remove and reassemble front porch only: $102,000.00.
  6. Remove and reassemble front porch and front wall with doors and windows, portion of upper cornice and eave detail: $183,400.00.
  7. Remove and reassemble front porch and first 15' of existing building: $214,100.00.

Next Steps:

- The Commission for the Las Vegas Centennial will consider funding options at the January 27, 2014 meeting.
- Staff will provide support to the Ward 3 council office as they continue discussions with the property owners, Oakbrook Realty, Inc., to determine how they would like to proceed.

JG

STAFF RECOMMENDATION

APPROVAL

BACKUP DOCUMENTS

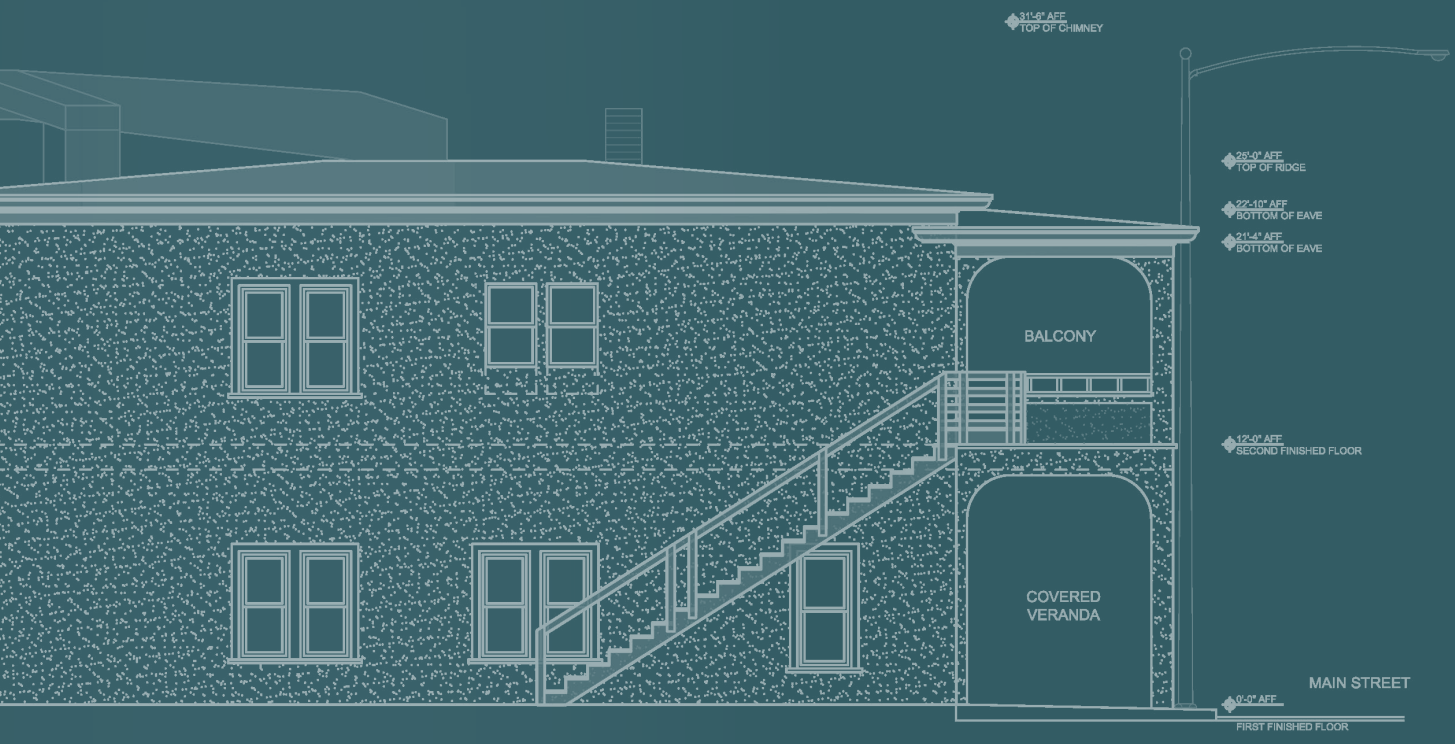
- Final Historic Building Condition Assessment Report and Preservation Plan for the Victory Hotel, October 21, 2013.
- Power Point presentation of preservation options and cost estimates for each option.
- DRAFT resolution of support for the historic preservation of the Victory Hotel.

JG

Historic Building Condition
Assessment Report and Preservation Plan for the

Victory Hotel

Located at 307 S. Main Street, Las Vegas, Clark County, Nevada





Prepared for:
The City of Las Vegas Development Services Center and Historic Preservation Commission

Prepared by:
Greta J. Rayle, M.A., RPA, Logan Simpson Design Inc.
Helana Ruter, M.A., Logan Simpson Design Inc.
Michael W. Kelly, Michael Wilson Kelly-Architects Ltd.

Logan Simpson Design Inc.

3753 Howard Hughes Parkway, Suite 235
Las Vegas, NV 89196

October 2013

LSD Technical Report No. 135108

ABSTRACT AND MANAGEMENT SUMMARY

Report Title	Historic Building Condition Assessment Report and Preservation Plan for the Victory Hotel Located at 307 S. Main Street, Las Vegas, Clark County, Nevada
Agencies Involved	The city of Las Vegas (city)
LSD Project No.	135108
Report Date	October 25, 2013
Project Description	The Las Vegas Commission for the Centennial and Ward 3 Councilman Bob Coffin are evaluating alternatives to demolition of the historic Victory Hotel building (originally known as the Lincoln Hotel) located at 307 S. Main Street in downtown Las Vegas. The building, which was designed and constructed by local Las Vegas contractors Moore & Rhoads in 1910, is one the oldest buildings in the city and is the last remaining example of a small hotel built in the Mission Revival architectural style to serve miners and workers and patrons of the San Pedro, Los Angeles, and Salt Lake Railroad. As the current owner of the property, Oak Brook Realty and Investments, LLC is planning redevelopment of the site, the city contracted with Logan Simpson Design Inc. (LSD) to conduct a condition assessment of the hotel building and prepare a report that provides a determination of eligibility (DOE) for listing in the National Register of Historic Places (NRHP), as well as an evaluation of significant architectural elements, preservation recommendations, and cost estimates for a number of treatment options for the Victory Hotel.
Project Location	The Victory Hotel building is located within Section 34, T20S, R61E (USGS 7.5' Las Vegas NW, Nevada 1967 [P.R. 1983]). It is located near the southeast corner of Main Street and Bridger Avenue, approximately two blocks southwest of Fremont Street.
Land Ownership	Private
Methods	Archival research and a physical building condition assessment
NRHP Eligibility	Recommended individually eligible for inclusion in the National Register of Historic Places (NRHP)

Summary

At the request of the Las Vegas Commission for the Centennial and Ward 3 Councilman Bob Coffin, LSD completed a historic building condition assessment, DOE, and preservation plan for the historic Victory Hotel building located at 307 S. Main Street in downtown Las Vegas, Clark County, Nevada. The building, which has been vacant since 2008, is located near the southeast corner of Main Street and Bridger Avenue, approximately two blocks southwest of Fremont Street. Designed and constructed by the local contracting firm of Moore & Rhodes in 1910, the *en vogue* Mission Revival Style hotel is one of the oldest buildings in the city and is the last remaining example of a small hotel built to serve miners, workers, and passengers of the San Pedro, Los Angeles, and Salt Lake Railroad. The purpose of the project was to evaluate alternatives to demolition of the hotel, including rehabilitation and relocation, as the current owner of the building, Oak Brook Realty and Investments, LLC, is currently planning redevelopment of the site.

The condition assessment suggests that the Victory Hotel building originally exhibited the characteristics of an unstyled vernacular commercial building commonly constructed in the Southwestern United States

during the late 1800s and early 1900s, and encourages further exploration. The suspected ca. early 1920s Mission Revival Style re-imaging is historically acceptable for rehabilitation purposes. The primary areas of rehabilitation concern are the lack of foundations, water damage, roofing, doors and windows, improved accessibility and egress, improved building insulation, and rehabilitation of character-defining features such as the balcony/veranda, eaves, hardwood floors, millwork, and plaster finishes.

Based on the results of the archival research effort and historic building condition assessment, LSD believes that the Victory Hotel building retains sufficient integrity to be listed in the NRHP at the state level under Criteria A (event) and C (design), and is also eligible for listing on the city of Las Vegas Historic Property Register. The hotel is one of the last extant buildings constructed during Las Vegas' railroad era and it continues to represent this period of early settlement through its modest Mission Revival architectural characteristics, most notably its arcaded façade, square concrete pillars, and second story porch, as well as its broad overhanging roof eaves and simple boxed cornice.

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INTRODUCTION

The Las Vegas Commission for the Centennial and Ward 3 Councilman Bob Coffin are evaluating alternatives to demolition of the historic Victory Hotel building (originally known as the Lincoln Hotel) located at 307 S. Main Street in downtown Las Vegas, Clark County, Nevada (Figure 1). The building, which has been vacant since 2008, is located near the southeast corner of Main Street and Bridger Avenue, approximately two blocks southwest of Fremont Street within Section 34, T20S, R61E (USGS 7.5' Las Vegas NW, Nevada 1967 [P.R. 1983]) (Figure 2). The current owner of the building, Oak Brook Realty and Investments, LLC, is planning redevelopment of the site, which includes four adjacent lots (Lots 4–7) and six additional buildings. The lots are located within Block 5 of Clark's Las Vegas Townsite, a 40 block subdivision platted by the President of the Las Vegas Land and Water Company, C. O. Whittemore in 1905. The lots, which continue to correspond to the historic configuration of the block, are collectively identified by the Clark County Assessor's Office as parcel number 139-34-210-0030 and total 0.33 acre.

The Victory Hotel was designed and constructed in the vernacular architectural style by local Las Vegas contractors Moore & Rhoads in 1910. One of the city's oldest buildings, the modest, two-story wood frame hotel was built to serve miners and workers and patrons of the San Pedro, Los Angeles, and Salt Lake Railroad. Although the building was previously determined eligible for listing in the National Register of Historic Places (NRHP) as part of a thematic group nomination of properties associated with the early development of the city as a railroad town, it was ultimately omitted from the nomination at the request of the property owners. Since that time, the building has not been re-evaluated for listing in the NRHP, or for listing on the city of Las Vegas Historic Property Register. As the small hotel is one of the last remaining buildings of its type in downtown Las Vegas, the city contracted with Logan Simpson Design Inc. (LSD) in July 2013 to conduct a condition assessment of the Victory Hotel building and prepare a report that includes a determination of eligibility (DOE) for the building, as well as a detailed preservation plan outlining recommended strategies and approaches for treatment.

The project is funded by the Las Vegas Commission for the Centennial and administered by the city Planning Department. LSD served as the lead consultant for the project, with Michael Wilson Kelly Architects, Ltd. (MWK-ARCH) of Tempe, Arizona and Slaysman Engineering Inc. of Phoenix, Arizona conducting the on-site condition assessment of the building and providing structural engineering expertise. LSD also acquired the assistance of Las Vegas consulting firm Ninyo & Moore for preparation of a Due Diligence: Transaction Screen, as well as a limited Hazardous Materials (HAZMAT) survey of the property. Additionally, Stan Patton of the Phoenix, Arizona contracting firm of Patton Johnson Contractors and Mike Holmes of Acme Underground, Inc. of Henderson, Nevada assisted with preparation of the cost estimates for rehabilitation and relocation.

METHODOLOGY

LSD conducted limited archival research on the commercial development of the city at the Architecture Studies and Special Collections Libraries at the Lied Library on the University of Nevada, Las Vegas campus (UNLV); Cahlan Research Library at the Nevada State Museum; Burton Barr Public Library in

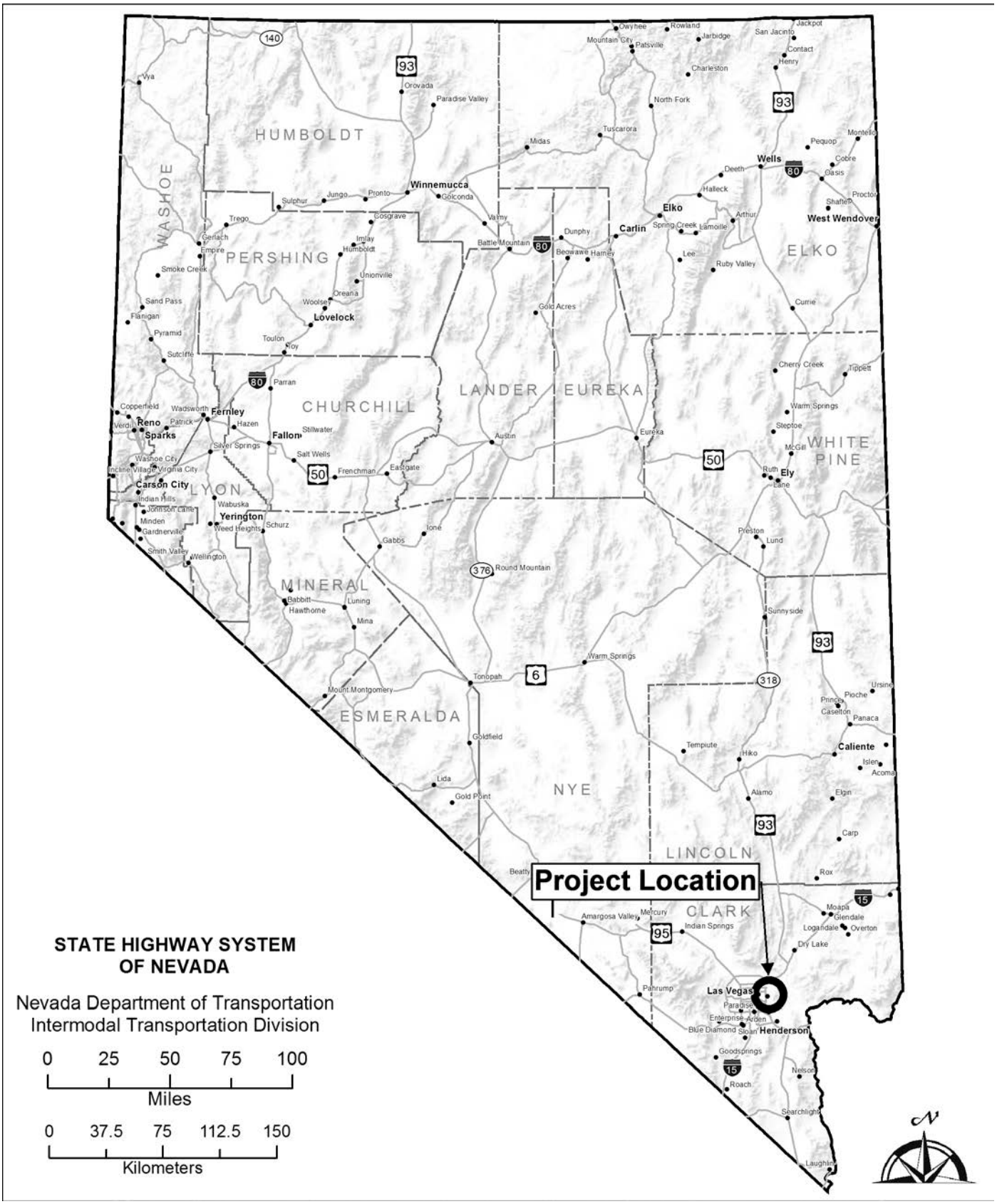


Figure 1. State/county location.

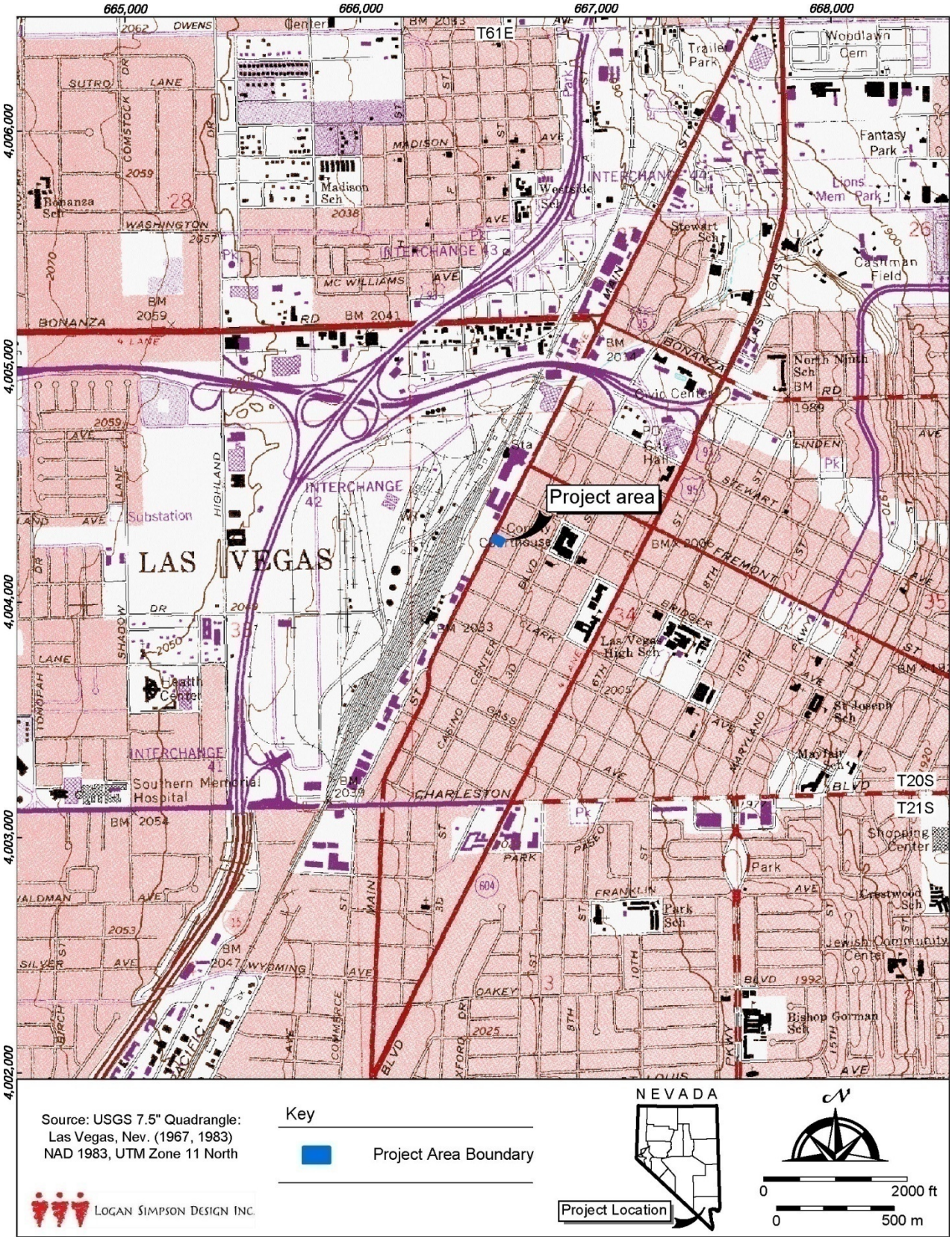


Figure 2. Project location.

Phoenix; and Hayden Library on the Arizona State University campus in Tempe. Historic maps, newspapers, and city directories housed at the Nevada and Arizona repositories provided information on historic patterns of land usage and development of the Clark Las Vegas Townsite, as well as the evolution of use of the Victory Hotel building and its associated lots.

Primary document research on former owners and events transpiring at the Victory Hotel was conducted using online resources such as the *Las Vegas Age* newspaper digital collection (http://digital.lvccld.org), ancestry.com, and newspaperarchive.com. Historic map research was also conducted through Historicaerials.com, a free online resource which provides historic and modern imagery of the city of Las Vegas, as well as other U.S. cities. The site has aerials of the project area for the years 1950, 1965, 1973, 1983, 1990, 1994, 1999, 2004, and 2005, and topographic maps dating to 1956, 1968, 1976, 1978, 1982, and 1984.

Property-specific records on file at the Clark County Assessor's Office and the City of Las Vegas Building and Safety Department were also examined to determine architectural details and subsequent modifications to the Victory Hotel building. The Clark County Assessor's records provided information on original date of construction and also contained building sketches which illustrated the physical dimensions of the building, as well as subsequent additions and/or modifications. The City of Las Vegas Building and Safety Department provided a number of building permit applications filed for alterations or repairs, many of which included owner and contractor names.

HISTORIC CONTEXTS

The following section provides a brief overview of the historic development of the city of Las Vegas, with an emphasis on early 20th century commercial development in Clark's Las Vegas Townsite, as well as an overview of the history and development of the Victory Hotel building.

Historic Development of Las Vegas

The natural geography of Las Vegas with its fertile plains and many springs attracted indigenous peoples such as the Paiute more than a millennium before Euro-American settlement of the area (Moehring and Green 2005). Spanish missionaries established portions of what would become the Santa Fe Trail in the 1770s to provide a route between Santa Fe, New Mexico, and California by way of Utah; however, it was not until 1826 that American Jedediah Smith altered the path of the trail to pass through what would eventually become Nevada (Paher 1971). Three years later in 1829, Spanish Mexican trader Antonio Armijo led a mule caravan through the southern portion of the Las Vegas Valley en route from Santa Fe to the San Gabriel Mission near Los Angeles. His route was called the Spanish Trail (now known as the Old Spanish Trail) (www.oldspanishtrail.org).

The first Euro-American attempt to settle the Las Vegas Valley occurred in 1855 when a group of Mormons established a small fort and mission in the area as part of the Church of Jesus Christ of Latter Day Saints' broader initiative to settle lands in the desert southwest. This mission, however, was ultimately abandoned due to disagreements between the settlers and limited opportunities to sustain agriculture (Moehring and Green 2005). In 1865, the remaining infrastructure of the settlement was acquired by Octavius Decatur

Gass, who re-established “Los Vegas Rancho” as a commercial hub along the Santa Fe Trail from which to supply goods to mining camps in the area. Defaulting on debts in 1882, the Rancho was acquired by Archibald and Helen Stewart. Although Archibald died soon thereafter, Helen continued to operate the ranch until 1902 when she sold the majority of her property to Montana Senator William Clark whose intention was to establish a railroad line connecting Salt Lake City, Utah to Los Angeles, California via the Las Vegas Valley (Moehring 2000).

William Clark formed the San Pedro, Los Angeles, and Salt Lake Railroad in 1900 and initiated construction on the portion of the rail line through Las Vegas in 1904. John T. McWilliams, a surveyor who was hired by Helen Stewart in 1902 to survey the Rancho prior to its sale to Clark, acquired 80 acres from Stewart on the west side of the railroad tracks in 1904. After formally surveying the land, he established the Original Townsite of Las Vegas (commonly referred to as the McWilliams Townsite) in 1904 and began speculative sale of the lots in early 1905 (Moehring 2000) (Figure 3). Concurrently, the Las Vegas Land and Water Company (LVLWC), a subsidiary of the railroad formed by Clark, his brother J. Ross Clark, and railroad executive C. O. Whitmore, surveyed its own townsite on the east side of the railroad tracks which it recorded as “Clark’s Las Vegas Townsite” in May of 1905 (Figure 4). This second townsite was laid out with 80-foot-wide streets running parallel to the northeast-southwest railroad alignment, as opposed to McWilliam’s north-south oriented grid, and consisted of 1,200 lots roughly bounded on the east and west

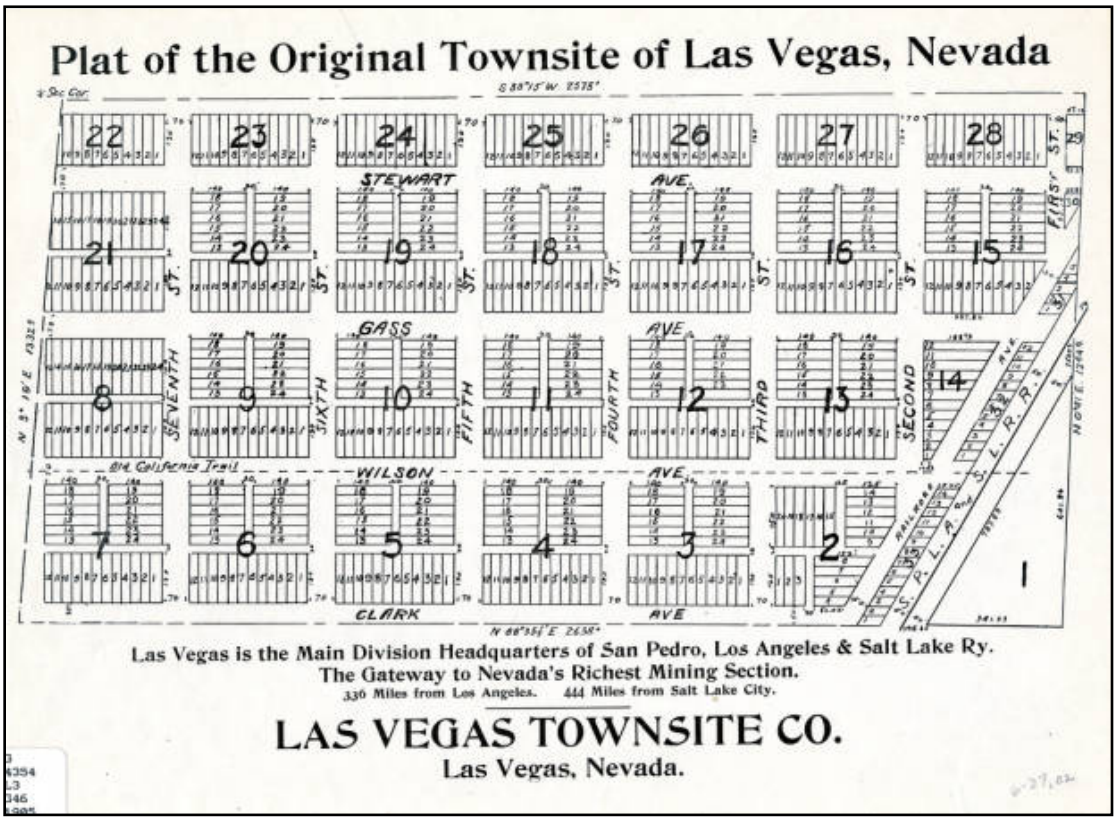


Figure 3. Plat of the original townsite of Las Vegas (also known as the McWilliams Townsite), ca. 1905 (Image courtesy of the UNLV Special Collections Library Las Vegas).

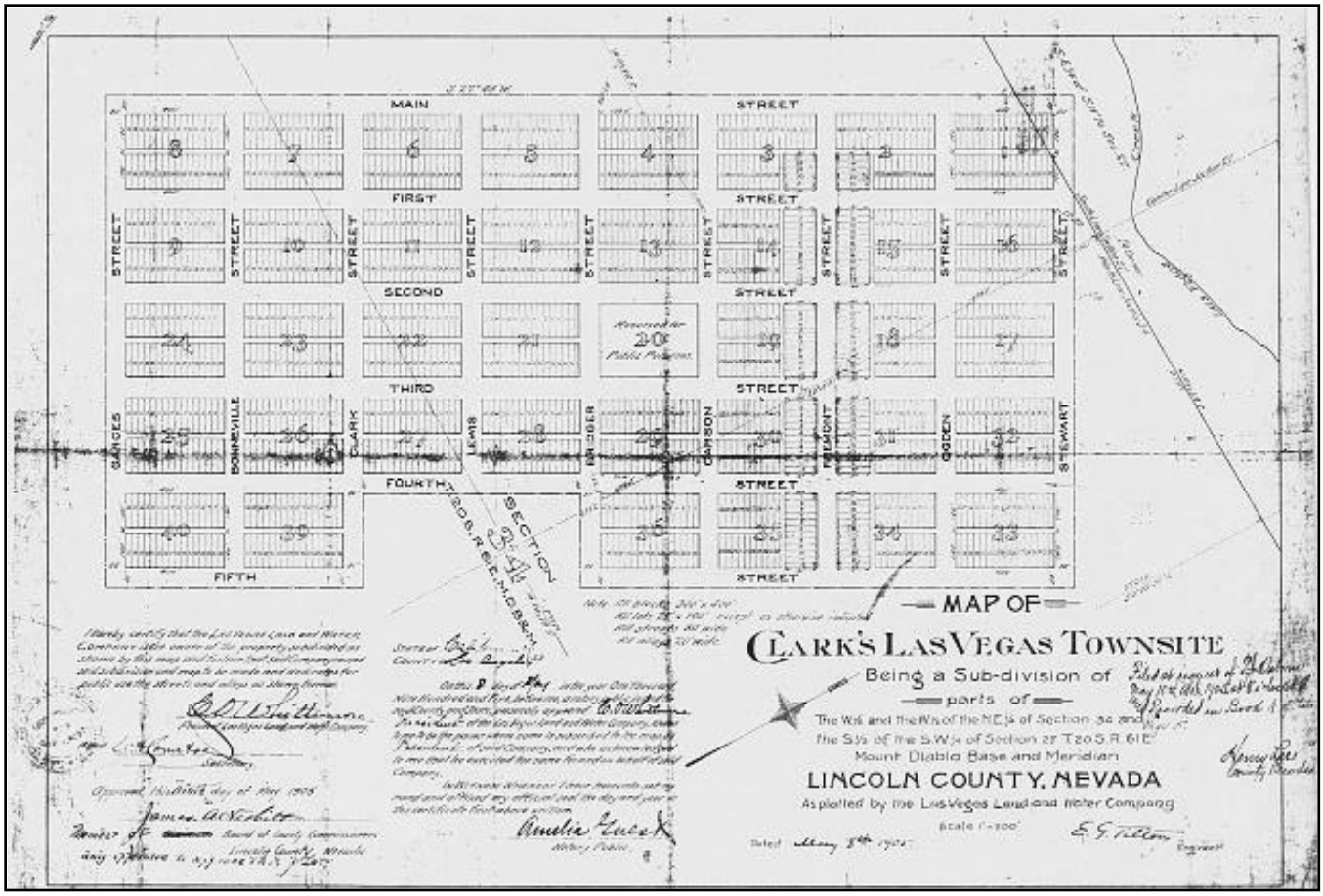


Figure 4. 1905 map of Clark's Las Vegas Townsite (Image available at the Clark County Assessor's Office, Las Vegas).

by Main and Fifth Streets and Stewart and Garces Avenues to the north and south (Paher 1971). Lots along Fremont Street were specifically oriented perpendicularly to the street to allow for additional lots to encourage commercial use. The street also terminated toward the northwest at the planned railroad depot ensuring a direct route for potential rail customers. A centrally located block was reserved within the townsite for public use; the remaining 25 feet by 140 feet lots, platted on 300 feet by 400 feet blocks, were laid out identically (Mooney 2002).

Commercial Development in Clark's Las Vegas Townsite

While a newspaper advertisement for the McWilliams Townsite boasted that numerous buildings and structures, including 14 lodging houses, 8 to 10 restaurants, 6 general stores, 3 drug stores, 3 furniture stores, 2 assay offices, 2 feed warehouses, 2 blacksmith shops, 2 hotels, 1 bottling works, and 1 bank, had been constructed by early May 1905 (*Los Angeles Herald*, 11 May 1905), Clark's Townsite was largely undeveloped by this date, as a formal auction of lots within the townsite did not occur until May 15th (Paher 1971:77). Unlike the McWilliams Townsite whose lots were sold to individual purchasers upon request, lots within Clark's Las Vegas Townsite were sold at public auction due to the immense popularity of the development. Within weeks following its platting, investors had filed more than 3,000 land applications for the townsite's 1,200 available lots, making a land auction the only fair and equitable way to

determine ownership (Paher 1971:79; Ferrari and Ives 2005). Although a few company-owned businesses were present to the west of the townsite, improvements within the 40-block development were confined to the removal of vegetation and staking and grading of its streets and lots in preparation of their sale (Paher 1971:77).

Among the first buildings constructed in the Clark's Las Vegas Townsite was the Hotel Las Vegas, a temporary, 5,600 square feet frame and canvas hostelry near the present-day location of Main and Stewart Streets. The large tent structure was constructed by the Las Vegas Trading Company in May 1905 to accommodate land purchasers arriving for the townsite auction via rail from Los Angeles and other U.S. cities. Ready for guests just days before the auction, the hotel contained 30 rooms, a lobby, and a kitchen and dining room (Figure 5). Due to its rapid rate of construction, all of the rooms were partitioned by canvas rather than wood framed walls (Paher 1971:79). Each bedroom was furnished with an iron or copper bed and a small "restroom," consisting of a toilet and a washbowl and pitcher (Paher 1971:79). Charles (later known as "Pop") Squires served as proprietor of the hotel which remained in operation until March 1906 when the railroad company decided to remove all tent structures on its property (Paher 1971:86).

The auction for Clark's Las Vegas Townsite was held at a wooden platform constructed at the end of Fremont Street. Bidding began with the coveted commercial Fremont Street lots, and over the course of the day, reached a feverish pitch with the going price of some of the lots reaching more than twice their



Figure 5. Photograph taken by the R & R Photo Company showing the interior of the Hotel Las Vegas, ca. 1905 (Image courtesy of UNLV Special Collections Library, Las Vegas).

initial asking price (Ferrari and Ives 2005). Frustrated and angry at the skyrocketing prices, many bidders began to protest, and as a result the LVLWC sold the remaining lots for market price (Ferrari and Ives 2005). By the close of the second day, the LVLWC had sold roughly half of the lots of the townsite (Moehring 2000; Ferrari and Ives 2005).

By the end of the auctions, scores of canvas tents that housed businesses on the west side of the tracks in the McWilliams Townsite had been relocated to the east where owners began setting up shop to cater to the townsite's increasing number of residents (Ferrari and Ives 2005). Additionally, some owners of more formally constructed buildings, including the Imperial Hotel, tore down and reconstructed their buildings on their newly purchased parcels of land within the Clark's Townsite (Paher 1971). A significant portion of the development in Clark's Las Vegas Townsite was related to the San Pedro, Los Angeles, and Salt Lake Railroad, with most businesses supporting the railroad located near the east side of the railroad company's newly-constructed depot and rail yards. Over time, McWilliams's townsite to the west of the railroad declined (Paher 1971).

One of the biggest draws in Clark's Townsite was Blocks 16 and 17 where liquor, prostitution, and gambling were legal. Bounded by Fremont and Stewart Streets, businesses on the blocks catered to the railroad and repair yard workers, but weary travelers and miners also flocked to their saloons for refreshment while their trains stopped in the town for maintenance. Soon, Las Vegas became a popular and bustling place (Ferrari and Ives 2005). By the time the town was a month old, its residents had erected nearly every kind of building. Initially, construction materials such as wood were limited as demand outstripped rail shipments and canvas tents continued to house saloons, the post office, hotels, and a bank. Eventually, however, more permanent forms of construction including wood and brick and stone masonry began to be built (Paher 1971:94).

The townsite's first brick building was completed in July 1905 on North Main Street and contained a drug store and a general store owned by Crowell and Alcott (Paher 1971:92). By the fall of 1905, several brick residences consisting of simple bungalow-style homes were also under construction for prominent citizens, including Mr. and Mrs. John S. Park whose home was located on the northeast corner of Fourth and Fremont Streets. The early brick residences in this area were later demolished due to the growth of the Fremont Street commercial district (Paher 1971:94, 101). Also in 1905, a wood frame building on the southwest corner of Second and Lewis Streets, formerly housing the Salt Lake Hotel, was remodeled into the city's first schoolhouse. The two-room building had a pyramidal roof; both of the rooms were "finished in cloth and paper" and had patch board ceilings (Paher 1971:97).

As part of the initial plat and sale of lots within Clark's Las Vegas Townsite, the LVLWC promised to grade and gravel streets which they began in early summer of 1905, ultimately completing 7 miles of city streets (Paher 1971:96). Additional improvements included the installation of wood and cement curbs for residential and commercial areas, respectively. The company also developed a municipal water system with underground plumbing and fire hydrants (Paher 1971:96). The total cost of improvements was roughly $50,000 (Paher 1971:96). In 1906, the Pacific Fruit Express Company provided power, and later gas under its new name, the Consolidated Power & Telegraph Company (Paher 1971:97).

The growth of Clark's Las Vegas Townsite, which at the time was located in southern Lincoln County, fostered the Nevada Legislature's 1909 decision to pass a bill to create Clark County, with the growing town of Las Vegas as its county seat. In 1909, the railroad began to build machine shops and associated buildings. When those were completed, the railroad rushed to build a tract of cottages to house the hundreds of new employees, and at the same time, several new hotels, restaurants, and saloons opened to service overnight passengers traveling between Salt Lake and Los Angeles. However, a large flood in January of 1910 proved devastating for the rail line and Las Vegas saw a decrease in population that year. The railroad shops were not opened until January of 1911 (Paher 1971). The town of Las Vegas was incorporated in that year and remained dominated by the activities of the railroad throughout the 1920s (Paher 1971; Moehring 2000).

The commercial districts of Las Vegas included Fremont Street, which functioned as the commercial center of the community, and Main Street whose businesses functioned in support of the railroad. The businesses of Fremont Street stretched roughly 2.5 blocks south of Main Street and included banks, the post office, and sundry stores (Wright and Wright 1986). Many of the prominent citizens of the community built their homes to the south of this commercial area either on or near Fremont Street (Wright and Wright 1986).

In comparison, Main Street, the townsite's other major commercial artery, was laid out parallel to the railroad tracks and consisted predominantly of businesses more specifically related to the railroad (Wright and Wright 1986). In particular, the area near the intersection of Main and Fremont Streets became a popular hotel district with vernacular style hotels such as the Hotel Nevada and Overland Hotel built at the intersection directly across from the railroad depot (Wright and Wright 1986). The Hotel Nevada was constructed on the southeast corner of the intersection by owner and manager J. P. Miller and the Overland Hotel was built by proprietor J. S. Wisner on the northeast corner; both of the hotels were constructed in 1906 shortly after the completion of the railroad and derived the majority of their business from passenger traffic. Other hotels including the La Rosa Hotel constructed by D. Pecetto; the California Hotel on Second Street (builder unknown); and the Hotel Charleston built by proprietor Roy T. Lockett, were erected in the 1910s in close proximity to Fremont Street in anticipation of the new facilities and improvements by the railroad.

History and Development of the "New" Lincoln Hotel (Victory Hotel)

Also during the early 1900s, additional smaller hotels were constructed along Main Street to cater to railroad workers and passengers. In 1906, Irish immigrant and Nevada businessman Daniel D. Hickey took possession of the Butte Hotel on Main Street (original construction year and proprietor unknown) and changed its name to the Lincoln Hotel (personal communication, Robert Stoldal, 26 September 2013). An advertisement for the hotel, printed in a 1906 edition of the *Las Vegas Age* newspaper (Figure 6), boasted that the Lincoln Hotel offered "the best for your money" with "good, clean beds" that ranged from 25 to 50 cents a night, and rooms that ranged from 50 to 75 cents per night (*Las Vegas Age*, 3 November 1906). Meals were also available for a quarter (*Las Vegas Age*, 3 November 1906).

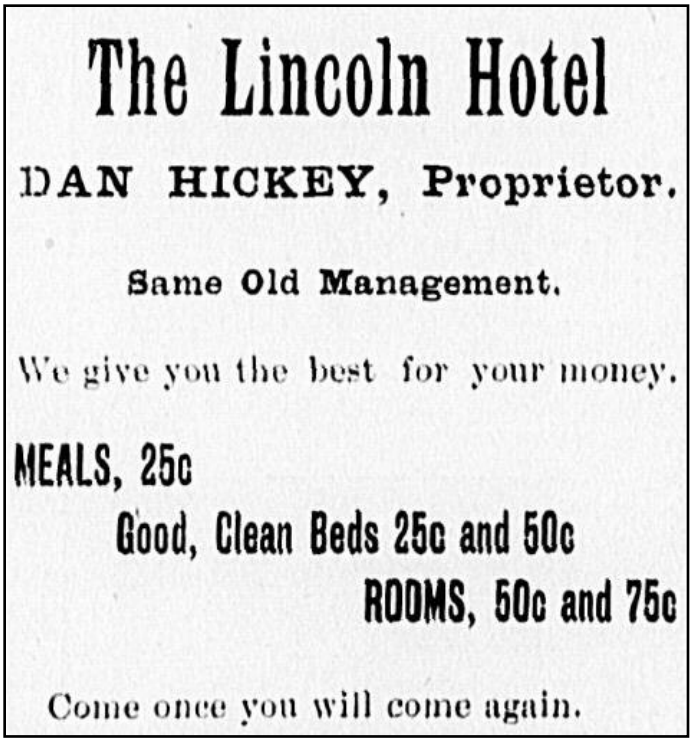


Figure 6. Advertisement for the original Lincoln Hotel (formerly the Butte Hotel) (*Las Vegas Age*, 3 November 1906).

Hickey's hotel benefited from the proximity of the railroad machine shops whose construction began in 1909 at a location nearly directly across Main Street from the Lincoln Hotel. Illustrating the demographics of early hotel users on Main Street, the United States Federal Census Schedule for Las Vegas, Clark County, Nevada, enumerated on April 19–20, 1910, shows the Lincoln Hotel provided lodging for six boarders (Table 1). All of the boarders were male and three of the men were employed by the railroad; the youngest boarder was 29 years old, and the oldest lodger was 43. None of the men were Nevada natives (United States Federal Census Schedule 1910).

Table 1. Boarders occupying the original Lincoln Hotel (formerly the Butte Hotel) in 1910 (source: United States Federal Census Schedule 1910).

Name	Sex	Age	Birthplace	Marital status	Occupation
Edward C. Ross	Male	40	New York	Single	City marshall
Joseph McLane	Male	33	Nebraska	Divorced	Laborer – “odd jobs”
Edward A. Hall	Male	37	New York	Single	Railroad electrician
Frank W. Toph	Male	29	Ohio	Single	Laborer
James Franzine	Male	43	Iowa	Single	Steam railroad conductor
Arthur Raynor	Male	34	Indiana	Divorced	Locomotive engineer

A newspaper article printed in the *Las Vegas Age* indicates that sometime prior to April 1910, Hickey had also erected a building known as “Old Hickey’s Hall” (*Las Vegas Age*, 9 April 1910). The building was used as a meeting hall by a variety of organizations, including railroad unions, and was also used for church

services on Sundays by the Catholic Church (personal communication, Robert Stoldal, 26 September 2013).

A subsequent newspaper article printed in the *Las Vegas Age* the following month suggests that Hickey was proposing to build a new hotel to be called the "new Lincoln Hotel" on the same lot as Hickey's Hall. He commissioned the local construction firm Moore & Rhoads to design the building, which reportedly incorporated a portion of the existing fellowship building, although it I s unclear if this actually occurred or what portion of the original building was salvaged (*Las Vegas Age*, 15 May 1910). An advertisement for the contracting firm, appearing in a May 1905 edition of the *Las Vegas Age*, suggests that the company provided general contracting estimates and preliminary plans and sketches "at the lowest figures consistent with good work," as well as specialized in "fine cabinet work" and repairs (Figure 7). The new hotel was originally estimated to cost $6,000, although this amount was subsequently lowered to $3,250 before construction of the building commenced at the end of May (*Las Vegas Age*, 12 March 1910; 15 May 1910).



Figure 7. Advertisement for Moore & Rhoads (*Las Vegas Age*, 15 May 1905).

The hotel took less than three months to construct, with the building completed on July 8, 1910 (*Las Vegas Age,* 9 July 1910). Similar to other commercial buildings in Clark's Townsite, the hotel was constructed of wood and its exterior was modest and relatively simple in appearance; its most notable architectural feature was its two, 10-foot-wide verandas supported by concrete columns. The verandas, which spanned the full height of the building's main (western) façade, were also functional as they allowed air to circulate throughout the hotel in the days prior to air conditioning. The small hotel also had a flagpole, which was erected on site on June 4, 1910, just one month prior to the building's completion (*Las Vegas Age*, 4 June 1910). The interior of the building included an office, bar, and "airy dining room with kitchen" on the first floor, with "numerous sleeping rooms" available on the upper story (*Las Vegas Age,* 9 July 1910). The new hotel building was considered an upgrade to Hickey's original Lincoln Hotel (formerly the Butte Hotel) as it boasted a bar and dining room where one could enjoy a meal and libation, even on holidays. On Christmas day in 1910, for example, turkey dinners were served in the hotel dining room from 11:00 am to 8:00 pm for 50¢ per plate (Escobar 2008; *Las Vegas Age,* 24 December 1910).

In April and June 1911, Hickey added several new guest rooms and enlarged the hotel's bar and kitchen at the rear of the building, suggesting that business was good in the years following its construction (*Las*

Vegas Age, 1 April 1911; 10 June 1911). In 1912, during his tenure as proprietor of the Lincoln Hotel, Hickey was elected delegate to the democratic state convention (*Las Vegas Age*, 18 May 1912). However, despite his increasing prominence in the Las Vegas community, Hickey had a reputation for lawlessness as is evidenced by a February 1913 shooting between Hickey and railroad worker and patron of the Lincoln Hotel A. J. Kelly. A newspaper article describing the incident indicates that Hickey shot Kelly in the hip following an "unfortunate quarrel" at the hotel building (*Las Vegas Age*, 13 February 1913). The article goes on to state that although a preliminary hearing was held before the grand jury and the charge of assault and battery "with intent to kill" was placed against Hickey, he was released on $2,500 bail (*Las Vegas Age*, 13 February 1913). A later article published on March 8, 1913 suggests that Hickey's release was likely due to the fact that Kelly wasn't killed and instead was "rapidly regaining his usual health; the article also noted that "all parties," presumably Hickey, were "duly sorry" (Escobar 2008; *Las Vegas Age,* 8 March 1913). After nearly a year of court deliberations, the grand jury failed to indict him and he was cleared of all charges (personal communication, Robert Stoldal, 26 September 2013).

Hickey remained proprietor of the Lincoln Hotel until January 1914, when he leased the property to the Maier Brewing Company of Los Angeles (*Las Vegas Age*, 31 January 1914). At this time, operation of the business became the responsibility of local businessman and city commissioner J. "Brad" Curtiss, who subsequently leased the property from Hickey sometime between February and July 1914. Shortly after leasing the hotel to Curtiss and the brewing company, the Hickeys moved to Los Angeles, California. Hickey's wife Margaret died on March 8, 1915 and he died shortly thereafter on April 1, 1916 (*Las Vegas Age*, 8 April 1916).

J."Brad" Curtiss was a young energetic business man and local politician who lived with his wife several blocks east of the hotel property on the Fourth Street (*Las Vegas Age*, 12 April 1913). In addition to the hotel, he ran a grocery store in the "old Thomas Department store" building on Fremont Street with his business partner Perie Wilson (*Las Vegas Age,* 5 October 1912). As part of this partnership, the men went on to operate numerous businesses in the city including the Nevada Meat Market, which they purchased subsequent to Curtiss's involvement with the Lincoln Hotel in October 1915 (Las Vegas Age, 23 October 1915). Curtiss was an active member of the Chamber of Commerce and was also elected as the city's Class One Commissioner by popular vote. He was later appointed Finance and Revenue Commissioner by Mayor W. E. Hawkins (Las Vegas Age, 26 April 1913; *Las Vegas Age*, 10 May 1913). The relationship between Curtiss and the Maier Brewing Company is not clear, but the leasing rights to the Victory Hotel transferred between them more than once and by August of 1914 Curtiss relinquished control of the hotel to a new proprietor (name unknown) hired by the brewing company (*Las Vegas Age*, 8 August 1914).

Dan Hickey remained the owner of the hotel until his death in 1916 at which time ownership was transferred to his sister (personal communication, Robert Stoldal, 26 September 2013). Numerous articles printed in the *Las Vegas Age* suggest that the property changed management several times between 1916 and 1923. Sometime prior to June 1915, the hotel and bar were managed by the local firm Guy & Elwell; little is known about this partnership other than it dissolved and all their business pursuits ceased on June 30th (*Las Vegas Age*, 3 July 1915). It is possible that one member of the partnership was William H.

Elwell, a prominent Las Vegas businessman who operated a furniture store near Fremont Street through the 1920s.

After this date, the hotel appears to have been leased by George Nielson (Curwen 1982), who hired female proprietor Emma Roberts to manage the hotel as early as 1921 (*Las Vegas Age*, 24 September 1921). Nearly two years later, on the afternoon of December 13, 1923, a fire broke out in the rear kitchen that quickly spread to the rest of the hotel building. By the time the fireman were able to extinguish the flames, the hotel building was reportedly destroyed. A newspaper article describing the events notes that George Nielson remained the operator of the property at the time of the fire (*Las Vegas Age*, 15 December 1923). Research efforts for biographical information on Nielson did not yield any results.

Local entrepreneur Robert Edwards purchased the hotel from Dan Hickey's sister, although the date of that purchase is unknown. Under Edwards' management, the hotel fell into disrepair and was closed by federal agents in 1925 after an investigation revealed the location was used to illegally sell liquor (*Las Vegas Age*, 8 August 1925; personal communication, Robert Stoldal, 26 September 2013). Edwards sold the property to Agnes McLaughlin in that year. Records on file at the Clark County Assessor's Office suggest that McLaughlin may have been responsible for the construction of two additional buildings on the property in 1928, both of which remain today. These buildings, which provided additional rooms for guests, are described in more detail in the Historic Building Condition Assessment section of this report.

Archival research indicates that McLaughlin did a total renovation of "two dilapidated buildings" on the property (presumably those built in 1928), transforming them into "cozy, bright and attractive cottages" (*Las Vegas Age*, 13 August 1929). She also completely renovated the interior and exterior of the hotel, including re-stuccoing the main façade. In addition, the grounds to the rear of the hotel were landscaped with grass, bushes, and seating, creating a pleasant interior courtyard for guests. The renovated 14-room hotel was scheduled to re-open the following month. McLaughlin planned to stay and run the hotel herself, although it appears she did not stay long (*Las Vegas Age*, 13 August 1929). Interestingly, she is listed in the 1930 United States Federal Census Schedule for Las Vegas, Clark County, Nevada as one of five female lodgers residing at 230½ First Street. At the time of the census, which was enumerated on April 17, 1930, McLaughlin was 42 years old, single, and employed as a cabaret dancer (United States Federal Census Schedule 1930).

Ten months after the re-opening of the Lincoln Hotel, McLaughlin leased the property to Ruth Foster, who also redecorated the interior of the hotel and installed new furniture (*Las Vegas Age*, 11 July 1930). At the time of the transfer, the hotel had "15 rooms with an annex of three rooms and a cottage" (*Las Vegas Age*, 11 July 1930). The following month, the *Las Vegas Age* reported that McLaughlin sold the property to Mrs. Luella Holmes, an Alaskan native who had recently moved to Las Vegas (*Las Vegas Age*, 6 August 1930). It is presumed, however, that this acquisition did not occur as a later newspaper article suggests that Foster sold the hotel property to Frank Doyle of Los Angeles, California in September (*Las Vegas Age*, 23 September 1930). According to the article, Foster left for Los Angeles immediately following the sale, but was expected to return, possibly to continue working as the hotel's proprietor (*Las Vegas Age,* 23 September 1930).

In May 1933, the Lincoln Hotel made the news again when an explosion on the first floor of the building injured 22-year-old waitress and "entertainer" Norma Christian (*Las Vegas Evening Review Journal*, 15 May 1933). The cause of the explosion, which occurred in Room 1 of the hotel on May 14th, was never determined, causing speculation about a possible suicide attempt or a scorned lover. Christian was discovered alive after the explosion sitting on the curb in front of the hotel with severe burns. The blast was likely caused by gas venting from a jet located beneath the wash basin, but how the jet was opened, and what ignited the gas was not determined. The force of the explosion blew the north wall of the room three inches into the small alleyway between the Lincoln and Montana Hotel (an adjoining hotel to the north); moved the wooden pillars in the lobby several inches; blew the two windows in the room completely out; and shattered the remainder of the downstairs windows. The hotel manager at the time, Mrs. Nell Richter, called the fire department, who extinguished the fire which was burning in the clothes closet adjacent to the room's wash basin (*Las Vegas Evening Review Journal*, 15 May 1933, 16 May 1933; Mooney 2011; Unknown newspaper 16 May 1933).

Miss Christian was given 48 hours to live by the attending physician who examined the third degree burns that covered most of her body. Christian had been a resident of Las Vegas for two years, employed as a waitress in various local cafes, and until three weeks prior to the accident, was working as an entertainer at Midway Tavern. She shared the room with June Schroeder, whom she had worked with at the Midway. Miss Christian's condition had improved on the following day, but she was still not expected to survive her injuries (*Las Vegas Evening Review Journal*, 15 May 1933, 16 May 1933; Mooney 2011). Further newspaper accounts were not provided and it is unclear if Christian recovered from or ultimately died as a result of the injuries sustained during the explosion.

Due to a paucity of newspaper articles, little is known about the history of the hotel following the explosion in the 1930s. In 1934, the Lincoln Hotel and three other businesses—the Pair-O-Dice, the Exchange Club, and the Nevada Club—were approved for membership to the Las Vegas Chamber of Commerce (*Las Vegas Age*, 6 April 1934). An advertisement in the want-ads of the *Las Vegas (Nevada) Evening Review Journal* indicates that the hotel was still in business in 1936, offering "clean rooms, heated hot water, and good beds" to patrons for $1 per day (*Las Vegas (Nevada) Evening Review Journal,* 3 November 1936). The advertisement also stated that weekly rates were available for paying guests (*Las Vegas (Nevada) Evening Review Journal,* 3 November 1936).

Curwen (1982) provides a brief ownership history for the hotel between 1933 and 1960, although some of the information conflicts with newspaper accounts discussed above. According to Curwen (1982), McLaughlin retained ownership of the hotel until 1943, at which time she sold the hotel property to Anthony (Antone) and Minnie Popp. It is presumed that the Popps were responsible for changing the name of the hotel to its current name, the Victory Hotel, presumably as a patriotic gesture during World War II (Escobar 2008).

Minnie's granddaughter and current Las Vegas resident, Bonnie L. Nicholls Paul, who resided in the small "cottage" to the rear of the hotel building in 1954, has fond recollections of her time spent with her

grandparents at the hotel. Only four years old at the time her family moved from Kemmerer, Wyoming to Las Vegas, Bonnie remembered the hotel and surrounding area as follows in an email sent to LSD on October 24, 2013:

> The homes in the area were not rundown. It was a very beautiful area. My grandmother had very expensive taste. The rug in the lobby was dark red with beautiful big roses on it. The furniture matched the rug, with wood on the ends of the arms. The chandelier was beautiful, with tier drop glass hanging down. She often told me I could have it but we moved out into our own house and I forgot about it. She loved expensive fancy things" (Personal communication, Bonnie L. Nicholls Paul, 24 October 2013).

In her email, Bonnie went on to describe a "small area," or "square" to the left on the office door about chest high" that "had a little door that opened from the inside that her grandmother could open and collect keys or money" (Personal communication, Bonnie L. Nicholls Paul, 24 October 2013). She also indicated that a chain was present near the opening that would ring a bell, alerting Minnie to patrons in the lobby requiring assistance (Personal communication, Bonnie L. Nicholls Paul, 24 October 2013). Bonnie remembers one particular incidence where Minnie locked herself out of the office and she, being the smallest person at the time, had to crawl through the small opening and unlock the door for her. Of this experience, Bonnie stated,

> I will never forget that. Grandmother gave me a dime. I was a happy child. I always wished she would lock herself out, but never did (Personal communication, Bonnie L. Nicholls Paul, 24 October 2013).

Bonnie also recounts that she was not allowed in the office after that day or upstairs where her grandmother and grandfather lived (Personal communication, Bonnie L. Nicholls Paul, 24 October 2013). She also remembers playing on the lawn to the rear of the hotel, and swinging on that swing that her grandmother had placed there (Personal communication, Bonnie L. Nicholls Paul, 24 October 2013).

The Popp family owned the hotel for 11 years before selling the property to Ernest and Katherine Marker in 1954. The Markers managed the hotel until 1959, when they sold the property to long-time owners Ray and Margaret McConnell. The following year, the McConnells sold one-half interest of the hotel property to Arthur and Connie Wheeler (Curwen 1982).

Building permit records, which are available after the year 1956, provide insight on ownership and the changing uses of the building and also establish a chronology of additions and alterations to the original building. A summary of the building permit records available for the Victory Hotel are included in Table 2.

According to the building permit records, the building was still being run as a hotel by Steven Wheeler as late as 1986. Ownership history information for the property available at the Clark County Assessor's Office indicates that Wheeler purchased the property from the R. & M. McConnell Trust in 1995. The trust in place as early as 1978; in 1991, the name of the trust was changed to include the word "survivors" which suggests that both the McConnells were deceased by this time and the property passed to their heirs as part of their estate.

Table 2. Summary of building permits for the Victory Hotel (source: Las Vegas Buildings and Safety Department, Las Vegas).

Date Filed	Type of Permit	Owner's Name	Description of Work
10/26/1956	Application for Plumbing Permit	Not specified	A gas water heater, up to five gas outlets, and 20 feet of water pipe were installed by J. M Ritter Plumbing & Heating, Inc.
1/23/1957	Application for Plumbing Permit	Not specified	A gas appliance (type unknown) and up to five gas outlets were installed by Nevada Gas Consumer's Service.
10/26/1959	Application for Building Permit: Kardex Card	Ray M. McConnell	A 20-foot-long by 12-foot-wide garage and 8-foot-long by 12-foot-wide "shack," back located along the property's rear lot line were demolished to create parking lot and "exit."
11/02/1959	Application for Building Permit: Kardex Card	Ray M. McConnell	Orientation of the front door changed to swing outward.
12/16/1960	Application for Air Conditioning	Illegible	One forced air furnace or burner over 100,000 BTUs installed.
2/27/1968	Application & Building Permit	Not specified	Building reroofed by Las Vegas Roofing.
10/04/1968	Electrical Application & Permit	"Donrey"	An electrical sign was connected (location unknown) by Clark County Electric.
12/08/1970	Application & Building Permit	Ray M. McConnell	Interior stairway enclosed to meet universal building Codes.
11/21/1973	Application & Building Permit	Not specified	Fire damage repaired by Ute, Inc.
3/06/1978	Electrical Application & Permit	Not specified	80 "light, receptacle, or switch outlets" within the hotel building were serviced by Service All Corporation.
4/01/1981	Application & Building Permit	Ray M. McConnell	Interior of the hotel building was remodeled. Additional details not provided.
1/13/1983	Application & Building Permit	Steven Wheeler	An existing interior concrete block wall was removed and replaced with a beam wall. No new walls were constructed.
1/19/1983	Electrical Application & Permit	Steven Wheeler	Six receptacles and one sub panel was installed by Service All Corporation to bring the hotel's wiring up to Code.
11/01/1984	Development Permit & Building Permit	Not specified	432 square feet of 6-foot-high chain link fencing with a barbed wire top and three roller gates were installed by Fencing Specialists.
2/27/1986	N/A	Steve Wheeler	Interior of the hotel building was remodeled. Additional details not provided.
3/07/1988	Electrical Permit	Not specified	Electrical services were completed by Sun Electric. Additional details not provided.

In 1999, hotel ownership took a decided shift and became a corporate investment (Escobar 2008). In June 2005, the building and its adjacent lots were purchased by Glenda Shaw Smith of GBBS Properties for $1.2 million; three years later, she sold the property to an Illinois-based corporation of 307/319 Main Street, LLC, ending its 95 year history as a functioning hotel (Escobar 2008). Prior to being shut down, the hotel was used as a halfway house for drug addicts by an organization called New Genesis. According to the manager of the adjacent Bridger Inn Hotel, "things got pretty bad for the neighborhood and the organization running the halfway house had difficulties renewing their business license" (Escobar 2008).

The property was purchased by its current owners, Oak Brook Realty and Investments, LLC, in October 2008. As the company is currently planning redevelopment of the site, the hotel and its associated buildings are vacant.

ARCHITECTURAL CONTEXT

Many of the earliest commercial buildings in Las Vegas were simple one-story vernacular wood frame buildings with front gabled or gabled roofs with front parapets. These buildings, typically referred to as “one-part commercial” buildings, were typically narrow in size and often incorporated tall parapets, otherwise termed "false fronts," to provide a greater sense of massing (Longstreth 2000). As construction materials became more readily available, owners also began to use brick to construct both single and two-story buildings. Historic photos available through the University of Las Vegas (UNLV) digital collection Southern Nevada: The Boomtown Years demonstrate that two-part commercial block buildings became prevalent with storefronts located on the first story and residential or other commercial uses on second stories (Longstreth 2000). For these modest vernacular buildings, typically the greatest amount of architectural detailing was found on the parapets of the buildings which incorporated steeply pitched, crenulated styles, or high parapets with brick coping (Figure 8).

The San Pedro, Los Angeles, and Salt Lake Railroad depot, constructed in 1905 to the west of the intersection of Main and Fremont, was an impressive building designed in the Mission Revival style which incorporated a decorative mission-style parapet, tile roofing with wide overhanging eaves, stucco walls, and an arcade. The building set the precedent for modest adaptations of the Mission Revival Style in the commercial and residential areas of town. The 1906 concrete block Hotel Nevada also adopted aspects of the Mission Revival Style with its stucco walls and curved crenulated parapets. Decorative detailing on thehotel was otherwise very minimal (Figure 9). The vernacular frame and stucco Overland Hotel, located opposite the Hotel Nevada, incorporated a wraparound hipped roof veranda with a decorative hexagonal balustrade and turned wooden post supports which created a covered walkway over the sidewalk (Figure 10). While initially the building did not exhibit elements of Mission Revival, other than the stuccoed facade, during the 1920s stucco was also applied to the porch and veranda posts to create larger arched columns and the appearance of an arcade (Figure 11).

From the earliest description of the “new Lincoln Hotel” in the May 5th edition of the 1910 *Las Vegas Age*, it would appear that the building was similar in style to the vernacular Overland Hotel. The article noted that the wood frame building was planned to have an upper veranda that would extend 10 feet in width (*Las Vegas Age,* 5 May 1910). However, the description also noted that the veranda would be supported by concrete columns, as opposed to the wooden columns of the Overland Hotel. There is no associated sketch, nor evidence of a subsequent photo from the construction to verify the original appearance of the veranda. A photograph of the Lincoln Hotel ca. 1925 available on a historic preservation website (Figure 12; http://www.pacc.info/ktmlpro/files/uploads/PACC%20Newsletter%20Oct%202008%20Web.pdf) shows the hotel with arched stucco columns mimicking the altered columns at the Overland Hotel and evocative of a modest Mission Revival architectural style. The original wood framed walls were covered with stucco at an unknown date, further contributing its Mission Revival style appearance.

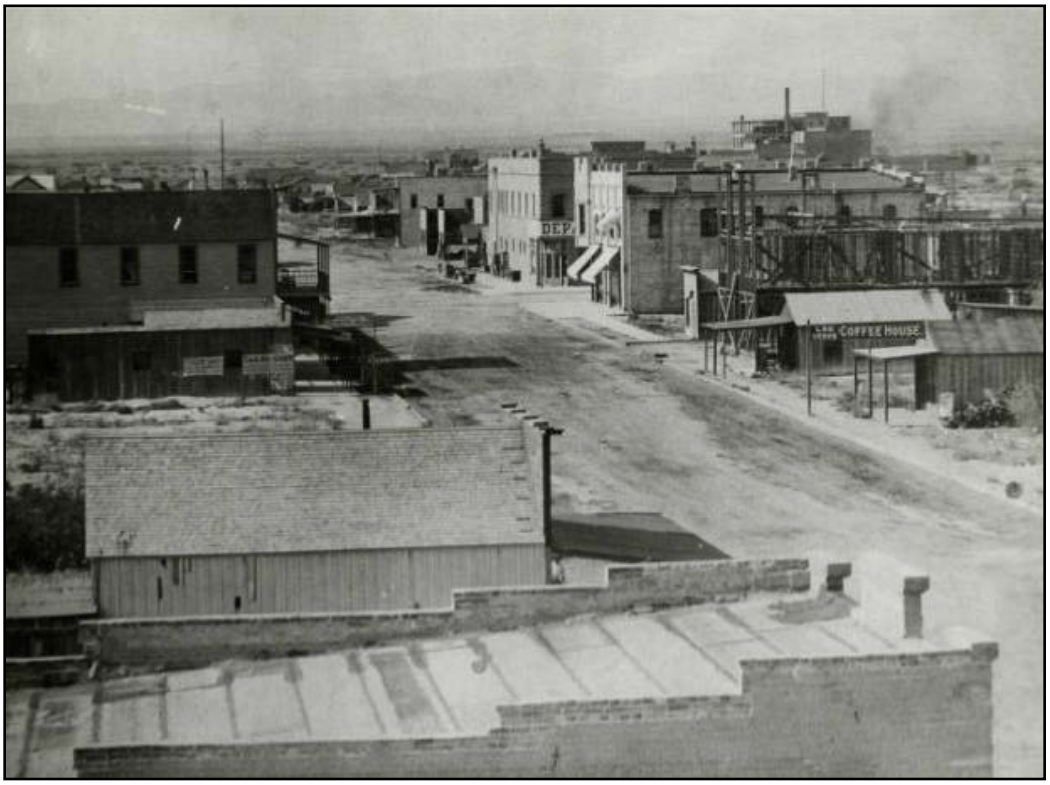


Figure 8. Photograph of N. First Street in Las Vegas showing commercial buildings and structures, ca. 1909 (Image courtesy of UNLV Special Collections Library, Las Vegas).

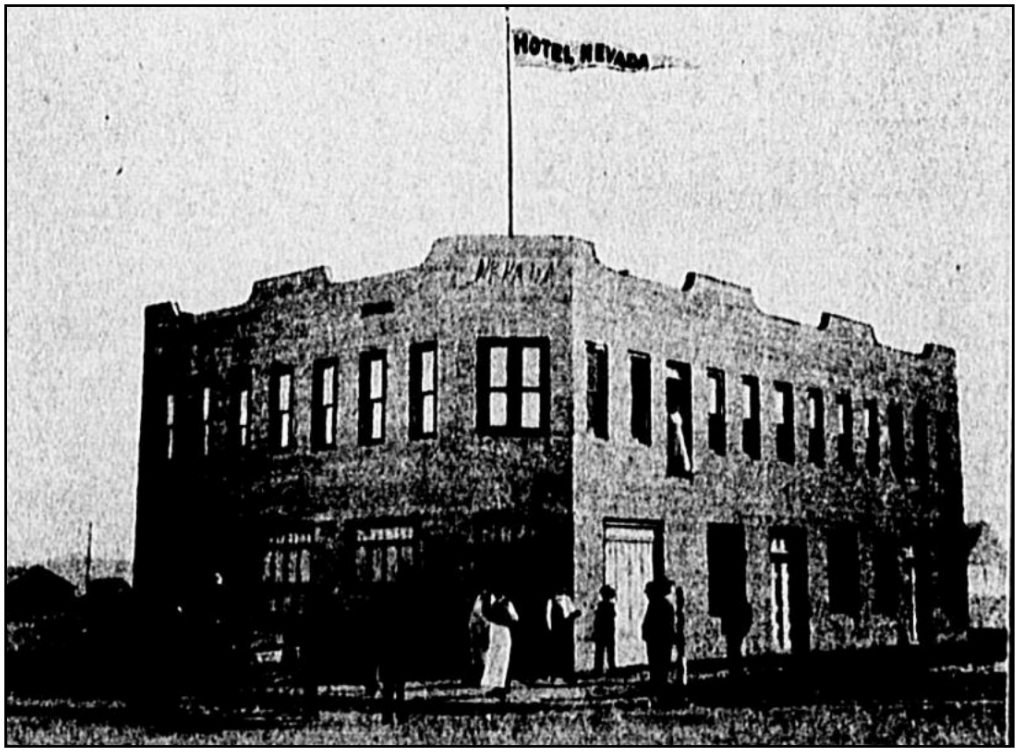


Figure 9. Advertisement for the Hotel Nevada (*Las Vegas Age*, 28 April 1906).

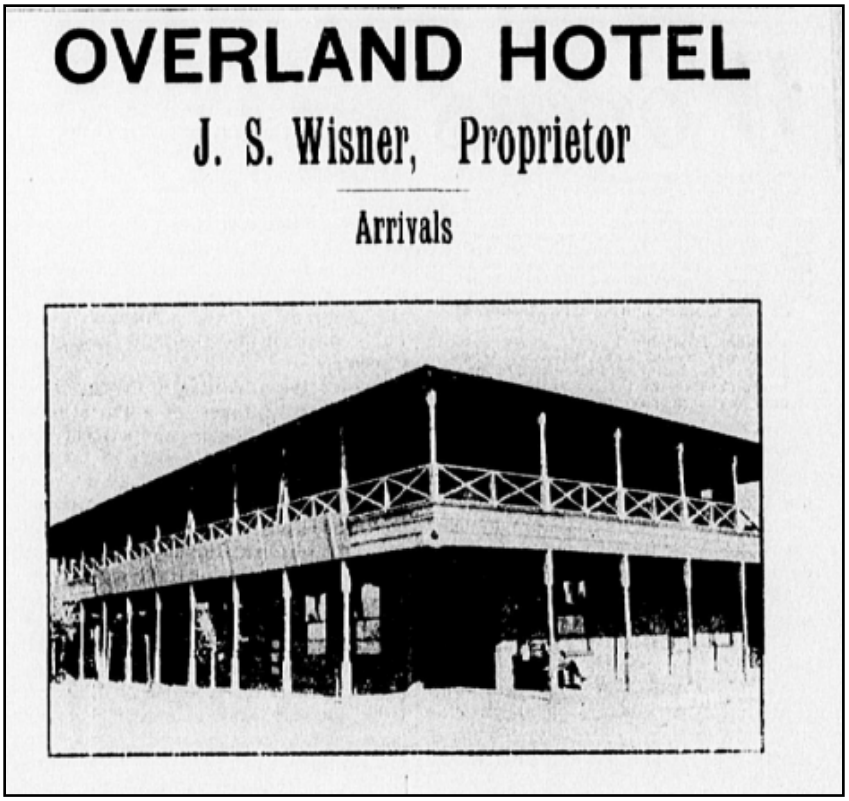


Figure 10. Advertisement for the Overland Hotel (*Las Vegas Age*, 5 June 1909).



Figure 11. Photograph showing Fremont Street with Overland Hotel (at left) and Hotel Nevada (at right), ca. 1925 (Image courtesy of UNLV Special Collections Library, Las Vegas).



Figure 12. Photograph reproduced from Escobar (2008) showing Lincoln Hotel (at left) ca. 1925. Note the one-story ell on the building's southern elevation (now razed).

HISTORIC BUILDING CONDITION ASSESSMENT

The historic building condition assessment of the Victory Hotel was conducted by Architect Michael Wilson Kelly of MWK-Arch, Ltd., Structural Engineer Melvin Slaysman of Slaysman Engineering, and Historic Preservation Specialist Greta Rayle of LSD on August 15–16, 2013. During the site visit, the project team examined the existing conditions of the building and located and analyzed deteriorated conditions and other structural deficiencies in order to make recommendations for remediation and propose possible uses of the building in accordance with applicable *Secretary of Interior's Standards for the Treatment of Historic Properties.* All spaces within the building were assessed, with special attention paid to structural, mechanical, plumbing, and electrical systems, and architectural elements with the greatest historical significance and integrity. Digital photography was used to document character-defining features and conditions.

To supplement the condition assessment, Ninyo & Moore prepared a Limited Due Diligence: Transaction Screen to identify if hazardous materials and potential environmental concerns are present on the property due to past or present use of the site and/or its adjacent properties. Ninyo & Moore also conducted a limited Hazardous Materials (HAZMAT) survey to determine if lead-based paint (LBP) coatings are present on the interior and exterior of the Victory Hotel building. The minimum amount of samples was collected by Ninyo & Moore during the survey for lead analysis. The results of the company's Transaction Screen and limited HAZMAT survey are included in Appendix F.

Additionally, a cost estimate was prepared by Stan Patton of Patton-Johnson Contractors, Inc. The estimate takes into account the specialized nature of remediating each building feature including all labor,

materials, overhead and profit, general conditions, sales tax, and miscellaneous costs attributable to the project. A copy of the cost estimate, organized by priority, is included in Appendix E.

Property Description

The Victory Hotel building is located within Section 34, Township 20 South, Range 61 East (USGS 7.5' Las Vegas NW, Nevada 1967 [P.R. 1983]). It is located at 307 S. Main Street in downtown Las Vegas, approximately two blocks southwest of Fremont Street. The property is currently comprised of four adjacent lots (Lots 4–7) located within Block 5 of Clark's Las Vegas Townsite, a 40-block subdivision platted by the President of the Las Vegas Land and Water Company, C. O. Whittemore on May 8, 1905. The four lots, which correspond to the historic configuration of the block, are collectively identified by the Clark County Assessor's Office as parcel number 139-34-210-0030 and total 0.33 acre (Figure 13).

Constructed in 1910, the Victory Hotel building is the largest and earliest building on the property. The two-story rectangular building encompasses 3,292 square feet and is located on Lot 4 with its short axis fronting Main Street and its long axis oriented roughly east-west. The building is constructed of sawn lumber and has a balcony on its main (western) façade (Photograph 1). The balcony spans the full height of the building and is supported by square, stucco-covered columns. The main entryway of the building is located in the central bay of the western façade and consists of a recessed and oddly-angled single-lite wooden door with a single-lite transom; an additional entryway is present on the rear (eastern) façade of the building. The building retains many of its original 1-over-1 lite double hung counterweighed windows, many of which are currently covered with plywood. The original first story windows on the main façade have been replaced with large single-pane fixed glass windows and two openings on the upper story of the northern façade have been recently infilled with aluminum sash windows. All of the windows retain their original wood sills. A poorly-constructed wood frame staircase, likely intended as a fire escape, is located on the building's northern façade (see Photograph 1). The shallow pitched hipped roof of the building has been covered with multiple layers of built-up and hot-mopped roofing. The perimeter of the roof is surrounded by pronounced cornice-like decorative soffits and has overhanging crown-molded eaves. The exterior of the building is currently sheathed in stucco, although its original horizontal, wood clapboard siding remains visible in some locations. The cornice and stucco sheathing, as well as the arched portals above the balcony and the building's non-ornate exterior, lends to the hotel's current *en vogue* "Mission Revival style" appearance. A more detailed description of the structural and architectural components comprising the hotel building is discussed in the Historic Building Condition Assessment section of the report below. Architectural drawings of the Victory Hotel building are also provided in Appendix A.

In addition to the Victory Hotel, there are five buildings located on the lots currently comprising the property (Figure 14). All of the buildings are located to the south and east of the hotel building. With the exception of one building—currently designated 311 S. Main Street and depicted as Building No. 5 on Figure 14—are accessed via a small narrow opening to the south of the hotel building. The opening, as well as the remainder of the property is encircled by a 6-foot-high chain link fence, forming a small enclosed courtyard to the rear of the hotel building.

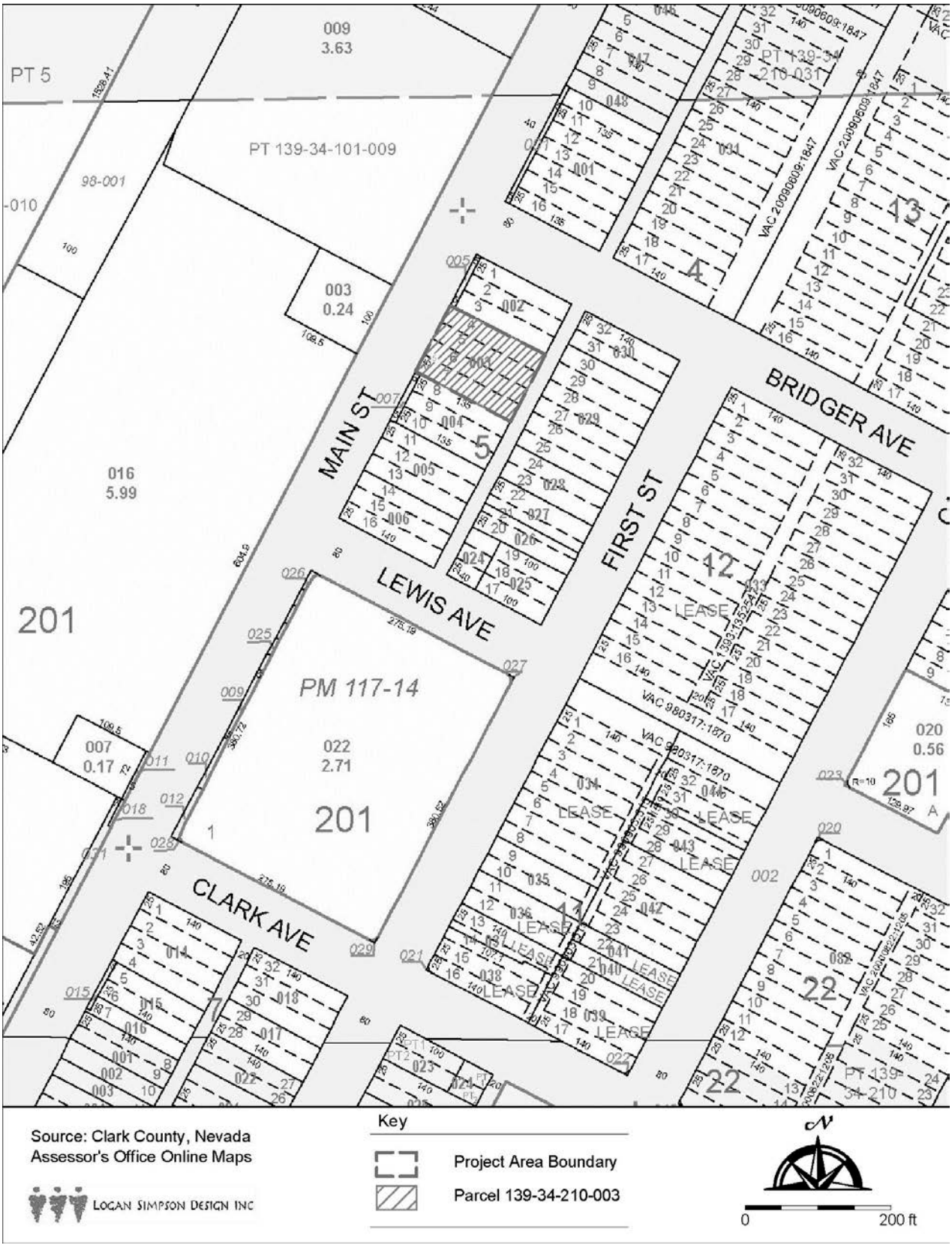


Figure 13. Map showing the parcels comprising the Victory Hotel property (Parcel data courtesy of the Clark County Assessor's Office).



Photograph 1. Main (western) and northern façades of the Victory Hotel building, facing east.



Photograph 2. Rear (eastern) and southern façades of the Victory Hotel building, facing northwest.

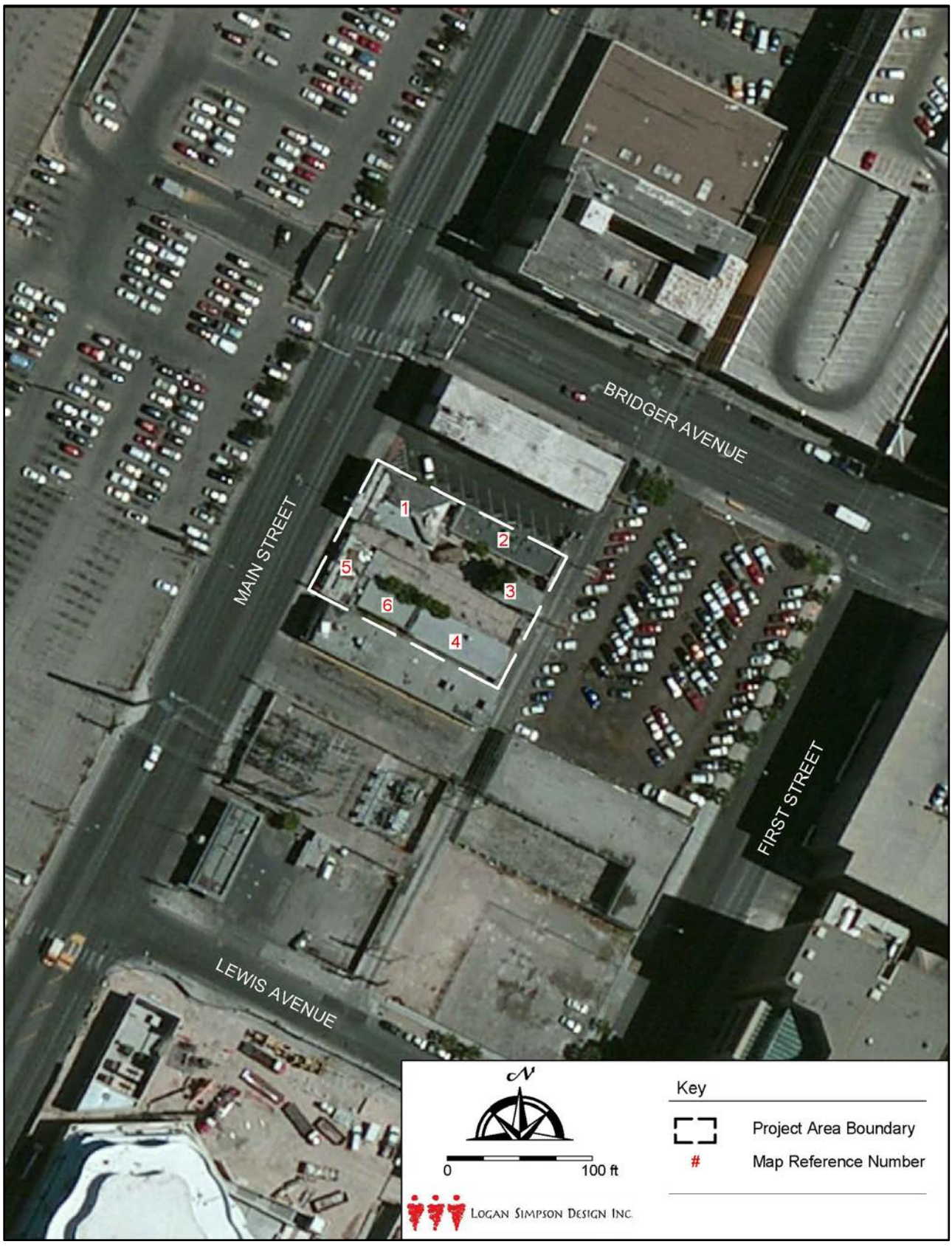


Figure 14. Map showing the principal buildings associated the Victory Hotel property.

All of the outbuildings are shown on a 1950 Sanborn Fire Insurance map of Las Vegas (Figure 15). With the exception of the hotel building, all of the buildings are a single story in height. Three of the buildings are constructed of concrete block (Building Nos. 2, 5, and 6), and the remaining buildings are wood frame (Building Nos. 3 and 4). The map also depicts two wood frame buildings—a dwelling identified as 311 S. Main Street and a small outbuilding to the rear of the dwelling—along the eastern lot line of Lot 6 which are no longer present. An earlier Sanborn fire insurance map for the property, drafted in 1923, indicates that at one of these buildings was present on the lot by this date (Figure 16). Building permit records indicate that both of these buildings were demolished in 1959 to create an on-site parking lot and exit. The 1923 map also shows two additional wood frame buildings, identified as 6½ and 7½ S. Main Street, which were removed from the property prior to 1950 (see Figure 15 and Figure 16).

The largest of the five remaining buildings—labeled Building No. 2 on Figure 14—is located on Lot 4 immediately southeast of the hotel building (Photograph 3). According to Clark County Assessor's Office records, this rectangular 1,596 square feet concrete block building with a flat roof currently measures 71 feet long by 20 feet wide and was constructed on the property in 1945 to provide six additional rental units for the hotel (see Figure 14). The building retains its original concrete block exterior. Fenestration on the main (southern) façade of the building is symmetrical, with multiple entryways originally flanked by two large windows. Today, all of the openings are covered with plywood to discourage occupation of the building by vagrants (see Photograph 2).

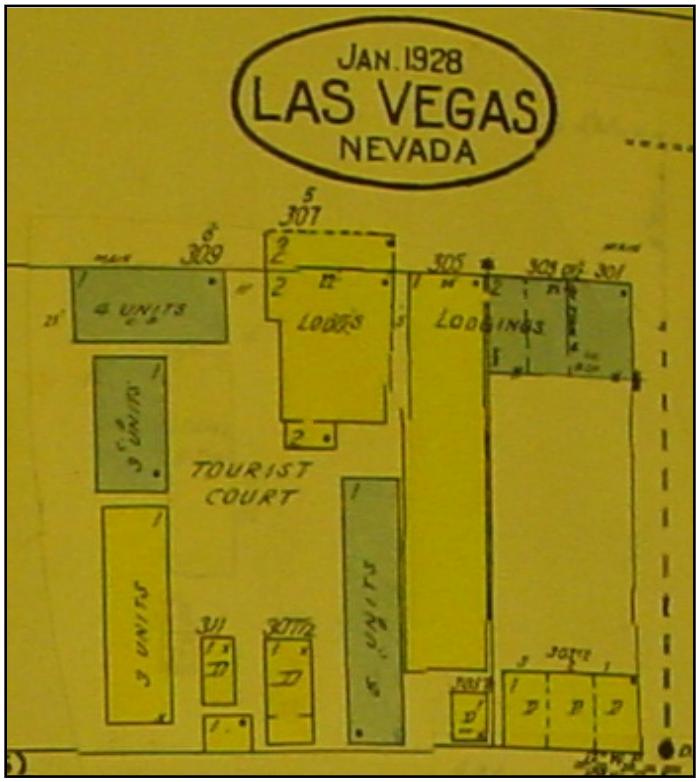


Figure 15. Excerpt from the 1950 Sanborn Fire Insurance map showing the Victory Hotel and its associated buildings (Complete series of maps on file at the Nevada State Library, Carson City).

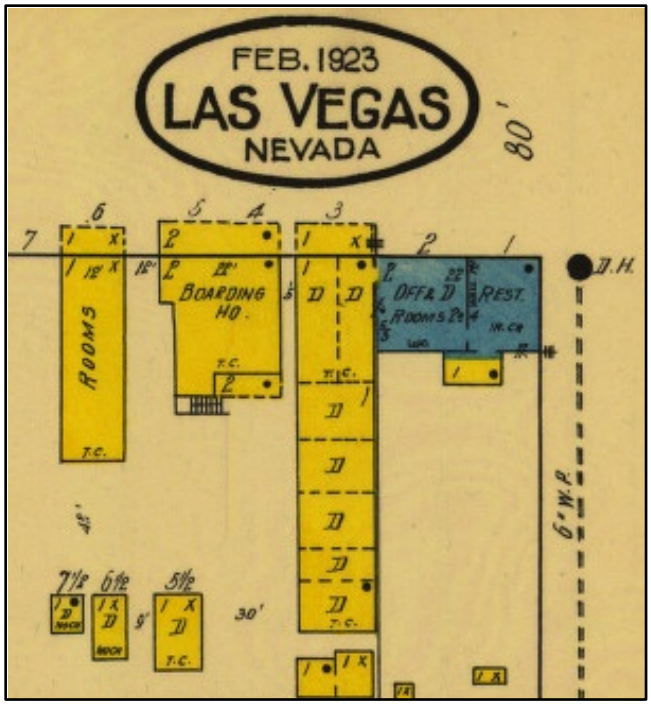
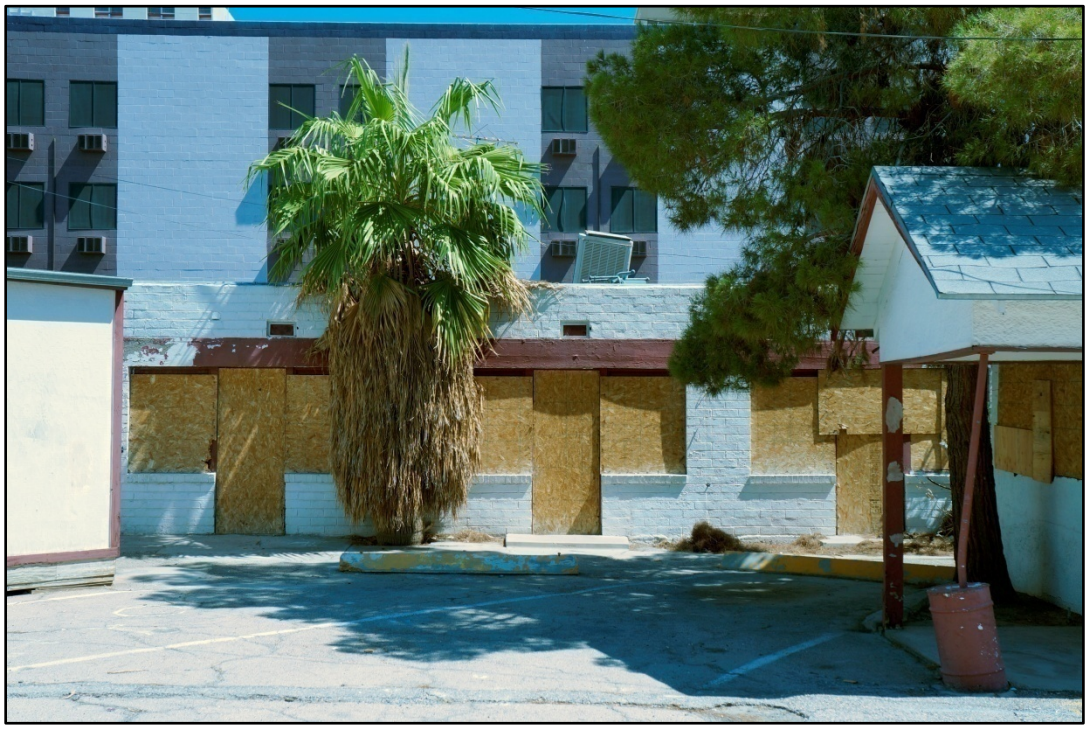


Figure 16. Excerpt from the 1923 Sanborn Fire Insurance map showing the Victory Hotel and its associated buildings, the majority of which have subsequently been demolished (Complete series of maps on file at the Nevada State Library, Carson City).



Photograph 3. Main (southern) façade of Building No. 2, facing north. The small porch on the main (western) façade of Building No. 3 is visible at right.

The other four buildings (Building Nos. 3, 4, 5, and 6) are located on Lots 5, 6, and 7. Two of these buildings (Building Nos. 3 and 4) were constructed by owner Agnes McLaughlin in 1928 and two were built in 1930. Both of the buildings constructed in 1928 are rectangular, wood frame, and have low-pitched, front gabled roofs (Photograph 4 and Photograph 5). The exteriors of both buildings are currently sheathed in stucco. The smaller of the two buildings (Building No. 3)—identified as 307½ S. Main Street on the 1950 Sanborn map—is located on Lot 5 and measures 530 square feet. The Sanborn map suggests that this building functioned as a residence in the 1950s. This is confirmed by Bonnie L. Nicholls Paul, the granddaughter of former owner and proprietor of the hotel Minnie Popp. Bonnie, who lived in the cottage after coming to Las Vegas as a small child in 1954, provided the following description of the interior of the residence:

> Before we moved in others lived there—people that wanted to stay a week or a month. Others rented it. It was not very big—two bedrooms, I believe—a front room bath, and kitchen. Inside the house there was a rug on the floor but it was not tacked down to the walls, kind of like a big area rug. We would roll it up, put records on the record player, and dance—Mom, Dad, and my sister and I. It was a wonderful time (personal communication, Bonnie L. Nicholls Paul, 24 October 2013).

A series of Commercial Building Records suggest that it was subsequently converted to three rental units sometime prior to 1990.

The second building (Building No. 4), which spans the rear lot line of Lots 6 and 7, measures 64 feet long by 24 feet wide; both the Sanborn map and Commercial Building Records confirm that this building housed 3 additional rental units from 1950 to 1990.

The remaining two buildings (Building Nos. 5 and 6), constructed in 1930, consist of rectangular, concrete block buildings with flat roofs. It is presumed that both buildings were constructed by former owner Agnes McLaughlin, who purchased the property from Edwards in 1925. The buildings are located in close proximity to one another on Lots 6 and 7. One of the buildings (Building No. 5) fronts S. Main Street and is situated across a narrow driveway to the south of the Victory Hotel building. Signage remaining on the main (western) and southern facades suggest that this building, which measures 966 square feet, most recently housed a market and liquor store (Photograph 6). Comparison of the Sanborn maps suggest that this building replaced an earlier rectangular, one-story wood frame building with a porch originally present on Lot 7 by 1923 (see Figure 15 and Figure 16). The date of construction for the original building, which provided additional rooms for the adjacent Victory Hotel building, is not known. The second building (Building No. 6) is slightly smaller and measures 819 square feet (Photograph 7). This building also served as additional quarters for hotel guests, although the number of units varied from one to 3 between 1950 and 1990. The building's main (northern) façade exhibits the same fenestration as Building No. 2 and similarly, the majority of its openings are covered with plywood to deter vagrants. At least one aluminum sliding window remains, suggesting that the windows were likely replaced subsequent to the building's construction.



Photograph 4. Photograph showing the main (western) and southern façades of Building No. 3, constructed ca. 1928, facing southeast. Building No. 2 is visible in the background.



Photograph 5. Photograph showing the main (northern) and eastern façades of Building No. 4, constructed ca. 1928, facing southwest.



Photograph 6. Photograph showing the main (western) façade of Building No. 5 (at left), constructed ca. 1930, facing southeast. 319 S. Main Street, formally housing the Little Hotel rooming house, is visible to the right of Building No. 5.



Photograph 7. Photograph showing the main (western) and southern façades of Building No. 6, constructed ca. 1930, facing southwest. An addition (possibly wood frame) to the rear of Building No. 5 is visible at right.

Physical Condition and Appearance of the Victory Hotel Building

The following section was prepared by MWK-ARCH and describes the current physical condition and appearance of the Victory Hotel building, as observed by the project team during the on-site historic building condition assessment. At the request of the city, the five buildings located to the rear of the hotel building (Building Nos. 2–6) were not assessed.

The section is organized into five discrete sections (e.g., structure, exterior shell, interiors, systems, and general), with each containing a more detailed discussion of the individual elements comprising each section. The integrity of the documented architectural features comprising each system are rated as good, fair, or poor in relation to the relative magnitude of work required to repair or restore it. Additionally, the significance of each feature is rated as original, early, or late relative to conveying its role in defining the period of architectural significance. Architectural significance is noted as Character Defining Element (CDE), and relative priorities of the importance of the recommended work are noted as critical, serious, or minor. Features rated "critical" are those that have failed, causing accelerated deterioration, or are non-conforming to Codes or laws. In comparison, "serious" features should be expected to fail within five to seven years, and those receiving a "minor" rating have long-term consequences but are expected to remain intact for seven or more years.

A **Structure**

01 **Roof Framing**

	INTEGRITY		SIGNIFICANCE		PRIORITY
■	Good	■	Original	☐	Critical
☐	Fair	☐	Early	☐	Serious
☐	Poor	☐	Late	■	Minor
		■	CDE		

■ DESCRIPTION

General: The attic area was only minimally accessible to view from a single ceiling hatch located near the west end of the stairwell. All original lumber is full dimension unless noted otherwise.

Upper Main Roof: Roof framing forming a shallow-pitched (1:12 slope), hipped roof configuration is intact and in good condition. The majority of the wood framing is 2 X 4 roof and ceiling joists at 24 inches on center. There are two built-up wood "trusses" consisting of 1 X 4 boards with x-bracing between vertical supports spanning at approximately one-third intervals longitudinally (east/west parallel with the ridge) which appear to stabilize the perpendicular roof joist framing at approximately mid-span from the eaves to the ridge. There appear to be a series of 1 X 4 supports at roughly 4 feet intervals running along the central longitudinal ridge line. The ridge board appears to be a 1 X 4 that has no carrying capacity, but instead

functions as the intersection line for the roof joists. Roof sheathing consists of wood planks (approximately 1 X 8) spanning perpendicular to the roof joists.

Lower Balcony Roof: Hipped roof framing consists of 1:12 sloped 2 X 4 wood joists spaced at 24 inches on center. They rest on perimeter 4 X 6 full dimension beams spanning between original 6 X 6 decorative wood posts. The high side of this roof framing is attached to the front wall of the building. Ceiling joists, also 2 X 4 at 24 inches on center, support a flat ceiling originally comprised of narrow profile tongue and v-groove boards. Roof sheathing consists of wood planks (approximately 1 X 8) spanning perpendicular to the roof joists. This framing appears to be original and is fully intact, but exhibits some water damage and repair with a drywall ceiling covering and/or replacing the original ceiling.

Minor Later Additions: There are two levels of roof framing. There appears to be an original electrical and furnace shed enclosing a tall brick chimney, all fairly well built and fully intact. The lower shed supports a later upper mechanical/storage room addition.

DEFICIENCIES

Upper Main Roof: The roof framing appears sturdy in most areas with possible weakening at later ductwork penetrations. Extensive water damage evident on the interior ceilings portends the existence of water damaged plank sheathing with possible dry rot and mold.



Lower Balcony Roof: The roof framing appears sturdy. Ceiling water damage evident underneath portends the existence of water damaged plank sheathing with possible dry rot and mold. Roof framing does not appear to be compromised by water damage but should be investigated further upon removal of all roofing materials.

Minor Later Additions: The later upper mechanical/storage room addition appears to be minimally framed and somewhat precarious, its access requiring a ladder to a narrow roof platform with no railing. The lower shed roof was likely not built to support additional loading from the upper mechanical/storage room.

RECOMMENDATIONS

Upper Main Roof & Lower Balcony Roof: See the Structural Engineer's report in Appendix B, which takes precedence.

Sheathing: All multiple built-up roofing layers should be removed to reveal any water damage to wood plank sheathing. Sheathing planks should be replaced in kind where damaged. A new layer of plywood sheathing should be added over the top of the plank sheathing to provide a more reliable roof diaphragm prior to re-roofing.

Roof Framing: This does not appear to be compromised by water damage but should be investigated further upon removal of all roofing materials and damaged areas of plank sheathing. Mechanical fasteners and other connections should be checked and tie downs added at the perimeter where framing meets the exterior walls and balcony beams. Plywood gusset plates may need to be added to the "trusses."

Minor Later Additions: The later upper mechanical/storage room addition should be removed and the lower shed roof repaired upon its removal.

Relocation Considerations: All sheds and later additions on the rear of the building should be removed and re-attached. The tall brick chimney should be taken down gently and bricks salvaged for reuse at the new location. The front balcony and its roof may have to be detached and re-attached or rebuilt in kind at the new location.

A **Structure**

02 **Walls and Foundations**

	INTEGRITY		SIGNIFICANCE		PRIORITY
■	Good	■	Original	■	Critical
☐	Fair	☐	Early	☐	Serious
☐	Poor	☐	Late	☐	Minor
		■	CDE		

■ DESCRIPTION



Exterior Walls: Based on the period built and availability of sawn lumber, the walls and balcony were likely built one story at a time via platform framing. The wood framed walls are full dimension 2 X 4 lumber at 16 inches on center. The wood stud wall framing sits on a double 2 X 6 rim joist just below exterior grade corresponding to the first floor level. The original horizontal wood clapboard exterior siding appears to be in very good condition. This siding was likely covered ca. the early 1920s with chicken wire and stucco to give the building a Mission Revival Style appearance. The interior walls are covered in horizontal wood lath and 1-inch-thick, 3-coat plaster. Where exposed, the exterior wall framing appears to be in good condition but dry rot and termite damage should be inspected, especially at the base of the walls and anywhere water damage is found.

Intermediate Bearing Walls: The double rim joists and possibly lower portions of the vertical wall studs have likely been compromised by termite damage, water damage, and dry rot.

Foundations: No foundations are evident. The floor framing appears to sit directly on hard-packed gravel and sand. The only exception found is in one small area where later sewer plumbing for a bathroom was added in Guest Room 04.

DEFICIENCIES

Exterior & Intermediate Bearing Walls: The double rim joists and lower portion of the vertical studs have likely been compromised by termite damage, water damage, and dry rot.

Foundations: No foundations or ground clearance for floor framing is generally considered a serious deficiency.

RECOMMENDATIONS

General: See Structural Engineer's report in Appendix B which takes precedence.

Exterior & Intermediate Bearing Walls: The extent of termite and water damage should be fully investigated.

Foundations: None at this time. See Floor Framing Recommendations section below.

Relocation Strategy involves excavating approximately 4 feet deep underneath the entire structure while held up with engineered temporary shoring after the perimeter rim joists can be replaced. This will allow steel beams and jacks to be installed to lift the building in preparation for transport.

A **Structure**

03 **Floor Framing**

	INTEGRITY	SIGNIFICANCE	PRIORITY
■	Good	■ Original	■ Critical
☐	Fair	☐ Early	☐ Serious
☐	Poor	☐ Late	☐ Minor
		■ CDE	

DESCRIPTION



Ground Floor Framing: This floor is framed with full dimension 2 X 6 lumber at 16 inches on center. It frames to a double 2 X 6 rim joist under the perimeter exterior walls and likely the same condition at intermediate bearing walls. The joists span a maximum of 12 feet and are covered with diagonally placed wood subfloor planks and 3½-inch-wide hardwood tongue and groove

boards which appear to be in good condition except where newer waste plumbing was added.

Second Floor Framing: This floor is framed and finished identically to the ground floor except with 2 X 10 joists at 16 inches on center. Doubled up 2 X 10 joists likely surround the stair opening. There are likely three short spans of floor joist framing corresponding to the location of intermediate bearing hallway walls to reduce the lengths of lumber. The floor joists likely overlap these intermediate walls. This floor is in relatively good condition and provides a strong diaphragm across the center of the building.



Balcony Floor Framing: This 2 X 6 wood framing at 16 inches on center runs lengthwise over 4 x 6 beams at roughly 9 feet 3 inches on center spanning 10 feet from the front wall to the original outer balcony columns. All floor framing is exposed to view from underneath (no ceiling) and appears to be in good condition. However, the balcony floor was enclosed by low infill framing between the ca. 1920s stucco arches which likely traps rainwater, and causes water damage to the top side of wood plank sheathing.



DEFICIENCIES

Ground Floor Framing: This floor framing is sitting directly on dirt which invites termite damage, water damage, and dry rot, especially at the perimeter.

Second Floor Framing: No deficiencies were detected, although possible water and/or termite damage may exist where roof and/or ceiling leaks are evident.

Balcony Floor Framing: Water damage to the top side of the plank sheathing is suspected due to improper drainage after the balcony was enclosed by stucco walls and piers.

RECOMMENDATIONS



Ground Floor Framing: The entire perimeter should be excavated to reveal the extent of damage to the double rim joists and to confirm whether any unexpected or unobserved pier foundations may exist. If none exist, the entire perimeter and key locations on the interior at intermediate bearing walls, such as the posts supporting the stair opening and adjacent to wall offsets in the hallway, should be excavated deep enough to jack up the

vertical wall framing while the rotted rim joists are removed and the lower wall studs inspected. The new double 2 X 4 rim joists or 4 X 6 floor beams should be pre-treated termite resistant lumber.

Once the perimeter bearing walls are stabilized, the floor joists should be inspected in several areas to determine the extent of damage. This may require gently removing portions of the original wood flooring to inspect the condition of a representative sampling of the floor joists. Where severely compromised, the floor joists should be replaced in kind or "sistered" with new pre-treated lumber.

Termite treatment of the soils should also be done at this time.

Second Floor Framing: Check for water and termite damage at key locations where roof and/or ceiling leakage is obvious. Repair as required. The original hardwood floors should be lightly sanded and resealed with two coats of satin finish polyurethane.

Balcony Floor Framing: Remove the existing elastomeric membrane to investigate the condition of floor sheathing and any water damaged lumber. The later addition overlapping the exterior stair platform should also be removed, along with the unsafe, non-Code compliant stairs.

A **Structure**

04 **Columns and Posts**

	INTEGRITY		SIGNIFICANCE		PRIORITY
■	Good	■	Original	☐	Critical
☐	Fair	☐	Early	☐	Serious
☐	Poor	☐	Late	■	Minor
		☐	CDE		

■ DESCRIPTION

The original balcony posts, while not visible, are suspected to be 6 X 6 decoratively chamfered wood posts similar to the two posts found on the interior supporting the stair opening. Strong evidence exists that the stucco arches were added in the early 1920s when the wood clapboard siding was covered by stucco. These posts are likely well-preserved.

■ DEFICIENCIES

No deficiencies are anticipated until the original posts are exposed. The low infill framing between the posts (now stucco piers) is likely non-original and does not allow for drainage of the balcony floor.

RECOMMENDATIONS

Reveal Suspected Original Vernacular Style: The existence of the original chamfered wood balcony posts would be explored. If found, the posts could be exposed as well as the original clapboard siding to restore the building's suspected original Vernacular Style and character. In conjunction, the suspected later false stucco arches should be removed. The in-fill framing between the stucco arches should be removed to expose the existing balustrade or to restore a reasonable facsimile.



Maintain Existing Mission Revival Style: The early stucco forming the current building style would remain as is, and the suspected balcony support posts would not be exposed.

Interior Posts: The wall currently supporting the interior stairway opening at the lobby should be opened up to fully reveal the original chamfered 6 X 6 wood posts.

B Exterior Shell

01 Roofing

	INTEGRITY		SIGNIFICANCE		PRIORITY
☐	Good	☐	Original	■	Critical
☐	Fair	☐	Early	☐	Serious
■	Poor	■	Late	☐	Minor
		☐	CDE		

DESCRIPTION

The roofing appears to be up to six layers of built-up and hot-mopped roofing, much of it a series of patches. The multiple layers add considerable weight to the roof, and likely conceal water damaged wood plank sheathing and various sources of leaks. Some of the roof layers, especially the original cap sheet, are likely asbestos laden. See the Asbestos survey report in the Appendix C.



DEFICIENCIES

All membrane roofing appears to be deficient. Flashing at the roof to wall conditions at the balcony roof is suspected to be failing. Chimney, ductwork, and later miscellaneous roof penetration flashing is also suspected to be causing leaks leading to interior water damage. The building currently lacks attic ventilation.

RECOMMENDATIONS

New Class A Bituminous Roofing: Remove all layers of roofing down to the wood sheathing. Inspect the wood sheathing for water damage, mold, and dry rot. Replace the deficient plank roofing in kind. Add new plywood sheathing over the top of the plank sheathing. New 3-ply Class A bituminous built-up roofing is recommended to match the original roofing of the building.

Spray Foam Roofing Alternative: A reasonable alternative would be spray foam roofing (adding insulation) with a granulated non-slip finish.

All New Flashing: Provide all new metal flashing at all wall and roof conditions, with all new drip flashing profile at the entire perimeter of all eaves. Provide pipe and vent sleeves and other roofing specialties as required.

Attic Ventilation: Provide attic ventilation as required by Code.

B Exterior Shell

02 Exterior Skin

	INTEGRITY		SIGNIFICANCE		PRIORITY
■	Good	■	Original (clapboard)	☐	Critical
☐	Fair	■	Early (stucco)	☐	Serious
☐	Poor	☐	Late	■	Minor
		■	CDE		

DESCRIPTION



The existing stucco on chicken wire finish is suspected to have been added ca. the early 1920s over the original wood clapboard siding. The stucco finish was very likely part of a re-imaging effort to change the character of the building from the Vernacular architectural style to the *en vogue* Mission Revival Style. Adding stucco over wood siding would reduce maintenance and upkeep to

wood as well. This effort likely included furring out the original front balcony columns to add “mass” and applying false shallow arches in between. The resultant narrow column massing and slim proportions of arches appear visually awkward and false.

DEFICIENCIES

While early, the stucco finish is suspected to be non-original.

RECOMMENDATIONS

Restore Suspected Original Vernacular Style: Remove key areas of the stucco and furring to reveal the suspected original wood post balcony structure and several representative areas of clapboard siding. Determine the extent to which the original elements are damaged. If return of the building to its original appearance is desired, patch and repair the exterior skin as required.

Maintain Early Mission Revival Style: Alternatively, if the property owner decides to keep the early 1920s Mission Style appearance, patch and repair stucco to a uniform appearance and paint it. Provide drainage weep holes at the low balcony perimeter walls. Remove the later 2 x 4 railing extensions and infill with decorative wrought iron similar to the interior stairway railing to a height of 42 inches above the balcony floor to meet Code.

B **Exterior Shell**

03 **Doors**

	INTEGRITY		SIGNIFICANCE		PRIORITY
☐	Good	■	Original	☐	Critical
■	Fair	☐	Early	■	Serious
☐	Poor	■	Late	☐	Minor
		■	CDE		

DESCRIPTION



There are only three exterior doors on the hotel building, with several shed doors added later. Of the two front doors, only the balcony door (15) with its upper single lite glass window and lower wood panel appears to be original. This door also features articulated detailing including dentils. The transom opening above the door appears to be operable. Most of the original hardware is still present except the door knob.

Judging from the oddly angled and recessed configuration, the resultant narrow sidelight and the location of the original transom, the main front door (00) appears to have been reoriented ca. 1959 and replaced by a single lite door. None of the hardware appears original except perhaps the door closer at the top.





The rear door (00D) is a ca. 1970s 10-lite French door meeting ADA accessibility door width criteria. The door frame appears to be original, but there is no original hardware remaining. A suspected original operable transom window above this door has been enveloped a by ductwork soffit.

The rear shed doors (00E & 00F) vary and are non-original. Two shed doors providing access to the laundry/electrical/furnace room are missing.

DEFICIENCIES

The front door is non-original and its orientation has been changed so that it is no longer flush with the main façade of the building.

Missing original hardware and multiple layers of paint.

ADA accessibility criteria compliance requirements depending on future building use.

RECOMMENDATIONS



The angled and recessed front door (00) should be changed back to its original configuration with the new door matching the original balcony door above.

Multiple layers of paint should be stripped from all original doors and/or door frames and transoms. The wood should be patched and re-finished as required. Re-paint with original color.

Locate original or find period appropriate restoration hardware and install where missing.

Confirm ADA accessibility requirements appropriate to future building use.

B	Exterior Shell

04	Windows

	INTEGRITY		SIGNIFICANCE		PRIORITY
■	Good	■	Original	☐	Critical
☐	Fair	☐	Early	■	Serious
☐	Poor	■	Late	☐	Minor
		■	CDE		

DESCRIPTION



The majority of the exterior windows are original, double hung counter-weighted operable windows with single pane glass. All but two exterior windows (M1 & M2) appear to be original. Many have been protected by being boarded up, while others have been vandalized severely. The window (B) in the Proprietor's Suite appears to have been originally covered with iron bars and its transom window is either missing or covered.



Exceptions include large pane fixed glass windows in the Lobby (window A) with transom glass above and original wood sliding window (N1) found in the upstairs Bathroom. Two recently installed aluminum sash windows on the north side (M1 & M2) partially in-fill missing original double hung wood sash openings.

All windows and doors originally had 4-inch-wide jamb and header trims. Wood sills project slightly past the clapboard siding and stucco sill trims for proper drainage.





Bathroom window (F) on lower level is covered on the interior and exterior, its configuration and condition unknown.

All windows are in various states of repair and disrepair, some vandalized, others having harsh sun exposures and multiple layers of paint.

DEFICIENCIES

Double hung windows: Several of the windows have missing and/or broken sashes and trim, as well as broken glass. Operation of the counterweights is unknown. Multiple layers of paint are present on the window frames, sash, and trims, with some windows painted and/or caulked shut.

Transom windows: Appear to be missing or covered in several locations on the front of the building. Transom window above Balcony front door (15) could not be confirmed if operable.

RECOMMENDATIONS





Double hung windows: Replace missing and restore broken window sashes, add missing trims in kind, replace broken glass, and restore operation of counterweight. Remove iron bars over the front window.

Transom windows: Restore missing transom windows, rehabilitate the existing windows, and make all transom windows operable.

Multiple layers of paint should be stripped from all original windows and transoms. The wood should be patched and re-finished as required. Re-paint the windows their original color. All windows trims should be restored.



Remove the iron bars covering window (B).

Investigate the configuration and condition of ground floor Bathroom window (F).

B Exterior Shell

05 Ceilings, Soffits, & Eaves

	INTEGRITY		SIGNIFICANCE		PRIORITY
☐	Good	■	Original	☐	Critical
■	Fair	☐	Early	■	Serious
■	Poor	☐	Late	☐	Minor
		■	CDE		

DESCRIPTION



Ceilings: The balcony ceiling exhibits evidence of continual water damage and repairs. The original decorative wood ceiling boards are generally missing and the ceiling has been covered with failing ½-inch gypsum board panels to hide the previous damage. The front covered walkway ceiling below the Balcony consists of exposed timbers and plank sheathing, and appears to be intact as originally installed. The exposed 4 X 6 beams are deflecting slightly.



Soffits & Eaves: The pronounced decorative perimeter soffits and crown molded eaves associated with the roof overhangs are one of the most character-defining features of this building. They are original and fully intact but exhibit wear and tear with some wood shrinkage causing separation at corners and seams. There are multiple coats of paint as well.

DEFICIENCIES

Water damage and general upkeep.

RECOMMENDATIONS

Ceilings: Investigate the full extent and sources of water damage. At the balcony roof, replace flashing at the roof/wall condition prior to re-roofing per recommendations in the Roof section above. Repair deficient conditions first to arrest all avenues for water infiltration. Remove all damaged drywall and any lead paint. Replace the existing balcony ceiling with period appropriate decorative tongue and groove ceiling planks or similar.

B Exterior Shell

05 Stairs

	INTEGRITY		SIGNIFICANCE		PRIORITY
☐	Good	☐	Original	■	Critical
☐	Fair	☐	Early	☐	Serious
■	Poor	■	Late	☐	Minor
		☐	CDE		

DESCRIPTION

There is one exterior stairway which appears to have been added within the past 50 years. Its top landing overlaps the balcony. There is some evidence that a stairway may have existed at the rear of the building at one time.

DEFICIENCIES

The stairway appears to be of poor quality construction, is non-original, and does not meet Code.

RECOMMENDATIONS

Remove the existing non-original stair and landing overlapping the balcony.

A proper Building Code and ADA compliant exterior exit stairway should replace the existing stairway at the same location. The top landing of the new stairway should be flush with the balcony floor. A steel and concrete pan stairway is recommended.



B Exterior Shell

06 Insulation & Weather-stripping

	INTEGRITY		SIGNIFICANCE		PRIORITY
☐	Good	☐	Original	■	Critical
☐	Fair	☐	Early	☐	Serious
■	Poor	■	Late	☐	Minor
		☐	CDE		

DESCRIPTION



Building Insulation is minimal and weather-stripping is non-existent. The only building insulation found was 4 inches of cellulose blown-in attic insulation.

Modern Energy Codes require R-19 minimum wall insulation and R-30 minimum roof insulation.

DEFICIENCIES

Lack of Code-compliant building insulation and weather-stripping.

RECOMMENDATIONS

Roof Insulation: Augment the existing cellulose blown-in attic insulation equaling R-30 and/or augment roof insulation with spray roof roofing (R-7 per inch thick).

Wall Insulation: Add fiberglass blowing wool (i.e., Johns-Manville Spider for Drill & Fill or equal) equaling R-15 in the exterior walls prior to repairing plaster.

Weather-stripping: Provide prefabricated weather-stripping on the inside face of exterior doors and windows.

B Exterior Shell

06 Site Drainage

	INTEGRITY		SIGNIFICANCE		PRIORITY
☐	Good	■	Original	■	Critical
☐	Fair	☐	Early	☐	Serious
■	Poor	☐	Late	☐	Minor
		☐	CDE		

DESCRIPTION



The ground floor is virtually flush with its surroundings, and currently consists almost entirely of asphalt paving with coved cement patching at the base of stucco clad walls. Roof drainage pours directly off all four sides of the building along the projecting eaves. There are no gutters or roof drain leaders on the roof to direct drainage away from the building causing water damage to and decay of the perimeter wood rim joists.

DEFICIENCIES

Site drainage and storm water retention is negligible. Poor drainage on this largely paved site causes storm water to migrate towards the building base.

RECOMMENDATIONS

Improve drainage by use of directed flows that provide positive drainage away from the building base. Provide catch basins and/or drywells that evacuate storm water. Comply with city of Las Vegas criteria for on-site and/or off site storm drainage.

C Interiors

01 Walls

INTEGRITY	SIGNIFICANCE	PRIORITY
■ Good	■ Original	☐ Critical
■ Fair	■ Early	■ Serious
☐ Poor	☐ Late	☐ Minor
	■ CDE	

DESCRIPTION





Hallways: The Hallway walls are in generally good condition and display a certain consistency with a “unique” plaster finish and relatively fresh paint.

Lobby & Guest Rooms The interior walls in the Lobby and each of the Guest Rooms show various states of repair and disrepair. Every guest room has a varying degree of water damage caused by roof and/or plumbing leakage. Plaster is falling off some of the walls (mostly along the inside faces of exterior perimeter walls) exposing the wood lath. Other plaster walls are poorly patched and spalling from re-introduction of moisture. Mold may be present in some of the plaster. Some of the walls reveal multiple layers of peeling paint along with occasional wall paper showing through. In most areas, later roof and ceiling penetrations involving pipes and conduit appear to be the primary avenues for water infiltration.





Other: Obviously newer non-full height walls were added in Guest Rooms 04 and 05. Early 1920s mud-set ceramic tile forms a wainscot in Bathroom 16. Unenclosed and unfinished remodeled walls were found in Bathroom 06.

DEFICIENCIES

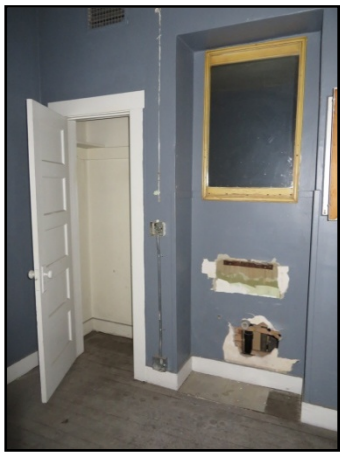
Water damage to plaster and paint finishes.

Newer non-full height walls added in Guest Rooms 04 and 05.

Damage to the early 1920s mud-set ceramic tile wainscot in Bathroom (16).

Unfinished remodeled walls in Bathroom 06.

RECOMMENDATIONS



PRIORITY: Remediate all sources of asbestos and lead paint prior to performing any repairs.

Investigate the full extent and sources of water damage. Repair those conditions first to arrest all avenues for water infiltration. Examine water damage to wood latch, and patch and repair walls, as required, to match the original plaster finish. Paint all rooms and hallways their original color if that can be determined.



Remove the newer non-full height walls added in Guest Rooms 04 and 05.

If missing, matching tiles can be found, repair damage to the early 1920s mud-set ceramic tile wainscot in Bathroom (16). Replace wainscoting with period appropriate mud-set ceramic tile if original tiles cannot be found.

Finish the recently remodeled walls in Bathroom 06.

C **Interiors**

02 **Ceilings**

	INTEGRITY		SIGNIFICANCE		PRIORITY
☐	Good	■	Original	☐	Critical
■	Fair	☐	Early	■	Serious
■	Poor	☐	Late	☐	Minor
		■	CDE		

DESCRIPTION

Hallways: The Hallway ceilings are in generally fair condition except for the upper level where water damage is apparent. The ceilings in the Lobby and each of the Guest Rooms demonstrate various states of disrepair of varying degree due to water damage caused by roof and/or plumbing leakage.

Lobby & Guest Rooms: Plaster is falling off portions of most of the ceilings, especially adjacent to exterior perimeter walls, exposing the wood lath. Several plaster ceilings have been poorly patched or covered with acoustic tiles or drywall. Many are spalling from re-introduction of moisture following poor patching attempts. Mold may also be present in some of the plaster. Some of the ceilings reveal multiple layers of peeling and sagging paint. In most areas, later roof and ceiling penetrations involving pipes and conduit appear to be the primary avenues for water infiltration.







DEFICIENCIES

Water damage to plaster and paint finishes.

RECOMMENDATIONS





PRIORITY: Remediate all sources of asbestos and lead paint prior to performing any repairs.

Investigate the full extent and sources of water damage. Repair those conditions to arrest all avenues for water infiltration. Remove all damaged plaster and later non-original patch materials such as gypsum board or ceiling tiles.

Examine water damage to wood lath, and patch and repair, as required, to match original plaster finish. Paint the ceilings white.

C Interiors

03 Floors

	INTEGRITY		SIGNIFICANCE		PRIORITY
■	Good	■	Original	☐	Critical
☐	Fair	☐	Early	☐	Serious
☐	Poor	☐	Late	■	Minor
		■	CDE		

DESCRIPTION



The original hardwood floors are approximately 95 percent intact and appear to be in good condition. The 3.5-inch-wide boards are tongue and groove, with 3.25 inches of exposure. They are 1-inch-thick and placed on top of a 1-inch-thick wood subfloor attached to the floor joists. Wood floors were not viewable in the carpeted Hallways but felt sturdy under foot.



Non-original, non-full height walls in Guest Rooms 04 and 05 are attached to hardwood flooring. The ca. 1970s corner bathroom in Guest Room 04, where the toilet and sink waste plumbing were added below the floor, has been compromised and severely termite damaged due to an abundance of leaking water.

The upstairs Bathroom features a ca. 1920s tile floor.

The downstairs Bathroom was recently remodeled and has vinyl flooring.

DEFICIENCIES

Damaged and missing wood flooring.

Minor damage to the ceramic tile floor in the upstairs Bathroom.

RECOMMENDATIONS

Remove or abandon in place the newer waste plumbing and remove the later non-full height walls in Guest Rooms 04 and 05, then patch and match the existing hardwood flooring. Patch, match and repair any other missing areas of wood flooring and sub-flooring as required.

Sand and refinish all hardwood floors. Apply two coats of clear satin finish polyurethane sealer.

C Interiors

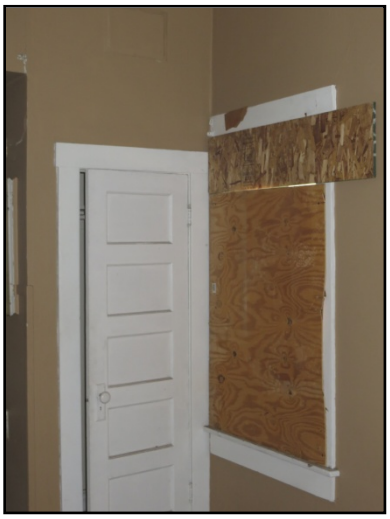
04 Doors

	INTEGRITY		SIGNIFICANCE		PRIORITY
■	Good	■	Original	☐	Critical
☐	Fair	☐	Early	☐	Serious
☐	Poor	☐	Late	■	Minor
		■	CDE		

DESCRIPTION



The interior doors, frames, and moldings all appear to be original and in very good condition. Typically, all original doors to Guest Rooms and Bathrooms accessed from the Hallways are unpainted, 32-inch-wide by 80-inch-high 5-panel wood doors with unpainted frames and moldings. Guest Room doors have mostly original hardware except for the doorknobs.



The closet doors are typically 24-inch-wide by 80-inch-high 5-panel painted wood doors. Closet door frames are also painted and most have all original hardware with the exception of an occasional door knob missing.

Exceptions include the Proprietor's Suite, which was created to the north of the interior stairs. A former closet door (05B) became the primary access door connecting the Proprietor's Suite Rooms A & B when the original door (05C) adjacent to the stairs was closed off. There is evidence of another former door opening between the Proprietors Suite Room A and Guest Room 04.



One ca. 1975 hollow core wood door (00A) was added to enclose the interior stairs. One apparently original 5-foot-high modified panel door (00B) encloses the area under the stairs for storage.

DEFICIENCIES

ADA Accessibility: Technically, none of the 32-inch-wide doors accessing the Guest Rooms meet ADA Accessibility criteria should there be a Change of Use Occupancy.

Door (00B) impedes access to a floor/landing (required by Code) at the bottom of the stairs and does not meet Code.

All later non-original doors (i.e., 04B, 04A, 05).

Missing hardware.



RECOMMENDATIONS

ADA Accessibility: Upon determination of rehabilitated building use, check ADA Accessibility requirements and make appropriate alterations to door widths and approach side criteria. Generally, a multiple unit residential use will trigger at least one room or suite to be outfitted for use by the physically disabled. Public institutional or commercial uses such as offices or a museum would also trigger alterations.

Original Proprietors Suite Room B: The 5-panel wood door (05C) should be re-opened and restored as required adjacent to the bottom of the stairs.

The ca. 1975 non-original hollow core wood door (00B) added to enclose the interior stairs should be removed.

All later non-original doors (04B, 04A, 05) should be removed in conjunction with removal of non-original walls.

Hardware: Maintain and service all original hardware. Restore missing hardware and/or find replica hardware for all original interior doors. Provide ADA compliant lever type hardware where required.

C **Interiors**

05 **Wood Trim and Millwork**

	INTEGRITY		SIGNIFICANCE		PRIORITY
■	Good	■	Original	☐	Critical
☐	Fair	☐	Early	☐	Serious
☐	Poor	☐	Late	■	Minor
		■	CDE		

DESCRIPTION

The majority of wood trims and millwork such as door and window moldings and base boards sills are original and in good condition. There are minor exceptions throughout where later alterations or remodeling occurred.



There appear to be no original built in cabinets. Paint grade shelves and poles appear to be original.

DEFICIENCIES

Missing trims and moldings where alterations or remodeling occurred.

RECOMMENDATIONS

Replicate profiles and patch to match all missing or altered trims and moldings where alterations or remodeling occurred.

C **Interiors**

06 **Stairs & Metal Railing**

INTEGRITY	SIGNIFICANCE	PRIORITY
☐ Good	■ Original	☐ Critical
■ Fair	☐ Early	☐ Serious
☐ Poor	☐ Late	■ Minor
	■ CDE	

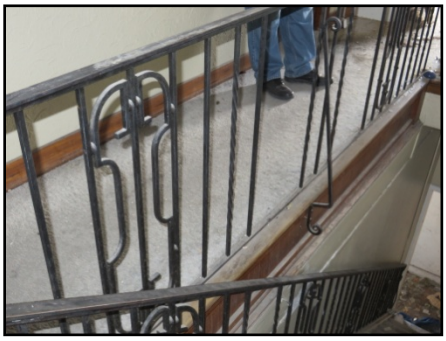
DESCRIPTION



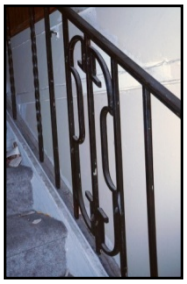
Interior stairs are intact and unaltered with the exception of the circa 1975 stairway enclosure. The original wrought iron balcony and stair railings are generally intact, missing only a few segments of wrought iron balustrades with decorative filigree. Carpet added to stair treads does not allow visual condition assessment, but the treads all felt firm and quite sturdy. The view of originally open stairway and a degree of openness from the Lobby has been lost due to its enclosure.



DEFICIENCIES



Stair enclosure is non-original and does not meet Code with door located at the bottom of the stairs disallowing proper access to the floor/landing.



Two segments of wrought iron balustrades with decorative filigree features at upper Hallway balcony are missing.

RECOMMENDATIONS

Open the stairway on the ground floor to fully expose the original chamfered wood columns and the decorative wood siding enclosing the lower portion of the stairs. Rehabilitate minor modifications and patch nail holes, etc. as required.

Restore all missing segments of wrought iron balustrade with decorative filigree on the upper balcony railing.

D Systems

01 Mechanical Systems

	INTEGRITY		SIGNIFICANCE		PRIORITY
☐	Good	☐	Original	☐	Critical
☐	Fair	☐	Early	■	Serious
■	Poor	■	Late	☐	Minor
		☐	CDE		

DESCRIPTION



The original building had no mechanical HVAC systems. Heating most recently was likely from a gas furnace and ducted. There is written evidence of individual gas heaters in each room, one of which reportedly caused a fire, but none were found. There is an abandoned use brick chimney near the center of the building likely used for a wood cooking stove for the kitchen.



The latest existing mechanical system could not be accessed or tested. The present system appears awkwardly integrated into the building with exposed ductwork spanning above on the roof into the attic. There are exposed vertical ducts found and in the upper Hall (15) penetrating into soffits for distribution above closets and the Lobby ceiling.

DEFICIENCIES

The latest existing mechanical system appears dated and awkwardly integrated.

RECOMMENDATIONS

Provide all new high efficiency split system mechanical units to allow for separate zoning and temperature control both upstairs and downstairs. Fur down ceilings in the Hallways, as required, to accommodate ductwork registers in each room.

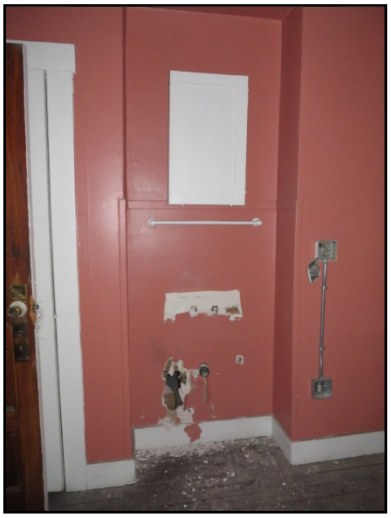
D Systems

02 Plumbing Systems

INTEGRITY	SIGNIFICANCE	PRIORITY
☐ Good	☐ Original	■ Critical
☐ Fair	☐ Early	☐ Serious
■ Poor	■ Late	☐ Minor
	☐ CDE	

DESCRIPTION

The plumbing systems could not be tested but are suspected to be marginally effective. There are only two bathrooms, or one on each floor. There are sinks plumbed to each Guest Room but many are missing, with copper piping likely stolen for salvage value. In Guest Room 04, a poor attempt to add a toilet and sink was unsuccessful and has severely damaged the floor. It appears there are no original plumbing fixtures remaining with perhaps the exception of the upstairs tub which has been enclosed.





The gas meter is missing and the extent of gas piping is unknown other than that found in the Furnace shed. It appeared to be used for a furnace and for the water heater.

DEFICIENCIES

The entire plumbing system is likely compromised from extended non-use and decaying plumbing.

Missing gas meter and disconnected gas piping.

RECOMMENDATIONS



All new sewer waste and vent plumbing, domestic water copper piping, and period appropriate plumbing fixtures are recommended. Sewer line cleanouts and wall cleanouts should be added to the new sewer waste piping.

Determine if gas service and a new meter are desired for the adaptive re-use. Get a new gas meter and check existing gas piping being considered for re-use for compliance to Plumbing Codes and gas ventilation requirements. Replace gas piping as required and connect gas to the water heater. If a gas water heater is not desired, provide an electrical water heater and remove the tall vent pipe from the roof of Laundry/Furnace/Electrical Shed.

D Systems

03 Electrical Systems

INTEGRITY	SIGNIFICANCE	PRIORITY
☐ Good	☐ Original	■ Critical
☐ Fair	■ Early	☐ Serious
■ Poor	■ Late	☐ Minor
	☐ CDE	

DESCRIPTION



The majority of electrical system components and copper wiring are missing, likely stolen for salvage value. The outdated electrical distribution boxes were still in place in the Electrical Shed located below the overhead electrical service. Evidence of later exposed conduit on the interior indicated an upgrade to the original fabric wrapped wiring with ceramic insulators found in the attic attached to ceiling joists.



None of the original lighting fixtures were found, and many of the later lighting fixtures are missing.

DEFICIENCIES

The entire electrical and lighting system.

RECOMMENDATIONS

Based on total electrical loads, determine the size of the new Electrical Service.

Remove all existing electrical systems items and provide all new Electrical Service, distribution panels, and wiring throughout.

Provide all new energy efficient replica period lighting and perhaps add optional ceiling fans (not previously installed) in the Guest Rooms and Lobby area. Locate new lighting where original lighting is evident.

Provide new electrical water heater if gas water heater is not desired.

D Systems

04 Fire Protection/Fire Alarm

INTEGRITY	SIGNIFICANCE	PRIORITY
☐ Good	☐ Original	■ Critical
☐ Fair	☐ Early	☐ Serious
■ Poor	☐ Late	☐ Minor
	☐ CDE	

DESCRIPTION

There is no fire protection or fire alarm system. There appear to be battery operated smoke detectors in the Hallways on the ceilings.

The original plaster walls provided the equivalent of one hour of fire protection throughout.

DEFICIENCIES

Fire protection and fire alarm system meeting modern Building and Fire Codes.

RECOMMENDATIONS

Depending on the adaptive rehabilitation use, this building should have at least a low hazard fire protection (sprinkler) system.

If a commercial use, a new fire alarm system should include horn/strobes.

Smoke detectors should be added to each room and/or installed on the return air side of the HVAC systems.

E General

01 Code & ADA Compliance

	INTEGRITY	SIGNIFICANCE	PRIORITY
☐	Good	☐ Original	■ Critical
☐	Fair	☐ Early	☐ Serious
■	Poor	☐ Late	☐ Minor
		☐ CDE	

DESCRIPTION

Compliance with modern Life Safety and ADA Accessibility Codes would be marginal. Depending on the adaptive rehabilitation use and whether that constitutes a Change of Use Occupancy, the requirements become progressively stringent unless latitude is granted by the Building Official under the Historic Preservation Code.

A commercial use other than lodging is a Change of Use Occupancy as defined by the Building Code and triggers many new or increased requirements for access and life safety. Limits to wood floor loading could be affected (see Structural Engineer's report in Appendix B).

Vertical access for the physically disabled could trigger a requirement for a mechanical lift or elevator.

DEFICIENCIES

ADA Accessibility and Life Safety compliance for building egress is hampered by narrow door openings at both the Balcony and main front door. A Code-compliant exterior staircase would need to replace the existing stairway and the top landing should be flush with the balcony floor. The rear exit on the ground floor, while wide enough, does not meet the ADA 5 X 5 foot side access area criteria.

Floor loading capability may inhibit the adaptive use choices for Change of Use Occupancy without augmentation.

RECOMMENDATIONS

Evaluate the required improvements for ADA Accessibility and Life Safety compliance based on the adaptive reuse. Make improvements accordingly.

E General

03 Termite and Rodent Control

INTEGRITY	SIGNIFICANCE	PRIORITY
☐ Good	☐ Original	■ Critical
☐ Fair	☐ Early	☐ Serious
■ Poor	☐ Late	☐ Minor
	☐ CDE	

DESCRIPTION

No evidence of rodent or termite control exists. Rodent dropping were observed as well as termite damage where water sources present.

DEFICIENCIES

Rodent and termite control.

RECOMMENDATIONS

Provide rodent and termite control. Termite treatment below the wood floors is especially critical. Other key areas in the structure where moisture damage is evident should be checked for termite activity.

E	General

04	Environmental Abatement

	INTEGRITY		SIGNIFICANCE		PRIORITY
☐	Good	☐	Original	■	Critical
☐	Fair	■	Early	☐	Serious
■	Poor	☐	Late	☐	Minor
		☐	CDE		

DESCRIPTION

See Asbestos and Lead Paint Reports in Appendices C and F.

DEFICIENCIES

Asbestos, lead paint, and mold.

RECOMMENDATIONS

Certified hazardous materials abatement and removal from the site by fully licensed and bonded professionals.

DOE AND STATEMENT OF SIGNIFICANCE FOR THE VICTORY HOTEL BUILDING

The NRHP is the official list of the nation's properties deemed worthy of preservation. It includes sites, objects, individual buildings and structures, and historic districts that are important to the nation's archaeological, historical, or architectural past. According to the National Park Service (NPS) publication—NR Bulletin: *How to Apply the NR Criteria for Evaluation* (National Park Service 1990; revised 1997)—in order for a property to be eligible for listing in the NRHP, it must meet certain criteria by which all nominated properties are judged. The bulletin states that NHRP-eligible properties must have a relationship with a significant historical event (Criterion A) or an important person (Criterion B); represent a significant architectural style, method of construction, engineering technique, or artistic value (Criterion C); or have research potential (Criterion D). It also identifies seven aspects of integrity which must be evaluated to determine if a property can continue to convey its historical significance; these include workmanship, materials, design, location, setting, feeling, and association (National Park Service 1990; revised 1997).

The City of Las Vegas Historic Property Register (city Register) also recognizes those properties which are at least 40 years old; reflective of the city's cultural, social, political, or economic past; and are either associated with a person or significant event in local, state, or national history, or represents an established and familiar visual feature of an area of the city because of its location or singular physical appearance.

The property must also have the capacity to visually convey significance. If an individual property or district is listed on the city Register, it falls under the jurisdiction of the city of Las Vegas Historic Preservation Commission (HPC), who ensures that its historic character and character-defining features are protected (City of Las Vegas 2011).

The Victory Hotel building was previously recommended eligible for listing in the NRHP in 1986 as part of a thematic group nomination for properties associated with the San Pedro, Los Angeles, and Salt Lake Railroad in Las Vegas (Wright and Wright 1986). The nomination recommended the properties eligible under Criterion A for their association with exploration and settlement as well as under Criterion C as examples of early twentieth century western railroad architecture (Wright and Wright 1986). However, the owners of the property at that time objected to the hotel building being listed on the NRHP and the nomination was not submitted. As part of the current project, the HPC requested a DOE for the Victory Hotel building for listing in the NRHP and/or the city Register. Therefore, the property was analyzed in relation to the NRHP criteria of significance set forth by the NPS, as well as those outlined in the *City of Las Vegas Title 19.06.150: Designation of Landmarks, Historic Properties and Historic Districts* ordinance, which was adopted by the city on March 19, 2011 (City of Las Vegas 2011).

Based on the results of the archival research effort and historic building condition assessment, LSD believes that the Victory Hotel building retains sufficient integrity to be listed in the NRHP at the state level under Criteria A (event) and C (design), and is also eligible for listing on the city Register. The hotel retains integrity of location and design as a Vernacular Style building with modest Mission Revival Style detailing. The original building materials including wood frame windows are present, as is the original shiplap siding which remains beneath the building's current stucco façade. Workmanship is evident through the continued presence of design and materials. While the building has lost integrity of setting, the lack of alterations and improvements to the building itself has maintained its integrity of feeling. The building functioned as a hotel as late as the 1990s, but is presently unoccupied, which somewhat impacts its integrity of association.

The hotel is one of the last buildings remaining from Las Vegas' railroad era. Town development was spurred by the coming of the railroad in 1904 and the Victory Hotel, constructed as the New Lincoln Hotel in 1910, is the city's oldest extant hotel building and continues to represent this period of early settlement. The two-story building reflects modest Mission Revival Style architectural principles, most predominantly its arcaded façade, square concrete pillars, and second story veranda/porch, which made the building clearly visible to arriving train passengers and encouraged interior air circulation. The roofline also incorporated broad overhanging eaves topped with a simple boxed cornice. Architecturally, the hotel represents the last remaining example of a once-common style of Las Vegas commercial buildings associated with the railroad era of the town's history. The Las Vegas firm Moore & Rhoads was contracted to design the hotel. This local firm was very prominent in Las Vegas, and by 1911, had been commissioned to design 48 buildings in the downtown area. The two-story, Mission Revival Style arcade was a common feature of early Las Vegas buildings and also served to minimize the effects of a harsh desert climate (Wright 1986).

PRESERVATION PLAN FOR THE VICTORY HOTEL

This Historic Building Preservation Plan (HBPP) addresses the Victory Hotel building located at 307 S. Main Street in downtown Las Vegas. Originally named the Lincoln Hotel, it was commissioned to be built and was owned and operated as a hotel, restaurant, and tavern by early Las Vegas businessman Daniel Hickey. It was designed and constructed by the local contracting firm Moore & Rhoads between April and July 1910.

Over the past 103 years, the Victory Hotel has persevered and remains the last significant fully intact historic commercial building in downtown Las Vegas. It operated almost continuously as a hotel and briefly served as a halfway house. It has been vacant and boarded up since its purchase in 2008 by the Illinois based realty group, Oak Brook Realty and Investments, LLC. The greater property includes a liquor store and several outbuildings, all of which are currently vacant.

The hotel is suspected to have originally been a vernacular constructed commercial building and likely featured exposed posts and beams and wood clapboard siding. During the early 1920s, it was re-imaged and modified to reflect to more popular Mission Revival architectural style. Character-defining features of the current building include its broad eaves, a roofed front veranda/porch forming a covered sidewalk entrance below, a somewhat symmetrical front façade with wide openings, and wide millwork trims.

This HBPP introduces a preservation framework for the Victory Hotel and summarizes observations of the existing conditions of the building based upon historic research and a site visit by the project team in August 2013. Since the building was originally constructed to be a hotel and maintains that ability, the focus of the HBPP is to rehabilitate the building to maintain its historic use in the original location.

The evaluation of this building will provide options for restoration to the original vernacular appearance or rehabilitation of its existing early Mission Revival Style.

The HBPP also offers recommendations for potential relocation to another site.

Preservation Framework

In planning for the rehabilitation of the Victory Hotel, preservation issues have been addressed to ensure that the original building is appropriately preserved and renovated in a manner which is consistent with its historical significance. Future planning will be guided by and must comply with the National Historic Preservation Act, as amended. Any work proposed should be reviewed by the city of Las Vegas Historic Preservation Officer and the Nevada State Historic Preservation Office (SHPO) and may additionally be subject to state and federal reviews if nominated for listing in the NRHP.

Preservation Philosophy

Many owners and proprietors have owned and operated the 1910 building throughout its 103 year history, and as a consequence, minor alterations have been made. Fortunately, however, the majority of the building's significant features have been retained. These features include the exterior of the building and spatial organization of its interior layout including the designated lobby/parlor and original guest rooms.

A preservation philosophy can frame a design approach which identifies significant features to be preserved and restored, areas which may be appropriately rehabilitated, and aspects of the building which are not original and may be substantially altered or removed. In all cases, sensitivity to the historic fabric and consultation of the Secretary of the interior's *Standards for Rehabilitation,* developed by the National Park Service, is essential.

"Rehabilitation" is defined as "the act or process of making possible an efficient compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values." The specific *Standards* which may be most relevant to the Victory Hotel building include the following:

- A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial aspects that characterize a property.
- New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.

Any final preservation philosophy standards should be adopted after discussion with the appropriate representatives and historic review agencies.

Suggested Preservation Criteria

Each of the rooms within and around Victory Hotel should be assigned to one of three preservation zones, as shown on the Rehabilitation Floor Plans (Figure 17 and Figure 18). Criteria for establishing the zones should include the following:

- Architectural or historic significance of the space and elements as determined through the historical and architectural evaluations.
- The integrity of the space, or the number and rarity of the significant details remaining in the space, compared to later alterations or deterioration.
- The opportunity for public access and appreciation of the architectural heritage of the building.

Descriptions of the three preservations zones and suggested design guidelines associated with them are:

Zone 1: Primary–Restoration and Preservation. Rooms and spaces in this zone are of the highest priority and of primary significance to the building. They contain the most distinctive architectural elements; are the most completely preserved; and represent the areas which are most frequently viewed or experienced by the public. New work carried out in Zone 1 spaces should be directed toward restoration of their historic appearance. Prior to initiating this work, detailed historic research and conservation analyses should be carried out to determine the restoration approach and scope. Proposals for alteration, removal,

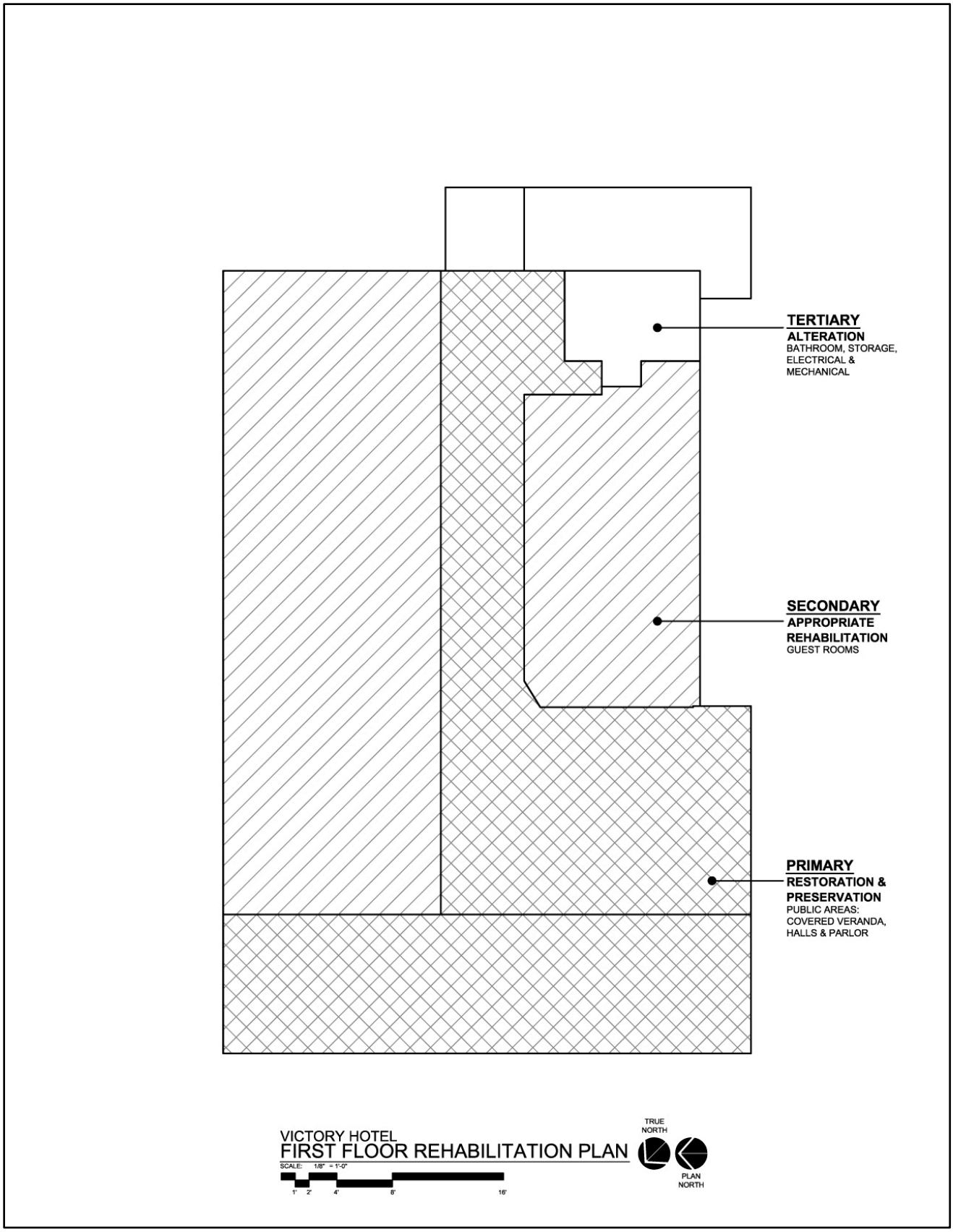


Figure 17. First floor rehabilitation plan.

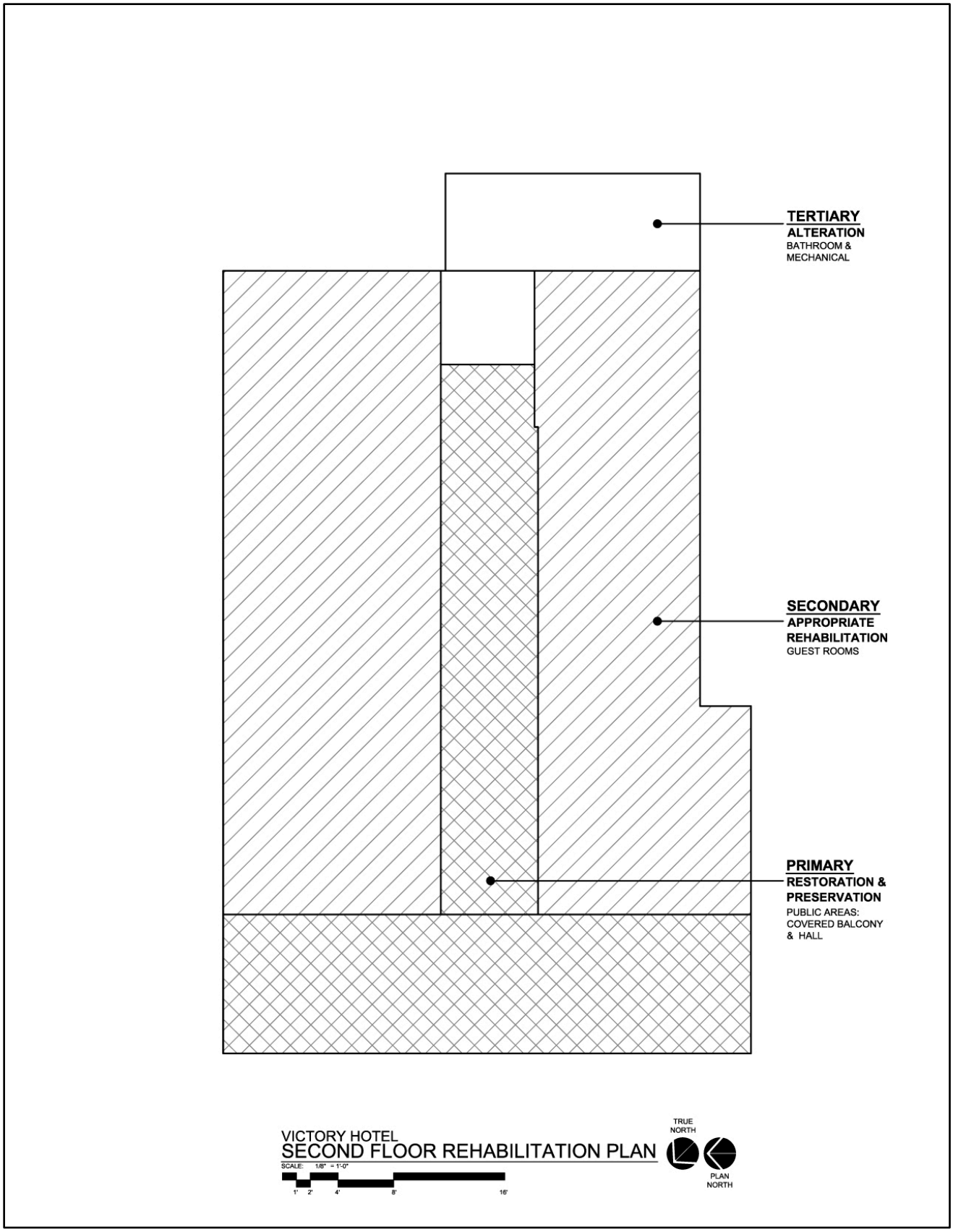


Figure 18. Second floor rehabilitation plan.

or replacement of significant features should be critically evaluated. Modern mechanical and electrical systems should be concealed whenever possible by installing them in adjacent, less significant spaces and utilizing the existing openings for diffuser grilles, etc. Future repair and/or rehabilitation efforts should aim to remove more recent alterations and to restore original finishes, distinctive features, lighting fixtures, etc.

Rooms and spaces of the Victory Hotel building to be considered Zone 1 include the exterior façades, the balcony, the lobby/parlor, interior stairway, and the hallways.

Zone 2: Secondary–Appropriate Rehabilitation. Rooms and spaces in this zone are less important architecturally and contain fewer historic details. As with Zone 1 spaces, significant features should be preserved. Where new elements are required, or restoration of the original materials is not possible, new material and elements should be consistent with the original ones in terms of scale and appearance. Rehabilitation should minimize impact on adjacent Zone 1 spaces.

The rooms and spaces to be considered Zone 2 are the guest rooms and the upstairs bathroom.

Zone 3: Tertiary–Alteration. Spaces in this zone have either little significant original detail or have been so extensively altered in the past that no significant details remain.

The areas to be considered Zone 3 are the downstairs bathroom and rear shed additions.

Key Issues of Preservation Planning

Building Exterior

The key historic planning issues concern the most prominent architectural character-defining features on the west facing Main Street. Faithful restoration of the suspected 1910 vernacular façade with exposed posts and beams and clapboard siding (Figure 19) versus rehabilitation of the early 1920s Mission Revival Style façade with stucco walls, columns, and arches. Either choice should include rehabilitation of the broad overhanging eaves of the roof, as well as the original doors and windows with transoms or millwork trims.

Foundations/Drainage

There are no building foundations. The wood floor framing sits directly on a compacted sand and gravel mix just slightly below surrounding asphalt grade. The drainage is poor and causes water damage to the perimeter wood base of the structure. Positive drainage away from the building and a waterproofing membrane to protect the base of the structure are urgently needed.

If the building is relocated, it would be advisable to design a concrete pier foundation with at least 18 inches of clearance to excavated grade. The resultant crawl space would need to be termite treated and natural ventilation would be required.

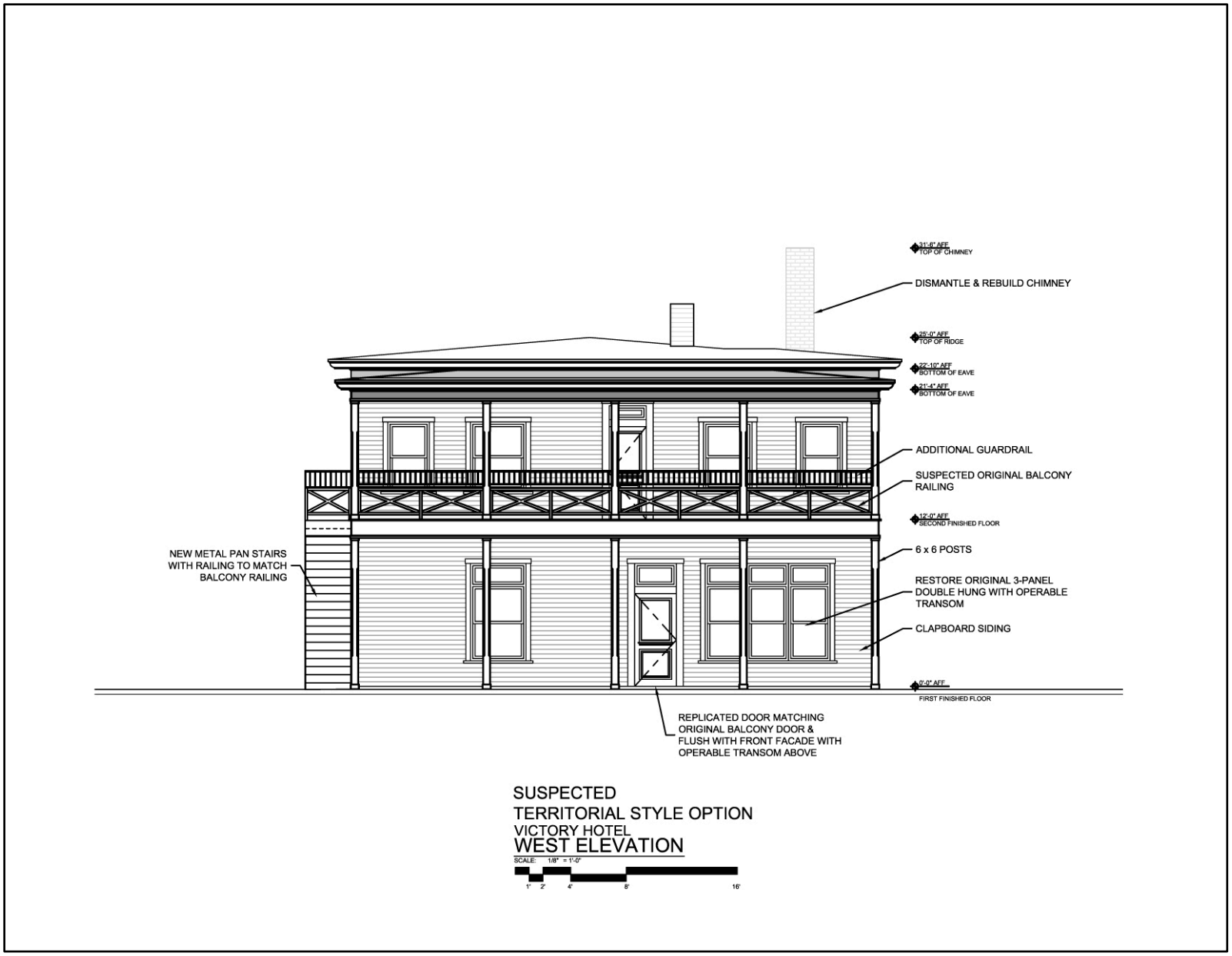


Figure 19. Architectural drawing illustrating the suspected Vernacular Style appearance of the Victory Hotel.

Exterior Wall Stabilization

Due to the building's lack of foundation, the urgent repair of the water damaged and dry rotted perimeter wood rim joists supporting exterior walls is a foremost priority. Further neglect could cause the exterior wall framing to settle and could cause collateral damage to floor and roof framing, windows, doors, and finishes. Replacement of these perimeter joists with insect-resisting, pre-treated lumber is recommended.

Wall Framing

The wall framing of the Victory Hotel is comprised of full dimension 2 X 4 vertical wood at 24 inches on center. The exterior wall diaphragm is wood clapboard siding (covered with chicken wire and stucco) on the exterior and horizontal wood lath strips with 1-inch-thick plaster on the interior. The building is likely platform framed one story at a time. The floor-to-floor height is 12 feet. Therefore, the unsupported length of the first floor studs exceeds 10 feet, requiring further lateral wind resistance analysis. A complete evaluation by a licensed Structural Engineer would be recommended.

Floor Framing

The first floor framing of the Victory Hotel is comprised of full dimension 2 X 6 floor joists at 16 inches with a 1-inch subfloor and 1-inch tongue and groove hardwood finish floor throughout. The first floor framing is assumed to span in three increments from north to south corresponding locations of the intermediate bearing walls at the hallway. All wood floor framing sits directly on compacted earth.

The second floor framing is comprised of full dimension 2 X 10 floor joists at 16 inches on center with hardwood tongue and groove finish flooring throughout. Wood lath and plaster is applied to the bottom of the joists forming a ceiling. The floor framing spans from the exterior walls to the intermediate interior bearing walls in the hallway. A complete evaluation by a licensed Structural Engineer would be recommended.

Roof

The roof is of great importance to the stabilization and preservation of the building. Complete new re-roofing and flashing is recommended following the addition of a new plywood roof diaphragm. The multi-layered built-up and hot-mopped roofing appears very patchwork and likely were a series of stopgap measures in response to roof leakage. Following asbestos remediation of any friable roof layers, all layers of roofing should be removed to reveal original wood plank sheathing. Plank wood sheathing exhibiting water damage, dry rot, and mold should be removed and replaced in kind. Later ductwork penetrating the roof should be removed, as well as all existing flashing and sealing around chimneys and other penetrations.

Based on original roofing materials found, our team would recommend replacing the roofing with Class A 3-ply bituminous built up roofing. A new ½-inch plywood diaphragm should be applied over the original wood plank sheathing prior to re-roofing.

Due to the shallow 1:12 roof pitch, an acceptable alternative would be spray foam roofing to augment roof insulation R-Value.

The protruding crown molded eaves are a character-defining element of great significance. They should be restored to their original appearance by stripping off the multiple layers of paint, and caulking and repairing the wood. A new drip flashing is recommended along the edges to direct water away from the wood moldings.

Roof Framing

The roof framing of the Victory Hotel is comprised of 2 X 4 roof joists at 24 inches on center configured as hip framing with a ridge line at the center. Two intermediate built-up nailed together "trusses" are present and consist of 1 X 4 wood top and bottom chords with 1 X 4 wood vertical and diagonal webs (see Appendix B: Roof Framing). The "trusses" appear to be in good condition and contribute to the stabilization of the roof framing but a complete evaluation by a licensed Structural Engineer would be recommended. Metal tie down anchors (such as Simpson Strong-Tie) should be installed where the roof joists meet the top of the wall framing.

Veranda/Balcony Framing

The veranda/balcony is the primary character-defining historic feature of this building and its rehabilitation as existing early Mission Revival Style or restoration to suspected original vernacular construction (see Figure 19) is of paramount importance.

The roof framing is comprised of 2 X 4 roof joists at 24 inches on center configured as hip framing with a ridge line abutting the front wall. The roofing framing spans to a suspected original perimeter wood post and beam structure embedded in stucco. Please refer to the Roof section above for recommended roof and flashing treatments.

The floor/ceiling framing features exposed 4 X 6 full dimension beams with decorative 1 X 4 wood plates applied to the bottom of each beam spanning 10 feet from the front wall to the suspected vernacular post and beam structure encased in stucco at the perimeter. The beams are topped by 2 X 6 full dimension floor joists at 16 inches on center spanning 9 feet 3 inches beam to beam. There appears to be decorative 1-inch-thick tongue and groove floor sheathing exposed underneath. Depending on the final use, its required floor loading criteria, and the extent of suspected water damage, the balcony floor framing might need to be augmented or reinforced. A complete evaluation by a licensed Structural Engineer would be recommended.

Chimneys

The building has two brick chimneys. One chimney is located near the center of the building and is no longer in use; this chimney likely served a wood burning stove or kitchen cook stove. The outer chimney at the rear of the building appears to be original and perhaps served as an incinerator or boiler/furnace exhaust. It is free-standing to a height of about 32 feet. Neither chimney appears compromised by time, but

they are likely unreinforced brick vulnerable to seismic activity. The unsupported height of the free-standing chimney should be evaluated by a licensed Structural Engineer.

Window & Door Openings

The original door and window openings of the building are an integral component to the overall look of the building and its preserved appearance. The majority of the original double hung counter-weighted windows are in various states of disrepair.

Generally, most of the door and window openings appear to be in fair condition. Glass needs to be replaced in most of the window panes and openings that were altered or in-filled must be removed and restored to their original appearance.

The exterior and interior wood casings, mouldings, surrounds, and trim need to be restored to original profiles and conditions. Restore as many of the original wood casings as possible. If they cannot be restored or are missing, they need to be replaced to match the original adjacent openings as closely as possible.

The west (front) door and the east (back) door need to be removed and replaced with historically accurate doors and hardware. The balcony door and operable transom window above are original and should be restored. Hardware is available from a source such as *Restoration Hardware* or from local salvage if hardware can be matched. Door latches and handles must meet ADA requirements. Historically accurate door and window elevations are shown on building elevation drawings included in Appendix A.

Stucco Finish

Evidence indicates that the original finish of the building was wood clapboard siding consistent with the suspected original vernacular construction of the building. The Preservation Team suspects that sometime in the early 1920s chicken wire and stucco were applied to the siding and that the originally exposed decorative wood support posts and beams were furred out with stucco to simulate mass and arches consistent with the Mission Revival Style appearance the building exhibits today.

Preservation Plan options:

A. **Maintain Early Mission Style**: Repair stucco and match finish where required. Paint as required.
B. **Explore Suspected Original Vernacular Restoration**: Remove a representative sampling of stucco and chicken wire to ascertain the existence and condition of the decorative posts and beams at the veranda/balcony. Likewise, remove portions of the stucco from the clapboard siding and ascertain its condition. Make a decision to pursue removal of all early stucco to reveal the suspected original vernacular character of the building (see Figure 19).

Interior Floors

The character-defining finished hardwood floors on the interior of the Victory Hotel are worthy of restoration. With the exception of the tiled bathrooms, the interior floors are comprised of one-inch-thick tongue and groove over wood subfloor planking over wood joist framing throughout. All hardwood floors

appear level and generally only need to be sanded and cosmetically re-finished. There is one small area that needs to be patched where later plumbing caused water and termite damage in Guest Room 04.

Interior Walls

All original interior wall finishes are one-inch-thick, 3-coat plaster applied to spaced horizontal wood lath. Severe water damage is visible on many of the perimeter walls.

The plaster finishes should be restored where missing or damaged, and maintained and rehabilitated where existing, with unifying finish coats and textures applied throughout. The finished plastered walls should be painted or covered with wallpaper, as appropriate.

Interior Ceilings

All original ceilings are one-inch-thick, 3-coat plaster on spaced wood lath applied directly to the bottom of the wood floor/ceiling framing throughout except where ductwork soffits occur. Severe water damage is visible on many of the ceilings, especially on the upper story.

The plaster finishes should be restored where missing or damaged, and maintained and rehabilitated where existing, with unifying finish coats and textures applied throughout. The finished plastered ceilings should be painted.

The Hallway ceilings are not ornate and exhibit no evidence of millwork or trims. Therefore, the Preservation Team believes it would be permissible to fur down Hallway ceilings as required to create ductwork and electrical lighting chases.

Plumbing Fixtures

All existing plumbing fixtures should be removed with the exception of the tub and sink upstairs. If the current function of the hotel is maintained, period appropriate sinks and faucets should be installed in each of the Guest Rooms. The toilet in the upstairs Bathroom should be replaced but the tub could remain.

A Change of Use Occupancy such as offices would trigger at least one ADA compliant restroom. It is recommended that the first floor Bathroom be reconfigured as required to meet ADA criteria.

Heating, Ventilating & Cooling (HVAC)

All existing HVAC equipment and unsightly ductwork should be removed from the exterior of the building. Attic ductwork can be removed or abandoned in place. New split system air conditioning should be installed to service this building on each level. Fan coil units located inside the building should be suspended below the ceilings and located for best maintenance access and return air above the Hallway ceilings. Distribution would best occur above the hallways in a furred down soffit supplying air to each room served via wall or ceiling diffusers.

Electrical Service and Distribution

A new electrical service with new distribution panel and all new distribution conduits is required. The conduits should not be visible on walls or ceilings.

IT/Data/Telecom

Distribution via conduit parallel to electrical distribution is preferred.

Fire Protection

Sprinklers

This building, due to its historic value and wood construction, would benefit from a low hazard fire sprinkler system in the attic and in all rooms and concealed spaces.

Fire Alarm

Minimally, a new fire alarm system with smoke detectors as well as horns and strobes should installed. The fire alarm system should have dial-out ability to call the fire department directly.

ADA Accessibility

Site

An accessible route from the public right-of-way (sidewalk) should be extended directly to the front door. One handicap parking space should be provided during site development. Any interior sloped walkways leading to building ingress/egress should not exceed 1:12 slope.

Building

Finished floors should be continuous and as level as possible with no more than a ½-inch-high transition at all doorways.

Toilet

One new fully accessible toilet should be installed with strong consideration for providing both a urinal and a water closet, sink, and all required accessories including grab bars.

Adaptive Re-Use Recommendations

Any work proposed should be reviewed by the city of Las Vegas and the Nevada SHPO and may additionally be subject to state and federal reviews.

At this time, the Victory Hotel does not have a defined user group (or final location). Should it maintain its current location and function as a hotel, the rehabilitation requirements would be less cumbersome in terms of Code and ADA requirements.

Some logical adaptive re-uses for this space might include a youth hostel, a non-profit organization office space, co-working space, or public office use. In order to preserve the original integrity of the building,

changes to accommodate future users must not alter the primary use spaces that were outlined above or significantly alter the building in general.

The *Secretary of the Interior's Standards for Adaptive Rehabilitation* (see Appendix D) shall apply to any proposed re-use improvements in the future.

Relocation Recommendations

Any work proposed should be reviewed by the city of Las Vegas and the Nevada SHPO and may additionally be subject to state and federal reviews.

Prior to seriously considering relocation, whether in whole or in part, strong consideration should be given to the building's loss of historic context and loss of NRHP eligibility. Once relocated or substantially altered, the building may not be eligible for listing in the NRHP.

Relocation Feasibility

Mike Holmes of Acme Underground, an experienced building relocation expert in the Las Vegas area, has looked at the Victory Hotel and its construction. He has determined that the entire building can be moved, but that the height may pose a problem depending on Nevada Department of Transportation approval of the optimum route, the distance, height of overpasses, etc. Close coordination with several utility companies and the city, permits, and many other factors enter into the building relocation feasibility.

The site where the building will be moved will need to be prepared. Geotechnical Testing of relocation soils conditions, excavation and compacting, foundations and utilities should be in place upon arrival. Site development could follow as funding allows.

Funding sources can have significant impact on cost feasibility. Federal funding typically requires Davis-Bacon Wages to apply, increasing labor costs and project management paperwork.

Depending on the roadway clearances, the building could conceivably be disassembled into two separate floors and moved one floor at a time. This could nearly double the cost to move it, however.

Relocation Logistics

Due to the wood-framed Victory Hotel's placement directly on the ground, the entire area under the building would need to be excavated to a depth of approximately 4 feet to allow for a series of steel beams and hydraulic jacks to be placed under the building structure. Prior to excavation and temporary shoring, the water damaged and disintegrated wood rim joists would need to be replaced all around the perimeter.

Due to its height, the chimney at the southeast corner of the building would have to be disassembled and reassembled at the new site.

The front balcony/veranda, with its post and beam construction, would have to have temporary walls built on four sides to be moved. Once three temporary front walls are assembled, it can be detached and laid flat for moving purposes.

An existing historic streetlight post is sited directly in front of the building and actually penetrates the front balcony eave. It would need to be temporarily removed and re-installed following relocation of the building.

Numerous utility workers would have to work ahead and behind the building while it is being moved. Streetlights would have to be swung out of the way, and power and telephone lines would need to be disconnected and laid down or pushed up high enough for the building to pass beneath them.

City, County, and State Police Department coordination would be required for traffic control and public safety during a move.

Relocation & Reconstruction Options

Discussion of a "porch only" relocation approach with a reconstructed facsimile of the building in a new context would be of extremely limited value or importance in terms of historic preservation integrity. The balcony/veranda is not built well enough to support commercial use floor loading. Furthermore, it likely does not currently exhibit its original historic style or character. It would be much simpler to salvage the pieces and reconstruct elsewhere, especially if the strongly suspected vernacular architectural character is desired.

A complete replication or salvage and reconstruction effort would also be of little value historically, especially when re-built in an entirely new context.

Relocation Recommendation

The Preservation Team does not object to the relocation but finds little redeeming historic value can be placed on its extrication from its original Las Vegas township and Main Street context. In effect, if relocated, it simply becomes a "museum piece" telling a story about another time and place.

SUMMARY AND RECOMMENDATIONS

At the request of the Las Vegas Commission for the Centennial and Ward 3 Councilman Bob Coffin, LSD completed a historic building condition assessment, DOE, and preservation plan for the historic Victory Hotel building located at 307 S. Main Street in downtown Las Vegas, Clark County, Nevada. The building, which has been vacant since 2008, is located near the southeast corner of Main Street and Bridger Avenue, approximately two blocks southwest of Fremont Street. Designed and constructed by the local contracting firm of Moore & Rhodes in 1910, the *en vogue* Mission Revival Style hotel is one of the oldest buildings in the city and is the last remaining example of a small hotel built to serve miners, workers, and passengers of the San Pedro, Los Angeles and Salt Lake railroad. The purpose of the project was to evaluate alternatives to demolition of the hotel, including rehabilitation and relocation, as the current owner of the building, Oak Brook Realty and Investments, LLC, is currently planning redevelopment of the site. The report provides a DOE for listing in the NRHP, as well as a condition assessment and evaluation of

significant architectural elements, preservation recommendations, and cost estimates for the number of treatment options for the Victory Hotel.

The condition assessment suggests that the Victory Hotel building originally exhibited the characteristics of an unstyled vernacular commercial building commonly constructed in the Southwestern United States during the late 1800s and early 1900s, and encourages further exploration. The suspected ca. early 1920s Mission Revival Style re-imaging is historically acceptable for rehabilitation purposes. The primary areas of rehabilitation concern are the lack of foundations, water damage, roofing, doors and windows, improved accessibility and egress, improved building insulation, and rehabilitation of character-defining features such as the balcony/veranda, eaves, hardwood floors, millwork, and plaster finishes.

Based on the results of the archival research effort and historic building condition assessment, LSD believes that the Victory Hotel building retains sufficient integrity to be listed in the NRHP at the state level under Criteria A (event) and C (design), and is also eligible for listing on the city of Las Vegas Historic Property Register. The hotel is one of the last extant buildings constructed during Las Vegas' railroad era and it continues to represent this period of early settlement through its modest Mission Revival architectural characteristics, most notably its arcaded façade, square concrete pillars, and second story porch, as well as its broad overhanging roof eaves and simple boxed cornice.

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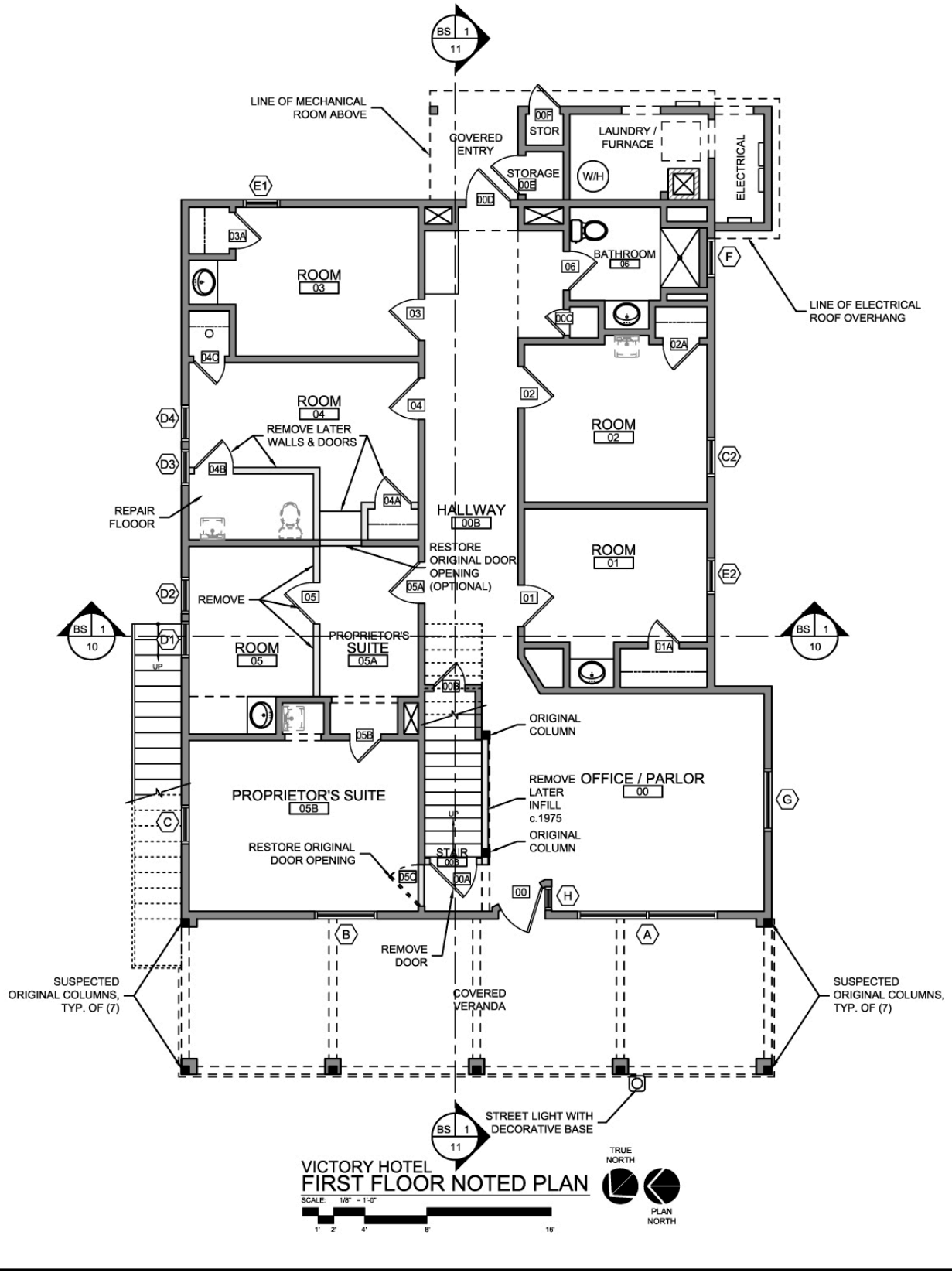
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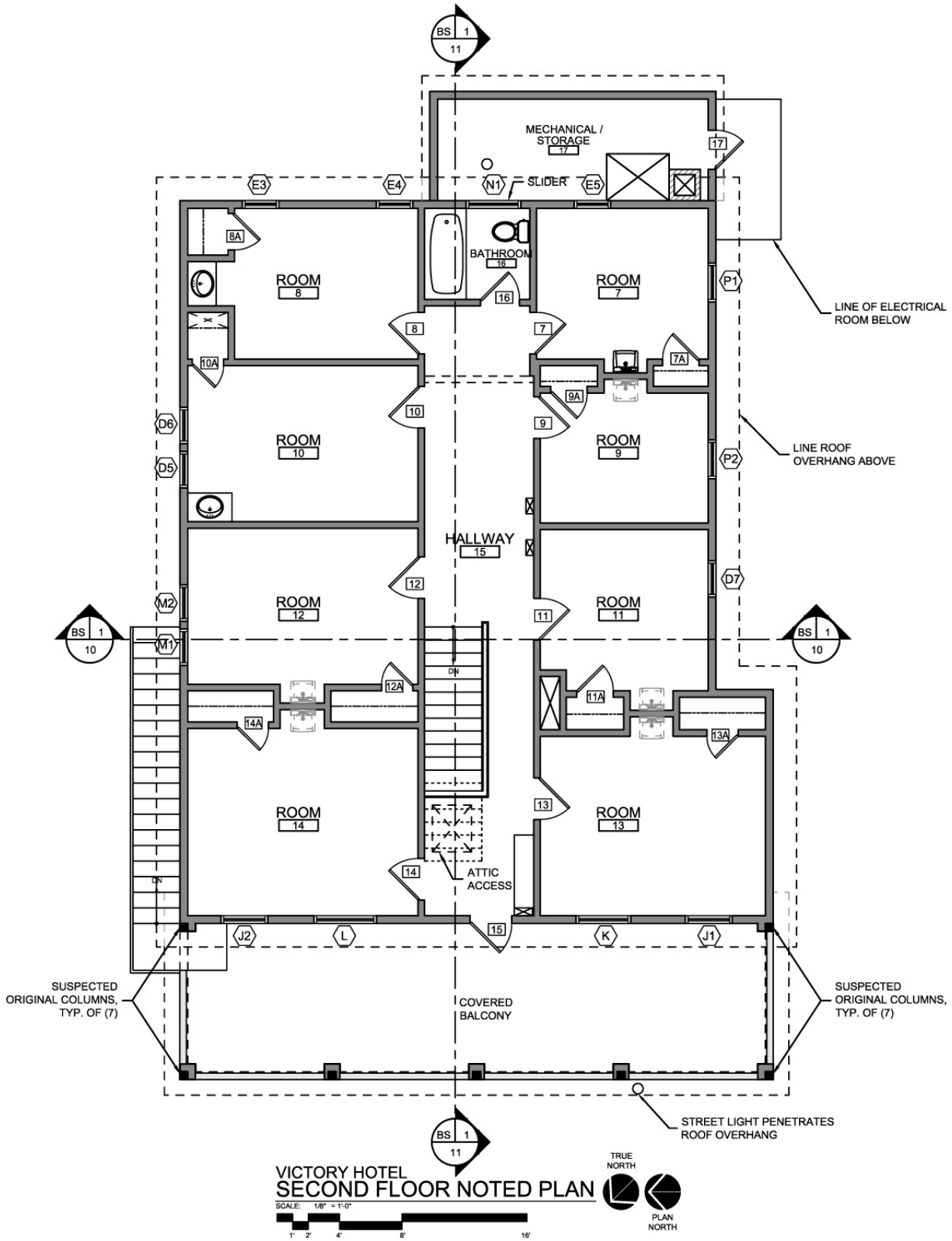
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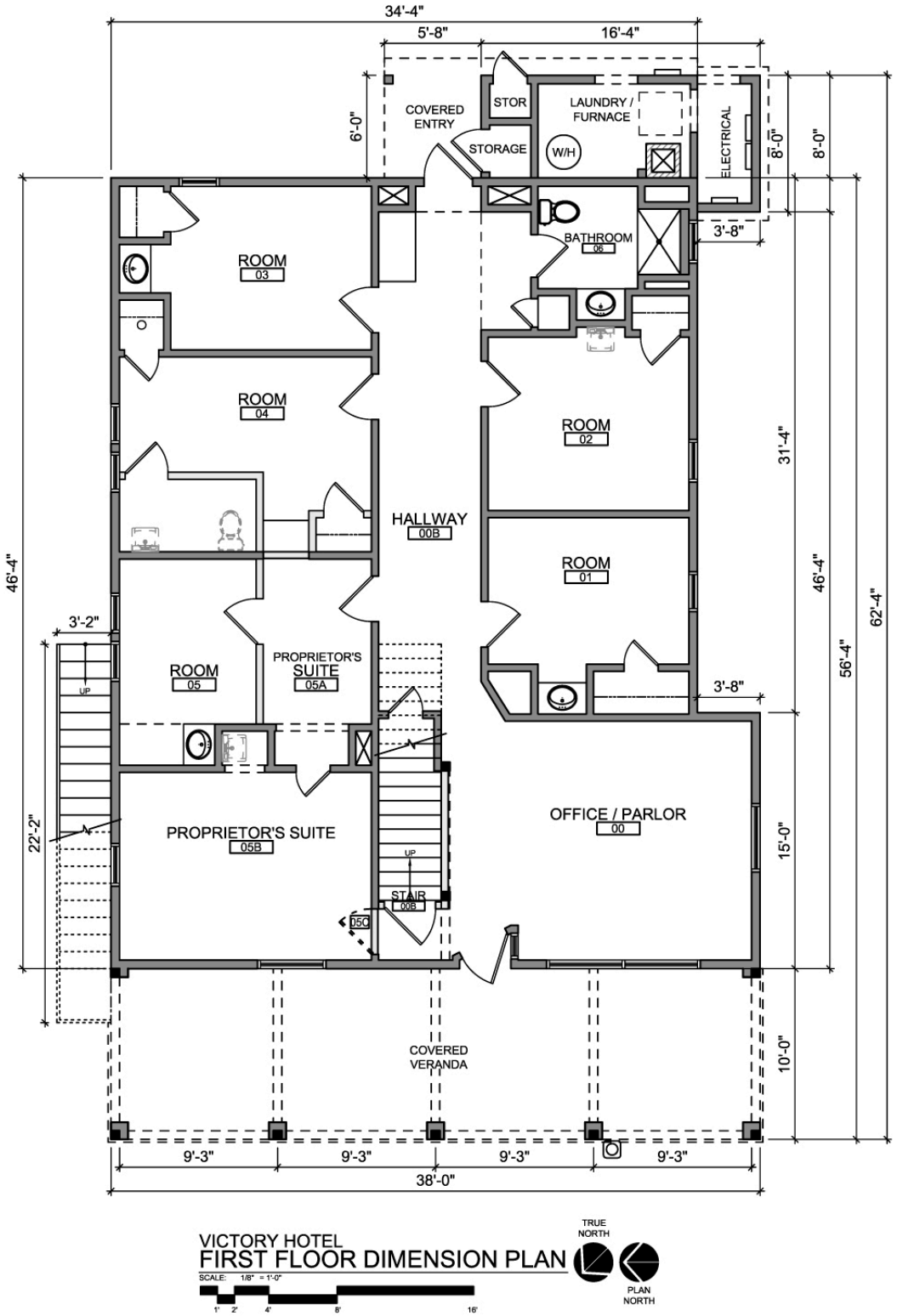
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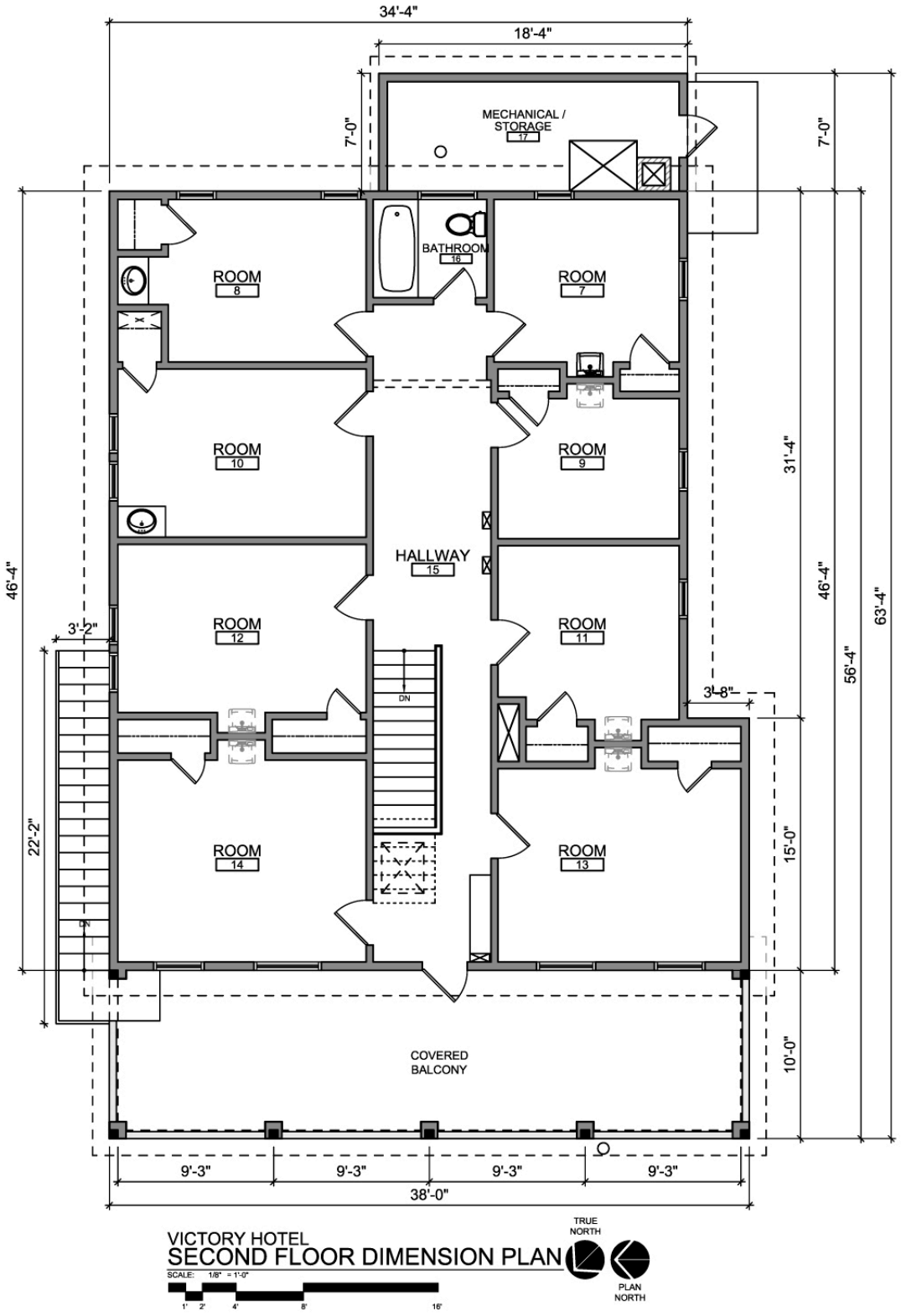
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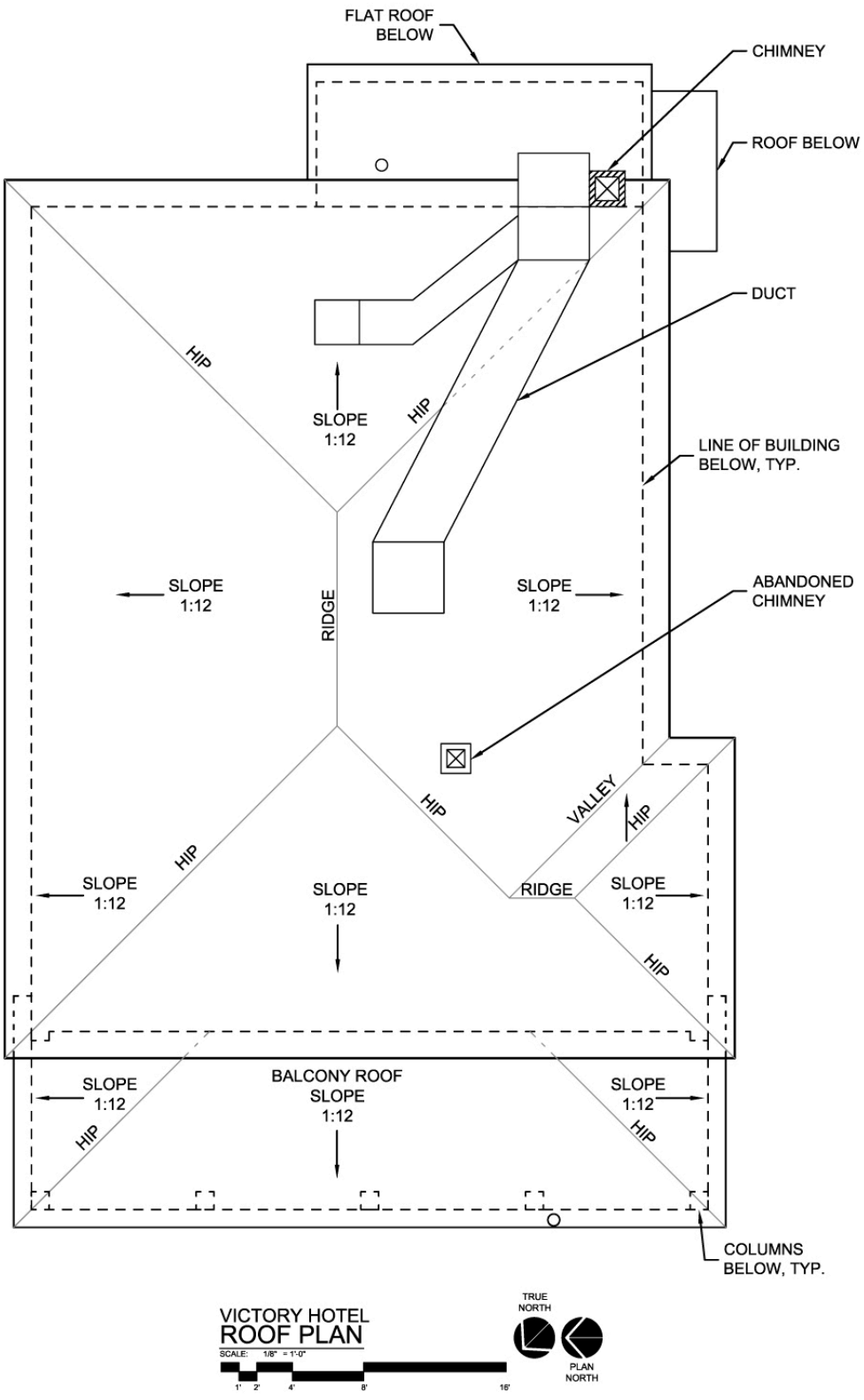
APPENDIX A: ARCHITECTURAL DRAWINGS OF THE VICTORY HOTEL

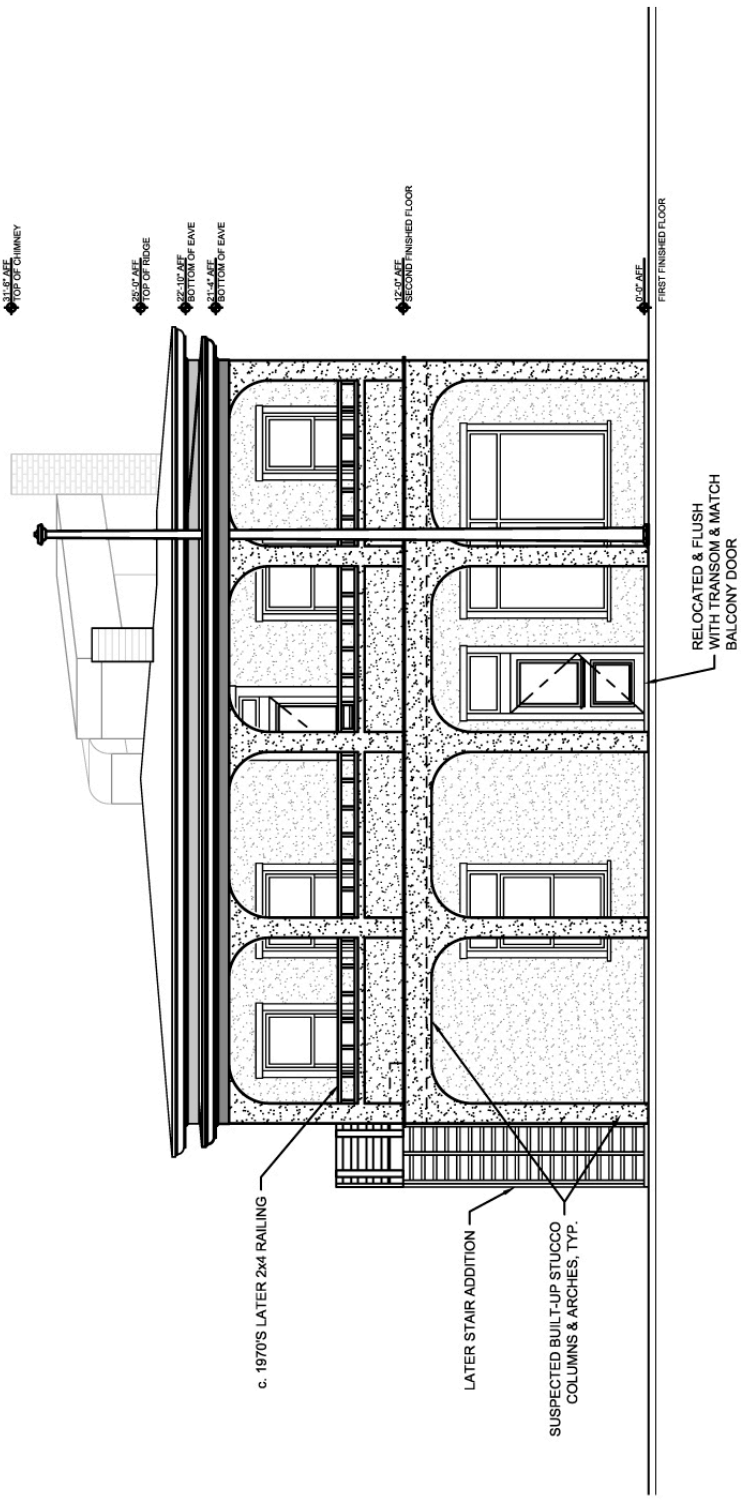

BS 1 11
LINE OF MECHANICAL ROOM ABOVE
GOVERED ENTRY
00F STOR
LAUNDRY / FURNACE
STORAGE 00E
W/H
ELECTRICAL
E1
00D
03A
ROOM 03
BATHROOM 06
F
LINE OF ELECTRICAL ROOF OVERHANG
03
00C
02A
04C
ROOM 04
02
ROOM 02
D4
REMOVE LATER WALLS & DOORS
C2
D3
04B
04A
HALLWAY 00B
REPAIR FLOOOR
RESTORE ORIGINAL DOOR OPENING 05A (OPTIONAL)
ROOM 01
E2
D2
REMOVE
05
01
BS 1 10
D1
PROPRIETOR'S SUITE 05A
ROOM 05
01A
BS 1 10
UP
00B
ORIGINAL COLUMN
05B
REMOVE LATER INFILL c.1975
OFFICE / PARLOR 00
PROPRIETOR'S SUITE 05B
G
C
UP
ORIGINAL COLUMN
RESTORE ORIGINAL DOOR OPENING
STAIR 00B
05C
00A
00
H
B
A
REMOVE DOOR
SUSPECTED ORIGINAL COLUMNS, TYP. OF (7)
COVERED VERANDA
SUSPECTED ORIGINAL COLUMNS, TYP. OF (7)
STREET LIGHT WITH DECORATIVE BASE
BS 1 11
VICTORY HOTEL
FIRST FLOOR NOTED PLAN
SCALE: 1/8" = 1'-0"
1' 2' 4' 8' 16'
TRUE NORTH
PLAN NORTH

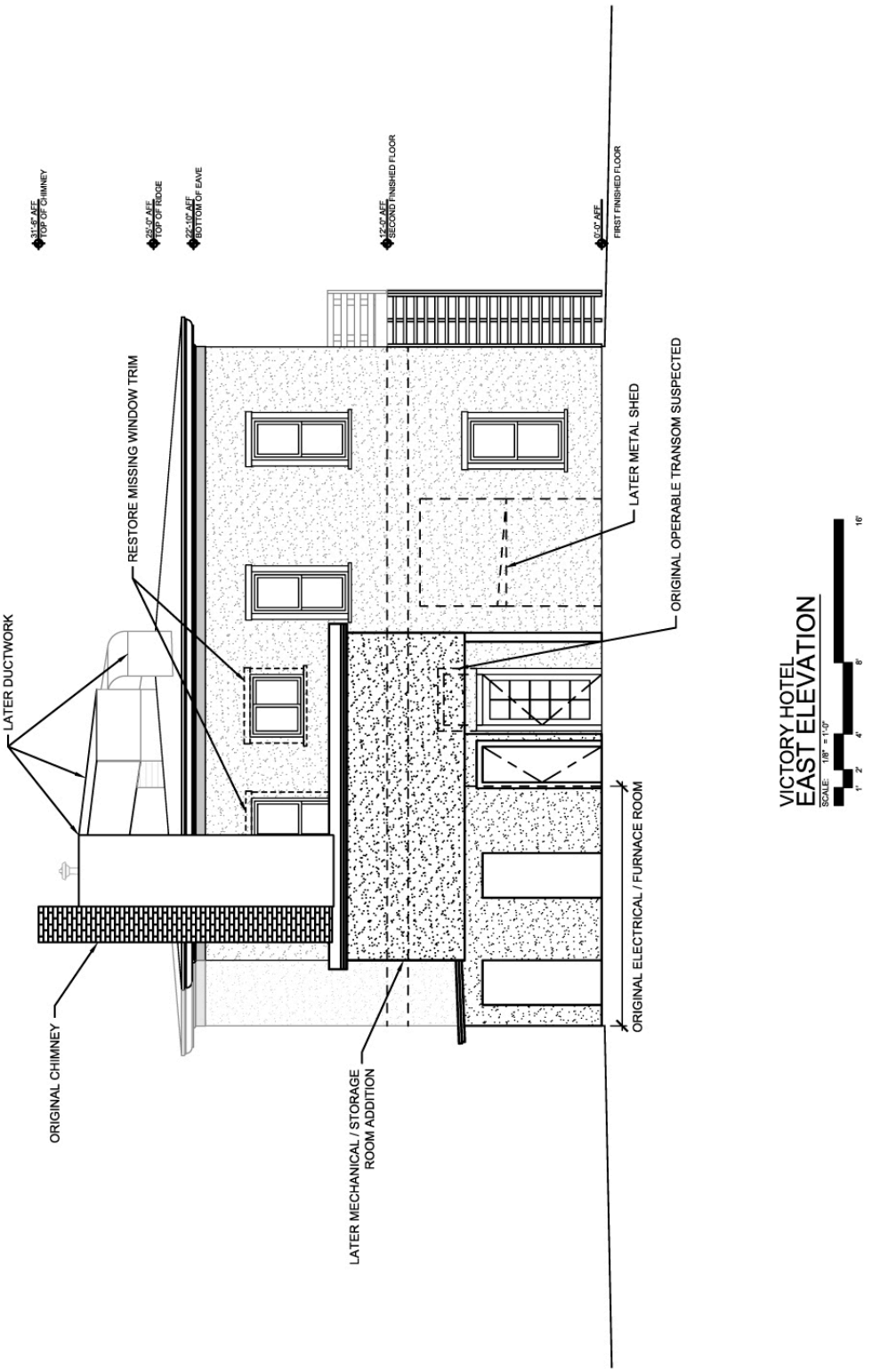

BS 1 11
MECHANICAL / STORAGE 17
17
E3
E4
N1
SLIDER
E5
8A
BATHROOM 18
ROOM 8
ROOM 7
16
P1
LINE OF ELECTRICAL ROOM BELOW
8
7
10A
7A
9A
10
9
D6
D5
ROOM 10
ROOM 9
P2
LINE ROOF OVERHANG ABOVE
HALLWAY 15
12
D7
M2
ROOM 12
ROOM 11
11
BS 1 10
M1
BS 1 10
DN
12A
11A
14A
13A
ROOM 14
ROOM 13
13
14
ATTIC ACCESS
DN
J2
L
15
K
J1
SUSPECTED ORIGINAL COLUMNS, TYP. OF (7)
COVERED BALCONY
SUSPECTED ORIGINAL COLUMNS, TYP. OF (7)
STREET LIGHT PENETRATES ROOF OVERHANG
BS 1 11
VICTORY HOTEL
SECOND FLOOR NOTED PLAN
SCALE: 1/8" = 1'-0"
1' 2' 4' 8' 16'
TRUE NORTH
PLAN NORTH

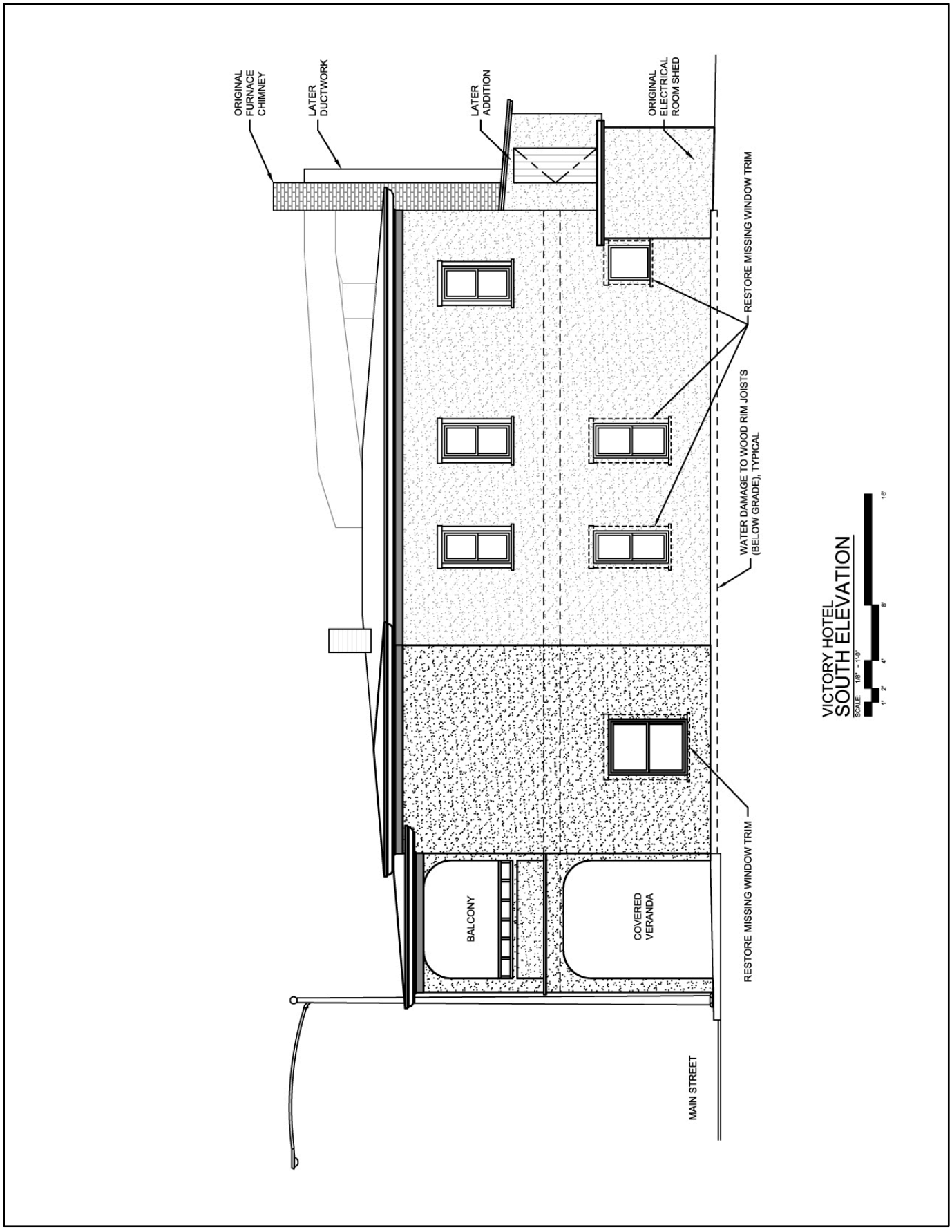

34'-4"
5'-8"
16'-4"
COVERED ENTRY
STOR
LAUNDRY / FURNACE
STORAGE
W/H
ELECTRICAL
6'-0"
8'-0"
8'-0"
3'-8"
BATHROOM
08
ROOM
03
ROOM
04
ROOM
02
HALLWAY
00B
ROOM
01
31'-4"
46'-4"
62'-4"
56'-4"
46'-4"
3'-2"
ROOM
05
PROPRIETOR'S SUITE
05A
UP
3'-8"
22'-2"
PROPRIETOR'S SUITE
05B
OFFICE / PARLOR
00
15'-0"
UP
STAIR
00B
05C
COVERED VERANDA
10'-0"
9'-3"
9'-3"
9'-3"
9'-3"
38'-0"
VICTORY HOTEL
FIRST FLOOR DIMENSION PLAN
SCALE: 1/8" = 1'-0"
1' 2' 4' 8' 16'
TRUE NORTH
PLAN NORTH

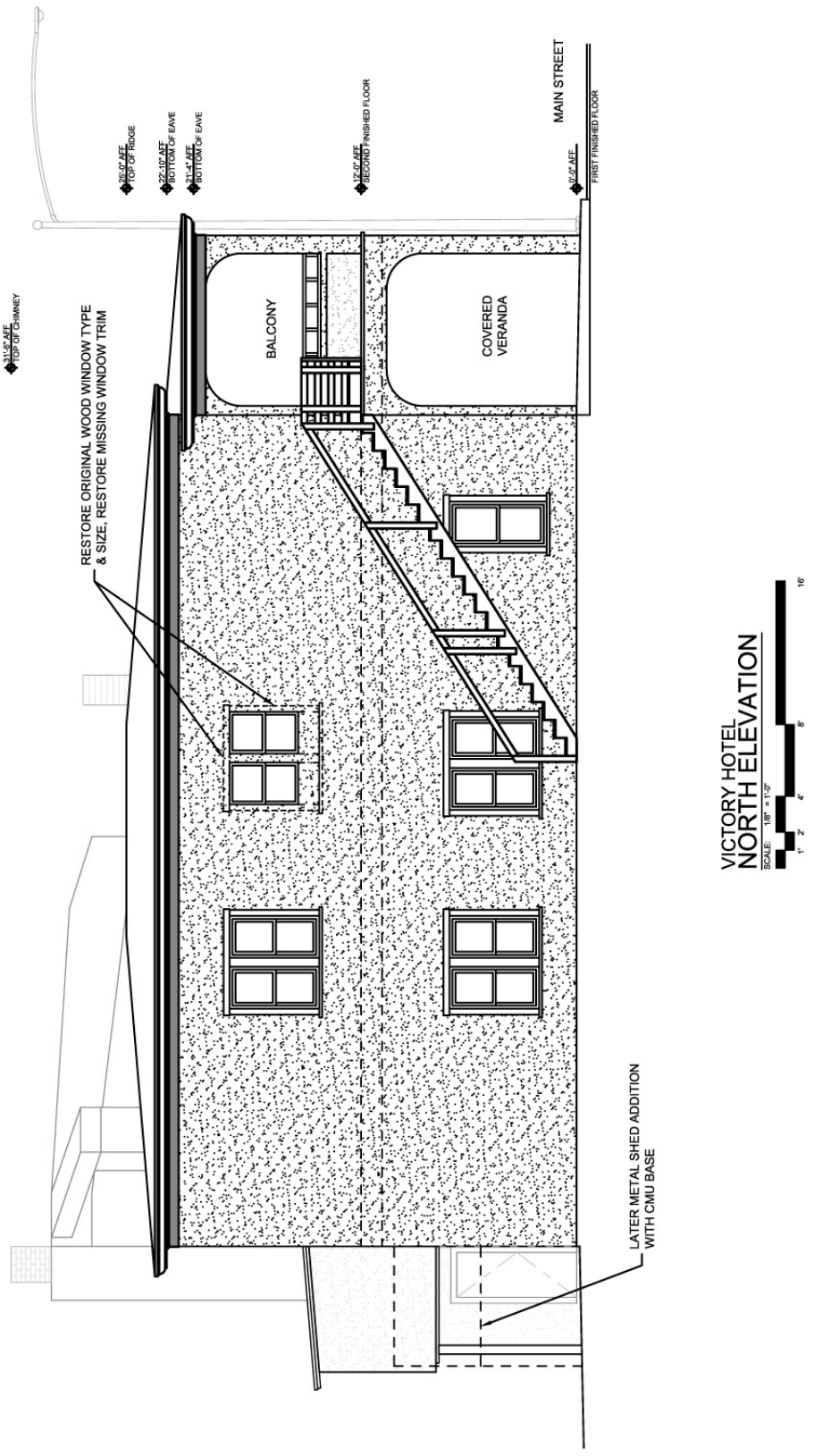

34'-4"
18'-4"
7'-0"
MECHANICAL / STORAGE
17
7'-0"
BATHROOM
16
ROOM
8
ROOM
7
ROOM
10
ROOM
9
HALLWAY
15
ROOM
12
ROOM
11
ROOM
14
ROOM
13
DN
DN
46'-4"
3'-2"
22'-2"
3'-8"
31'-4"
46'-4"
56'-4"
63'-4"
15'-0"
10'-0"
COVERED BALCONY
9'-3"
9'-3"
9'-3"
9'-3"
38'-0"
VICTORY HOTEL
SECOND FLOOR DIMENSION PLAN
SCALE: 1/8" = 1'-0"
1' 2' 4' 8' 16'
TRUE NORTH
PLAN NORTH


FLAT ROOF BELOW
CHIMNEY
ROOF BELOW
DUCT
HIP
SLOPE 1:12
HIP
LINE OF BUILDING BELOW, TYP.
SLOPE 1:12
RIDGE
SLOPE 1:12
ABANDONED CHIMNEY
HIP
VALLEY
HIP
HIP
SLOPE 1:12
SLOPE 1:12
RIDGE
SLOPE 1:12
HIP
SLOPE 1:12
BALCONY ROOF SLOPE 1:12
SLOPE 1:12
HIP
HIP
COLUMNS BELOW, TYP.
VICTORY HOTEL
ROOF PLAN
SCALE: 1/8" = 1'-0"
1' 2' 4' 8' 16'
TRUE NORTH
PLAN NORTH

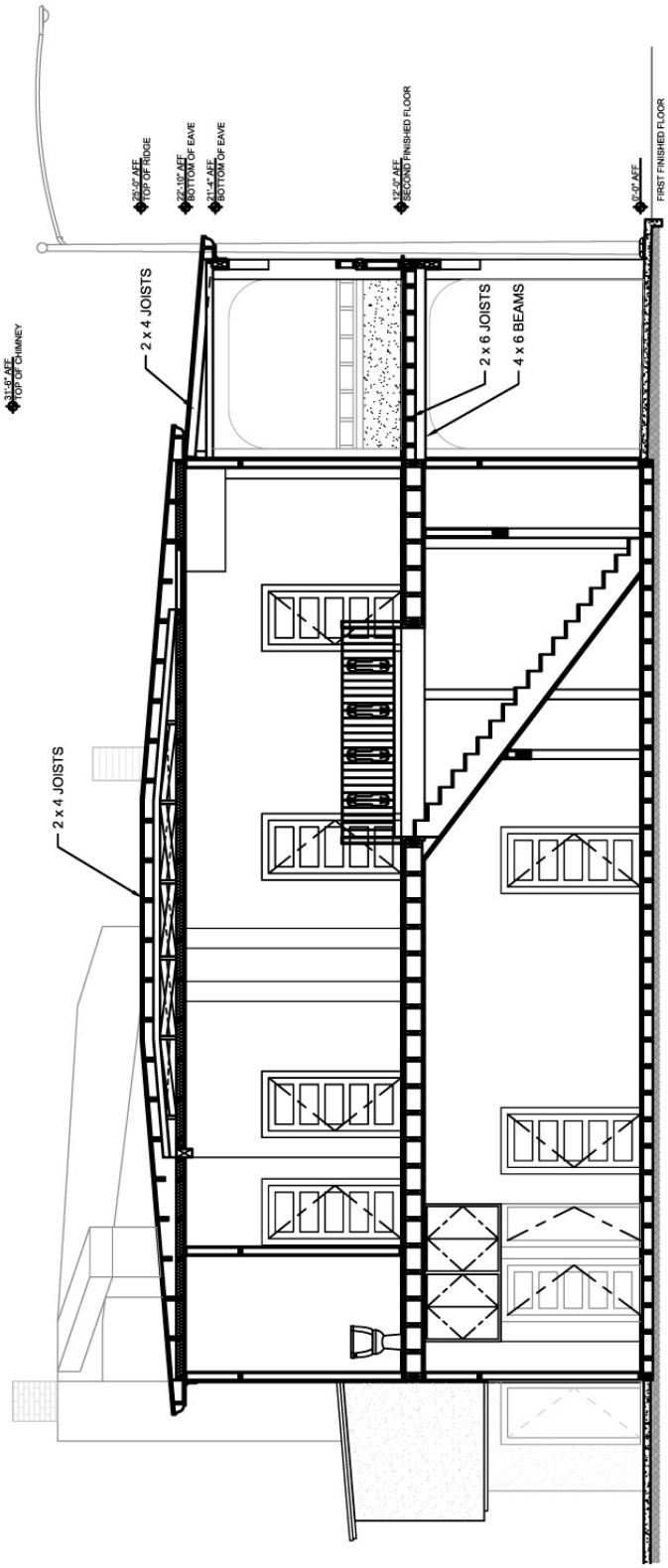

31'-6" AFF
TOP OF CHIMNEY
25'-0" AFF
TOP OF RIDGE
22'-10" AFF
BOTTOM OF EAVE
21'-4" AFF
BOTTOM OF EAVE
12'-0" AFF
SECOND FINISHED FLOOR
0'-0" AFF
FIRST FINISHED FLOOR
RELOCATED & FLUSH
WITH TRANSOM & MATCH
BALCONY DOOR
c. 1970'S LATER 2x4 RAILING
LATER STAIR ADDITION
SUSPECTED BUILT-UP STUCCO
COLUMNS & ARCHES, TYP.
VICTORY HOTEL
WEST ELEVATION
SCALE: 1/8" = 1'-0"
1' 2' 4' 8' 16'


31'-6" AFF
TOP OF CHIMNEY
25'-0" AFF
TOP OF RIDGE
22'-10" AFF
BOTTOM OF EAVE
12'-0" AFF
SECOND FINISHED FLOOR
0'-0" AFF
FIRST FINISHED FLOOR
LATER DUCTWORK
RESTORE MISSING WINDOW TRIM
LATER METAL SHED
ORIGINAL OPERABLE TRANSOM SUSPECTED
ORIGINAL CHIMNEY
LATER MECHANICAL / STORAGE
ROOM ADDITION
ORIGINAL ELECTRICAL / FURNACE ROOM
VICTORY HOTEL
EAST ELEVATION
SCALE: 1/8" = 1'-0"
16'
8'
4'
2'
1'


ORIGINAL FURNACE CHIMNEY
LATER DUCTWORK
LATER ADDITION
ORIGINAL ELECTRICAL ROOM SHED
RESTORE MISSING WINDOW TRIM
WATER DAMAGE TO WOOD RIM JOISTS (BELOW GRADE), TYPICAL
RESTORE MISSING WINDOW TRIM
BALCONY
COVERED VERANDA
MAIN STREET
VICTORY HOTEL
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
16'
8'
4'
2'
1'


MAIN STREET
0'-0" AFF
FIRST FINISHED FLOOR
12'-0" AFF
SECOND FINISHED FLOOR
21'-4" AFF
BOTTOM OF EAVE
22'-10" AFF
BOTTOM OF EAVE
26'-0" AFF
TOP OF RIDGE
31'-8" AFF
TOP OF CHIMNEY
BALCONY
COVERED
VERANDA
RESTORE ORIGINAL WOOD WINDOW TYPE
& SIZE, RESTORE MISSING WINDOW TRIM
LATER METAL SHED ADDITION
WITH CMU BASE
VICTORY HOTEL
NORTH ELEVATION
SCALE: 1/8" = 1'-0"
1' 2' 4' 8' 16'

BUILT-UP "TRUSSES" TYPICAL OF (2)
2 x 4 WOOD ROOF JOISTS @ 24" o.c.
2 x 4 WOOD CEILING JOISTS @ 24" o.c.
2 x 4 WOOD STUD FRAMING @ 16" o.c.
2 x 10 FLOOR JOISTS @ 16" o.c.
2 x 8 FLOOR JOISTS @ 16" o.c.
ASPHALT
2 x 4 INTERIOR BEARING WALLS
2 x 4 INTERIOR BEARING WALLS
1 x 4 WOOD RIDGE BEAM
1 x 4 WOOD BRACING @ 48" o.c.
12
1
NOTE: NO FOUNDATION FOUND
VICTORY HOTEL
SECTION 1
10



VICTORY HOTEL
SECTION 2

SCALE: 1/8" = 1'-0"

APPENDIX B: STRUCTURAL EVALUATION

SLAYSMAN ENGINEERING INC.
Melvin J. Slaysman Jr., P.E.
Structural - Historic Preservation - Civil

September 13, 2013

Greta Rayle
Logan Simpson Design Inc
51 West Third Street, Suite 450
Tempe, AZ 85281

Re: Victory Hotel
Las Vegas, Nevada

Dear Ms Rayle:

I have reviewed the preliminary as found condition plans and have visited the site to perform a field investigation to determine the structural condition and make general recommendations for repair and stabilization of this property. My report is formatted to conform to the "Revised Building Assessment Report Format." The building is a two (2) story wood frame structure constructed as a hotel circa 1910. There is a covered entry porch at the front of the building that was part of the original structure. There are two (2) small later additions at the rear of the building. The building is approximately 3292 square feet (1646 per floor) exclusive of the entry patio area. The entry area is approximately 380 square feet. The rear additions were not considered in this structural investigation. The following is a summary of my findings:

SECTION A - STRUCTURE

A-01 Foundations:

DESCRIPTIONS (Foundations)

There does not appear to be a formal foundation supporting the structure. Limited investigation revealed that the wood frame walls are founded a double 2x6 rim joist. The floor joist bear directly on what appears to be a compacted crushed stone or rubble pad. Concrete for foundations and other uses was available at the time of this construction. One can only speculate why this building lacked a proper concrete or stone foundation.

The foundations supporting the posts for the entry could not be determined, however, the lack of a concrete foundation at the building would indicate that the posts may have been originally founded on stone or buried in the ground and currently are likely to be supported by the concrete sidewalk.

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CONDITIONS (Foundations):

The perimeter wood rim joist is in generally fair shape. The limited access revealed some deterioration and insect damage especially at a bathroom area. The wood did not appear to be a rot/insect resistant species.

The original posts are currently encased in stucco; however, the columns do not appear to have been subject to any excessive settlement.

RECOMMENDATIONS (Foundations):

No recommendations are made at this time. If the building is to remain in place it is recommended that termite treatment of the base under the floor be done and drainage maintained around the building to keep moisture from intrusion under the building. If the building is to be moved, a proper foundation can be constructed depending on the new site.

A-02 Vertical Load Systems (Walls and Columns):

DESCRIPTIONS (Vertical Load Systems)

The building's walls were constructed using 2x4 wood studs at 16 inches on center. The maximum unbraced length of the walls is approximately 11 feet (floor to ceiling). The exteriors of the walls were originally covered with 1x board sheathing overlaid with stucco. The interiors of the walls were wood lath and plaster. The stucco appears to be a later addition. The front entry is supported by the front wall and wood built up columns at the cure line. The columns are encased in stucco.

The interior hall walls are load bearing and carry the floor joist. These walls are 2x4's at 16 inches on center. Some of the cross walls also appear to be bearing in the roof structure is partially supported by these walls.

CONDITIONS (Vertical Load Systems - Walls and Columns):

The frame walls appear in general good condition except where there is some minor damage due to plumbing leaks. The exterior stucco is in generally good shape except in a few areas where the stucco has delaminated or has been physically damaged. The interior of the building is in serious cosmetic disrepair. The wood frame stucco encased columns at the front are in good condition. The heights of the walls exceed the Code prescribed maximum of 10 feet for walls supporting a roof and one floor. This can be mitigated by analysis.

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RECOMMENDATIONS (Vertical Load Systems - Walls and Columns):

Minor repair to the wood structure will be required. Repair of exterior stucco is minor. Repair of the interior walls will be extensive. The front columns will only require minor cosmetic repair. The walls will require additional analysis to mitigate the over height condition as prescribed by Code. This should be able to be readily accomplished.

A-03 Floor Systems:

DESCRIPTIONS (Floor Systems)

The second floor consists of 2 x 10 full size (2" x 9.25") joists at 16 inches on center with 1 x 4 board sheathing. The floor joists are supported by the exterior side walls and interior frame bearing walls. See description for front entry balcony/roof description.

The first floor consists of 2x6 full size (2" x 5.25") joists at 16 inches on center. There is a double layer of 1x floor deck over the joist. The joists appear to be supported directly on the ground on a compacted stone or granular soil sub-grade.

CONDITIONS (Floor Systems)

The second floor appears to be in generally good condition and free of major distress. The calculated live load capacity of the floor is estimated to be 67 pounds per square foot. This would be adequate if change of occupancy is sought and the building second floor is converted to offices.

The first floor appears to be in generally good shape; however, the full extent of any damage could not be determined. The condition of the joist is suspect in several areas due to the bearing directly on the ground. Live load capacity of the floor is in excess of 100 pounds per square foot due to the joist being bearing directly on the ground. If the building is moved a proper support for the floor would be required and this support could also provide 100 pounds per square foot capacity which would allow any occupancy other than storage on the first floor.

RECOMMENDATIONS (Floor Systems)

The second floor requires no reinforcement of the joist unless an occupancy is anticipated that would require a higher than 67 pounds per square foot.

The first floor would not require additional reinforcement if the building were to remain in place. If the building is moved, a proper floor support system would need to be design and constructed to accommodate whatever occupancy is required.

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SLAYSMAN ENGINEERING INC.
Melvin J. Slaysman Jr., P.E.
Structural - Historic Preservation - Civil

A-04 Roof Systems:

DESCRIPTIONS (Roof Structures):

The roof of the building is a conventionally framed hip roof with a relatively flat slope of 1:12 (one inch fall in 12 inches of span). Limited access to the roof structure was possible via an open hatch in the ceiling. The roof consists of conventionally framed 2x4 wood rafters approximately 24 inches on center with intermediate supports. The rafters bear on the wood frame walls. The roof is sheathed with 1x sheathing boards.

The front porch roof consists of 2x6 joists spaced at 16 inches on center supported by a series of 4x6 wood beams (measured as 3-1/2 x 5-1/2 inches). The beams are supported by the front wall at the building and the stucco encased columns at the front curb. There is an entrance/exit from the second floor to the roof allowing it to be used as a balcony.

CONDITIONS (Roof Structures):

The built up roof is in poor condition. The roof structure is in generally fair shape. There did not appear to be any major sagging, however, the access was very limited. Considering the actual dead load, Code required live loads and the rafter spacing, it appears that the roof joists are not over stressed in bending. This is based on the presence of the existing intermittent supports to the joist noted by observation.

The entry roof/balcony appears in good condition. The estimated live load capacity of the balcony is 10 pounds per square foot. This does not meet the current Code requirement for a commercial balcony, 100 pounds per square foot. It would not meet current Code requirements for a roof without the addition of some reinforcement.

RECOMMENDATIONS (Roof Structures):

If the structure is to be put into service, the roof structure may require some minor reinforcement.

The entry/balcony roof will require reinforcement if it is put in service as a balcony as well as addition of a proper railing.

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A-05 Lateral Systems (Wind and Seismic):

DESCRIPTIONS (Lateral Systems)

The building does not have a formal lateral resisting system. The roof and floor of the building acts as diaphragms, however, all of the elements to define a diaphragm are not present. The walls that would act as shear walls are wood frame. The existing walls would probably be adequate shear resisting elements except at the front of the building where there are multiple openings. The walls are likely not tied down to the rim joist "foundation."

CONDITIONS (Lateral Forces):

The roof and floor, as described above, provide the lateral diaphragm resistance. The roof and floor joists are assumed to be tied to the walls in some manner as it is assumed that the floor is platform framed. The presence of formal ties could not be determined without some destructive testing (demolition to open up the floors and ceilings). Ties to the foundation are nonexistent.

The Las Vegas area is in a moderate seismic risk area, however, due to the building construction wind forces will most likely govern.

RECOMMENDATIONS (Lateral Forces)

The change of occupancy may increase the hazard classification per Chapter 10 Section 1012, Table 1012.4 of the IEBC depending on the new occupancy. This table of Section 1012 is concerned primarily with exiting. The change of occupancy also does not result in a higher seismic risk or wind category per Table 1604.5 of the IBC. The building currently meets gravity load requirements for a change of occupancy to some occupancies. Additional Code upgrades are required to reinforce the existing building for lateral load requirements. The issue of the lack of a proper foundation will have to be addressed during the analysis and upgrade. Note that this is subject to Building Official approval and interpretation.

The diaphragm may offer adequate shear resistance when analyzed under the provisions of the International Existing Building Code (IEBC). If additional resistance is required, this can be accomplished with the addition of a layer of sheathing to the roof deck. The reinforcement of the floor would be more problematic if the original flooring is to be maintained, however, this can be addressed by reinforcement of the ceilings.

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SLAYSMAN ENGINEERING INC.
Melvin J. Slaysman Jr., P.E.
Structural - Historic Preservation - Civil

DESCRIPTIONS (Lateral Systems)

The main house does not have a formal lateral resisting system. The roof of the house does act as a diaphragm. The walls that would act as shear walls are board sheathed wood frame.

CONDITIONS (Lateral Forces):

There is a formal diaphragm system at the roof. There are no ties between the roof and the wall top plates other than nails.

RECOMMENDATIONS (Lateral Forces)

Additional lateral load strengthening is not required because the building occupancy category remains the same under the new use.

A-06 Relocation of the Building:

DISCUSSION:

The possibility of moving the building to another site has been raised. If this is done there are specific structural issues that will need to be addressed under the International Building Code (IBC) and the International Existing Building Code (IEBC). The building will be analyzed and fall under the special category of Historic Building. These provisions have specific exemptions and requirements for Historic Buildings. Moving the building will require a sited specific analysis and design for seismic and wind loading as well as verification of gravity loads. A complete new foundation system heretofore nonexistent will have to be designed and constructed to accommodate the building and its new use.

If you need additional clarification or information regarding the structural systems of this building please call.

Sincerely,

Melvin J. Slaysman Jr., P.E., S.E.
Slaysman Engineering & Associates Inc.



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APPENDIX C: ASBESTOS SURVEY

OGI
ENVIRONMENTAL
LLC

June 5, 2008

Metro Development Group, LLC
8100 West Sahara Avenue, Suite 200
Las Vegas, Nevada 89117

Attn: Mr. Arnold Stalk

Re: Asbestos Survey
Commercial Properties
307, 311, and 319 South Main Street
Las Vegas, Nevada
OGI Project No. OGI-08-131

Dear Mr. Stalk:

OGI Environmental LLC (OGI) has completed an asbestos survey for the commercial properties located at 307, 311, and 319 South Main Street in Las Vegas, Nevada. The results of our assessment services are contained in the following report.

We appreciate the opportunity to be of service to you on this project. If there are any questions concerning the report, or if we may be of further assistance, please call.

Sincerely,
OGI ENVIRONMENTAL LLC

Mark Baxter
Project Manager
Nevada Asbestos License: IM-0917

Kevin J. Pentony
Principal
Nevada Asbestos License: I-0478

830 South Durango Drive • Suite 103 • Las Vegas, Nevada 89145 • 702.804.5545 • Fax 702.804.4649

EXECUTIVE SUMMARY

OGI Environmental LLC (OGI) has conducted an asbestos survey for the commercial properties (subject site) located at 307, 311, and 319 South Main Street in Las Vegas, Nevada. The asbestos survey consisted of collecting a total of 91 samples (total of 136 analytical samples including multi-layered samples) of suspect asbestos-containing materials (ACMs) from various surfaces in the buildings located on the subject site. OGI understands that the buildings are planned for demolition in the near future.

The materials identified as an ACM by this survey consist of the following:

- The acoustical ceiling surfacing such as that found on ceilings throughout 319 South Main Street and the exterior second floor patio of 307 South Main Street. The acoustical ceiling surfacing is classified as a regulated ACM and must be removed prior to building demolition.

- Wall/ceiling texture application such as that found throughout 319 South Main Street (including the skim coat located within the second floor storage room), the southern middle external building (Room 33) of 307 South Main Street, and that found within Room 21 of the southwest external building of 307 South Main Street. The wall/ceiling texture is considered a regulated ACM and must be removed prior to building demolition.

- Sheet vinyl flooring such as found in the southern middle external building (Room 33) of 307 South Main Street. The vinyl flooring (backing layer) is classified as regulated ACM and must be removed prior to building demolition.

- The 9" by 9" vinyl floor tile such as that found throughout the northern exterior building (Rooms 26-30) of 307 South Main Street and western stairwell of 319 South Main Street. The floor tile material is classified as a Category I nonfriable ACM in good condition.

- The 12" by 12" vinyl floor tile such as that found in the second floor storage room of 319 South Main Street. The floor tile material is classified as a Category I nonfriable ACM in good condition.

- The black flooring mastic such as that found throughout the northern exterior building (Rooms 26-30) of 307 South Main Street and throughout 319 South Main Street. The black mastic is classified as a Category I nonfriable ACM in good condition.

- The roofing tar such as that found sealing penetrations identified on numerous structures throughout the subject site. The roofing penetration tar is classified as a Category I nonfriable material.

- The roof felt such as that found on the second floor patio of 307 South Main Street. The roof felt is classified as a Category I nonfriable material. Due to height restrictions and lack of access, not all of the roofing material on the subject site could be observed or sampled. Unless otherwise noted as sampled within this report, all of the roofing material should be considered a Category I nonfriable material.

Based on our survey results, OGI recommends the following:

- The acoustical ceiling surfacing is a regulated ACM; and therefore, must be removed from the structures prior to building demolition. Further, the asbestos must be removed by a Nevada-licensed asbestos abatement contractor. Following asbestos removal, a final visual inspection must be conducted by a Nevada-licensed asbestos monitor to confirm removal of the ACM.

- The wall texture application is a regulated ACM; and therefore, must be removed from the specified structures prior to building demolition. Further, the asbestos must be removed by a Nevada-licensed asbestos abatement contractor. Following asbestos removal, a final visual inspection must be conducted by a Nevada-licensed asbestos monitor to confirm removal of the ACM.

- The sheet vinyl flooring is a regulated ACM; and therefore, must be removed from the structure prior to building demolition. Further, the asbestos must be removed by a Nevada-licensed asbestos abatement contractor. Following asbestos removal, a final visual inspection must be conducted by a Nevada-licensed asbestos monitor to confirm removal of the ACM.

- Removal of the 9" by 9" and other asbestos containing vinyl tile flooring and floor tile mastic material is not necessary provided that standard demolition methods are utilized (no high speed power sawing or cutting on the material, or intentional burning of the structure). Further, if the flooring materials are not removed, the concrete slab debris must be transported to a landfill for disposal and may not be crushed for recycling.

- Removal of the roofing penetration tar and roof felt material is not necessary prior to building demolition provided that standard demolition practices are utilized (no intentional burning or high-speed saw cutting of the material). Further, the material may be disposed of as construction debris.

- The EPA has previously stated that if the visual (PLM) estimate of the amount of asbestos in a sample is less than 10%, the building owner may request that the sample be point counted. Point counting involves significant additional laboratory expense and may not be prudent unless the asbestos percentages are low. The final result that is obtained by point counting is the result that is reported.

COMMERCIAL PROPERTIES
307, 311 AND 317 SOUTH MAIN STREET
LAS VEGAS, NEVADA
OGI Project No. OGI-08-131

1.0 ASBESTOS SURVEY

OGI Environmental LLC (OGI) has conducted an asbestos survey for the commercial properties (subject site) located at 307, 311 and 317 South Main Street, in Las Vegas, Nevada. The work was conducted by assessors who are accredited pursuant to the Asbestos Hazard Emergency Response Act (AHERA) and licensed by the Nevada Division of Industrial Relations (NDIR). The purpose of this asbestos survey is to identify the presence and location of ACMs that may have been used in the construction of the structures.

Any ACMs discovered in a structure which are proposed for demolition or renovation are regulated by the Environmental Protection Agency (EPA), the Occupational Safety and Health Administration (OSHA), the NDIR, and the Clark County Department of Air Quality and Environmental Management (DAQEM). OGI understands the buildings are proposed for demolition in the near future.

1.1 Asbestos Survey Methods

On May 19 and May 23, 2008, Dennis Kish and Mark Baxter, accredited asbestos building inspectors, performed a walk-through of the commercial properties to observe building construction details and to collect bulk samples of building materials suspected of containing asbestos.

The commercial properties were constructed in multiple phases between 1928 and 1972. The properties consist of the former Victory Motel (307 South Main Street), former Panorama Market (311 South Main Street), and former The Little Motel (319 South Main Street). The Victory Motel consists of five separate structures (one two-story and four single-story structures) that have frame, stucco, and masonry block walls. The roofs are covered with a mixture of shingle, rolled asphaltic felt, and built-up membrane construction. The Panorama Market consists of two structures that have stucco and masonry block walls. The roofs are covered with a mixture of shingle and rolled asphaltic felt construction. The Little Hotel consists of a single two-story structure that has masonry block walls and a rolled asphaltic felt roof. The attached Figure 1 and Figure 2 in Appendix A shows the commercial properties.

Building materials and finishes appeared similar throughout each structure. Suspect ACMs observed in the buildings consisted of acoustical ceiling surfacing, textured sheetrock and plaster wall systems, vinyl floor tiles (several colors and styles), sheet vinyl flooring (several colors and styles), exterior stucco application, and roofing felt membrane/tar.

The accessible interior and exterior surfaces of the buildings were visually surveyed to identify areas of suspect ACMs. A total of 91 samples (total of 136 analytical samples including multilayered samples) were collected from the structures. Each sample was placed into an individual plastic bag, sealed, labeled and shipped to EMSL Analytical, Inc. of Golden, Colorado using appropriate chain-of-custody procedures. The samples were analyzed for bulk asbestos content using polarized light microscopy (PLM) methods.

1.2 Asbestos Survey Results

The analytical test results indicate that asbestos, in quantities sufficient to be classified as an ACM (greater than 1 percent), was found in 33 of the 91 samples collected. The materials identified as ACM consist of the roofing tar such as that found sealing penetrations on the roofs, acoustical ceiling surfacing throughout 319 South Main Street and the exterior second floor patio of 307 South Main Street, textured sheetrock/plaster wall systems throughout 319 South Main Street (including the skim coat located within the second floor storage room), the southern middle external building (Room 33) of 307 South Main Street, and that found within Room 21 of the southwest external building of 307 South Main Street., 9" by 9" vinyl floor tiles in specific buildings, 12" by 12" vinyl floor tiles in a second floor storage room of 317 South Main Street, sheet vinyl flooring in an exterior building of 307 South Main Street and roofing felt membrane/tar in specific locations.

A summary record of the sampled materials and asbestos content is provided in the Summary Tables of Appendix B. The laboratory analytical reports for the samples are provided in Appendix C.

1.3 Asbestos Classifications

The materials identified as asbestos-containing were categorized as being either a friable or nonfriable material, defined by the EPA as follows:

- Friable asbestos material means any material containing more than 1 percent asbestos as determined using the PLM method, that, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure.
- Category I Nonfriable ACM means asbestos-containing packings, gaskets, resilient floor covering, and asphalt roofing products containing more than 1 percent asbestos, and is not friable.
- Category II Nonfriable ACM means any material, excluding Category I nonfriable ACM, containing more than 1 percent asbestos, and is not friable.

The following table summarizes the ACM identified by this survey, their location, and NESHAP classification:

SUMMARY TABLE
ASBESTOS-CONTAINING MATERIALS
UNIVERSITY PARK APARTMENTS

Material	Location	NESHAP Category
Acoustical ceiling surfacing	319 South Main Street and the exterior second floor patio of 307 South Main Street	RACM
Wall texture	319 South Main Street (including the skim coat located within the second floor storage room), the southern middle external building (Room 33) of 307 South Main Street, and that found within Room 21 of the southwest external building of 307 South Main Street	RACM
9" by 9" vinyl floor tile	Northern exterior building (Rooms 26-30) of 307 South Main Street and western stairwell of 319 South Main Street.	Cat I
12" by 12" vinyl floor tile	Second floor storage room of 319 South Main Street.	Cat I
Black floor tile mastic	Northern exterior building (Rooms 26-30) of 307 South Main Street and throughout 319 South Main Street	Cat I
Sheet vinyl	Southern middle external building (Room 33) of 307 South Main Street.	RACM
Roofing penetration tar and felt	Numerous structures	Cat I

Current asbestos regulations contained within the EPA's National Emission Standards for Hazardous Air Pollutants (NESHAPs) in 40 CFR Part 61, Subpart M define a regulated asbestos-containing material (RACM) as:

(a) Friable asbestos material; or

(b) Category I nonfriable ACM that has become friable; or

(c) Category I nonfriable ACM that will be or has been subjected to sanding, grinding, cutting, or abrading; or

(d) Category II nonfriable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of demolition or renovation operations.

The vinyl floor tile, floor tile mastic, and roofing penetration tar material would be reclassified as RACM if the planned demolition work will render the material friable and/or subject them to forces as described in (c) and/or (d) above.

1.4 Asbestos Regulations

Asbestos emissions and exposures in the work place are regulated by the United States Environmental Protection Agency (USEPA) in NESHAPs, the Occupational Safety and Health Administration (OSHA) in 29 CFR Part 1926.1101, the Nevada Division of Industrial Relations (NDIR) in the Nevada Administrative Code, chapter 618.850 to 618.986, and the Clark County Department of Air Quality and Environmental Management (DAQEM).

The NESHAP, NDIR, and DAQEM regulations mandate the removal of RACMs prior to a planned demolition or renovation of a structure. Further, any disturbance of an asbestos-containing material caused by a demolition or renovation activity (whether it be removing/replacing interior building components, repairing building components, or painting a friable asbestos-containing surface) requires State and local notifications, safety requirements, construction of a negative pressure enclosure, proper disposal of ACM wastes and worker training.

Occupational exposures to asbestos are governed by OSHA which mandates the use of engineering controls and work practices to insure employees' exposures are below the permissible exposure level (PEL). Disturbance to Category I and Category II nonfriable materials has the potential to release asbestos fibers into the workplace exceeding the PEL. Further, OSHA regulations require a building owner to notify their maintenance workers who work in areas

containing ACM and any subcontractors working at the facility of the presence and location of ACMs.

2.0 CONCLUSIONS AND RECOMMENDATIONS

Based on our survey, the following summarizes OGI's findings and recommendations.

The materials identified as an ACM by this survey consist of the following:

- The acoustical ceiling surfacing such as that found on ceilings throughout 319 South Main Street and the exterior second floor patio of 307 South Main Street. The acoustical ceiling surfacing is classified as a regulated ACM and must be removed prior to building demolition.

- Wall/ceiling texture application such as that found throughout 319 South Main Street (including the skim coat located within the second floor storage room), the southern middle external building (Room 33) of 307 South Main Street, and that found within Room 21 of the southwest external building of 307 South Main Street. The wall/ceiling texture is considered a regulated ACM and must be removed prior to building demolition.

- Sheet vinyl flooring such as found in the southern middle external building (Room 33) of 307 South Main Street. The vinyl flooring (backing layer) is classified as regulated ACM and must be removed prior to building demolition.

- The 9" by 9" vinyl floor tile such as that found throughout the northern exterior building (Rooms 26-30) of 307 South Main Street and western stairwell of 319 South Main Street. The floor tile material is classified as a Category I nonfriable ACM in good condition.

- The 12" by 12" vinyl floor tile such as that found in the second floor storage room of 319 South Main Street. The floor tile material is classified as a Category I nonfriable ACM in good condition.

- The black mastic such as that found throughout the northern exterior building (Rooms 26-30) of 307 South Main Street and throughout 319 South Main Street. The black mastic is classified as a Category I nonfriable ACM in good condition.

- The roofing tar such as that found sealing penetrations identified on numerous structures throughout the subject site. The roofing penetration tar is classified as a Category I nonfriable material.

- The roof felt such as that found on the second floor patio of 307 South Main Street. The roof felt is classified as a Category I nonfriable material. Due to height restrictions and lack of access, not all of the roofing material on the subject site could be observed or sampled. Unless otherwise noted as sampled within this report, all of the roofing material should be considered a Category I nonfriable material.

Based on our survey results, OGI recommends the following:

- The acoustical ceiling surfacing is a regulated ACM; and therefore, must be removed from the structures prior to building demolition. Further, the asbestos must be removed by a Nevada-licensed asbestos abatement contractor. Following asbestos removal, a final visual inspection must be conducted by a Nevada-licensed asbestos monitor to confirm removal of the ACM.

- The wall texture application is a regulated ACM; and therefore, must be removed from the specified structures prior to building demolition. Further, the asbestos must be removed by a Nevada-licensed asbestos abatement contractor. Following asbestos removal, a final visual inspection must be conducted by a Nevada-licensed asbestos monitor to confirm removal of the ACM.

- The sheet vinyl flooring is a regulated ACM; and therefore, must be removed from the structure prior to building demolition. Further, the asbestos must be removed by a Nevada-licensed asbestos abatement contractor. Following asbestos removal, a final visual inspection must be conducted by a Nevada-licensed asbestos monitor to confirm removal of the ACM.

- Removal of the 9" by 9" and other asbestos containing vinyl tile flooring and floor tile mastic material is not necessary provided that standard demolition methods are utilized (no high speed power sawing or cutting on the material, or intentional burning of the structure). Further, if the flooring materials are not removed, the concrete slab debris must be transported to a landfill for disposal and may not be crushed for recycling.

- Removal of the roofing penetration tar and roof felt material is not necessary prior to building demolition provided that standard demolition practices are utilized (no intentional burning or high-speed saw cutting of the material). Further, the material may be disposed of as construction debris.

- The EPA has previously stated that if the visual (PLM) estimate of the amount of asbestos in a sample is less than 10%, the building owner may request that the sample be point counted. Point counting involves significant additional laboratory expense and may not be prudent unless the asbestos percentages are low. The final result that is obtained by point counting is the result that is reported.

3.0 LIMITATIONS

OGI cannot guarantee that all ACMs were observed since the possibility exists that some materials may be non-suspect, are hidden from sight by non-suspected materials, or were in inaccessible locations at the time of the survey. The analyses and conclusions in this report are based upon data obtained from this survey. If variations in the nature and extent appear evident, it may be necessary to re-evaluate the conclusions of this report. The professional services provided and judgment rendered on this project meet current professional standards and do not carry any other guarantee. OGI accepts no responsibility or liability to any person or organization for any claim, for loss or damage (including attorney's fees) caused, or believed to be caused, directly or indirectly by: conditions not revealed by the laboratory analyses performed; failure to perform other chemical analyses or utilize different test methods or equipment; or failure to locate additional sample points.

OGI
ENVIRONMENTAL
LLC

ASBESTOS SURVEY

COMMERCIAL PROPERTIES
307, 311, AND 319 SOUTH MAIN STREET
LAS VEGAS, NEVADA

OGI PROJECT NUMBER: OGI-08-131
JUNE 5, 2008

Prepared for:

METRO DEVELOPMENT GROUP, LLC

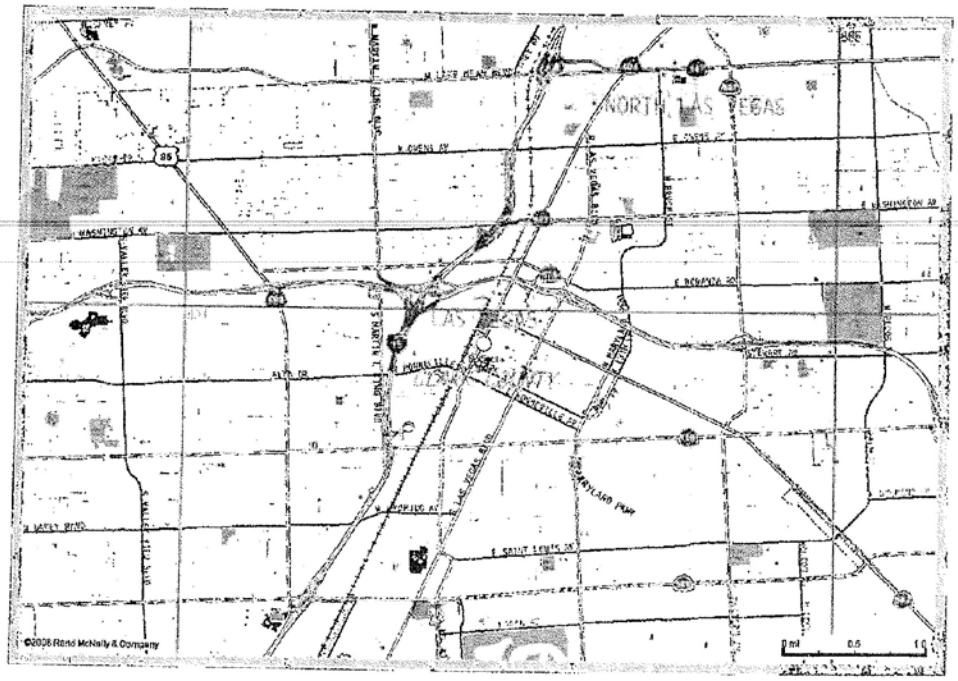
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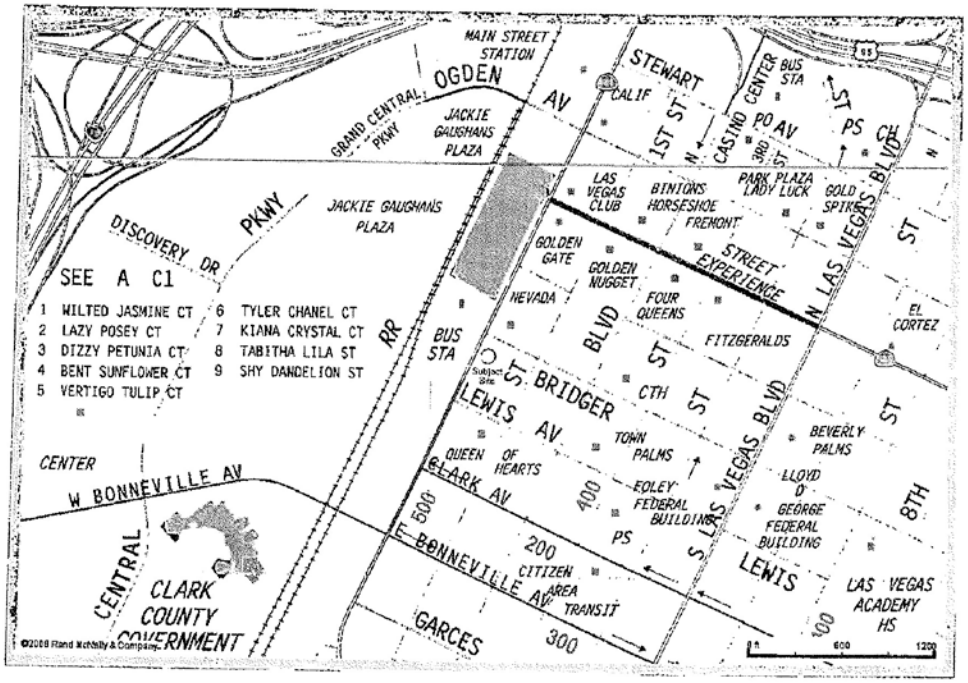
Appendix A

FIGURE 1 – KEY MAP/LOCATION MAP

Key Map



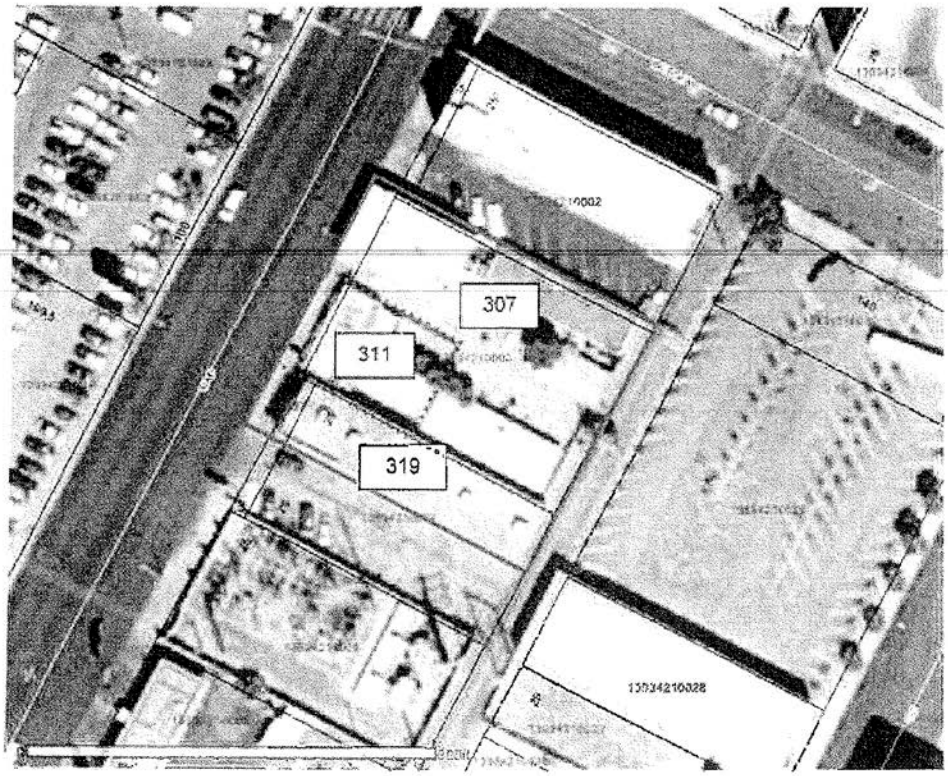
Location Map



Scale not shown, North ↑, Project No. OGI-08-131

OGI

FIGURE 2 –SITE DIAGRAM



North ↑

Project No. OGI-08-131 OGI

Appendix B

RESULT SUMMARY TABLE
307 SOUTH MAIN STREET
TOTAL ASBESTOS CONTENT (PLM METHOD)

Sample Number	Sample Location	Material Sampled	Asbestos Content
01	Lobby	Plaster	Finish Coat: ND Base Coat: ND
02	Hallway adj. Room 3	Plaster	Finish Coat: ND Base Coat: ND
03	Office Hallway	2' by 4' Drop-in Panel	ND
04	Hallway adj. First Floor Bathroom	Texture	ND
05	Hallway adj. First Floor Bathroom	Plaster	Finish Coat: ND Base Coat: ND
06	Exterior – East Side	Stucco	Finish Coat: ND Base Coat: ND
07	SEC Utility Area	Stucco	Finish Coat: ND Base Coat: ND
08	Exterior – South Side	Stucco	Finish Coat: ND Base Coat: ND
09	Exterior - NEC	Window Putty	ND
10	Laundry Area Roof - NEC	Tar	**40%**
11	Second Floor Hallway adj. Room 7	Texture & Plaster	ND
12	Second Floor – Room 7	Texture & Plaster	ND
13	Second Floor - Bathroom	Ceiling	Drywall: ND Joint Compound: ND
14	Second Floor – Room 10	Wall System	Drywall: ND Joint Compound: ND
15	Second Floor Patio – North End	Acoustical Ceiling Surfacing	**10%**

ND = no asbestos detected

RESULT SUMMARY TABLE (cont)
307 SOUTH MAIN STREET
TOTAL ASBESTOS CONTENT (PLM METHOD)

Sample Number	Sample Location	Material Sampled	Asbestos Content
16	Second Floor Patio – South End	Acoustical Ceiling Surfacing	**10%**
17	Second Floor Patio	Roof Felt	**5%**
18	Second Floor Patio	Stucco	Finish Coat: ND Base Coat: ND
19	Second Floor Patio	Stucco	Finish Coat: ND Base Coat: ND
20	Second Floor – Room 12	Plaster	ND
21	Second Floor – Room 12 Closet	Texture + Plaster	Base Coat: ND Finish Coat: ND
22	Lobby	Texture + Plaster	Finish Coat: ND Base Coat: ND
23	Exterior Building – Room 26	Wall Texture + Plaster	Base Coat: ND Drywall: ND
24	Exterior Building – Room 26	Ceiling Texture + Plaster	Drywall: ND Joint Compound: ND
25	Exterior Building – Room 26	9" by 9" Floor Tile – Beige	**Tile: 3%** **Mastic (Black): 5%**
26	Exterior Building – Room 28 (ext)	Window Putty	ND
27	Exterior Building – Room 26 (ext)	Window Putty	ND
28	Exterior Building – Room 30	9" by 9" Floor Tile – Beige	**Tile: 3%** **Mastic (Black): 5%**
29	Exterior Building – Room 30	Sheet Vinyl	SV: ND Mastic (Grey): ND
30	Exterior Building – Room 30	Wall Texture	ND
31	Laundry Area Roof - NEC	Shingle	ND

ND = no asbestos detected

RESULT SUMMARY TABLE (cont)
307 SOUTH MAIN STREET
TOTAL ASBESTOS CONTENT (PLM METHOD)

Sample Number	Sample Location	Material Sampled	Asbestos Content
32	Exterior Building (Middle) – Room 33	Plaster	Finish Coat: ND Base Coat: ND
33	Exterior Building (Middle) – Room 33	Sheet Vinyl – Beige	**10%**
34	Exterior Building (Middle) – Room 33	Plaster	**Texture: 4%** Plaster: ND
35	Exterior Building (Middle) – Room 33 Bathroom	Sheet Vinyl – Beige	**40%**
36	Exterior Building (Middle) – Room 33 Bathroom	Plaster	ND
37	Exterior Building (Middle) – Room 33 Roof	Felt	ND
38	Exterior Building (Middle) – Room 33 Roof	Felt	ND
39	Exterior Building (Middle) – Room 33 Roof	Felt	ND
40	Shed	Wall Texture	ND
41	Exterior Building (SW) – Room 20	Plaster	Finish Coat: ND Base Coat: ND
42	Exterior Building (SW) – Entry Rooms 19/20/21	Stucco	ND
43	Exterior Building (SW) – Room 20	Floor Insulation	ND
44	Exterior Building (SW) – Room 20	Wall/Ceiling Texture	ND
45	Exterior Building (SW) – Room 21	Wall Texture	**20%**
46	Exterior Building (SW) – Room 21	Sheet Vinyl - Grey	ND
47	Exterior Building (SW) – Room 23	Acoustical Ceiling Surfacing	ND
48	Exterior Building (SW) – Room 23	Acoustical Ceiling Surfacing	ND

ND = no asbestos detected

RESULT SUMMARY TABLE
311 SOUTH MAIN STREET
TOTAL ASBESTOS CONTENT (PLM METHOD)

Sample Number	Sample Location	Material Sampled	Asbestos Content
01	Store Front	12" by 12" Floor Tile – Cream	ND
02	Store Front	Texture + Drywall	Drywall: ND Joint Compound ND
03	Store Front	12" by 12" Floor Tile – Cream	ND
04	NEC Exterior	Stucco (fluffy)	ND
05	Bathroom	Plaster	Finish Coat: ND Base Coat: ND
06	Exterior Building – Room 17 (Tool Room)	Texture + Drywall	Drywall: ND Texture: ND
07	Exterior Building – Room 18 (Storage Room)	12" by 12" Floor Tile – White 12" by 12" Floor Tile – Red	Tile: ND Tile: <1%
08	Exterior Building – Room 18 (Storage Room)	Plaster	Finish Coat: ND Base Coat: ND Joint Compound: ND

ND = No asbestos detected

RESULT SUMMARY TABLE
319 SOUTH MAIN STREET
TOTAL ASBESTOS CONTENT (PLM METHOD)

Sample Number	Sample Location	Material Sampled	Asbestos Content
01	Lobby – South Side	Acoustical Ceiling Surfacing	**5%**
02	Lobby – North Side	Acoustical Ceiling Surfacing	**5%**
03	Lobby	12" by 12" Floor Tile - Black	Tile: ND Mastic (clear): ND
04	Hallway – West End	Acoustical Ceiling Surfacing	**2%**
05	Hallway – East End	Acoustical Ceiling Surfacing	ND
06	Hallway	12" by 12" Floor Tile - Black	Tile: ND Mastic (clear): ND
07	Stairwell – East End	Cove Base	Cove Base: ND Mastic (black): ND
08	Stairwell – East End	Texture + Drywall	Drywall: ND **Texture: 3%**
09	Room 105	12" by 12" Floor Tile – Beige 12" by 12" Floor Tile – Beige	Tile: ND **Mastic (Black): 5%** Tile: ND **Mastic (Black): 5%**
10	Room 105	Acoustical Ceiling Surfacing	**8%**
11	Room 105	Texture + Drywall	Drywall: ND **Texture: 3%**
12	Room 109	Acoustical Ceiling Surfacing	**6%**
13	Room 109	Texture + Drywall	Drywall: ND **Texture: 3%**
14	Room 110	Acoustical Ceiling Surfacing	**3%**
15	Room 110	Texture + Drywall	Drywall: ND **Texture: 2%**

ND = no asbestos detected

RESULT SUMMARY TABLE (cont)
319 SOUTH MAIN STREET
TOTAL ASBESTOS CONTENT (PLM METHOD)

Sample Number	Sample Location	Material Sampled	Asbestos Content
16	Room 110	12" by 12" Floor Tile – Beige	Tile: ND
		12" by 12" Floor Tile – Beige	**Mastic (Black): 5%** Tile: ND
17	First Floor Bathroom	Ceiling Texture + Drywall	Drywall: ND **Texture: 2%**
18	Second Floor – East End (High)	Acoustical Ceiling Surfacing	**6%**
19	Second Floor – East End (Low)	Acoustical Ceiling Surfacing	**8%**
20	Room 217	Acoustical Ceiling Surfacing	**6%**
21	Room 217	Texture + Drywall	Drywall: ND **Texture: 4%**
22	Room 221	Acoustical Ceiling Surfacing	**8%**
23	Second Floor Storage Room	Skim Coat	**15%**
24	Second Floor Storage Room	12" by 12" Floor Tile – Beige	**Tile: 2%** **Mastic (Black): 5%**
		12" by 12" Floor Tile	N/A
25	Second Floor Bathroom	Ceiling Texture + Drywall	**3%**
26	Second Floor Bathroom	12" by 12" Floor Tile – Beige	ND
27	Second Floor Bathroom	Cove Base	Cove Base: ND Mastic (Yellow): ND
28	Room 214	Acoustical Ceiling Surfacing	**5%**
29	Room 214	Texture + Drywall	**Texture: 4%** Drywall: ND
30	Second Floor Hallway – East End	Acoustical Ceiling Surfacing	**6%**
31	Second Floor stairwell – West End	9" by 9" Floor Tile - Tan	**3%**

ND = no asbestos detected

EMSL [illegible], Inc.
[illegible], Golden, [illegible]
[illegible] (303) 232-0311 [illegible]

Attn: **Mark Baxter**
OGI Environmental, LLC
830 South Durango Drive
Suite 103
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Fax: (702) 804-4649 Phone: (702) 804-5545
Project: **307 S. Main Street**

Customer ID: OGIE78
Customer PO: OGI-08-131
Received: 05/23/08 11:28 AM
EMSL Order: 220800137

EMSL Proj:
Analysis Date: 5/27/2008
Report Date: 5/28/2008

Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Location	Appearance	Non-Asbestos % Fibrous	Non-Asbestos % Non-Fibrous	Asbestos % Type
1 Finish Coat *220800137-0001*	Lobby Plaster	Beige Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
1 Base Coat *220800137-0001A*	Lobby Plaster	Tan Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
2 Finish Coat *220800137-0002*	Hallway adj room 3 texture & plaster	Beige Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
2 Base Coat *220800137-0002A*	Hallway adj room 3 texture & plaster	Tan Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
3 *220800137-0003*	Office Hallway 2x4 dropin panel	Brown Fibrous Homogeneous	80% Cellulose	20% Non-fibrous (other)	None Detected
4 *220800137-0004*	1st floor bathroom texture	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
5 Finish Coat *220800137-0005*	1st floor bathroom plaster	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected

Analyst(s)

DeCavallas Michael (60)

or other approved signatory

Due to magnification limitations inherent in PLM, asbestos fibers in dimensions below the resolution capability of PLM may not be detected. The limit of detection as stated in the method is 1%. The above test report relates only to the items tested and may not be reproduced in any form without the express written approval of EMSL Analytical, Inc. EMSL's liability is limited to the cost of analysis. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. Samples received in good condition unless otherwise noted. This report must not be used to claim product endorsement by NVLAP or any agency of the U.S. Government.

PLM-1

EMSL
[illegible], Golden, CO [illegible]
[illegible] Fax: (303) 232-0[illegible] Email: [illegible]

Attn: **Mark Baxter**
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830 South Durango Drive
Suite 103
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Fax: (702) 804-4649 Phone: (702) 804-5545
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Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	Location	Appearance	% Fibrous	% Non-Fibrous	% Type
5 Base Coat *220800137-0005A*	1st floor bathroom plaster	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
6 Finish Coat *220800137-0006*	Ext e/s stucco	Green Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
6 Base Coats *220800137-0006A*	Ext e/s stucco	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
7 Finish Coat *220800137-0007*	SEC utility area stucco	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
7 Base Coat *220800137-0007A*	SEC utility area stucco	Beige Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
8 Finish Coat *220800137-0008*	S/S Stucco	Green Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected

Analyst(s)

DeCavallas Michael (60)

[illegible]

or other approved signatory

Due to magnification limitations inherent in PLM, asbestos fibers in dimensions below the resolution capability of PLM may not be detected. The limit of detection as stated in the method is 1%. The above test report relates only to the items tested and may not be reproduced in any form without the express written approval of EMSL Analytical, Inc. EMSL's liability is limited to the cost of analysis. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. Samples received in good condition unless otherwise noted. This report must not be used to claim product endorsement by NVLAP or any agency of the U.S. Government.

PLM-1

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Customer ID: OGIE78
Customer PO: OGI-08-131
Received: 05/23/08 11:28 AM
EMSL Order: 220800137

EMSL Proj:
Analysis Date: 5/27/2008
Report Date: 5/28/2008

Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Location	Appearance	Non-Asbestos % Fibrous	Non-Asbestos % Non-Fibrous	Asbestos % Type
8 Base Coat *220800137-0008A*	S/S Stucco	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
9 *220800137-0009*	NEC window putty	Various Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
10 *220800137-0010*	NEC laundry machine canopy tar	Gray Fibrous Heterogeneous	20% Glass	40% Non-fibrous (other)	40% Chrysotile
11 *220800137-0011*	2nd floor hallway room 7 texture & plaster	Beige Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
12 *220800137-0012*	2nd floor room 7 texture & plaster	White Non-Fibrous Homogeneous	10% Cellulose	90% Non-fibrous (other)	None Detected
13 Drywall *220800137-0013*	2nd floor restroom texture (ceiling)	White Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (other)	None Detected
13 Joint Compound *220800137-0013A*	2nd floor restroom texture (ceiling)	Beige Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected

Analyst(s)

DeCavallas Michael (60)

or other approved signatory

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PLM-1

3

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Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Location	Appearance	Non-Asbestos % Fibrous	Non-Asbestos % Non-Fibrous	Asbestos % Type
14 Texture *220800137-0014*	Room 10 wall texture	Beige Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
14 Drywall *220800137-0014A*	Room 10 wall texture	White Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (other)	None Detected
15 *220800137-0015*	2nd floor patio - ACS N/E	White Fibrous Heterogeneous		90% Non-fibrous (other)	10% Chrysotile
16 *220800137-0016*	2nd floor patio - ACS S/E	White Fibrous Heterogeneous		90% Non-fibrous (other)	10% Chrysotile
17 *220800137-0017*	2nd floor patio - Roof felt + tar	Black Fibrous Heterogeneous		95% Non-fibrous (other)	5% Chrysotile
18 Finish Coat *220800137-0018*	2nd floor patio - Stucco	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
18 Base Coat *220800137-0018A*	2nd floor patio - Stucco	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected

Analyst(s)

DeCavalias Michael (60)

or other approved signatory

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4

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Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Location	Appearance	Non-Asbestos % Fibrous	Non-Asbestos % Non-Fibrous	Asbestos % Type
19 Finish Coat *220800137-0019*	2nd floor patio - Stucco	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
19 Base Coat *220800137-0019A*	2nd floor patio - Stucco	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
20 *220800137-0020*	Room 12 patio - stucco	Brown Fibrous Homogeneous	30% Cellulose	70% Non-fibrous (other)	None Detected
21 Finish Coat *220800137-0021*	Room 12 closet plaster + texture	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
21 Base Coat *220800137-0021A*	Room 12 closet plaster + texture	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
22 Finish Coat *220800137-0022*	Lobby wall texture	Beige Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected

Analyst(s)

DeCavallas Michael (60)

or other approved signatory

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Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	Location	Appearance	% Fibrous	% Non-Fibrous	% Type
22 Base Coat *220800137-0022A*	Lobby wall texture	Tan Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
23 Finish Coat *220800137-0023*	Room 26 Wall texture + plaster	Beige Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
23 Base Coat *220800137-0023A*	Room 26 Wall texture + plaster	Gray Non-Fibrous Homogeneous	2,3	100% Non-fibrous (other)	None Detected
24 Drywall *220800137-0024*	Rooom 26 Ceiling texture + plaster	White Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (other)	None Detected
24 Joint Compound *220800137-0024A*	Rooom 26 Ceiling texture + plaster	Beige Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
25 Tile *220800137-0025*	Room 28 9"x9" tile	Beige Non-Fibrous Homogeneous		97% Non-fibrous (other)	3% Chrysotile

Analyst(s)

DeCavallas Michael (60)

or other approved signatory

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6

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EMSL Order: 220800137

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Analysis Date: 5/27/2008
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Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Location	Appearance	Non-Asbestos % Fibrous	Non-Asbestos % Non-Fibrous	Asbestos % Type
29 Mastic *220800137-0029A*	Room 30 SV	Gray Non-Fibrous Homogeneous	Analytical Sensitivity <0.5% Asbestos	100% Non-fibrous (other)	None Detected
30 Finish *220800137-0030*	Room 30 Wall texture	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
30 Base Coat *220800137-0030A*	Room 30 Wall texture	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
31 *220800137-0031*	Ext roof laundry machines - shingles	Black Non-Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (other)	None Detected
32 Finish Coat *220800137-0032*	Room 33 Plaster	Tan Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
32 Base Coat *220800137-0032A*	Room 33 Plaster	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected

Analyst(s)
DeCavallas Michael (60)

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Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Location	Appearance	Non-Asbestos % Fibrous	Non-Asbestos % Non-Fibrous	Asbestos % Type
33 *220800137-0033*	Room 33 SV	Beige Fibrous Heterogeneous	20% Cellulose 10% Glass	60% Non-fibrous (other)	**10% Chrysotile**
34 Joint Compound *220800137-0034*	Room 33 Plaster	Beige Non-Fibrous Homogeneous		96% Non-fibrous (other)	**4% Chrysotile**
34 Plaster *220800137-0034A*	Room 33 Plaster	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
35 *220800137-0035*	Room 33 SV	Beige Fibrous Heterogeneous		60% Non-fibrous (other)	**40% Chrysotile**
36 *220800137-0036*	Room 33 Plaster	Brown Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
37 *220800137-0037*	Room 33 Roof felt	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
38 *220800137-0038*	Room 33 Roof felt	Gray Fibrous Heterogeneous	10% Glass	90% Non-fibrous (other)	**None Detected**

Analyst(s)

DeCavallas Michael (60)

or other approved signatory

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EMSL Proj:
Analysis Date: 5/27/2008
Report Date: 5/28/2008

Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Location	Appearance	Non-Asbestos %	Fibrous	Non-Asbestos %	Non-Fibrous	Asbestos % Type
39 *220800137-0039*	Room 33 Roof felt	Gray Fibrous Heterogeneous	10%	Glass	90%	Non-fibrous (other)	None Detected
40 *220800137-0040*	Shed wall texture	White Fibrous Heterogeneous	10%	Cellulose	90%	Non-fibrous (other)	None Detected

Analyst(s)

DeCevallos Michael (60)

or other approved signatory

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EMSL Order: 220800144

EMSL Proj:
Analysis Date: 5/29/2008
Report Date: 6/2/2008

Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Location	Appearance	Non-Asbestos % Fibrous	Non-Asbestos % Non-Fibrous	Asbestos % Type
41 Finish Coat *220800144-0001*	Room #20 - Plaster	Tan Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
41 Base Coat *220800144-0001A*	Room #20 - Plaster	Beige Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
42 *220800144-0002*	Entry way 19/20/21 Stucco	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
43 *220800144-0003*	Room #20 - Floor insulation	Brown Fibrous Homogeneous	90% Cellulose	10% Non-fibrous (other)	**None Detected**
44 *220800144-0004*	room #20 - Wall/ceiling texture	Brown Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (other)	**None Detected**
45 *220800144-0005*	room #21 - Wall texture	Gray Fibrous Heterogeneous	10% Cellulose	70% Non-fibrous (other)	**20% Chrysotile**
46 *220800144-0006*	room #21 - Sheet vinyl	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**

Analyst(s)

DeCavallas Michael (15)

or other approved signatory

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PLM-1

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Report Date: 6/2/2008

Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	Location	Appearance	% Fibrous	% Non-Fibrous	% Type
47 *220800144-0007*	Room #23 - ACS	Beige Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (other)	None Detected
48 *220800144-0008*	Room #23 - ACS	Beige Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (other)	None Detected
49 *220800144-0009*	Room 24 SEC Stucco	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
50 Finish Coat *220800144-0010*	Room 23 N/S - Stucco	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
50 Base Coat *220800144-0010A*	Room 23 N/S - Stucco	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
51 *220800144-0011*	Room 23 W/S - Stucco	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
52 Shingle *220800144-0012*	Roof - Shingle + tar paper	Gray Fibrous Heterogeneous	20% Cellulose	80% Non-fibrous (other)	None Detected

Analyst(s)

DeCavallas Michael (15)

or other approved signatory

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Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos			Asbestos
Sample	Location	Appearance	%	Fibrous	% Non-Fibrous	% Type
52 Roofing Felt *220800144-0012A*	Roof - Shingle + tar paper	Black Fibrous Homogeneous	50%	Cellulose	50% Non-fibrous (other)	None Detected

Analyst(s)

DeCavalfas Michael (15)

or other approved signatory

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Analysis Date: 5/29/2008
Report Date: 6/2/2008

Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	Location	Appearance	% Fibrous	% Non-Fibrous	% Type
1 *220800143-0001*	12"X12" VFT-Storefront	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
2 Drywall *220800143-0002*	texture + drywall Storefront	Pink Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (other)	None Detected
2 Joint Compound *220800143-0002A*	texture + drywall Storefront	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
3 Tile *220800143-0003*	12"X12" VFT-Storefront	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
3 Mastic *220800143-0003A*	12"X12" VFT-Storefront	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
4 *220800143-0004*	North east corner - fluffy stucco	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
5 Finish Coat *220800143-0005*	Plaster - Bathroom	Beige Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected

Analyst(s)

Dave Stanhope (1)
DeCavalles Michael (14)

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Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	Location	Appearance	% Fibrous	% Non-Fibrous	% Type
5 Base Coat *220800143-0005A*	Plaster - Bathroom	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
6 Drywall *220800143-0006*	texture + drywall - tool room (17)	White Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (other)	None Detected
6 Joint Compound *220800143-0006A*	texture + drywall - tool room (17)	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
7 Vinyl Floor Tile *220800143-0007*	12"x12" VFT x 2 - Storage room (18)	White Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
7 Tile *220800143-0007A*	12"x12" VFT x 2 - Storage room (18)	Red Non-Fibrous Homogeneous		100% Non-fibrous (other)	<1% Chrysotile
8 Finish Coat *220800143-0008*	Plaster - Storage room (18)	Beige Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected

Analyst(s)

Dave Stenhope (1)
DeCavalias Michael (14)

or other approved signatory

Due to magnification limitations inherent in PLM, asbestos fibers in dimensions below the resolution capability of PLM may not be detected. The limit of detection as stated in the method is 1%. The above test report relates only to the items tested and may not be reproduced in any form without the express written approval of EMSL Analytical, Inc. EMSL's liability is limited to the cost of analysis. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. Samples received in good condition unless otherwise noted. This report must not be used to claim product endorsement by NVLAP or any agency of the U.S. Government.

PLM-1

2

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Attn: **Mark Baxter**
OGI Environmental, LLC
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Suite 103
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Project: **311 S. Main Street**

Customer ID: OGIE78
Customer PO: OGI-08-131
Received: 05/29/08 9:29 AM
EMSL Order: 220800143

EMSL Proj:
Analysis Date: 5/29/2008
Report Date: 6/2/2008

Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Location	Appearance	Non-Asbestos % Fibrous	Non-Asbestos % Non-Fibrous	Asbestos % Type
8 Base Coat *220800143-0008A*	Plaster - Storage room (18)	Gray Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
8 Joint Compound *220800143-0008B*	Plaster - Storage room (18)	Beige Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected

Amended report issued to replace original report: Comment removed from sample 3.

Analyst(s)
Dave Stanhope (1)
DeCavallas Michael (14)

or other approved signatory

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3

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P.O. # 061-08-131

Customer ID: OGIE78
Customer PO: 061-08-131
Received: 05/22/08 4:57 PM
EMSL Order: 220800134

EMSL Proj:
Analysis Date: 5/22/2008
Report Date: 5/27/2008

Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	Location	Appearance	% Fibrous	% Non-Fibrous	% Type
09 Mastic *220800134-0009A*	RM 105 FLR 12 X 12 TILE X 2	Black Non-Fibrous Homogeneous		95% Non-fibrous (other)	**5% Chrysotile**
09 Tile 2 *220800134-0009B*	RM 105 FLR 12 X 12 TILE X 2	Beige Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
09 Mastic *220800134-0009C*	RM 105 FLR 12 X 12 TILE X 2	Black Non-Fibrous Homogeneous		95% Non-fibrous (other)	**5% Chrysotile**
10 *220800134-0010*	RM 105 ACS	White Fibrous Homogeneous		92% Non-fibrous (other)	**8% Chrysotile**
11 Drywall *220800134-0011*	RM 105 WALL TEXTURE & DRYWALL	White Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (other)	**None Detected**
11 Joint Compound *220800134-0011A*	RM 105 WALL TEXTURE & DRYWALL	Beige Fibrous Homogeneous		97% Non-fibrous (other)	**3% Chrysotile**
12 *220800134-0012*	RM 109 ACS	Beige Fibrous Homogeneous		94% Non-fibrous (other)	**6% Chrysotile**

Analyst(s)

DeCavalles Michael (48)

or other approved signatory

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3

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EMSL Order: 220800134

EMSL Proj:
Analysis Date: 5/22/2008
Report Date: 5/27/2008

Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	Location	Appearance	% Fibrous	% Non-Fibrous	% Type
13 Drywall *220800134-0013*	RM 109 WALL TEXTURE & DRYWALL	White Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (other)	None Detected
13 Joint Compound *220800134-0013A*	RM 109 WALL TEXTURE & DRYWALL	Beige Non-Fibrous Homogeneous		97% Non-fibrous (other)	3% Chrysotile
14 *220800134-0014*	RM 110 ACS	Beige Fibrous Homogeneous		97% Non-fibrous (other)	3% Chrysotile
15 Drywall *220800134-0015*	RM 110 TEXTURE & DRYWALL	White Non-Fibrous Homogeneous	10% Cellulose	90% Non-fibrous (other)	None Detected
15 Joint Compound *220800134-0015A*	RM 110 TEXTURE & DRYWALL	Beige Non-Fibrous Homogeneous		98% Non-fibrous (other)	2% Chrysotile
16 Vinyl Floor tile *220800134-0016*	RM 110 12 X 12 TILE X 2	Beige Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected

Analyst(s)
DeCavellas Michael (48)

[illegible]
or other approved signatory

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PLM-1

4

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Customer ID: OGIE78
Customer PO: 061-08-131
Received: 05/22/08 4:57 PM
EMSL Order: 220800134

EMSL Proj:
Analysis Date: 5/22/2008
Report Date: 5/27/2008

Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Location	Appearance	Non-Asbestos % Fibrous	Non-Asbestos % Non-Fibrous	Asbestos % Type
16 Mastic *220800134-0016A*	RM 110 12 X 12 TILE X 2	Black Non-Fibrous Homogeneous		95% Non-fibrous (other)	5% **Chrysotile**
16 Tile 2 *220800134-0016B*	RM 110 12 X 12 TILE X 2	Beige Non-Fibrous Homogeneous		100% Non-fibrous (other)	**None Detected**
17 Drywall *220800134-0017*	1ST FLR RESTROOM CEILING TEXTURE & DRYWALL	White Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (other)	**None Detected**
17 Joint Compound *220800134-0017A*	1ST FLR RESTROOM CEILING TEXTURE & DRYWALL	Beige Non-Fibrous Homogeneous		98% Non-fibrous (other)	2% **Chrysotile**
18 *220800134-0018*	2ND FLR E/E CORRIDOR (HIGH) ACS	Beige Fibrous Homogeneous		94% Non-fibrous (other)	6% **Chrysotile**
19 *220800134-0019*	2ND FLR E/E CORRIDOR (LOW) ACS	Beige Fibrous Homogeneous		92% Non-fibrous (other)	8% **Chrysotile**

Analyst(s)

DeCavallas Michael (48)

[illegible]

or other approved signatory

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PLM-1

5

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Customer ID: OGIE78
Customer PO: 061-08-131
Received: 05/22/08 4:57 PM
EMSL Order: 220800134

EMSL Proj:
Analysis Date: 5/22/2008
Report Date: 5/27/2008

Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Location	Appearance	Non-Asbestos % Fibrous	Non-Asbestos % Non-Fibrous	Asbestos % Type
20 *220800134-0020*	RM 217 ACS	Beige Fibrous Homogeneous		94% Non-fibrous (other)	**6% Chrysotile**
21 Drywall *220800134-0021*	RM 217 TEXTURE & DRYWALL	White Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (other)	**None Detected**
21 Joint Compound *220800134-0021A*	RM 217 TEXTURE & DRYWALL	Beige Fibrous Heterogeneous		96% Non-fibrous (other)	**4% Chrysotile**
22 *220800134-0022*	RM 221 ACS	Beige Fibrous Homogeneous		92% Non-fibrous (other)	**8% Chrysotile**
23 *220800134-0023*	2ND FLR STORAGE RM SKIM COAT	Beige Fibrous Homogeneous		85% Non-fibrous (other)	**15% Chrysotile**
24 Tile *220800134-0024*	2ND FLR STORAGE RM 12 X 12 TILE X 2	Tan Non-Fibrous Homogeneous		98% Non-fibrous (other)	**2% Chrysotile**
24 Mastic *220800134-0024A*	2ND FLR STORAGE RM 12 X 12 TILE X 2	Black Non-Fibrous Homogeneous		95% Non-fibrous (other)	**5% Chrysotile**

Analyst(s)

DeCavallas Michael (48)

or other approved signatory

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Received: 05/22/08 4:57 PM
EMSL Order: 220800134

EMSL Proj:
Analysis Date: 5/22/2008
Report Date: 5/27/2008

Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Location	Appearance	Non-Asbestos % Fibrous	Non-Asbestos % Non-Fibrous	Asbestos % Type
24 Tile 2 *220800134-0024B*	2ND FLR STORAGE RM 12 X 12 TILE X 2				Not Analyzed
		Unable to separate from possitive tile and mastic			
25 *220800134-0025*	2ND FLR RESTROOM TEXTURE & DRYWALL J/C	Beige Non-Fibrous Homogeneous		97% Non-fibrous (other)	3% Chrysotile
26 *220800134-0026*	2ND FLR RESTROOM 12 X 12 TILE	Beige Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
27 Covebase *220800134-0027*	2ND FLR RESTROOM COVEBASE & MASTIC	Black Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
27 Mastic *220800134-0027A*	2ND FLR RESTROOM COVEBASE & MASTIC	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (other)	None Detected
28 *220800134-0028*	RM 214 ACS	Beige Fibrous Homogeneous		95% Non-fibrous (other)	5% Chrysotile

Analyst(s)

DeCavallas Michael (48)

or other approved signatory

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PLM-1

7

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Customer ID: OGIE78
Customer PO: 061-08-131
Received: 05/22/08 4:57 PM
EMSL Order: 220800134

EMSL Proj:
Analysis Date: 5/22/2008
Report Date: 5/27/2008

Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	Location	Appearance	% Fibrous	% Non-Fibrous	% Type
29 Joint Compound *220800134-0029*	RM 214 TEXTURE	Beige Non-Fibrous Homogeneous		96% Non-fibrous (other)	4% Chrysotile
29 Drywall *220800134-0029A*	RM 214 TEXTURE	White Fibrous Heterogeneous	10% Cellulose	90% Non-fibrous (other)	None Detected
30 *220800134-0030*	2ND FLR HALLWAY W/E ACS	Beige Fibrous Homogeneous		94% Non-fibrous (other)	6% Chrysotile
31 *220800134-0031*	W/E STAIRWELL 9 X 9 TILE X 2	Tan Non-Fibrous Homogeneous		97% Non-fibrous (other)	3% Chrysotile

Analyst(s)
DeCavallas Michael (48)

or other approved signatory

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8

APPENDIX D: SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

Secretary of the Interior's Standards for Rehabilitation

Rehabilitation may be considered as a treatment when repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate. Prior to undertaking work, a documentation plan for rehabilitation should be developed.

1. A property shall will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

For more information, visit the National Park Service's website on Rehabilitation:
http://www.nps.gov/history/hps/tps/standguide/rehab/rehab_index.htm

APPENDIX E: COST ESTIMATES

PATTON JOHNSON CONTRACTORS INC.

RESIDENTIAL AND COMMERCIAL RENOVATIONS AND REMODELING
HISTORIC BUILDINGS, LANDMARKS, RESIDENCES
GENERAL CONTRACTORS
AZ. LIC. ROC- KB-01-159608

COST ANALYSIS

FINAL OCT. 24, 2013
Revised October 7, 2013 to add Partial Relocation Scenarios
Revised October 24, 2013 to offer Option for Central Air System

VICTORY HOTEL REHABILITATION

307 SOUTH MAIN STREET, LAS VEGAS, NV.

WORK SCOPE BASED ON FINAL BUILDING CONDITION REPORT
DATED OCTOBER 23, 2013

NOTE: ARCHITECTURAL & ENGINEERING SERVICES ARE NOT INCLUDED IN THIS COST ESTIMATE BUT WOULD ADD APPROXIMATELY 15% TO TOTAL COSTS

CONTRACTOR'S MOBILIZATION
INCLUDING SITE SECURITY FENCING, OFFICE AND
MOBILIZATION COSTS. PROJECT DURATION: 1 YEAR.

THIS COST COVERS THE INITIAL START UP OF THE PROJECT, FENCING THE PERIMETER OF THE PROJECT, AN ONSITE PROJECT TRAILER, AND THE ASSOCIATED COSTS OF MAINTAINING THE PROJECT OFFICE FOR THE PROJECT'S ONE YEAR DURATION.

$ 41,200.00

ASBESTOS ABATEMENT
LEAD REMEDIATION

THIS COST INCLUDES ASBESTOS ABATEMENT AND LEADBASED PAINT REMEDIATION
ASBESTOS ABATEMENT INCLUDES WALL AND CEILING TEXTURES AND SHEET VINYL FLOORING (VAT FLOOR TILE AND ROOFING MATERIALS ARE NON REGULATED AND REMOVED DURING THE NORMAL DEMOLITION PROCESS)
THE LEAD REMEDIATION IS AN ALLOWANCE AMOUNT, FULL EXTENT UNKNOWN

ASBESTOS $ 24,500.00
LEAD $ 26,500.00

104 EAST CONCORDA DRIVE
TEMPE, ARIZONA 85282
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RESIDENTIAL AND COMMERCIAL RENOVATIONS AND REMODELING
HISTORIC BUILDINGS, LANDMARKS, RESIDENCES
GENERAL CONTRACTORS
AZ. LIC. ROC- KB-01-159608

GENERAL DEMOLITION, SITE CLEAN UP, REMOVAL AND DEBRIS HANDLING

THIS COST INCLUDES CLEANING UP THE PROJECT SITE FROM ITS CURRENT CONDITION, REMOVAL OF ALL NON-ORIGINAL WALLS, PARTITIONS, FINISHES AND REMOVAL OF THE REAR NON-ORIGINAL STRUCTURES ATTACHED TO THE BUILDING IN ORDER TO PREPARE THE BUILDING FOR SELECTIVE DEMOLITION ON SPECIFIC WORK ITEMS, COMPLETE CEILING PLASTER AND LATH REMOVAL BOTH LEVELS, SUBSTAINTIAL PLASTER AND LATH REMOVAL AT WALLS

$ 47,800.00

EXCAVATION AND REMOVAL OF PERIMETER PAVING, AND EXISTING ROTTED FLOOR FRAMING

THIS COST INCLUDES REMOVAL OF PAVING, SOILS, AND PARTIAL INTERIOR WOOD FLOORING TO ALLOW ACCESS TO THE DRY ROTTED UNDERFLOOR FRAMING, AND VARIOUS BEARING POINTS OF INTERIOR FRAMING ELEMENTS, EXISTING WOOD FLOORING TO BE SALVAGED AND SET ASIDE FOR FUTURE RE-INSTALLATION

$ 11,400.00

CONCRETE FOOTING SUPPORTS

THIS COST INCLUDES NEW CONCRETE SUPPORTS AT VARIOUS LOCATIONS (NOT COMPLETE FOUNDATION SYSTEM) WHERE ACCESS IS POSSIBLE TO SUPPORT VARIOUS ELEMENTS. THIS IS AN UNKNOWN WORK SCOPE ITEM

$ 20,000.00

REPLACE DRY ROTTED FLOOR AND RIM JOISTS

THIS COST INCLUDES THE REPLACMENT OF OBSERVED DRY ROTTED RIM JOISTS, AND A FEW COMPROMISED FLOOR JOISTS

$ 41,500.00

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RESIDENTIAL AND COMMERCIAL RENOVATIONS AND REMODELING
HISTORIC BUILDINGS, LANDMARKS, RESIDENCES
GENERAL CONTRACTORS
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FIRST FLOOR WALL FRAMING REHABILITATION

THIS COST INCLUDES THE SELECTIVE REPLACEMENT OF FRAMING MEMBERS AT THE FIRST LEVEL THAT ARE EITHER DRY ROTTED, DAMAGED, OR IN FALURE (CURRENTLY NON-VISIBLE)

$ 9500.00

SECOND LEVEL FLOOR JOISTS REHABILITATION

THIS COST INCLUDES THE SELECTIVE REPLACEMENT OF A LIMITED AMOUNT OF WATER DAMAGED JOISTS

$ 8500.00

SECOND FLOOR WALL FRAMING REHABILITATION

THIS COST INCLUDES THE SELECTIVE REPLACEMENT OF FRAMING MEMBERS ON THE SECOND LEVEL THAT ARE DRY ROTTED, DAMAGED, OR IN FAILURE (UNKNOWN EXTENT)

$ 9500.00

BALCONY FRAMING REPAIRS- BOTH LEVELS

THIS COST INCLUDES REPAIRS TO THE BALCONY FRAMING SYSTEM, INCLUDING COLUMNS, JOISTS, AND OBVIOUSLY ROTTED 2ND LEVEL DECKING
COST INCLUDES THE REMOVAL OF THE EXISTING DECK COATING, AND LIKELY TOTAL REPLACEMENT OF THE WOOD FLOOR DECKING. REMOVAL OF THE THE EXISTING WOOD STAIR STRUCTURE ON THE END OF THE EXISTING BUILDING, AND SELECTIVE FLOOR JOIST REPLACEMENT

$ 15,900.00

ROOF FRAMING CORRECTIONS, NEW ROOF DECK

THIS COST INCLUDES THE REMOVAL OF THE EXISTING ROOFING MATERIALS, AND FLASHINGS DOWN TO THE EXISTING WOOD DECK, REMOVAL OF THE EXISTING WOOD DECK AS NEEDED TO ACCESS THE ATTIC FRAMING. REPAIR THE ATTIC FRAMING, REPLACEMENT OF DAMAGED ROOF JOISTS, AND STABILIZATION OF THE 1 X 4 TRUSS TIES. REPLACE DAMAGED ROOF DECK PLUS A NEW LAYER OF ¾-INCH PLYWOOD OVER THE ENTIRE DECK TO TIE ALL ELEMENTS TOGETHER. (SEE ROOFING CATAGORY FOR ROOF REPLACEMENT)

$ 21,800.00

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RESIDENTIAL AND COMMERCIAL RENOVATIONS AND REMODELING
HISTORIC BUILDINGS, LANDMARKS, RESIDENCES
GENERAL CONTRACTORS
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PAGE 4

COMPLETE BUILDING SCAFFOLDING

THIS COST INCLUDES A TOTAL BUILDING SCAFFOLDING, FULL HEIGHT, GROUND TO ROOF ERECTION, REMOVAL AND 6 MONTHS RENTAL

$ 16,000.00

UNDER-EAVE ELEMENT REHABILITATION

THIS COST INCLUDES REPAIR, REPLACEMENT OF THE UNDEREAVE CORNICE DETAIL AT THE PERIMETER OF THE BUILDING. RESTORATION OF EXISTING ELEMENTS DEEMED RETAINABLE, AND REPLACEMENT IN KIND FOR ELEMENTS THAT ARE MISSING OR DRY ROTTED

$ 21,600.00

CLASS A BITUMNIOUS ROOFING

THIS COST INCLUDES A TOTAL NEW CLASS A BIUMNIOUS ROOF, AND NECESSARY FLASHINGS ROOF EDGE DRIP FLASHIINGS, PIPE AND VENT SLEEVES, PLUS ATTIC VENTILATION PANELS
NOTE: OPTIONAL SPRAY FOAM ROOF WOULD BE SIMILAR IN COST AND SERVICE

$ 19,100.00

RESTORE EXISTING EXTERIOR STUCCO FINISH

THIS COST INCLUDES REMOVAL OF EXISITNG LOOSE AND DELAMINATED STUCCO REPAIRS OF EXISTING CRACKING, PLUS A TOTAL RE-VEENER COAT AND TEXTURE COAT OVER THE EXISTING SUBSTRATE, CORRECT ERRORS AT BALCONYFROM ORIGINAL INSTALLATION, AND THE ADDITION OF WEEP HOLES

$ 39,500.00

EXTERIOR DOORS

THIS COST INCLUDES RESTORATION OF EXISTING BALCONY DOOR
RECREATED MAIN ENTRY DOOR AND TRANSOM
RECREATED REAR ENTRY DOOR
NEW PERIOD STYLE HARDWARE AT 3 DOORS (BOTH NEW AND EXISTNG)

$ 14,500.00

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WINDOWS

THIS COST INCLUDES THE RESTORATION OF EXISTING WINDOWS DEEMED TO BE SALVAGABLE, RECREATION OF MISSING AND DAMAGED WINDOWS, INSTALLATION, RE-GLAZE AS NEEDED RESTORATION OR REPLACEMENT OF EXTERIOR TRIMS

$ 41,400.00

INSULATION

THIS COST INCLUDES THE RE-INSULATION OF THE ATTIC, AND CEILINGS AND WALLS WHERE FINISHES ARE REMOVED. DOES NOT COVER AREAS WHERE FINISHES ARE INTACT.

$ 7500.00

INTERIOR WALLS AND CEILINGS/ PLASTER PATCHING

THIS COST INCLUDES PLASTER PATCHING OF EXISTING PLASTER WALLS WHERE REMAINING EXISTING PLASTER TO REMAIN IS EXPECTED TO BE MINIMAL

$ 9200.00

INTERIOR WALLS AND CEILINGS/ DRYWALL

THIS COST INCLUDES DRYWALLING WALLS AND CEILINGS WHERE EXISTING SURFACES ARE REMOVED OR UNSUITABLE FOR RE-USE. ALL CEILINGS ARE TO BE REPLACED AND MOST OF THE WALLS. TEXTURE ALL NEW DRYWALL TO MATCH PERIOD TEXTURE

$ 33,400.00

EXTERIOR STAIR

THIS COST INCLUDES A NEW EXTERIOR STAIR, STEEL CONSTRUCTION, COMPLETE

$ 24,500.00

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INTERIOR STAIR RESTORATION

THIS COST INCLUDES THE RESTORATION OF THE EXISTING INTERIOR STIAIRS
INCLUDING TREADS, RISERS, HAND RAILS, AND UNDER CARRIAGE

$ 6900.00

INTERIOR DOORS

THIS COST INCLUDES THE REPLACMENT OF MISSING INTERIOR DOORS AND FRAMES
REHABILTATION OF EXISTING DOORS IN GOOD CONDITION
REPAIR OR REPLACMENT IN KIND FOR ALL TRIMS AND CASINGS
MAINTAIN, AND SERVICE ALL REUSABLE HARDWARE, NEW PERIOD STYLE WHERE REQUIRED

$ 19,800.00

INTERIOR MILLWORK

THIS COST INCLUDES THE REPAIR OR REPLACEMENT OF EXITING SHELVES, RODS
AND OTHER MINOR INTERIOR MILLWORK ITEMS

$ 1950.00

RESTORE EXISTING WROUGHT IRON RAILING

THIS COST INCLUDES THE RESTORATION AND REPLACEMENT OF THE EXISTING
WROUGHT IRON RAILING AND VARIOUS COMPONENTS, AS WELL AS RECREATION OF MISSING PIECES.

$ 6100.00

HARDWOOD FLOORS

THIS COST INCLUDES THE REPLACEMENT OF REMOVED HARDWOOD FLOORING
REPAIRS TO THE EXITING HARDWOOD FLOORS, ALSO INCLUDES A 40% NEW REPLACEMENT
FACTOR, PLUS COMPLETE SAND AND RE-FINISH OF ALL EXISTING AND NEW HARDWOOD FLOORS

$ 34,800

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PAINTING AND FINISHING

THIS COST INCLUDES ALL PAINTING AND FINISHING OF ALL INTERIOR AND EXTERIORSURFACES

$ 28,500.00

MECHANICAL (NOTE: See Page 14 for CENTRAL A/C SYSTEM OPTION)

THIS COST INCLUDES A NEW SYSTEM OF MINI SPLIT AC UNITS AT EACH ROOM, AND
CORRIDOR
NEW EXHAUST AT BATHROOMS
MISC. FRESH AIR DUCTING, TRANSFER GRILLES, ETC., AND GENERAL MECHNICAL WORK

$ 103,500.00

PLUMBING

THIS COST INCLUDES A NEW PLUMBING SYSTEM FOR THE BUILDING UNDER
A HOTEL/RESIDENTIAL SETTING TO RESTORE TO THE ORIGINAL SYSTEM (ABS AND PEX)
ASSUMES EXISTING WATER AND WASTE SYSTEMS ARE STUBBED TO THE PROPERTY LINE
INCLUDES NEW SITE WASTE AND WATER

$ 87,500.00

ELECTRICAL

THIS COST INCLUDES A TOTALLY NEW ELECTRICAL SYSTEM
400AMP MAIN , UNDERGROUND SERVICE
POWER WIRING, LIGHTING, INTERIOR AND EXTERIOR

$ 108,000.00

FIRE ALARM SYSTEM

THIS COST INCLUDES A TOTAL AUTOMATIC FIRE ALARM SYSTEM
SMOKE DETECTORS, STROBES, AND HORNS, MONITORABLE

$ 15,500.00

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FIRE SPRINKLER SYSTEM

THIS COST INCLUDES AUTOMATIC FIRE EXTINGUSHING SYSTEM
INCLUDING MAIN WATER SUPPLY FROM ROW, STANDPIPE
FLOW AND TAMPER DETECTORS
INTERIOR SPACES, ATTIC PROTECTION, BALCONY, TWO LEVELS

SERVICE $ 21,000.00
SYSTEM $ 28,000.00

TERMITE CONTROL

THIS COST INCLUDES A TERMITICIDE PROTECTION
UNDER THE FLOOR, WHERE ACCESS IS AVAILABLE (NOT 100%)

$ 3100.00

PROVISION FOR STREET LIGHT RELOCATION

THIS COST INCLUDES THE PROBABLE COST TO RELOCATE THE STREET LIGHT
THAT IS IN FRONT OF THE BUILDING AND IMPACTING THE ROOF/EAVE

$ 3500.00

SITE DRAINAGE

THIS COST INCLUDES THE RESOTRATION OF THE EXISTING PAVED SURFACES WHERE REMOVED
FOR ACCESS TO THE UNDERFLOOR AREAS OF THE BUILDING
SPECIAL ATTENTION SHOULD BE PAID TO RE-DIRECTING WATER FLOOW AWAY FROM THE STRUCTURE

$ 21,500.00

COURSE OF CONSTRUCTION COSTS

THIS COST INCLUDES CONTRACTORS SUPERVISION, ON-GOING
DEBRIS REMOVAL, FINAL CONSTRUCTION CLEAN UP

$ 98,000.00

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NON COVERED/ DISCOVERED WORK ITEMS

THIS COST INCLUDES A PROVISION FOR NON COVERED WORK ITEMS CONSIDERED NORMAL IN REHABILITION WORK, AND WORK ITEMS NOT COVERED BY USUAL TRADE ALLOCATIONS

$ 50,000.00

SUB TOTAL	**$1,142,450.00**
CONTRACTOR'S OVERHEAD AND PROFIT	**$ 100,000.00**
PROVISION FOR CONTRACTING TP TAXES	**$ 69,130.00**
TOTAL COST OF REHABILITATION/ RESTORATION IN PLACE	**$1,311,580.00**

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OPTIONS

THESE COSTS ARE IN ADDITION TO THE BASIC RESTORATION AND REHABILITATION

REMOVE EXISTING STUCCO FAÇADE

RESTORE CLAPBOARD SIDING AND FRONT BALCONY COLUMNS

THIS COST INCLUDES THE REMOVAL OF THE CIRCA 1920'S STUCCO AND LATH, 30% REPLACMENT OF CLAPBOARD SIDING AND REPAIRS TO THE BALCONY COLUMNS
(SHOULD BE NOTED THAT IF ADDITIONAL DAMAGE IS ENCOUNTERED THE COSTS COULD EASILY DOUBLE)
REMOVAL OF THE EXISTING STUCCO FROM THE CLAPBOARD SIDING IS AN UNKNOWN AND SHOULD BE CONSIDERED UNLIKELY TO PRODUCE AN ACCEPTABLE RESULT

ADD TO BASE PROJECT	**$ 139.800.00**
CONTRACTOR'S OVERHEAD/PROFIT	**$ 15,000.00**
PROVISION FOR CONTRACTING TP TAXES	**$ 8,600.00**
TOTAL COST TO REMOVE EXISTING STUCCO & RESTORE CLAPBOARD SIDING & COLUMNS	**$ 163,400.00**

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OPTIONS (Continued)

RELOCATE BUILDING OFFSITE

RELOCATION COSTS

COSTS INCLUDE THE SHORING AND MOVING OF THE BUILDING TO A SITE LESS THAN FIVE MILES AWAY

$ 161,000.00

RELOCATION SUPPORT SERVICES

COSTS INCLUDE TRAFFIC CONTROL, UTILITY MOVING

$ 100,000.00

NEW FOUNDATION

COSTS INCLUDE A NEW CONCRETE FOUNDATION AND STEM WALL RAISED APPROX 18" ABOVE GRADE

$ 28,000.00

SITE UTILITIES

COSTS INCLUDE NEW UTILTIES CURRENTLY IN THE AREA STUBBED TO THE BUILDING SITE

$ 25,000.00

PROVISION FOR CONTINGENCY

$ 10,000.00

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OPTION TO RELOCATE BUILDING (Continued)

SUB TOTAL OF RELOCATION COSTS	**$ 324,000.00**
CONTRACTORS OVERHEAD AND PROFIT	**$ 35,000.00**
PROVISION FOR CONTRACTING TP TAXES	**$ 19,975.00**
TOTAL COST TO RELOCATE	**$ 378,975.00**

(NOTE: THIS COST IS ABOVE AND BEYOND THE BASE REHABILITATION/RESTORATION PROJECT COST)

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OPTIONS FOR PARTIAL RELOCATION

Costs shown are inclusive of all markups

SCENERIO A

FRONT PORCH ONLY, DISASSEMBLY & REASSEMBLY METHOD
CONDUCIVE TO TERRITORIAL STYLE EXPOSED POST & BEAM RESTORATION

REMOVE 1920s STUCCO AND LATH
CAREFULLY DISASSEMBLE, TAG AND LABEL COMPONENTS
TRANSPORT 5 MILES OR LESS
REASSEMBLE AND ATTACH FRONT PORCH TO ALTERNATIVE STRUCTURE
(UTILIZING SOME NEW BUT LIKE COMPONENTS WHERE NECESSARY)
PORCH COLUMN FOUNDATIONS ONLY,
NO OTHER PLATFORM WORK/ BACK STRUCTURE WORK

$ 96,500.00 + $5,500 TPT = $102,000.00

SCENERIO B

FRONT PORCH AND FRONT WALL W/ DOORS AND WINDOWS (EXISTING ONLY)
PORTION OF UPPER CORNICE AND EAVE DETAIL

DETACH THE EXISTING FRONT PORCH STRUCTURE AND FRONT WALL
OF EXISTING BUILDING, RIG, BRACE AND CRATE THE STUCTURE TO MINIMIZE
DAMAGE (BUT NOT ELIMINATE IT AS DAMAGE IS LIKELY)
TRANSPORT 5 MILES OR LESS
TRANSPORT SUPPORT SERVICES
RE-SET FRONT FAÇADE ON NEW FOUNDATION AND BRACE FOR
A STAND ALONE INSTALLATION (TO BE LATER JOINED BY REPLICA STRUCTURE)

$ 173,700.00 + 9,700 TPT = $ 183,400.00

SCENERIO C

FRONT PORCH AND FIRST 15 FT. OF EXISTING BUILDING
DETACH THE EXISTING FRONT PORCH AND FIRST 15 FT OF THE EXISTING STRUCTURE

RIG, BRACE, CRATE AND STABILIZE THE STRUCTURE
TO MINIMIZE DAMAGE (NOT ELIMINATE IT)
DAMAGE LIKELY
TRANSPORT STRUCTURE 5 MILES OR LESS
TRANSPORT SUPPORT SERVICES
RE SET FRONT FAÇADE ON NEW FOUNDATION, BRACE
(REPLICA STRUCTURE and CONNECTION NOT INCLUDED

$ 202,800.00 + 11,300 TPT = $ 214,100.00

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OPTION FOR CENTRAL A/C SYSTEM

THIS OPTION WOULD BE FOR A CENTRAL A/C SYSTEM, UTILIZING TWO 5 TON UNITS, WITH ONE SERVING THE FIRST LEVEL AND ONE SERVING THE SECOND LEVEL. THESE UNITS WOULD BE A "SPLIT SYSTEM" WITH THE CONDENSORS LOCATED ON THE GROUND LEVEL @ THE EXTERIOR, AND A COIL UNIT LOCATED ON EACH FLOOR.
THE FIRST FLOOR COIL WOULD BE LOCATED IN SPACE ABOVE THE CEILING OF THE CORRIDOR AND WOULD CONNECT TO DUCTWORK THAT IS ROUTED IN THE SAME CEILING SPACE. THE CORRIDOR CEILING WOULD BE FURRED DOWN TO 8 FEET FROM THE CURRENT LEVEL OF 10 FEET, WITH THE DUCTING RUNNING THE LENGTH OF THE CORRIDOR WITH SIDEWALL REGISTERS INTO EACH ROOM/AREA.

THE SECOND FLOOR COIL UNIT WOULD BE LOCATED IN A SPECIFIED CLOSET, STAND VERTICALLY, AND CONNECT TO DUCTWORK THAT WOULD BE ROUTED IN THE ATTIC AREA. (CURRENT ATTIC IS LOW CLEARANCE, WITH THE GREATEST SPACE IN THE CENTER)
THE DUCTWORK WOULD BE ROUTED TO EACH ROOM OR AREA

THIS OPTION IS BASED ON A RESIDENTIAL GRADE INSTALLATION

A/C EQUIPMENT/CONTROLS

(HIGH SEER UNITS, 2 SPEED COMPRESSORS, DIGITAL CONTROLS)	$ 18,900.00
DUCTING	$ 17,800.00
CEILING AT FIRST LEVEL	$ 2,100.00
GRILLES AND REGISTERS	$ 3,900.00
CONDENSATION	$ 1,800.00
FRESH AIR INTAKE	$ 2,500.00
EXHAUST FANS AT BATHROOMS	$ 2,500.00

TOTAL COST OF OPTION FOR
CENTRAL A/C SYSTEM **$ 49,500.00**
COSTS SHOWN ARE INCLUSIVE OF ALL MARK-UPS

(NOTE: USING THIS OPTION WOULD DELETE THE MINI SPLIT SYSTEM)
DESIGN UTILIZED IN THE BASE COST ESTIMATE, See MECHANICAL on Page 7)
$103,500 LESS $49,500 FOR A NET SAVINGS $54,000
THERE WOULD BE NO INDIVIDUAL ROOM TEMP. CONTROL

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APPENDIX F: NINYO & MOORE REPORTS (LIMITED DUE DILIGENCE TRANSACTION SCREEN AND LEAD-BASED PAINT ANALYSIS

ENVIRONMENTAL TRANSACTION SCREEN REPORT FORMER VICTORY HOTEL 307 SOUTH MAIN STREET LAS VEGAS, NEVADA

PREPARED FOR:
Logan Simpson Design, Inc.
51 West 3rd Street, Suite 450
Tempe, Arizona

PREPARED BY:
Ninyo & Moore
Geotechnical and Environmental Sciences Consultants
6700 Paradise Road, Suite E
Las Vegas, Nevada 89119

September 19, 2013
Project No. 303646001

September 19, 2013
Project No. 303642001

Ms. Greta Rayle, M.A., RPA
Logan Simpson Design, Inc.
51 W. 3rd Street, Suite 450
Tempe, Arizona 85281

Subject: Environmental Transaction Screen
Former Victory Hotel
307 South Main Street
Las Vegas, Nevada

Dear Ms. Rayle:

In accordance with the Work Authorization, dated July 25, 2013, Ninyo & Moore performed an Environmental Transaction Screen (ETS) at the above-referenced site. This ETS was performed in conformance with the scope and limitations of the ASTM International (ASTM, formerly the American Society of Testing and Materials) Practice E 1528-06: Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process. The following sections present project identification, property use, scope of investigation, environmental issues, compliance, and recommendations associated with the environmental conditions at the site.

I. SITE DESCRIPTION

The site is an approximately 0.33-acre parcel, designated by the Clark County Assessor's Office as Parcel Number 139-34-210-003, and located at 307 South Main Street, in the city of Las Vegas, Clark County, Nevada. The site is situated on the east side of South Main Street approximately 90 feet south of the intersection of South Main Street and Bridger Avenue. The site location is shown on Figure 1.

The site consists of a vacant former hotel and associated asphalt-paved parking areas. According to information provided on the Clark County Assessor's Office website, the structure was

constructed in approximately 1928. Other historical information the site structures were reportedly built in 1910 and operated as the Lincoln Hotel.

Exterior finishes of the site building were observed to be stucco over wood siding, with interior finishes including drywall and plaster walls, wood and carpeted floors, and limited areas of vinyl floor tile. The site is vacant with a majority of the property in a severely damaged condition due to vandalism and the use of the structure by the homeless.

II. ADJOINING PROPERTIES

The site is bordered to the north by the Bridger Hotel (301 South Main Street); to the east by a parking lot (308 South 1st Street); to the south by a vacant liquor store and associated parking (319 South Main Street); and the west by South Main Street beyond which is the parking lot for the Plaza Hotel & Casino.

III. SITE RECONNAISSANCE

Mr. Duane Matters, of Ninyo & Moore, performed the site reconnaissance on September 10, 2013. Select photographs taken during the site reconnaissance visit are included in Appendix A. During the site reconnaissance, the following significant features were noted:

- The site structure consists of a vacant former hotel and associated asphalt-paved parking areas, constructed in approximately 1928. Exterior finishes of the site building were observed to be stucco over wood siding, with interior finishes including drywall and plaster walls, wood and carpeted floors, and limited areas of vinyl floor tile.
- Drainage at the site appears to be toward the east-southeast.
- Evidence of chemical releases on site (i.e., odors, stressed vegetation, stains, leaks, and spill) was not observed during the site reconnaissance.
- ASTs were not observed on site during the site reconnaissance. In addition evidence of USTs (e.g., fill pipes, vent pipes, etc.) was not observed on site at the time of the site reconnaissance.
- Wells, such as water supply and groundwater monitoring wells, were not observed at the site at the time of the site reconnaissance.

IV. HISTORICAL REVIEW

Ninyo & Moore performed a limited historical review for the site and vicinity including a review of readily available aerial photographs and topographic maps. Sanborn fire insurance map for 1928 were reviewed. The 1928 map shows the subject site developed with the main two-story lobby and hotel building. Three one-story motel structures (currently present on the property) are depicted east of the subject site. Based on our limited historical review, the site was developed prior to 1928 with the existing buildings. A copy of the Clark County Assessor's information is provided in Appendix C.

V. REGULATORY REVIEW

A computerized environmental information database search was performed by EDR *FirstSearch*™ on August 8, 2013. The *FirstSearch*™ search included federal, state, and local databases. A summary of the environmental databases searched, their corresponding search radii, and number of noted sites of environmental concern is presented in Appendix B. According to the *EDR FirstSearch*™ environmental database report, dated August 8, 2013, the site was not listed in any federal, state, or local databases. A total of 110 sites were identified within the ASTM-prescribed radius for each database category. Of these 110 sites, 50 are greater than 0.5-mile from the subject site. Of the remaining 60 site, 18 are topographically crossgradient to upgradient of the subject site. Ninyo & Moore requested readily available for several Corrective action and UST file maintained by the Nevada Division of Environmental Protection (DNEP).

Ninyo & Moore reviewed the file for the Main Street Tower. The regulatory database identifies the Main Street Tower as being located a 300 North Main Street, approximately 0.03-mile north of the subject site. Based on the geocoding of the listing, it appears as though the Main Street Tower is geocoded as 300 South Main Street. The actual location of the Main Street Tower is approximately 0.40-mile north-northeast of and topographically downgradient of the subject site. Main Street Tower, was listed as underground storage tank (UST) (under the name California Hotel) and leaking UST (LUST) facilities. Review of available regulatory files at the NDEP indicated a release of diesel fuel to soil was reported during the removal of a UST from the site

on March 11, 1996. Although approximately 15 tons of contaminated soil was excavated from the facility, the contamination was found to be the responsibility of the Union Pacific Railroad facility to the west and the facility was granted regulatory closure on March 1, 2000. Based on the regulatory status of this facility, there is a low likelihood that it represents an environmental concern to the subject site at this time.

Ninyo & Moore requested the regulatory file for the Greyhound Lines, Inc., located at 200 South Main Street, approximately 0.12-mile north-north east of and topographically upgradient of the subject site. The file is maintained in the Carson City NDEP office and therefore was unavailable for review.

A review of the file for Clark County Auto Parts located a 505 South Main Street, approximately 0.16-mile southwest of and topographically upgradient of the subject site. Information contained in the regulatory file indicated that one 500-gallon UST was removed from the property in 2005. A second UST was determined to be in close proximity of the building foundation of the building and could not be removed. The tank was closed in place, with a sample collected near the former heating oil tank and building foundation indicating an impact of total petroleum hydrocarbon to soil of 2,200 milligrams per kilograms remaining in place. Based on the distance of the site in relation to the subject site, there is a low likelihood that this facility represents an environmental concern to the subject site at this time.

The file for Clark County Wholesale located at 512 South Main Street, approximately 0.17-mile southwest of and topographically upgradient of the subject site is the location of the current Las Vegas City Hall. As part of the redevelopment of the area and construction on the former Clark County Wholesale property, NDEP issued an "Investigation Closed" letter for the property. NDEP determined that available information indicated that discovered diesel fuel contamination was part of a historic Closed LUST case closed in 1989. NDEP requested that any contaminated soil and/or groundwater encountered during excavation or dewatering activities be managed and disposed of appropriately.

Ninyo & Moore additionally reviewed online environmental record databases available from the NDEP and the United States Environmental Protection Agency. The site was not listed and no additional facilities in the site vicinity were noted in these databases.

VI. ENVIRONMENTAL ISSUES

Ninyo & Moore provided the site questionnaire to Logan Simpson Design for completion by Mr. Kevin Plencer of Oakbrook Realty, the property owner or by a representative of Logan Simpson.. The questionnaire as completed by Mr. Plencer is included in Appendix B.

In the professional opinion of Ninyo & Moore, an appropriate level of inquiry, consistent with good commercial and customary practice, has been made into the current and previous ownership and uses of the site in an effort to decrease liability. No environmental issues were noted at the site during the course of this ETS.

VII. RECOMMENDATIONS/ADDITIONAL INVESTIGATIONS

As a result of this ETS, Ninyo & Moore does not recommend further environmental assessment at the subject property at this time. However, Ninyo & Moore has not reviewed the specific scope of work for relocating part or all on the main building. The relocation of the structure will result in the impact of suspect asbestos-containing materials and/or lead-based paint.

No evidence of aboveground storage tanks (ASTs) or underground storage tanks (USTs) (i.e., fill pipes, vent pipes, and emergency power generators) was observed on the subject site. However, due to the age of the structures and the record of historical occupation, it is possible that out-of-use heating oil USTs with no surface expression remain on the subject property.

VIII. RELIANCE

This report may be relied upon by, and is intended exclusively for Logan Simpson Design (client or user). Any use or reuse of the findings, opinions, and/or conclusions of this report by parties other than the clients is undertaken at said parties' sole risk.

IX. LIMITATIONS

The environmental services in this report have been conducted in general accordance with current regulatory guidelines and the standard of care exercised by environmental consultants performing similar work in the project area. No warranty, expressed or implied, is made regarding the professional opinions presented in this report. Please note that this study did not include an evaluation of geotechnical conditions, subsurface conditions, or potential geologic hazards.

This document is intended to be used only in its entirety. No portion of the document, by itself, is designed to completely represent any aspect of the project described herein. Ninyo & Moore should be contacted if the reader requires any additional information or has questions regarding the content, interpretations presented, or completeness of this document.

Our conclusions, recommendations, and opinions are based on an analysis of the observed site conditions and the referenced literature. It should be understood that the conditions of a site can change with time as a result of natural processes or the activities of man at the subject site or nearby sites. In addition, changes to the applicable laws, regulations, codes, and standards of practice may occur due to government action or the broadening of knowledge. The findings of this report may, therefore, be invalidated over time, in part or in whole, by changes over which Ninyo & Moore has no control.

We appreciate the opportunity to be of service to you on this project. Should you have any questions, please contact the undersigned at your convenience.

Sincerely,
NINYO & MOORE

Duane H. Matters, CEM
Senior Geologist/Operations Manager

Robert M. Troisi, CEM
Managing Principal
Environmental Sciences Division
No. 1247
Expires: January 15, 2015

In accordance with the Nevada Revised Statutes 459.500, Section 1, a holder of a certificate who is responsible for a service requiring certification shall ensure that each document relating to the service includes the following language:

> *I, Robert M. Troisi, hereby certify that I am responsible for the services described in this document and for the preparation of this document. The services described in this document have been provided in a manner consistent with the current standards of the profession and to the best of my knowledge comply with all applicable federal, state, and local statutes, regulations, and ordinances.*

Robert M. Troisi, CEM
Certified Environmental Manager
No. 1247
Expires: January 15, 2015

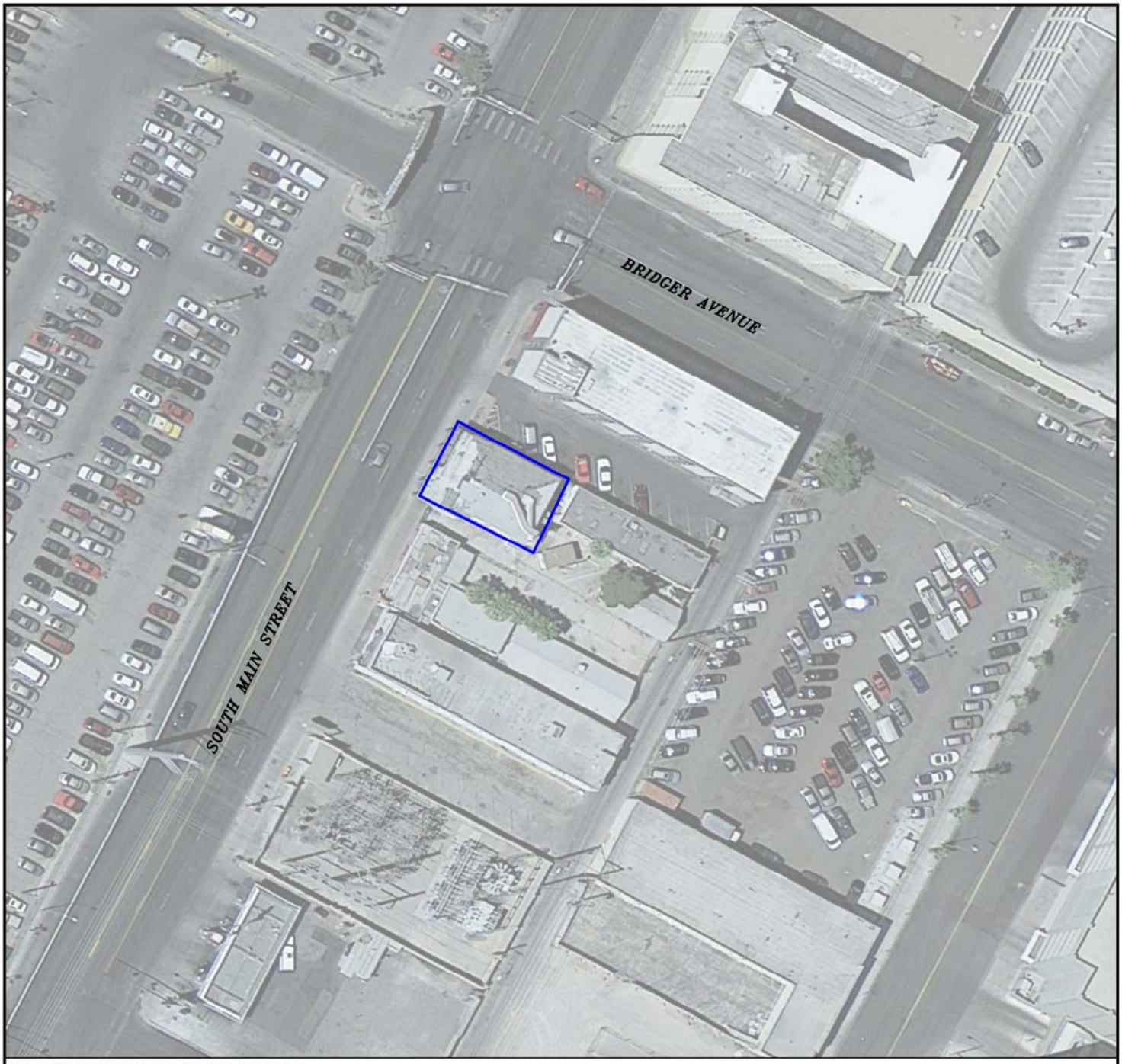
9-19-13
Date

DHM/RMT/pac

Attachments: Figure 1 Site Location
Appendix A – Photographic Documentation
Appendix B – ASTM Questionnaire
Appendix C – Relevant Site Documents
Appendix D – Environmental Database Report

Distribution: (2) Addressee (1 hard copy, 1 via e-mail)

FIGURES



REFERENCE: GOOGLE EARTH, 2013; IMAGERY DATE 06/21/12.

N

SCALE IN FEET

0 75 150

NOTE: DIMENSIONS, DIRECTIONS, AND LOCATIONS ARE APPROXIMATE.

LEGEND

— **SITE**
307 SOUTH MAIN STREET

303646001_sl.dwg

Ninyo & Moore		SITE PLAN	FIGURE
PROJECT NO.	DATE	FORMER VICTORY HOTEL 307 SOUTH MAIN STREET LAS VEGAS, NEVADA	1
303646001	9/13		

APPENDIX A

PHOTOGRAPHIC DOCUMENTATION



Photograph 1: **View of the subject site facing northeast.**



Photograph 2: **View of the subject site facing southeast.**



Photograph 3: **View of south margin of main building, facing west.**



Photograph 4: **View of south and west side of subject structure, facing northeast.**



Photograph 5: **View of lobby area of main structure.**



Photograph 6: **View of second floor hallway, facing east.**

APPENDIX B

ASTM QUESTIONNAIRE

9/19/13

FAX / 7 PAGES 480-966-9232

TO: GRETA RAYCE/250

FROM: KEVIN / OAK BROOK

OAK BROOK REALTY & INVESTMENTS, LLC



Las Vegas Office:
321 Casino Center
Suite #100
Las Vegas, NV 89101
Cell: 847-609-4663
Fax: 702-366-1621
email: kvplncn@aol.com

KEVIN M. PLENCNER

Description of Site/Address:
Victory Hotel
307 S. Main St
LV NV

Question	Owner			Occupants (if applicable)			Observed During Site Visit		If yes, provide description
1a. Is the *property* used for an industrial use?	Yes	No	Unk	Yes	No	Unk	Yes	(No)	
1b. Is any *adjoining* property used for an industrial use?	Yes	No	Unk	Yes	No	Unk	Yes	(No)	
2a. Did you observe evidence or do you have any prior knowledge that the *property* has been used for an industrial use in the past?	Yes	No	Unk	Yes	No	Unk	Yes	(No)	
2b. Did you observe evidence or do you have any prior knowledge that any *adjoining property* has been used for an industrial use in the past?	Yes	No	Unk	Yes	No	Unk	Yes	(No)	
3a. Is the *property* used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes	No	Unk	Yes	No	Unk	Yes	(No)	
3b. Is any *adjoining property* used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes	No	Unk	Yes	No	Unk	Yes	(No)	
4a. Did you observe evidence or do you have any prior knowledge that the *property* has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes	No	Unk	Yes	No	Unk	Yes	(No)	
4b. Did you observe evidence or do you have any prior knowledge that any *adjoining property* has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes	No	Unk	Yes	No	Unk	Yes	(No)	
5a. Are there currently any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190	Yes	No	Unk	Yes	No	Unk	Yes	(No)	

Question	Owner			Occupants (if applicable)			Observed During Site Visit		If yes, provide description
L) in the aggregate, stored on or used at the *property* or at the facility?									
5b. Did you observe evidence or do you have any prior knowledge that there have been previously any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the *property* or at the facility?	Yes	No	Unk	Yes	No	Unk	Yes	(No)	
6a. Are there currently any industrial drums (typically 55 gal (208 L) or sacks of chemicals located on the property or at the facility?	Yes	No	Unk	Yes	No	Unk	Yes	(No)	
6b. Did you observe evidence or do you have any prior knowledge that there have been previously any industrial *drums* (typically 55 gal (208 L) or sacks of chemicals located on the property or at the facility?	Yes	No	Unk	Yes	No	Unk	Yes	(No)	
7a. Did you observe evidence or do you have any prior knowledge that *fill dirt* has been brought onto the property that originated from a contaminated site?	Yes	No	Unk	Yes	No	Unk	Yes	(No)	
7b. Did you observe evidence or do you have any prior knowledge that *fill dirt* has been brought onto the property that is of an unknown origin?	Yes	No	Unk	Yes	No	Unk	Yes	(No)	
8a. Are there currently any pits, *ponds, or lagoons* located on the *property* in connection with waste treatment or waste disposal?	Yes	No	Unk	Yes	No	Unk	Yes	(No)	
8b. Did you observe evidence or do you have any prior knowledge that there have been previously, any *pits, ponds,* or *lagoons* located on the *property* in connection with waste treatment or waste disposal?	Yes	No	Unk	Yes	No	Unk	Yes	(No)	
9a. Is there currently any stained soil on the *property*?	Yes	No	Unk	Yes	No	Unk	Yes	(No)	
9b. Did you observe evidence or do you have any prior knowledge that there has been previously, any stained soil on the *property*?	Yes	No	Unk	Yes	No	Unk	Yes	(No)	
10a. Are there currently any registered or unregistered storage tanks (above or underground) located on the *property*?	Yes	No	Unk	Yes	No	Unk	Yes	(No)	
10b. Did you observe evidence or do you have any prior knowledge that there have been previously, any registered or unregistered storage tanks (above or underground) located on the *property*?	Yes	No	Unk	Yes	No	Unk	Yes	(No)	
11a. Are there currently any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the *property* or adjacent to any structure located on the *property*?	Yes	No	Unk	Yes	No	Unk	Yes	(No)	
11b. Did you observe evidence or do you	Yes	No	Unk	Yes	No	Unk	Yes	(No)	

Kevin Plencner 7023661612 p.3

Question	Owner			Occupants (if applicable)			Observed During Site Visit		If yes, provide description
have any prior knowledge that there have been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the *property* or adjacent to any structure located on the *property*?									
12a. Is there currently evidence of leaks, spills or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the property?	Yes	No	Unk	Yes	No	Unk	Yes	(No)	
12b. Did you observe evidence or do you have any prior knowledge that there have been previously any leaks, spills, or staining by substances other than water, or foul odors, associated with any flooring drains, walls, ceilings or exposed grounds on the property?	Yes	No	Unk	Yes	No	Unk	Yes	(No)	
13a. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system?	Yes	No	Unk	Yes	No	Unk	Yes	(No)	
13b. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that the well has been designated as contaminated by any government environmental/health agency?	Yes	No	Unk	Yes	No	Unk	Yes	(No)	
14. Does the *owner* or *occupant* of the *property* have any knowledge of *environmental liens* or governmental notification relating to past or recurrent violations of environmental laws with respect to the *property* or any facility located on the *property*?	Yes	No	Unk	Yes	No	Unk	Yes	(No)	
15a. Has the *owner* or *occupant* of the *property* been informed of the past existence of *hazardous substances* or *petroleum products* with respect to the *property* or any facility located on the *property*?	Yes	No	Unk	Yes	No	Unk	Yes	(No)	
15b. Has the *owner* or *occupant* of the *property* been informed of the current existence of *hazardous substances* or *petroleum products* with respect to the *property* or any facility located on the *property*?	Yes	No	Unk	Yes	No	Unk	Yes	(No)	
15c. Has the *owner* or *occupant* of the *property* been informed of the past existence of environmental violations with respect to the *property* or any facility located on the *property*?	Yes	No	Unk	Yes	No	Unk	Yes	(No)	
15d. Has the *owner* or *occupant* of the *property* been informed of the current existence of environmental violations with respect to the *property* or any facility located on the *property*?	Yes	No	Unk	Yes	No	Unk	Yes	(No)	
16. Does the *owner* or *occupant* of the *property* have any knowledge of any *environmental site assessment* of the	Yes	No	Unk	Yes	No	Unk	Yes	(No)	

Question	Owner			Occupants (if applicable)			Observed During Site Visit		If yes, provide description
property or facility that indicated the presence of *hazardous substances* or *petroleum products* on, or contamination of, the *property* or recommended further assessment of the *property*?									
17. Does the *owner* or *occupant* of the *property* know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any *hazardous substance or petroleum products* involving the *property* by any owner or occupant of the *property*?	Yes	No	Unk	Yes	No	Unk	Yes	(No)	
18a. Does the *property* discharge waste water (not including sanitary waste or storm water) onto or adjacent to the *property* and/or into a storm water system?	Yes	No	Unk	Yes	No	Unk	Yes	(No)	
18b. Does the *property* discharge waste water (not including sanitary waste or storm water) onto or adjacent to the *property* and/or into a sanitary sewer system?	Yes	No	Unk	Yes	No	Unk	Yes	(No)	
19. Did you observe evidence or do you have any prior knowledge that any *hazardous substances* or *petroleum products*, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials have been dumped above grade, buried and/or burned on the *property*?	Yes	No	Unk	Yes	No	Unk	Yes	(No)	
20. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?	Yes	No	Unk	Yes	No	Unk	Yes	(No)	

Government Records/Historical Sources Inquiry
(See guide, Section 10)

21. Do any of the following federal, state, or tribal government record systems list the property or any property within the search distance noted below (where available):

	Approximate Minimum Search Distance, miles (kilometers)		
Federal NPL site list	1.0 (1.6)	Yes	(No)
Federal Delisted NPL site list	0.5 (0.8)	Yes	(No)
Federal CERCLIS list	0.5 (0.8)	(Yes)	No
Federal CERCLIS NFRAP site list	0.5 (0.8)	(Yes)	No
Federal RCRA CORRACTS facilities list	1.0 (1.6)	Yes	(No)
Federal RCRA non-CORRACTS TSD facilities list	0.5 (0.8)	Yes	(No)
Federal RCRA generators list	property and adjoining properties	(Yes)	No
Federal institutional control/engineering control registries	property only	Yes	(No)
Federal ERNS list	property only	Yes	(No)
State and tribal lists of hazardous waste sites identified for investigation or remediation:			
State and tribal-equivalent NPL	1.0 (1.6)	Yes	(No)
State and tribal-equivalent CERCLIS	0.5 (0.8)	(Yes)	No
State and tribal - landfill and/or solid waste disposal site lists	0.5 (0.8)	Yes	(No)
State and tribal - leaking storage tank lists	0.5 (0.8)	(Yes)	No
State and tribal registered storage tank lists	property and adjoining properties	(Yes)	No
State and tribal institutional control/engineering control registries	property only	Yes	(No)

State and tribal voluntary cleanup sites	0.5 (0.8)	Yes	(No)
State and tribal Brownfield sites	0.5 (0.8)	Yes	(No)

22. Based upon a review of *fire insurance maps* (10.2.3) or *local street directories* (10.2.3), all as specified in the guide, are any buildings or other improvements on the *property* or on an *adjoining property* identified as having been used for an industrial use or uses likely to lend contamination of the *property*?

Yes (No) Unavailable

Result: _____

The *Owner* questionnaire answers were provided by:

Name KEVIN PLENCNER
Title VP
Firm OAK BROOK REALTY + INVEST LLC
Address 1000 ROYCE BLVD
OAK BROOK TERRACE, IL 60181
Phone number 630-268-4000
Date 9/19/13
Role(s) at the site AGENT/OWNER
Number of years at the site PURCHASED 2010/ ONLY KNOWLEDGE IS EPA REPORT
Relationship to user (for example, principal, employee, agent, consultant) FURNISHED BY SELLER AT CLOSING. BUILDINGS WERE BOARDED UP AND VACANT AT CLOSING.

The *Occupant* questionnaire answers were provided by

Name
Title Site is vacant
Firm
Address

Phone number
Date
Role(s) at the site
Number of years at the Site
Relationship to user (for example, principal, employee, agent, consultant)

The *Site Visit* questionnaire was completed by:

Name Duane Mutters
Title Sr Geologist
Firm Mungo & Mungo
Address 6700 Paradise Rd
LV NV
Phone number 702.433-0350
Date 9/11/13
Relationship to site Site Assessor
Relationship to user (for example, principal, employee, agent, consultant) None

The *Government Records* and *Historical Sources Inquiry* questionnaire was completed by:

Name
Title
Firm
Address

Phone number
Date

Relationship to site

Relationship to user (for example, principal, employee, agent, consultant)

User's relationship to the site (for example, owner, prospective purchaser, lender, etc.):

If the preparer(s) is different from the user, complete the following:

Name of User

User's address

User's phone number

Copies of the completed questionnaires have been filed at:

Copies of the completed questionnaires have been mailed or delivered to:

Preparer represents that to the best of the preparer's knowledge the above statements and facts are true and correct and to the best of the preparer's actual knowledge no material facts have been suppressed or misstated.

Signature K. M. Plencner OAK Group Date 9/19/13

Signature Date

Signature Date 9/19/13

APPENDIX C

RELEVANT SITE DOCUMENTS

Ninyo & Moore is conducting a Phase I ESA of the property located on South Main Street, Las Vegas, Nevada. As part of the ESA process we would like to review files associated with sites identified in the environmental database search. Below is a list of files we would like to review if they are readily available:

Thank you

MAIN STREET TOWER, 300 NORTH MAIN STREET LAS VEGAS, NV 89101 8-001688 H-001110	GREYHOUND LINES INC 200 SOUTH MAIN STREET LAS VEGAS, NV 8-000219	CLARK COUNTY AUTO PARTS 505 SOUTH MAIN STREET LAS VEGAS, NV H-000211 8-002115
CLARK COUNTY WHOLESALE, INC. 512 SOUTH MAIN STREET LAS VEGAS, NV 89101 8-000131	PLAZA HOTEL & CASINO 1 SOUTH MAIN ST LAS VEGAS, NV 89101 8-001686	KING & YORK, 401 SOUTH MAIN STREET LAS VEGAS, NV 89101 8-001677

Duane H. Matters, CEM
Senior Geologist/Operations Manager
Ninyo & Moore
Geotechnical & Environmental Sciences Consultants
6700 Paradise Road, Suite E
Las Vegas, Nevada 89119
(702) 433-0330 x3244 (Office)
(702) 433-0707 (Fax)

dmatters@ninyoandmoore.com
www.ninyoandmoore.com
www.linkedin.com/in/duanematters/

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TRANSMISSION VERIFICATION REPORT

TIME : 09/12/2013 11:52
NAME : NINYO MOORE
FAX : 7024332800
TEL : 7024330330
SER.# : 000F9N916735

DATE,TIME	09/12 11:52
FAX NO./NAME	7024862863
DURATION	00:00:32
PAGE(S)	02
RESULT	OK
MODE	STANDARD ECM

Ninyo & Moore Transmittal

6700 Paradise Road, Suite E, Las Vegas, NV 89119 ♦ Phone 702/433-0330 ♦ Fax 702/433-0707 ♦ www.ninyoandmoore.com

To: Marlene **Date:** 9/12/13

Firm: NDEP **Fax No:** 702.486.2863

Address: **Telephone No:**

From: Duane Mattews **Total Pages Including Transmittal:** 2

Subject: File Review Request **Project No:** 303646001

☐ Urgent	☐ For Approval	☐ For Your Use	☐ Please Reply	☐ As Requested
Original Document:	☐ Will Not Follow	☐ Will Follow	☐ By U.S. Mail	☐ By Other

- Geotechnical Engineering
- Engineering Geology
- Materials Testing and Inspection
- Construction Management
- Engineering Design
- Environmental Engineering
- Environmental Site Assessments
- Regulatory Compliance and Permitting
- Water Quality and Resource Evaluations
- Hazardous Waste Management
- Soil and Groundwater Remediation
- Asbestos and Lead-Based Paint Surveys
- Geophysical Studies
- Mineral Resource Evaluations
- Value Engineering
- Forensic Studies
- Expert Witness Testimony

Ninyo & Moore is conducting a Phase I ESA of the property located on South Main Street, Las Vegas, Nevada. As part of the ESA process we would like to review files associated with sites identified in the environmental database search. Below is a list of files we would like to review if they are readily available:

Thank you

MAIN STREET TOWER, 300 NORTH MAIN STREET LAS VEGAS, NV 89101 8-001688 ✓ H-001110 ✓	GREYHOUND LINES INC 200 SOUTH MAIN STREET LAS VEGAS, NV 8-000219 Carson City	CLARK COUNTY AUTO PARTS 505 SOUTH MAIN STREET LAS VEGAS, NV H-000211 8-002115 No file
CLARK COUNTY WHOLESALE, INC. 512 SOUTH MAIN STREET LAS VEGAS, NV 89101 8-000131 ✓	PLAZA HOTEL & CASINO 1 SOUTH MAIN ST LAS VEGAS, NV 89101 8-001686 No file	KING & YORK, 401 SOUTH MAIN STREET LAS VEGAS, NV 89101 8-001677

Duane H. Matters, CEM
Senior Geologist/Operations Manager
Ninyo & Moore
Geotechnical & Environmental Sciences Consultants
6700 Paradise Road, Suite E
Las Vegas, Nevada 89119
(702) 433-0330 x3244 (Office)
(702) 433-0707 (Fax)

dmatters@ninyoandmoore.com
www.ninyoandmoore.com
www.linkedin.com/in/duanematters/

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NEVADA DIVISION OF ENVIRONMENTAL PROTECTION
protecting the future for generations

STATE OF NEVADA
Department of Conservation & Natural Resources
DIVISION OF ENVIRONMENTAL PROTECTION

Jim Gibbons, Governor
Allen Biaggi, Director
Leo M. Drozdoff, P.E., Administrator

July 12, 2010

The Corporation Trust of Nevada
Registered Agent for
PQ Las Vegas, LLC
311 S Division St
Carson City, NV. 89703

Subject: **Investigation Closed – Future City Hall Property**

Facility: Future City of Las Vegas City Hall (Former Clark County Wholesale #: 8-000131)
495 S. Main Street, Las Vegas, NV. 89101, APN No. 13934201022
NDEP ID #: 8-000131, Spill #: 100330-01

To Whom It May Concern:

The Nevada Division of Environmental Protection (NDEP) has completed a review of the case file for the above-referenced facility. The NDEP's review of the case file included the Remedial Action Summary, dated July 6, 2010 prepared by Karin F. Hagan, CEM, on behalf of PQ Las Vegas, LLC. Based on the review, NDEP has determined that additional investigation of the source and extent of diesel fuel contamination is not required by PQ Las Vegas, LLC because available information indicates that the discovered diesel fuel contamination is related to several previously closed NDEP cases. The NDEP has determined that this location has a historic (Closed) LUST case associated with it. The name of the former LUST case is Clark County Wholesale, Inc and the NDEP identification number assigned to this location is 8-000131. This LUST case was closed on November 6, 1989 with Total Petroleum Hydrocarbon (TPH) contamination remaining in the soil at similar concentrations those currently found at this property.

As the recently discovered TPH contaminant concentrations are similar to the concentrations that were closed in 1989 and they do not appear to alter the results of the site evaluation or demonstrate a previously unknown potential detrimental impact on human health or the environment the NDEP will not re-open this closed case or generate a new case.

The referenced reports and case file contain sufficient information for the NDEP to close the diesel fuel investigation as it relates to the site.

The NDEP understands that this property will be the new location of a City of Las Vegas City Hall and the construction of the City Hall may include subsurface excavation and temporary construction dewatering. The NDEP requests that during the future site construction any soil and/or groundwater encountered be management and disposed of appropriately.

Please contact the undersigned at 702-450-2850 ext 235 or jdotchin@ndep.nv.gov if you have any questions regarding this letter.

Sincerely,

James (JD) Dotchin
Environmental Scientist III
Remediation & LUST Branch
Bureau of Corrective Actions, NDEP
JD:jd

CC: Jim Najima, Chief, Bureau of Corrective Action, NDEP, Carson City, NV
Todd Croft, Bureau of Corrective Action, NDEP, Las Vegas, NV
Ebrahim Juma, Department of Air Quality and Environmental Management, Clark County, NV, 500 S. Grand Central Pkwy, P.O. Box 555210, Las Vegas, NV 89155-5210
Dennis Campbell, Southern Nevada Health District, PO Box 3902, Las Vegas, NV 89127
Carolyn Levering, City Office of Emergency Management, 400 Stewart Avenue, Las Vegas, NV 89101
Cheng Shih, Environmental Officer, City of Las Vegas Public Works / Engineering Planning, 2nd Floor, 731 South Fourth Street, Las Vegas, NV, 89101
Kirk Kaeser, The Whiting-Turner Contracting Company, 6720 Via Austi Parkway, Suite 300, Las Vegas, Nevada 89119
Karin F. Hagan, CEM, Kleinfelder, 6380 South Polaris Ave, Las Vegas, NV. 89118-3821

LEO M. DROZDOFF, *Administrator*
(775) 687-4670

Administration
Facsimile (775) 687-5856

Water Quality Planning
Water Pollution Control
Facsimile (775) 687-4684

Mining Regulations and Reclamation
Facsimile (775) 684-5259

Las Vegas Office
Facsimile (702) 486-2863

STATE OF NEVADA
KENNY C. GUINN
Governor

ALLEN BIAGGI, *Director*
Air Pollution Control
Air Quality Planning
Facsimile (775) 687-6396

Waste Management
Facsimile (775) 687-6396

Corrective Actions
Facsimile (775) 687-8335

Federal Facilities
Facsimile (702) 486-2863

Webpage http://ndep.nv.gov

DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES
DIVISION OF ENVIRONMENTAL PROTECTION
Las Vegas Office
1771 E. Flamingo Road, Suite 121-A
Las Vegas, Nevada 89119-0837
(702) 486-2850

August 2, 2005

Mr. David Mitchell
Las Vegas Land Partners, LLC
12th Floor, 20 West 55th Ave.
New York, NY 10019

Subject: **No Further Action**

Facility: Tower Property
505 S. Main Street
Las Vegas, NV
RE: NDEP # **H-000211**

Dear Mr. Mitchell:

The Nevada Division of Environmental Protection (NDEP) has reviewed the A through K evaluation submitted by your consultant Kleinfelder and dated July 20, 2005. According to the file, on April 2, 2004, a former 500-gallon underground storage tank (UST), which contained diesel fuel, was removed from the subject facility. A second UST, which contained heating oil fuel, was also discovered on site in close proximity to the foundation of a building. Due to its location, the heating oil tank was closed in place and an area of impacted soil could not be excavated. Soil analytical results from a sample collected near the former heating oil tank and the building foundation indicated an impact of total petroleum hydrocarbon to soil of 2,200 mg/kg remaining in place.

The A through K evaluation submitted by Kleinfelder describes groundwater occurring at approximately 22 feet below ground surface and the nearest water well located 1/8 of a mile up gradient and cross gradient of the subject facility. According to the report, the impacted soil did not extend beyond a caliche layer located at approximately 15 feet below ground surface and was limited to the western portion of the former UST. The property is currently zoned for commercial use.

Based on the information provided by Las Vegas Land Partners, LLC and their consultant, Kleinfelder, the NDEP will not require further assessment or remediation at this time under NAC 459.9973.

We trust this information meets your needs at this time. Please contact Ms. Piper, the case officer, at (702) 486-2868 if you have any questions regarding this letter or need further assistance.

Sincerely,

Sara Arav-Piper, ESIII
Remediation and LUST Branch
Bureau of Corrective Actions
NDEP-Las Vegas Office

SAP:sap

cc: Mr. Todd Croft, Supervisor, BCA, NDEP, Las Vegas, NV
Mr. Rob Mrowka, Planning Manager, Clark County Division of Environmental Planning, 500 S. Grand Central Pky, 1st floor, P.O. Box 551741, Las Vegas, NV 89155-1741
Mr. Craig Erskin, Clark County Health District, PO Box 3902, Las Vegas, NV 89127
Mr. Gregory Rose, City Manager, 2200 Civic Center Drive, North Las Vegas, NV 89030
Mr. Gary A. Carter, P.E., CEM, Kleinfelder, 6380 South Polaris Ave., Las Vegas, NV 89118

APPENDIX D

ENVIRONMENTAL DATABASE REPORT

Former Victory Hotel
307 South Main Street
Las Vegas, NV 89101

Inquiry Number: 3690429.1s
August 08, 2013

FirstSearch Report

EDR® Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
Toll Free: 800.352.0050
www.edrnet.com

Search Summary Report

TARGET SITE **307 SOUTH MAIN STREET**
LAS VEGAS, NV 89101

Category	Sel	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
NPL	Y	0	0	0	0	0	0	0
NPL Delisted	Y	0	0	0	0	0	0	0
CERCLIS	Y	0	0	0	2	-	0	2
NFRAP	Y	0	0	1	0	-	0	1
RCRA COR ACT	Y	0	0	0	0	0	0	0
RCRA TSD	Y	0	0	0	0	-	0	0
RCRA GEN	Y	0	0	1	-	-	0	1
Federal IC / EC	Y	0	0	0	0	-	0	0
ERNS	Y	0	-	-	-	-	0	0
State/Tribal CERCLIS	Y	0	3	10	20	50	78	161
State/Tribal SWL	Y	0	0	0	0	-	0	0
State/Tribal LTANKS	Y	0	0	1	0	-	0	1
State/Tribal Tanks	Y	0	4	9	-	-	2	15
ST/Tribal Brownfields	Y	0	0	0	0	-	0	0
US Brownfields	Y	0	1	0	8	-	0	9
Other Haz Sites	Y	0	-	-	-	-	0	0
Spills	Y	0	-	-	-	-	0	0
Other	Y	0	-	-	-	-	0	0
	- Totals --	0	8	22	30	50	80	190

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Search Summary Report

TARGET SITE: **307 SOUTH MAIN STREET**
LAS VEGAS, NV 89101

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
NPL	NPL	04/26/2013	1.000	0	0	0	0	0	0	0
	Proposed NPL	04/26/2013	1.000	0	0	0	0	0	0	0
NPL Delisted	Delisted NPL	04/26/2013	1.000	0	0	0	0	0	0	0
CERCLIS	CERCLIS	02/04/2013	0.500	0	0	0	2	-	0	2
NFRAP	CERC-NFRAP	02/05/2013	0.500	0	0	1	0	-	0	1
RCRA COR ACT	CORRACTS	02/12/2013	1.000	0	0	0	0	0	0	0
RCRA TSD	RCRA-TSDF	02/12/2013	0.500	0	0	0	0	-	0	0
RCRA GEN	RCRA-LQG	02/12/2013	0.250	0	0	0	-	-	0	0
	RCRA-SQG	02/12/2013	0.250	0	0	0	-	-	0	0
	RCRA-CESQG	02/12/2013	0.250	0	0	1	-	-	0	1
Federal IC / EC	US ENG CONTROLS	03/14/2013	0.500	0	0	0	0	-	0	0
	US INST CONTROL	03/14/2013	0.500	0	0	0	0	-	0	0
ERNS	ERNS	12/31/2012	TP	0	-	-	-	-	0	0
State/Tribal CERCLIS	SHWS	04/10/2013	1.000	0	3	10	20	50	78	161
State/Tribal SWL	SWF/LF	03/14/2013	0.500	0	0	0	0	-	0	0
State/Tribal LTANKS	LUST	04/10/2013	0.500	0	0	1	0	-	0	1
	INDIAN LUST	09/28/2012	0.500	0	0	0	0	-	0	0
State/Tribal Tanks	UST	04/10/2013	0.250	0	4	9	-	-	2	15
	AST	04/10/2013	0.250	0	0	0	-	-	0	0
	INDIAN UST	09/28/2012	0.250	0	0	0	-	-	0	0
ST/Tribal Brownfields	BROWNFIELDS	04/10/2013	0.500	0	0	0	0	-	0	0
US Brownfields	US BROWNFIELDS	12/10/2012	0.500	0	1	0	8	-	0	9
Other Haz Sites	US CDL	03/04/2013	TP	0	-	-	-	-	0	0
Spills	HMIRS	12/31/2012	TP	0	-	-	-	-	0	0

Search Summary Report

TARGET SITE: **307 SOUTH MAIN STREET**
LAS VEGAS, NV 89101

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
Other	RCRA NonGen / NLR	02/12/2013	TP	0	-	-	-	-	0	0
	TRIS	12/31/2009	TP	0	-	-	-	-	0	0
	TSCA	12/31/2006	TP	0	-	-	-	-	0	0
	FTTS	04/09/2009	TP	0	-	-	-	-	0	0
	SSTS	12/31/2009	TP	0	-	-	-	-	0	0
	ICIS	07/20/2011	TP	0	-	-	-	-	0	0
	PADS	11/01/2012	TP	0	-	-	-	-	0	0
	MLTS	03/14/2013	TP	0	-	-	-	-	0	0
	RADINFO	04/09/2013	TP	0	-	-	-	-	0	0
	FINDS	03/08/2013	TP	0	-	-	-	-	0	0
	RAATS	04/17/1995	TP	0	-	-	-	-	0	0
	INDIAN RESERV	12/31/2005	1.000	0	0	0	0	0	0	0
	PRP	12/18/2012	TP	0	-	-	-	-	0	0
	US AIRS	01/23/2013	TP	0	-	-	-	-	0	0
	LEAD SMELTERS	01/29/2013	TP	0	-	-	-	-	0	0
	- Totals --			0	8	22	30	50	80	190

Site Information Report

Request Date: AUGUST 8, 2013
Request Name: DUANE MATTERS
Search Type: COORD
Job Number: 303646001

Target Site: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

Site Location

	Degrees (Decimal)	Degrees (Min/Sec)	UTMs	
Longitude:	115.147800	115.1478000 - 115° 8' 52.08''	Easting:	666590.6
Latitude:	36.168900	36.1689000 - 36° 10' 8.04''	Northing:	4004070.8
Elevation:	2029 ft. above sea level		Zone:	Zone 11

Demographics

Sites: 110 **Non-Geocoded:** 80 **Population:** N/A

RADON

Federal EPA Radon Zone for CLARK County: 3

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 89101

Number of sites tested: 6

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.667 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

Federal Area Radon Information for CLARK COUNTY, NV

Number of sites tested: 176

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	1.028 pCi/L	96%	4%	0%
Living Area - 2nd Floor	0.900 pCi/L	100%	0%	0%
Basement	1.425 pCi/L	100%	0%	0%

Site Information Report

RADON

State Database: NV Radon

Radon Test Results

# Tests	# < 4 pci/L	# > 4 pCi/L	% > 4 pCi/L	Average	Max
6	5	1	16.67	1.33	4.1

Target Site Summary Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

TOTAL: 190 GEOCODED: 110 NON GEOCODED: 80

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.

No sites found for target address

Sites Summary Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

TOTAL: 190 GEOCODED: 110 NON GEOCODED: 80

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
A1	UST --CURRENTLY IN USE --8-000652	TERRIBLE HERBST #3	333 S MAIN ST LAS VEGAS, NV 89101	0.02 WNW	+ 0	1
A2	US BROWNFIELDS	ARENA PROPERTY	302 N. MAIN STREET LAS VEGAS, NV	0.03 NNW	+ 0	2
B3	SHWS --H-001110 --8-001688 --04/22/1997 --03/01/2000	MAIN STREET TOWER, 139-27-402-	300 NORTH MAIN STREET LAS VEGAS, NV 89101	0.03 North	+ 0	5
B4	UST --PERMANENTLY OUT OF USE --8-001688	CALIFORNIA HOTEL	300 N MAIN ST LAS VEGAS, NV 89101	0.03 North	+ 0	6
C5	UST --PERMANENTLY OUT OF USE --8-001677	AUTO REPAIR FACILITY	401 S MAIN ST LAS VEGAS, NV 89101	0.07 SW	+ 2	7
C6	SHWS --8-001677 --09/29/1995	KING & YORK, APN 139-34-201-02	401 SOUTH MAIN STREET LAS VEGAS, NV 89101	0.07 SW	+ 2	8
D7	SHWS --8-000219 --09/09/1993	GREYHOUND LINES INC	200 SOUTH MAIN STREET LAS VEGAS, NV	0.12 NNE	+ 0	9
D8	UST --PERMANENTLY OUT OF USE --CURRENTLY IN USE --8-000219	SAME AS 8-000219	200 S MAIN ST LAS VEGAS, NV 89101	0.12 NNE	+ 0	10
E9	UST --CURRENTLY IN USE --8-000333	CLARK COUNTY DETENTION CENTER	330 S CASINO CENTER BLVD LAS VEGAS, NV 89101	0.14 SSE	- 7	12
E10	SHWS --H-000004 --09/02/1999	RAINBOW VEGAS MOTEL	401 SOUTH CASINO CENTER B LAS VEGAS, NV	0.14 SE	- 7	13

Sites Summary Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

TOTAL: 190 GEOCODED: 110 NON GEOCODED: 80

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
F11	RCRA-CESQG --NVD986775005	GOLDEN NUGGET	129 E FREMONT LAS VEGAS, NV 89101	0.15 NE	- 3	14
G12	SHWS --H-000211 --08/02/2005	CLARK COUNTY AUTO PARTS	505 SOUTH MAIN STREET LAS VEGAS, NV	0.16 SW	+ 2	17
G13	UST --PERMANENTLY OUT OF USE --8-002115	CLARK COUNTY WHOLESALE	505 S MAIN ST LAS VEGAS, NV 89101	0.16 SW	+ 2	18
G14	UST --PERMANENTLY OUT OF USE --8-000131	CLARK CO WHOLESALE INC	512 S MAIN ST LAS VEGAS, NV 89101	0.17 SW	+ 2	19
G15	SHWS --8-000131 --11/06/1989	CLARK COUNTY WHOLESALE, INC.	512 SOUTH MAIN STREET LAS VEGAS, NV 89101	0.17 SW	+ 2	20
F16	SHWS --H-000282 --04/11/2005	GOLDEN NUGGET HOTEL & CASINO	116 SOUTH FIRST STREET LAS VEGAS, NV 89101	0.17 NE	- 4	21
17	UST --PERMANENTLY OUT OF USE --8-002145	PHOENIX BUILDING-CLOSED	330 S 3RD ST LAS VEGAS, NV 89101	0.20 ESE	- 10	22
18	SHWS --H-001286 --06/08/1998	DOWNTOWN LAS VEGAS	BRIDGER AND 3RD LAS VEGAS, NV	0.20 ESE	- 10	23
H19	UST --PERMANENTLY OUT OF USE --CURRENTLY IN USE --8-001686	PLAZA HOTEL & CASINO	1 S MAIN ST LAS VEGAS, NV 89101	0.21 NNE	- 1	24
H20	SHWS --H-000243	PLAZA HOTEL AND CASINO	1 SOUTH MAIN STREET LAS VEGAS, NV	0.21 NNE	- 1	25

Sites Summary Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

TOTAL: 190 GEOCODED: 110 NON GEOCODED: 80

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
H21	UST --PERMANENTLY OUT OF USE --8-001488	GOLDEN GATE CASINO	1 FREMONT ST LAS VEGAS, NV 89101	0.21 NNE	- 1	26
H21	SHWS --8-001488 --04/08/1997	GOLDEN GATE CASINO	1 FREMONT ST LAS VEGAS, NV 89101	0.21 NNE	- 1	27
H22	CERC-NFRAP --NVD981989908	UNION PACIFC RR - LAS VEGAS RO	MAIN & FREMONT LAS VEGAS, NV 89101	0.21 NNE	- 1	28
I23	LUST --8-001682 --12/11/1997	LAS VEGAS CLUB & CASINO, APN 1	18 EAST FREMONT STREET LAS VEGAS, NV 89101	0.21 NNE	- 3	29
I24	UST --PERMANENTLY OUT OF USE --CURRENTLY IN USE --8-001682	LAS VEGAS CLUB	18 FREMONT ST LAS VEGAS, NV 89101	0.21 NNE	- 3	30
I25	SHWS --H-000709 --01/12/2009	CITY OF LAS VEGAS REDEVELOPMEN	60 FREMONT STREET LAS VEGAS, NV 89101	0.21 NE	- 4	31
J26	UST --PERMANENTLY OUT OF USE --CURRENTLY IN USE --8-001483	GOLDEN NUGGET INC	129 FREMONT ST LAS VEGAS, NV 89101	0.22 NE	- 7	32
J27	UST --PERMANENTLY OUT OF USE --8-001410	BINIONS HORSESHOE HOTEL & CASI	128 FREMONT ST LAS VEGAS, NV 89101	0.22 NE	- 7	34
K28	SHWS --H-000144 --06/20/2005	COUNTY COURTHOUSE PARKING STRU	200 SOUTH 3RD STREET LAS VEGAS, NV	0.23 East	- 11	35
K29	SHWS --H-000095 --07/13/2001	CITY OF LAS VEGAS	ALLEY BETWEEN 302/304 CAR LAS VEGAS, NV	0.23 East	- 11	36

Sites Summary Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

TOTAL: 190 GEOCODED: 110 NON GEOCODED: 80

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
30	US BROWNFIELDS	601-625 CASINO CENTER BOULEVAR	601-625 CASINO CENTER BOU LAS VEGAS, NV 89101	0.28 South	- 6	37
31	SHWS --8-001705 --05/07/1996	FITZGERALDS CASINO HOTEL, APN	301 FREMONT STREET LAS VEGAS, NV 89101	0.29 ENE	- 12	40
L32	SHWS --8-001687 --06/15/1999	CALIFORNIA HOTEL, APN 139-34-1	12 EAST OGDEN AVENUE LAS VEGAS, NV 89101	0.30 NNE	- 5	41
L33	SHWS --8-000672 --11/07/1997	TEXACO STATION, APN 139-34-111	224 NORTH MAIN STREET LAS VEGAS, NV	0.31 NNE	- 3	42
34	SHWS --H-000309 --01/10/2006	SPEAKEASY GAMING OF FREMONT	220 EAST OGDEN AVENUE LAS VEGAS, NV	0.33 NE	- 10	43
M35	SHWS --8-000278	LAS VEGAS LAUNDRY & DRY CLEANE	707 SOUTH FIRST STREET LAS VEGAS, NV	0.35 SSW	- 1	44
36	SHWS --H-000037 --03/20/1991	MINAMI DEVELOPMENT, INC., APN	333 SOUTH LAS VEGAS BOULE LAS VEGAS, NV 89101	0.35 SE	- 15	45
M37	US BROWNFIELDS	YGNELZI PROPERTY	721 SOUTH FIRST STREET LAS VEGAS, NV 0	0.36 SSW	- 1	46
M38	SHWS --H-001337	FORMER DRY CLEANER (ABANDONED)	721-723 SOUTH FIRST STREE LAS VEGAS, NV	0.36 SSW	- 1	49
39	US BROWNFIELDS	BANK OF AMERICA PROPERTY	624 SOUTH FOURTH ST. LAS VEGAS, NV	0.38 SSE	- 11	50
40	SHWS --H-000001 --05/12/1998	CITY OF LAS VEGAS BULLDOG SITE	501 SOUTH LAS VEGAS BOULE LAS VEGAS, NV	0.38 SE	- 16	53
41	SHWS --H-000244 --08/13/2004	GOLD SPIKE HOTEL AND CASINO	400 EAST OGDEN AVENUE LAS VEGAS, NV	0.41 ENE	- 16	54

Sites Summary Report

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LAS VEGAS, NV 89101

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TOTAL: 190 GEOCODED: 110 NON GEOCODED: 80

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
42	US BROWNFIELDS	POST OFFICE/OLD FEDERAL BUILDI	300 NORTH CASINO CENTER B LAS VEGAS, NV	0.41 NE	- 11	55
43	SHWS --8-000754 --12/09/1996 --09/22/1993 --10/13/1994 --07/31/1991	UNOCAL #2916	131 LAS VEGAS BLVD N LAS VEGAS, NV 89105	0.43 East	- 18	58
44	SHWS --8-000999 --02/11/1997	U.S. POSTAL SERVICE	301 EAST STEWART AVENUE LAS VEGAS, NV 89101	0.44 NE	- 15	59
N45	SHWS --H-001245 --05/10/1993	ABC AUTOMOTIVE	817 SOUTH MAIN STREET LAS VEGAS, NV	0.44 SSW	+ 1	60
46	SHWS --8-001019 --04/24/1997	STEEL ENGINEERS INC	716 WEST MESQUITE AVENUE LAS VEGAS, NV	0.45 NNW	+ 7	61
47	SHWS --8-000054 --10/13/1994	AT&T COMMUNICATIONS, 139-34-61	112 SOUTH 6TH STREET LAS VEGAS, NV	0.45 East	- 22	62
48	US BROWNFIELDS	820 SOUTH FIRST STREET	820 SOUTH FIRST STREET LAS VEGAS, NV 89101	0.45 SSW	+ 0	63
N49	US BROWNFIELDS	831 SOUTH MAIN STREET	831 SOUTH MAIN STREET LAS VEGAS, NV 89101	0.46 SSW	+ 1	66
O50	CERCLIS --NVN000906079	EAGLE CREST MERCURY SPILL	LAS VEGAS, NV	0.46 SSE	- 17	69
O51	CERCLIS --NVN000908577	LAS VEGAS RICIN	LAS VEGAS, NV	0.46 SSE	- 17	71
52	SHWS --H-000480 --10/07/1992	DR. QUINCY FORTIER	500 WEST MESQUITE AVENUE LAS VEGAS, NV 89106	0.46 North	+ 2	72
53	SHWS --8-001704 --06/25/1996	EL CORTEZ HOTEL & CASINO	600 FREMONT ST LAS VEGAS, NV 89101	0.47 East	- 22	73

Sites Summary Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

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Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
54	SHWS --H-000106 --03/05/2002	CITY OF LAS VEGAS PARKING LOT	225 NORTH LAS VEGAS BOULE LAS VEGAS, NV	0.47 ENE	- 19	74
P55	US BROWNFIELDS	LAS VEGAS BOULEVARD	300 4TH ST N LAS VEGAS, NV 89101	0.47 ENE	- 17	75
P56	US BROWNFIELDS	SECOND AND GARCES	300 4TH ST N LAS VEGAS, NV 89101	0.47 ENE	- 17	78
P57	SHWS --8-000324 --03/24/1996	CITY OF LAS VEGAS	400 E STEWART AVE LAS VEGAS, NV 89101	0.48 ENE	- 17	81
58	SHWS --8-000834 --09/10/1992	LAS VEGAS HIGH SCHOOL, 139-34-	315 SOUTH 7TH STREET LAS VEGAS, NV	0.49 ESE	- 23	82
59	SHWS --H-001340 --02/12/1999	PETRO WEST	828 SOUTH COMMERCE STREET LAS VEGAS, NV 89106	0.50 SW	+ 3	83
Q60	SHWS --8-000901 --8-001614 --07/28/1992 --06/13/1994	SATELLITE GARAGE #2, 139-34-60	300 SOUTH LAS VEGAS BOULE LAS VEGAS, NV 89101	0.52 ENE	- 22	84
Q61	SHWS --8-001341 --08/03/1990	CHEVRON #43	301 NORTH LAS VEGAS BOULE LAS VEGAS, NV	0.54 ENE	- 22	85
62	SHWS --8-001560 --10/14/1993	GLR INVESTMENT, APN 139-34-410	708 SOUTH 6TH STREET LAS VEGAS, NV 89101	0.54 SSE	- 17	86
63	SHWS --H-000453 --10/21/1994	FREMONT STREET EXPERIENCE	401 NORTH FOURTH STREET LAS VEGAS, NV 89101	0.55 NE	- 15	87
64	SHWS --H-001338 --02/19/1999	MAIN GORMAN & COMPANY	6TH AND GASS (NW CORNER) LAS VEGAS, NV	0.56 SSE	- 14	88

Sites Summary Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

TOTAL: 190 GEOCODED: 110 NON GEOCODED: 80

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
65	SHWS --H-001207 --02/07/1995	NEVADA DEPARTMENT OF TRANSPORT	SPAGHETTI BOWL LAS VEGAS, NV	0.56 NW	+ 13	89
R66	SHWS --8-000379 --10/11/1990 --12/23/2003	FIRST 24 HOUR AUTO REPAIR, 139	413 WEST BONANZA ROAD LAS VEGAS, NV 89106	0.58 North	- 2	90
R67	SHWS --H-000217 --06/06/1991	VALLEY FOODS WAREHOUSE	BONANZA ROAD AND D STREET LAS VEGAS, NV 89106	0.58 North	- 2	91
68	SHWS --8-001036 --10/10/1994	CASHMAN FIELD CENTER, 139-26-3	850 NORTH LAS VEGAS BOULE LAS VEGAS, NV 89101	0.58 South	- 7	92
S69	SHWS --H-000215 --02/24/1992	BONANZA PLANT	601 W BONANZA RD LAS VEGAS, NV 89106	0.58 North	+ 4	93
S70	SHWS --8-001171 --04/02/1993	FAT BOYS MINI MART, 139-27-310	600 WEST BONANZA ROAD LAS VEGAS, NV 89106	0.58 North	+ 4	94
71	SHWS --8-001512 --01/12/1999	HAYCOCK PETROLEUM COMPANY, APN	715 WEST BONANZA ROAD LAS VEGAS, NV 89106	0.59 NNW	+ 6	95
72	SHWS --8-001312 --06/22/2006	U S FOODSERVICE	300 WEST BONANZA ROAD LAS VEGAS, NV	0.59 NNE	- 6	96
73	SHWS --8-001396 --04/08/1997	COLFAX MOTORS, 139-34-612-029	800 EAST FREMONT STREET LAS VEGAS, NV 89101	0.60 East	- 30	97
74	SHWS --H-000132 --07/30/2007	MISSION INDUSTRIES	1001 SOUTH 1ST STREET LAS VEGAS, NV 89101	0.61 SSW	+ 3	98

Sites Summary Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

TOTAL: 190 GEOCODED: 110 NON GEOCODED: 80

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
T75	SHWS --8-001380 --01/27/1995	INSTA TUNE, 139-34-410-170	901 SOUTH LAS VEGAS BOULE LAS VEGAS, NV 89101	0.63 South	- 6	99
U76	SHWS --H-000229 --11/03/1988 --10/18/2005	UNOCAL SS #0346 (BULK PLANT)	845 WEST BONANZA ROAD LAS VEGAS, NV 89106	0.64 NNW	+ 13	100
U77	SHWS --8-000640 --04/26/1994	STANDARD WHOLESALE SUPPLY CO	855 W BONANZA RD LAS VEGAS, NV 89106	0.64 NNW	+ 13	101
T78	SHWS --8-001038 --03/02/1995	SIMON, INC., 139-34-410-166	929 SOUTH LAS VEGAS BOULE LAS VEGAS, NV 89101	0.64 South	- 6	102
V79	SHWS --H-000242	WESTERN HOTEL AND CASINO	899 FREMONT STREET LAS VEGAS, NV	0.66 East	- 33	103
80	SHWS --8-000058 --05/04/1993	CHURCH STREET STATION ASSOC.,	601 NORTH MAIN STREET LAS VEGAS, NV 89101	0.66 NNE	- 14	104
V81	SHWS --H-000241 --08/13/2004	AMBASSADOR EAST MOTEL	902 - 916 FREMONT STREET LAS VEGAS, NV	0.67 East	- 33	105
82	SHWS --8-000910 --04/05/1994	U.S. POSTAL SERVICE	931 WEST BONANZA ROAD LAS VEGAS, NV 89106	0.69 NW	+ 15	106
83	SHWS --H-000498 --12/04/2006	CARJACK PROPERTIES LLC	1026 SOUTH MAIN STREET LAS VEGAS, NV 89101	0.70 SSW	+ 4	107
84	SHWS --H-000018 --06/17/1999	FRANCISCO MADNGAL TRUCKING	INTERSTATE 15 @ O STREET LAS VEGAS, NV	0.70 West	+ 21	108

Sites Summary Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

TOTAL: 190 GEOCODED: 110 NON GEOCODED: 80

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
85	SHWS --8-000335 --06/25/1999	CC AUTOMOTIVE, 139-33-501-009	285 SOUTH MARTIN LUTHER K LAS VEGAS, NV	0.73 West	+ 25	109
86	SHWS --8-001329 --05/21/1991	AUTO SURGEONS OF NEVADA, 139-2	722 NORTH MAIN STREET LAS VEGAS, NV 89101	0.75 NNE	- 17	110
87	SHWS --8-000149 --03/09/1998	DICK WORTHEN DISTRIBUTORS, 139	101 SOUTH MARTIN LUTHER K LAS VEGAS, NV 89106	0.79 WNW	+ 24	111
88	SHWS --8-001321 --02/20/1991	LEOS TRANSMISSIONS, 139-27-707	804 NORTH MAIN STREET LAS VEGAS, NV 89101	0.81 NNE	- 20	112
89	SHWS --8-001481 --08/15/1995	FIRST WESTERN BANK, F.S.B., AP	1112 SOUTH COMMERCE STREE LAS VEGAS, NV 89102	0.81 SSW	+ 6	113
90	SHWS --8-001165 --12/06/2000	KRISCO INC./KRISTICH, 139-28-7	1132 BONANZA ROAD LAS VEGAS, NV 89106	0.81 NW	+ 23	114
91	SHWS --H-001016 --H-000723 --04/27/1995 --03/27/1995	NEVADA RADIATOR SERVICE	1114 SOUTH MAIN STREET LAS VEGAS, NV	0.81 SSW	+ 4	115
92	SHWS --H-001213 --04/02/1996	STANDARD BRANDS PROPERTY (FORM	410 MARYLAND PARKWAY LAS VEGAS, NV	0.81 SE	- 49	116
W93	SHWS --8-000606 --03/01/1989	7-ELEVEN #2052-18382	1001 EAST CHARLESTON BOUL LAS VEGAS, NV 89104	0.81 SSE	- 29	117
W94	SHWS --H-001275	CANTRELL CLEANERS	1015 E CHARLESTON BLVD LAS VEGAS, NV 89104	0.82 SSE	- 30	118

Sites Summary Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

TOTAL: 190 GEOCODED: 110 NON GEOCODED: 80

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
95	SHWS --8-001595 --06/03/1994	RESIDENCE	1524 PINTO LANE LAS VEGAS, NV 89106	0.83 WSW	+ 20	119
96	SHWS --8-001555 --07/09/1993	VEGAS INSTANT PAGE	1221 S CASINO CENTER BLVD LAS VEGAS, NV 89104	0.85 SSW	+ 2	120
97	SHWS --8-000755 --12/09/1996 --08/20/1993 --09/19/1994	UNOCAL SS #2809	1129 EAST CHARLESTON BOUL LAS VEGAS, NV 89104	0.88 SE	- 41	121
X98	SHWS --8-000993 --09/21/1993	SEARS ROEBUCK & CO #8138	1415 W BONANZA RD LAS VEGAS, NV	0.89 NW	+ 25	122
X99	SHWS --8-000253 --11/14/1989	CONOCO (SEE 8-001994)	1420 W BONANZA RD LAS VEGAS, NV 89106	0.89 NW	+ 26	123
100	SHWS --H-000569	CITY OF LAS VEGAS	501 EAST MCWILLIAMS AVENU LAS VEGAS, NV 89101	0.90 NE	- 39	124
101	SHWS --H-000523 --8-001002 --04/22/1993 --04/23/1993	HOUSTON LUMBER COMPANY	1220 SOUTH COMMERCE STREE LAS VEGAS, NV 89102	0.90 SSW	+ 8	125
102	SHWS --8-001010 --09/17/1991	SAME AS 8-001010	299 W CHARLESTON BLVD LAS VEGAS, NV 89102	0.91 SW	+ 17	126
103	SHWS --8-000394 --05/15/2001	QUAKER STATE/MINIT LUBE	1021 EAST CHARLESTON BOUL LAS VEGAS, NV 89102	0.94 SW	+ 24	127
104	SHWS --H-000118 --11/29/2004	STEINERS CLEANERS	1320 SOUTH LAS VEGAS BOUL LAS VEGAS, NV	0.95 South	- 1	128

Sites Summary Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

TOTAL: 190 GEOCODED: 110 NON GEOCODED: 80

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
Y105	SHWS --H-000522 --04/05/1994	HOPPYS TRANSMISSION	1311 SOUTH MAIN STREET LAS VEGAS, NV	0.95 SSW	+ 5	129
Y106	SHWS --8-001087 --H-000578 --02/13/1997 --12/08/1992	AAMCO TRANSMISSIONS 1	1323 S MAIN ST LAS VEGAS, NV 89104	0.96 SSW	+ 5	130
107	SHWS --8-000992 --02/26/1991	DISCOUNT AUTO BROKERS, 162-04-	1300 SOUTH COMMERCE STREE LAS VEGAS, NV 89104	0.97 SSW	+ 8	131
108	SHWS --8-000978 --02/12/1990 --09/19/2005	UNITED PARCEL SERVICE	740 NORTH MARTIN LUTHER K LAS VEGAS, NV 89106	0.98 NW	+ 26	132
109	SHWS --8-000594 --07/18/2002	7-ELEVEN #13702-CLOSED	1101 E BONANZA RD LAS VEGAS, NV 89101	0.99 ENE	- 48	133

Sites Summary Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

TOTAL: 190 GEOCODED: 110 NON GEOCODED: 80

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
	SHWS --H-001323 --10/19/1998	SIERRA RANCH COMPANY MOBILE SO	INTERSTATE 15 (8.5 MILES CLARK COUNTY, NV	NON GC	N/A	N/A
	SHWS --H-001049 --03/07/1996	LYNN TRANSPORTATION	INTERSTATE 15 NEAR MILE M CLARK COUNTY, NV	NON GC	N/A	N/A
	SHWS --H-000993 --12/05/1996	DONCO CARRIERS	INTERSTATE 15 NEAR UTE EX CLARK COUNTY, NV	NON GC	N/A	N/A
	SHWS --H-001278 --06/07/1998	BEKINS VAN LINES	INTERSTATE 15 CLARK COUNTY, NV	NON GC	N/A	N/A
	SHWS --H-001279 --02/17/1999	AMERICAN SAFETY INSTITUTE	U.S. HIGHWAY 95 @ U.S. HI CLARK COUNTY, NV	NON GC	N/A	N/A
	SHWS --H-000034 --01/30/2003	FREHNER CONSTRUCTION	STATE ROUTE 376 @ MILE PO CLARK COUNTY, NV	NON GC	N/A	N/A
	SHWS --H-000842 --02/15/2013	FREMONT CONTRACT CARRIERS MOBI	INTERSTATE 15 @ U.S. HIGH LAS VEGAS, NV	NON GC	N/A	N/A
	SHWS --H-000819 --01/03/2012	WILLIAM E. SMITH TRUCKING MOBI	INTERSTATE 15 @ INTERSTAT LAS VEGAS, NV	NON GC	N/A	N/A
	SHWS --H-000803 --06/09/2011	LAS VEGAS PAVING MOBILE SOURCE	INTERSTATE 15 @ RUSSELL R LAS VEGAS, NV	NON GC	N/A	N/A
	SHWS --H-000755 --12/10/2009	SHOWTIMES TOURS MOBILE SOURCE	INTERSTATE 15 @ WEST FLAM LAS VEGAS, NV	NON GC	N/A	N/A

Sites Summary Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

TOTAL: 190 GEOCODED: 110 NON GEOCODED: 80

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
	SHWS --H-000738 --05/21/2009	GURNEY TRUCKING MOBILE SOURCE	INTERSTATE 15 @ SPRING MO LAS VEGAS, NV	NON GC	N/A	N/A
	SHWS --H-001139 --05/28/1997	FNF CONSTRUCTION	INTERSTATE 15 @ MILE MARK LAS VEGAS, NV	NON GC	N/A	N/A
	SHWS --H-000724 --01/14/2009	GLBY PAVING MOBILE SOURCE , AP	INTERSTATE 15 @ WEST FLAM LAS VEGAS, NV	NON GC	N/A	N/A
	SHWS --H-000698 --09/02/2008	ROADWAY EXPRESS MOBILE SOURCE	INTERSTATE 15 @ WEST TROP LAS VEGAS, NV	NON GC	N/A	N/A
	SHWS --H-000683 --05/07/2008	FIRST FLEET MOBILE SOURCE	INTERSTATE 15 @ WEST WASH LAS VEGAS, NV	NON GC	N/A	N/A
	SHWS --H-000674 --04/21/2008	FEDEX GROUND MOBILE SOURCE , A	INTERSTATE 15 @ UPRR TRAC LAS VEGAS, NV 89106	NON GC	N/A	N/A
	SHWS --H-000563 --06/18/2007	SAFETY-KLEEN SYSTEMS MOBILE SO	INTERSTATE 15 (NORTH OF C LAS VEGAS, NV	NON GC	N/A	N/A
	SHWS --H-000231 --08/20/2004	WAL-MART MOBILE SOURCE	INTERSTATE 15 @ WEST TROP LAS VEGAS, NV	NON GC	N/A	N/A
	SHWS --H-000393 --11/09/2006	VEOLIA TRANSPORTATION MOBILE S	INTERSTATE 15 @ RUSSELL R LAS VEGAS, NV	NON GC	N/A	N/A
	SHWS --H-001117 --04/03/1997	UNITED PARCEL SERVICE	INTERSTATE 15 (0.5 MILE S LAS VEGAS, NV	NON GC	N/A	N/A

Sites Summary Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

TOTAL: 190 GEOCODED: 110 NON GEOCODED: 80

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
	SHWS --H-000030 --10/04/1999	SWIFT TRANSPORTATION COMPANY M	INTERSTATE 15 @ WEST WASH LAS VEGAS, NV	NON GC	N/A	N/A
	SHWS --H-000029 --10/04/1999	MILLER BROTHERS EXPRESS MOBILE	INTERSTATE 15 @ WEST WASH LAS VEGAS, NV	NON GC	N/A	N/A
	SHWS --H-001333 --01/25/1999	MCCULLEY TRUCKING MOBILE SOURC	INTERSTATE 15 @ WEST TROP LAS VEGAS, NV	NON GC	N/A	N/A
	SHWS --H-000354 --12/28/2005	MCCABE'S QUALITY FOODS MOBILE	INTERSTATE 15 @ RUSSELL R LAS VEGAS, NV	NON GC	N/A	N/A
	SHWS --H-001184 --06/13/1996	LAS VEGAS MOTOR SPEEDWAY MOBIL	INTERSTATE 15 @ NORTH LAS LAS VEGAS, NV	NON GC	N/A	N/A
	SHWS --H-000115 --07/21/2002	KMLLAT CARRIERS MOBILE SOURCE	INTERSTATE 15 @ EAST CRAI LAS VEGAS, NV	NON GC	N/A	N/A
	SHWS --H-000224 --06/08/2004	HOLLAND ENTERPRISES MOBILE SOU	INTERSTATE 15 @ WEST FLAM LAS VEGAS, NV	NON GC	N/A	N/A
	SHWS --H-000090 --07/11/2001	FREDERICKSEN TANK LINES MOBILE	INTERSTATE 15 @ WEST SAHA LAS VEGAS, NV	NON GC	N/A	N/A
	SHWS --H-000149 --07/10/2003	FEDEX GROUND MOBILE SOURCE	INTERSTATE 15 @ WEST WASH LAS VEGAS, NV	NON GC	N/A	N/A
	SHWS --H-000047 --04/11/2000	D. HILL TRUCKING MOBILE SOURCE	INTERSTATE 15 @ RUSSELL R LAS VEGAS, NV	NON GC	N/A	N/A

Sites Summary Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

TOTAL: 190 GEOCODED: 110 NON GEOCODED: 80

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
	SHWS --H-000114 --06/27/2002	CONTRACT TRANSPORTATION MOBILE	INTERSTATE 15 @ BLUE DIAM LAS VEGAS, NV	NON GC	N/A	N/A
	SHWS --H-000337 --09/19/2005	U.S. XPRESS ENTERPRISES MOBILE	INTERSTATE 15 @ HARMON AV LAS VEGAS, NV	NON GC	N/A	N/A
	SHWS --H-000195 --11/03/2003	ANDRUS TRANSPORTATION SERVICES	INTERSTATE 15 @ D STREET LAS VEGAS, NV	NON GC	N/A	N/A
	SHWS --H-000295 --09/13/2005	SWIFT TRANSPORTATION COMPANY M	INTERSTATE 15 @ CHEYENNE LAS VEGAS, NV	NON GC	N/A	N/A
	SHWS --H-000304 --09/13/2005	SWIFT TRANSPORTATION COMPANY M	INTERSTATE 15 @ MILE MARK LAS VEGAS, NV	NON GC	N/A	N/A
	SHWS --H-000306 --05/20/2008	HURRICANE EXPRESS MOBILE SOURC	INTERSTATE 15 @ EXIT 046 LAS VEGAS, NV	NON GC	N/A	N/A
	SHWS --H-000256 --08/26/2004	MOREN TRUCKING MOBILE SOURCE	INTERSTATE 15 @ SPEEDWAY LAS VEGAS, NV	NON GC	N/A	N/A
	SHWS --H-000249 --09/24/2004	COVENANT TRANSPORT MOBILE SOUR	INTERSTATE 15 @ EXIT 058 LAS VEGAS, NV	NON GC	N/A	N/A
	SHWS --H-000250 --09/24/2004	CUSTOM SPECIALITIES MOBILE SOU	INTERSTATE 15 @ MILE MARK LAS VEGAS, NV	NON GC	N/A	N/A
	SHWS --H-000245 --09/24/2004	NEVADA READY MIX CORPORATION M	INTERSTATE 15 @ MILE MARK LAS VEGAS, NV	NON GC	N/A	N/A

Sites Summary Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

TOTAL: 190 GEOCODED: 110 NON GEOCODED: 80

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
	SHWS --H-000237 --04/07/2008	R & I TRUCKING	INTERSTATE 15 @ MILE MARK LAS VEGAS, NV	NON GC	N/A	N/A
	SHWS --H-000204 --11/03/2003	ABF FREIGHT SYSTEMS MOBILE SOU	INTERSTATE 15 @ CHARLESTO LAS VEGAS, NV	NON GC	N/A	N/A
	SHWS --H-000230 --09/23/2005	PRIVATE PROPERTY	INTERSTATE 15 @ HACIENDA LAS VEGAS, NV	NON GC	N/A	N/A
	SHWS --H-000110 --07/09/2002	TREVEER TRUCKING ACCIDENT	INTERSTATE 15 @ U.S. HIGH LAS VEGAS, NV	NON GC	N/A	N/A
	SHWS --H-000091 --07/11/2001	WESTERN TRANSPORT SPILL	INTERSTATE 15 @ U.S. HIGH LAS VEGAS, NV	NON GC	N/A	N/A
	SHWS --H-000088 --05/18/2001	ROYAL EXPRESS, INC.	INTERSTATE 15 @ U.S. HIGH LAS VEGAS, NV	NON GC	N/A	N/A
	SHWS --H-000024 --08/13/1999	A. GALLEGOS TRUCKING	INTERSTATE 15 @ CHARLESTO LAS VEGAS, NV	NON GC	N/A	N/A
	SHWS --H-000136 --01/27/2003	HARDIN & SONS MOBILE SOURCE	INTERSTATE 15 @ D STREET LAS VEGAS, NV	NON GC	N/A	N/A
	SHWS --H-001115 --12/10/1996	KNIGHT TRANSPORTATION MOBILE S	INTERSTATE 15 @ MILE MARK LAS VEGAS, NV	NON GC	N/A	N/A
	SHWS --H-000948 --10/23/1995	WERNER ENTERPRISES MOBILE SOUR	INTERSTATE 15 NEAR BOOMTO LAS VEGAS, NV	NON GC	N/A	N/A

Sites Summary Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

TOTAL: 190 GEOCODED: 110 NON GEOCODED: 80

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
	SHWS --H-000552 --06/22/1993	SPRING MOUNTAIN INTERCHANGE	INTERSTATE 15 @ SPRING MO LAS VEGAS, NV	NON GC	N/A	N/A
	SHWS --H-001345 --03/18/1999	VEHICLE ACCIDENT	INTERSTATE 215 LAS VEGAS, NV	NON GC	N/A	N/A
	SHWS --H-000299 --09/13/2005	NEVADA READY MIX CORPORATION M	INTERSTATE 215 @ WEST LON LAS VEGAS, NV	NON GC	N/A	N/A
	SHWS --H-000348 --12/30/2005	HAYCOCK PETROLEUM MOBILE SOURC	INTERSTATE 215 @ HUALAPAI LAS VEGAS, NV	NON GC	N/A	N/A
	SHWS --H-000396 --12/07/2006	CLARK COUNTY RISK MANAGEMENT	INTERSTATE 215 @ WEST CHE LAS VEGAS, NV	NON GC	N/A	N/A
	SHWS --H-000375 --12/04/2006	CLARK COUNTY RISK MANAGEMENT	INTERSTATE 215 @ WEST CHA LAS VEGAS, NV	NON GC	N/A	N/A
	SHWS --H-000127 --12/19/2002	BROCK EXCAVATION	INTERSTATE 215 @ INTERSTA LAS VEGAS, NV	NON GC	N/A	N/A
	SHWS --H-000328 --11/09/2005	MUNDEE TRUCKING MOBILE SOURCE	INTERSTATE 215 @ SOUTH BU LAS VEGAS, NV	NON GC	N/A	N/A
	SHWS --H-000251 --08/13/2004	CAMPBELL CONCRETE OF NEVADA MO	INTERSTATE 215 @ WEST CHE LAS VEGAS, NV	NON GC	N/A	N/A
	SHWS --H-000059 --06/27/2000	USF BESTWAY MOBILE SOURCE	INTERSTATE 215 @ WARM SPR LAS VEGAS, NV	NON GC	N/A	N/A

Sites Summary Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

TOTAL: 190 GEOCODED: 110 NON GEOCODED: 80

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
	SHWS --H-001249 --03/27/1992	NEVADA DEPARTMENT OF TRANSPORT	EAST DESERT INN @ BOULDER LAS VEGAS, NV	NON GC	N/A	N/A
	SHWS --H-000707 --11/05/2008	A HONEY WAGON MOBILE SOURCE	U.S. HIGHWAY 95 @ STATE R LAS VEGAS, NV	NON GC	N/A	N/A
	SHWS --H-000071 --09/21/2000	WILLIAMS TANK LINES MOBILE SOU	U.S. HIGHWAY 95 @ FLAMING LAS VEGAS, NV	NON GC	N/A	N/A
	SHWS --H-000531 --01/22/2007	TARGET CONSTRUCTION MOBILE SOU	U.S. HIGHWAY 95 @ MILE MA LAS VEGAS, NV	NON GC	N/A	N/A
	SHWS --H-000201 --08/04/2004	REPUBLIC SERVICES OF SOUTHERN	U.S. HIGHWAY 95 @ CENTENN LAS VEGAS, NV	NON GC	N/A	N/A
	SHWS --H-001255 --09/04/1996	NEVADA READY MIX CORPORATION	U.S. HIGHWAY 95 @ WEST LO LAS VEGAS, NV	NON GC	N/A	N/A
	SHWS --H-000382 --08/28/2006	MISSION INDUSTRIES MOBILE SOUR	U.S. HIGHWAY 95 @ FLAMING LAS VEGAS, NV	NON GC	N/A	N/A
	SHWS --H-000214 --10/29/1992	LONE MOUNTAIN	U.S. HIGHWAY 95 LAS VEGAS, NV	NON GC	N/A	N/A
	SHWS --H-000359 --01/26/2005	LAS VEGAS PAVING CORPORATION	U.S. HIGHWAY 95 @ JONES B LAS VEGAS, NV	NON GC	N/A	N/A
	SHWS --H-000963 --10/05/1994	GORDIN TRUCKING MOBILE SOURCE	U.S. HIGHWAY 93 @ MILE MA LAS VEGAS, NV	NON GC	N/A	N/A

Sites Summary Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

TOTAL: 190 GEOCODED: 110 NON GEOCODED: 80

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
	SHWS --H-000223 --07/23/2007	CITY OF LAS VEGAS FIRE DEPARTM	U.S. HIGHWAY 95 @ RAINBOW LAS VEGAS, NV	NON GC	N/A	N/A
	SHWS --H-000203 --03/05/2004	THOMPSON DRILLING COMPANY MOBI	U.S. HIGHWAY 95 NEAR ANN LAS VEGAS, NV	NON GC	N/A	N/A
	SHWS --H-000017 --07/02/1999	ACE HARDWARE/RYDER RENTAL	U.S. HIGHWAY 95 @ CHARLES LAS VEGAS, NV	NON GC	N/A	N/A
	UST --PERMANENTLY OUT OF USE --8-000996	ARCO #1926	E SAHARA AVE & BOULDER HW LAS VEGAS, NV 89104	NON GC	N/A	N/A
	SHWS --8-000996 --12/23/1988	ARCO #1926	EAST SAHARA AVENUE @ BOUL LAS VEGAS, NV 89104	NON GC	N/A	N/A
	SHWS --H-000073 --12/15/2000	CORE MARK TRUCKING MOBILE SOUR	STATE ROUTE 160 @ MILE MA LAS VEGAS, NV	NON GC	N/A	N/A
	SHWS --H-000358 --01/30/2008	JEAN DEVELOPMENT COMPANY	STATE ROUTE 604 @ HAVEN S LAS VEGAS, NV	NON GC	N/A	N/A
	UST --PERMANENTLY OUT OF USE --8-000986	CACTUS SPRINGS TRUCK STOP	99997 TONOPAH HWY LAS VEGAS, NV 89101	NON GC	N/A	N/A
	SHWS --H-000472 --03/26/2012	U.S. BUREAU OF RECLAMATION , W	STATE ROUTE 169 OVERTON, NV	NON GC	N/A	N/A
	SHWS --H-000014 --06/24/1999	INTERPOINT TRANSPORTATION MOBI	INTERSTATE 15 @ EXIT 064 RURAL, NV	NON GC	N/A	N/A

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

UST

EDR ID: U003380093 **DIST/DIR:** 0.019 WNW **ELEVATION:** 2029 **MAP ID:** A1

NAME: TERRIBLE HERBST #3

ADDRESS: 333 S MAIN ST
LAS VEGAS, NV 89101

Rev: 04/10/2013
ID/Status: CURRENTLY IN USE
ID/Status: 8-000652

SOURCE: NV Department of Conservation and Natural Resources

UST:
Facility ID: 8-000652

Owner:
Assoc Facility Name: Terrible Herbst #3
Owner: TERRIBLE HERBST OIL CO INC
Owner Address: ATTN: BOB LASZCIK, 5195 LAS VEGAS BLVD S
Owner City,St,Zip: LAS VEGAS, NV 89119-3209

Tank ID: 1
Tank Status: CURRENTLY IN USE
Tank Capacity: 10000
Tank Substance: GASOLINE
Install Date: 02/11/1960
Tank Material: CATHODICALLY PROTECTED STEEL
Tank Model and Description: NONE
Federally Regulated Tank: TRUE
Pipe Material: FIBERGLASS REINFORCED PLASTIC
Pipe: NONE

Tank ID: 2
Tank Status: CURRENTLY IN USE
Tank Capacity: 10000
Tank Substance: GASOLINE
Install Date: 02/11/1960
Tank Material: CATHODICALLY PROTECTED STEEL
Tank Model and Description: NONE
Federally Regulated Tank: TRUE
Pipe Material: FIBERGLASS REINFORCED PLASTIC
Pipe: NONE

Tank ID: 3
Tank Status: CURRENTLY IN USE
Tank Capacity: 10000
Tank Substance: GASOLINE
Install Date: 02/11/1960
Tank Material: CATHODICALLY PROTECTED STEEL
Tank Model and Description: NONE
Federally Regulated Tank: TRUE
Pipe Material: FIBERGLASS REINFORCED PLASTIC
Pipe: NONE

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

US BROWNFIELDS

EDR ID: 1012234945 **DIST/DIR:** 0.026 NNW **ELEVATION:** 2029 **MAP ID:** A2

NAME: ARENA PROPERTY **Rev:** 12/10/2012

ADDRESS: 302 N. MAIN STREET
LAS VEGAS, NV

SOURCE: US Environmental Protection Agency

US BROWNFIELDS:
Recipient name: Las Vegas, City of
Grant type: Assessment
Property name: ARENA PROPERTY
Property #: Not reported
Parcel size: Not reported
Property Description: Two wrecking yards, three service stations
Latitude: 36.174172
Longitude: -115.144567
HCM label: Address Matching-House Number
Map scale: 100000
Point of reference: Entrance Point of a Facility or Station
Datum: North American Datum of 1983
ACRES property ID: 12025
Start date: Not reported
Completed date: Not reported
Acres cleaned up: Not reported
Cleanup funding: Not reported
Cleanup funding source: Not reported
Assessment funding: Not reported
Assessment funding source: Not reported
Redevelopment funding: Not reported
Redev. funding source: Not reported
Redev. funding entity name: Not reported
Redevelopment start date: 30-Jun-02
Assessment funding entity: Not reported
Cleanup funding entity: Not reported
Grant type: N/A
Accomplishment type: Phase I Environmental Assessment
Accomplishment count: 0
Cooperative agreement #: 98909101
Ownership entity: Not reported
Current owner: Not reported
Did owner change: Not reported
Cleanup required: Not reported
Video available: Not reported
Photo available: Not reported
Institutional controls required: Not reported
IC Category proprietary controls: Not reported
IC cat. info. devices: Not reported
IC cat. gov. controls: Not reported
IC cat. enforcement permit tools: Not reported
IC in place date: Not reported
IC in place: Unknown

- Continued on next page -

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

US BROWNFIELDS

EDR ID: 1012234945 **DIST/DIR:** 0.026 NNW **ELEVATION:** 2029 **MAP ID:** A2

NAME: ARENA PROPERTY **Rev:** 12/10/2012

ADDRESS: 302 N. MAIN STREET
LAS VEGAS, NV

SOURCE: US Environmental Protection Agency

State/tribal program date: Not reported
State/tribal program ID: Not reported
State/tribal NFA date: Not reported
Air contaminated: Not reported
Air cleaned: Not reported
Asbestos found: Not reported
Asbestos cleaned: Not reported
Controled substance found: Not reported
Controled substance cleaned: Not reported
Drinking water affected: Not reported
Drinking water cleaned: Not reported
Groundwater affected: Not reported
Groundwater cleaned: Not reported
Lead contaminant found: Not reported
Lead cleaned up: Not reported
No media affected: Not reported
Unknown media affected: Not reported
Other cleaned up: Not reported
Other metals found: Not reported
Other metals cleaned: Not reported
Other contaminants found: Not reported
Other contams found description: Not reported
PAHs found: Not reported
PAHs cleaned up: Not reported
PCBs found: Not reported
PCBs cleaned up: Not reported
Petro products found: Not reported
Petro products cleaned: Not reported
Sediments found: Not reported
Sediments cleaned: Not reported
Soil affected: Not reported
Soil cleaned up: Not reported
Surface water cleaned: Not reported
Unknown found: Not reported
VOCs found: Not reported
VOCs cleaned: Not reported
Cleanup other description: Not reported
Num. of cleanup and re-dev. jobs: 0
Past use greenspace acreage: Not reported
Past use residential acreage: Not reported
Past use commercial acreage: Not reported
Past use industrial acreage: Not reported
Future use greenspace acreage: Not reported
Future use residential acreage: Not reported
Future use commercial acreage: Not reported

- Continued on next page -

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

US BROWNFIELDS

EDR ID: 1012234945 **DIST/DIR:** 0.026 NNW **ELEVATION:** 2029 **MAP ID:** A2

NAME: ARENA PROPERTY **Rev:** 12/10/2012

ADDRESS: 302 N. MAIN STREET
LAS VEGAS, NV

SOURCE: US Environmental Protection Agency

Future use industrial acreage: Not reported
Greenspace acreage and type: Not reported
Superfund Fed. landowner flag: Not reported

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: S104178892 **DIST/DIR:** 0.033 North **ELEVATION:** 2029 **MAP ID:** B3

NAME: MAIN STREET TOWER, 139-27-402-006

ADDRESS: 300 NORTH MAIN STREET
LAS VEGAS, NV 89101
CLARK

SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: H-001110
ID/Status: 8-001688
ID/Status: 04/22/1997
ID/Status: 03/01/2000

SHWS:
Facility ID: H-001110
Date Release Reported to NDEP: 12/02/1996
Program: _
NDEP Case Officer: cchd
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 04/22/1997
Regulatory Type of Closure: _
Contaminant: _; Mineral Oil

Facility ID: 8-001688
Date Release Reported to NDEP: 04/03/1996
Program: _
NDEP Case Officer: bkelso
Location of Paper File: NDEP: LV-Storage
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 03/01/2000
Regulatory Type of Closure: _
Contaminant: Diesel

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

UST

EDR ID: U004161852 **DIST/DIR:** 0.033 North **ELEVATION:** 2029 **MAP ID:** B4

NAME: CALIFORNIA HOTEL

ADDRESS: 300 N MAIN ST
LAS VEGAS, NV 89101

Rev: 04/10/2013
ID/Status: PERMANENTLY OUT OF USE
ID/Status: 8-001688

SOURCE: NV Department of Conservation and Natural Resources

UST:
Facility ID: 8-001688
Tank ID: 1
Tank Status: PERMANENTLY OUT OF USE
Tank Capacity: 500
Tank Substance: DIESEL
Install Date: 01/01/1980
Tank Material: NOT LISTED
Tank Model and Description: NONE
Federally Regulated Tank: TRUE
Pipe Material: UNKNOWN
Pipe: NONE

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

UST

EDR ID: U004161847 **DIST/DIR:** 0.068 SW **ELEVATION:** 2031 **MAP ID:** C5

NAME: AUTO REPAIR FACILITY

ADDRESS: 401 S MAIN ST
LAS VEGAS, NV 89101

Rev: 04/10/2013
ID/Status: PERMANENTLY OUT OF USE
ID/Status: 8-001677

SOURCE: NV Department of Conservation and Natural Resources

UST:
Facility ID: 8-001677
Tank ID: 1
Tank Status: PERMANENTLY OUT OF USE
Tank Capacity: 0
Tank Substance: USED OIL
Install Date: Not reported
Tank Material: CONCRETE
Tank Model and Description: NONE
Federally Regulated Tank: TRUE
Pipe Material: BARE STEEL
Pipe: NONE

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: S103876227 **DIST/DIR:** 0.068 SW **ELEVATION:** 2031 **MAP ID:** C6

NAME: KING & YORK, APN 139-34-201-022

ADDRESS: 401 SOUTH MAIN STREET
LAS VEGAS, NV 89101
CLARK

SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: 8-001677
ID/Status: 09/29/1995

SHWS:
Facility ID: 8-001677
Date Release Reported to NDEP: 01/01/1900
Program: _
NDEP Case Officer: cchd
Location of Paper File: NDEP: LV-Storage
Type of Media Impacted: _
Event: Not reported
Date of Closure: 09/29/1995
Regulatory Type of Closure: _
Contaminant: _

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: S107601681 **DIST/DIR:** 0.116 NNE **ELEVATION:** 2029 **MAP ID:** D7

NAME: GREYHOUND LINES INC

ADDRESS: 200 SOUTH MAIN STREET
LAS VEGAS, NV
CLARK

SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: 8-000219
ID/Status: 09/09/1993

SHWS:
Facility ID: 8-000219
Date Release Reported to NDEP: 01/01/1900
Program: _
NDEP Case Officer: ksulliva
Location of Paper File: NDEP: CC-Storage
Type of Media Impacted: Soil & Ground Water
Event: Not reported
Date of Closure: 09/09/1993
Regulatory Type of Closure: _
Contaminant: _

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

UST

EDR ID: U003379729 **DIST/DIR:** 0.116 NNE **ELEVATION:** 2029 **MAP ID:** D8

NAME: SAME AS 8-000219

ADDRESS: 200 S MAIN ST
LAS VEGAS, NV 89101

Rev: 04/10/2013
ID/Status: PERMANENTLY OUT OF USE
ID/Status: CURRENTLY IN USE
ID/Status: 8-000219

SOURCE: NV Department of Conservation and Natural Resources

UST:
Facility ID: 8-000219

Owner:
Assoc Facility Name: Greyhound Lines Inc
Owner: GREYHOUND LINES INC
Owner Address: C/O STRATA ENVIRONMENTAL, 110 PERIMETER PARK STE. E
Owner City,St,Zip: KNOXVILLE, TN 37922

Tank ID: 1
Tank Status: PERMANENTLY OUT OF USE
Tank Capacity: 10000
Tank Substance: DIESEL
Install Date: 01/01/1991
Tank Material: FIBERGLASS REINFORCED PLASTIC
Tank Model and Description: LINED INTERIOR
Federally Regulated Tank: TRUE
Pipe Material: FIBERGLASS REINFORCED PLASTIC
Pipe: NONE

Tank ID: 2
Tank Status: PERMANENTLY OUT OF USE
Tank Capacity: 10000
Tank Substance: DIESEL
Install Date: 01/01/1991
Tank Material: FIBERGLASS REINFORCED PLASTIC
Tank Model and Description: LINED INTERIOR
Federally Regulated Tank: TRUE
Pipe Material: FIBERGLASS REINFORCED PLASTIC
Pipe: NONE

Tank ID: 3
Tank Status: PERMANENTLY OUT OF USE
Tank Capacity: 1000
Tank Substance: GASOLINE
Install Date: 05/08/1972
Tank Material: FIBERGLASS REINFORCED PLASTIC
Tank Model and Description: LINED INTERIOR
Federally Regulated Tank: TRUE
Pipe Material: FIBERGLASS REINFORCED PLASTIC
Pipe: NONE

Tank ID: 4
Tank Status: CURRENTLY IN USE
Tank Capacity: 10000

- Continued on next page -

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

UST

EDR ID: U003379729 **DIST/DIR:** 0.116 NNE **ELEVATION:** 2029 **MAP ID:** D8

NAME: SAME AS 8-000219

ADDRESS: 200 S MAIN ST
LAS VEGAS, NV 89101

Rev: 04/10/2013
ID/Status: PERMANENTLY OUT OF USE
ID/Status: CURRENTLY IN USE
ID/Status: 8-000219

SOURCE: NV Department of Conservation and Natural Resources

Tank Substance: DIESEL
Install Date: 08/01/1991
Tank Material: COMPOSITE (STEEL W/ FRP)
Tank Model and Description: DOUBLE-WALLED
Federally Regulated Tank: TRUE
Pipe Material: FIBERGLASS REINFORCED PLASTIC
Pipe: DOUBLE-WALLED

Tank ID: 5
Tank Status: CURRENTLY IN USE
Tank Capacity: 10000
Tank Substance: DIESEL
Install Date: 08/01/1991
Tank Material: COMPOSITE (STEEL W/ FRP)
Tank Model and Description: DOUBLE-WALLED
Federally Regulated Tank: TRUE
Pipe Material: FIBERGLASS REINFORCED PLASTIC
Pipe: DOUBLE-WALLED

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

UST

EDR ID: U003379823 **DIST/DIR:** 0.142 SSE **ELEVATION:** 2022 **MAP ID:** E9

NAME: CLARK COUNTY DETENTION CENTER

ADDRESS: 330 S CASINO CENTER BLVD
LAS VEGAS, NV 89101

Rev: 04/10/2013
ID/Status: CURRENTLY IN USE
ID/Status: 8-000333

SOURCE: NV Department of Conservation and Natural Resources

UST:
Facility ID: 8-000333

Owner:
Assoc Facility Name: Clark County Detention Center
Owner: COUNTY OF CLARK RISK MANAGEMENT
Owner Address: PO BOX 551711
Owner City,St,Zip: LAS VEGAS, NV 89155-1711

Tank ID: 1
Tank Status: CURRENTLY IN USE
Tank Capacity: 4000
Tank Substance: DIESEL
Install Date: 01/01/1982
Tank Material: COMPOSITE (STEEL W/ FRP)
Tank Model and Description: NONE
Federally Regulated Tank: TRUE
Pipe Material: FIBERGLASS REINFORCED PLASTIC
Pipe: SECONDARY CONTAINMENT

Tank ID: 2
Tank Status: CURRENTLY IN USE
Tank Capacity: 4000
Tank Substance: DIESEL
Install Date: 11/28/2000
Tank Material: COMPOSITE (STEEL W/ FRP)
Tank Model and Description: DOUBLE-WALLED
Federally Regulated Tank: TRUE
Pipe Material: FIBERGLASS REINFORCED PLASTIC
Pipe: DOUBLE-WALLED

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: S106514361 **DIST/DIR:** 0.142 SE **ELEVATION:** 2022 **MAP ID:** E10

NAME: RAINBOW VEGAS MOTEL

ADDRESS: 401 SOUTH CASINO CENTER BOULEVARD
LAS VEGAS, NV
CLARK

SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: H-000004
ID/Status: 09/02/1999

SHWS:
Facility ID: H-000004
Date Release Reported to NDEP: 04/30/1998
Program: _
NDEP Case Officer: arushana
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 09/02/1999
Regulatory Type of Closure: _
Contaminant: Other; Hydraulic fluid from elevator lift: 70 feet deep

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

RCRA-CESQG

EDR ID: 1000833227 **DIST/DIR:** 0.153 NE **ELEVATION:** 2026 **MAP ID:** F11

NAME: GOLDEN NUGGET
ADDRESS: 129 E FREMONT
LAS VEGAS, NV 89101
CLARK
SOURCE: US Environmental Protection Agency

Rev: 02/12/2013
ID/Status: NVD986775005

RCRA-CESQG:
Date form received by agency: 06/09/1997
Facility name: GOLDEN NUGGET
Facility address: 129 E FREMONT
LAS VEGAS, NV 89101
EPA ID: NVD986775005
Contact: Not reported
Contact address: Not reported
Not reported
Contact country: Not reported
Contact telephone: Not reported
Contact email: Not reported
EPA Region: 09
Land type: Facility is not located on Indian land. Additional information is not known.
Classification: Conditionally Exempt Small Quantity Generator
Description: Handler: generates 100 kg or less of hazardous waste per calendar month, and accumulates 1000 kg or less of hazardous waste at any time; or generates 1 kg or less of acutely hazardous waste per calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste

Owner/Operator Summary:
Owner/operator name: STEVE WYNN
Owner/operator address: 129 E FREMONT
LAS VEGAS, NV 89101
Owner/operator country: Not reported
Owner/operator telephone: (702) 385-7111
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No

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Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

RCRA-CESQG

EDR ID: 1000833227 **DIST/DIR:** 0.153 NE **ELEVATION:** 2026 **MAP ID:** F11

NAME: GOLDEN NUGGET
ADDRESS: 129 E FREMONT
LAS VEGAS, NV 89101
CLARK
SOURCE: US Environmental Protection Agency

Rev: 02/12/2013
ID/Status: NVD986775005

Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:
Date form received by agency: 10/02/1992
Facility name: GOLDEN NUGGET
Classification: Small Quantity Generator

Facility Has Received Notices of Violations:
Regulation violated: Not reported
Area of violation: Generators - Records/Reporting
Date violation determined: 06/09/1997
Date achieved compliance: 06/09/1997
Violation lead agency: State
Enforcement action: Not reported
Enforcement action date: Not reported
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: Not reported
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Evaluation Action Summary:
Evaluation date: 10/03/2007
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State Contractor/Grantee

Evaluation date: 06/09/1997

- Continued on next page -

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

RCRA-CESQG

EDR ID: 1000833227 **DIST/DIR:** 0.153 NE **ELEVATION:** 2026 **MAP ID:** F11

NAME: GOLDEN NUGGET

ADDRESS: 129 E FREMONT
LAS VEGAS, NV 89101
CLARK

SOURCE: US Environmental Protection Agency

Rev: 02/12/2013
ID/Status: NVD986775005

Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Generators - Records/Reporting
Date achieved compliance: 06/09/1997
Evaluation lead agency: State Contractor/Grantee

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: S106514577 **DIST/DIR:** 0.159 SW **ELEVATION:** 2031 **MAP ID:** G12

NAME: CLARK COUNTY AUTO PARTS

ADDRESS: 505 SOUTH MAIN STREET
LAS VEGAS, NV
CLARK

SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: H-000211
ID/Status: 08/02/2005

SHWS:
Facility ID: H-000211
Date Release Reported to NDEP: 10/08/2003
Program: non-LUST
NDEP Case Officer: spiper
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil & Ground Water
Event: Not reported
Date of Closure: 08/02/2005
Regulatory Type of Closure: NAC 459 A-K
Contaminant: Heating Oil

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

UST

EDR ID: U004161954 **DIST/DIR:** 0.161 SW **ELEVATION:** 2031 **MAP ID:** G13

NAME: CLARK COUNTY WHOLESALE

ADDRESS: 505 S MAIN ST
LAS VEGAS, NV 89101

Rev: 04/10/2013
ID/Status: PERMANENTLY OUT OF USE
ID/Status: 8-002115

SOURCE: NV Department of Conservation and Natural Resources

UST:
Facility ID: 8-002115
Tank ID: 1
Tank Status: PERMANENTLY OUT OF USE
Tank Capacity: 600
Tank Substance: UNKNOWN
Install Date: Not reported
Tank Material: ASPHALT COATED OR BARE STEEL
Tank Model and Description: NONE
Federally Regulated Tank: TRUE
Pipe Material: GALVANIZED STEEL
Pipe: NONE

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

UST

EDR ID: U003379657 **DIST/DIR:** 0.168 SW **ELEVATION:** 2031 **MAP ID:** G14

NAME: CLARK CO WHOLESALE INC

ADDRESS: 512 S MAIN ST
LAS VEGAS, NV 89101

Rev: 04/10/2013
ID/Status: PERMANENTLY OUT OF USE
ID/Status: 8-000131

SOURCE: NV Department of Conservation and Natural Resources

UST:
Facility ID: 8-000131
Tank ID: 1
Tank Status: PERMANENTLY OUT OF USE
Tank Capacity: 2000
Tank Substance: GASOLINE
Install Date: 01/09/1971
Tank Material: ASPHALT COATED OR BARE STEEL
Tank Model and Description: NONE
Federally Regulated Tank: TRUE
Pipe Material: UNKNOWN
Pipe: NONE

Tank ID: 2
Tank Status: PERMANENTLY OUT OF USE
Tank Capacity: 2000
Tank Substance: DIESEL
Install Date: 01/09/1971
Tank Material: ASPHALT COATED OR BARE STEEL
Tank Model and Description: NONE
Federally Regulated Tank: TRUE
Pipe Material: UNKNOWN
Pipe: NONE

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: S110169745 **DIST/DIR:** 0.168 SW **ELEVATION:** 2031 **MAP ID:** G15

NAME: CLARK COUNTY WHOLESALE, INC.

ADDRESS: 512 SOUTH MAIN STREET
LAS VEGAS, NV 89101
CLARK

SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: 8-000131
ID/Status: 11/06/1989

SHWS:
Facility ID: 8-000131
Date Release Reported to NDEP: Not reported
Program: _
NDEP Case Officer: mgrebeck
Location of Paper File: Not reported
Type of Media Impacted: No Impact/Clean Close
Event: Not reported
Date of Closure: 11/06/1989
Regulatory Type of Closure: Clean Close
Contaminant: Not reported

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: S106870567 **DIST/DIR:** 0.169 NE **ELEVATION:** 2025 **MAP ID:** F16

NAME: GOLDEN NUGGET HOTEL & CASINO

ADDRESS: 116 SOUTH FIRST STREET
LAS VEGAS, NV 89101
CLARK

SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: H-000282
ID/Status: 04/11/2005

SHWS:
Facility ID: H-000282
Date Release Reported to NDEP: 11/05/2004
Program: non-LUST
NDEP Case Officer: bkottler
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 04/11/2005
Regulatory Type of Closure: NAC 445A A-K
Contaminant: TPH

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

UST

EDR ID: U004161971 **DIST/DIR:** 0.197 ESE **ELEVATION:** 2019 **MAP ID:** 17

NAME: PHOENIX BUILDING-CLOSED

ADDRESS: 330 S 3RD ST
LAS VEGAS, NV 89101

Rev: 04/10/2013
ID/Status: PERMANENTLY OUT OF USE
ID/Status: 8-002145

SOURCE: NV Department of Conservation and Natural Resources

UST:
Facility ID: 8-002145
Tank ID: 1
Tank Status: PERMANENTLY OUT OF USE
Tank Capacity: 500
Tank Substance: DIESEL
Install Date: 01/01/1983
Tank Material: UNKNOWN
Tank Model and Description: NONE
Federally Regulated Tank: TRUE
Pipe Material: COPPER
Pipe: NONE

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: S103877276 **DIST/DIR:** 0.199 ESE **ELEVATION:** 2019 **MAP ID:** 18

NAME: DOWNTOWN LAS VEGAS

ADDRESS: BRIDGER AND 3RD
LAS VEGAS, NV
CLARK

SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: H-001286
ID/Status: 06/08/1998

SHWS:
Facility ID: H-001286
Date Release Reported to NDEP: 06/08/1998
Program: _
NDEP Case Officer: arushana
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 06/08/1998
Regulatory Type of Closure: Clean w/ Remed
Contaminant: Diesel; 500 tons impacted soil removed during sewer const.

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

UST

EDR ID: U004161850 **DIST/DIR:** 0.208 NNE **ELEVATION:** 2028 **MAP ID:** H19

NAME: PLAZA HOTEL & CASINO

ADDRESS: 1 S MAIN ST
LAS VEGAS, NV 89101

Rev: 04/10/2013
ID/Status: PERMANENTLY OUT OF USE
ID/Status: CURRENTLY IN USE
ID/Status: 8-001686

SOURCE: NV Department of Conservation and Natural Resources

UST:
Facility ID: 8-001686

Owner:
Assoc Facility Name: Plaza Hotel & Casino
Owner: PLAZA HOTEL & CASINO LLC
Owner Address: ATTN: JACK BERGAN, PO BOX 760
Owner City,St,Zip: LAS VEGAS, NV 89125-0760

Tank ID: 1
Tank Status: PERMANENTLY OUT OF USE
Tank Capacity: 300
Tank Substance: DIESEL
Install Date: 01/01/1982
Tank Material: ASPHALT COATED OR BARE STEEL
Tank Model and Description: NONE
Federally Regulated Tank: TRUE
Pipe Material: BARE STEEL
Pipe: NONE

Tank ID: 2
Tank Status: CURRENTLY IN USE
Tank Capacity: 500
Tank Substance: DIESEL
Install Date: 06/01/1998
Tank Material: COMPOSITE (STEEL W/ FRP)
Tank Model and Description: DOUBLE-WALLED
Federally Regulated Tank: TRUE
Pipe Material: FLEXIBLE PLASTIC
Pipe: DOUBLE-WALLED

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: S106514462 **DIST/DIR:** 0.208 NNE **ELEVATION:** 2028 **MAP ID:** H20

NAME: PLAZA HOTEL AND CASINO

ADDRESS: 1 SOUTH MAIN STREET
LAS VEGAS, NV
CLARK

SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: H-000243

SHWS:
Facility ID: H-000243
Date Release Reported to NDEP: 05/14/2004
Program: non-LUST
NDEP Case Officer: jjohnson
Location of Paper File: NDEP: Carson City
Type of Media Impacted: Soil & Ground Water
Event: Confirmed Release
Date of Closure: Not reported
Regulatory Type of Closure: Not reported
Contaminant: Diesel

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

UST

EDR ID: U003380690 **DIST/DIR:** 0.210 NNE **ELEVATION:** 2028 **MAP ID:** H21

NAME: GOLDEN GATE CASINO

ADDRESS: 1 FREMONT ST
LAS VEGAS, NV 89101

Rev: 04/10/2013
ID/Status: PERMANENTLY OUT OF USE
ID/Status: 8-001488

SOURCE: NV Department of Conservation and Natural Resources

UST:
Facility ID: 8-001488
Tank ID: 1
Tank Status: PERMANENTLY OUT OF USE
Tank Capacity: 9999
Tank Substance: GASOLINE
Install Date: 01/01/1970
Tank Material: NOT LISTED
Tank Model and Description: NONE
Federally Regulated Tank: TRUE
Pipe Material: UNKNOWN
Pipe: NONE

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: U003380690 **DIST/DIR:** 0.210 NNE **ELEVATION:** 2028 **MAP ID:** H21

NAME: GOLDEN GATE CASINO

ADDRESS: 1 FREMONT ST
LAS VEGAS, NV 89101

Rev: 04/10/2013
ID/Status: 8-001488
ID/Status: 04/08/1997

SOURCE: NV Department of Conservation and Natural Resources

SHWS:
Facility ID: 8-001488
Date Release Reported to NDEP: 01/01/1900
Program: _
NDEP Case Officer: tcroft
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: _
Event: Not reported
Date of Closure: 04/08/1997
Regulatory Type of Closure: _
Contaminant: _

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

CERC-NFRAP

EDR ID: 1003879235 **DIST/DIR:** 0.211 NNE **ELEVATION:** 2028 **MAP ID:** H22

NAME: UNION PACIFC RR - LAS VEGAS ROUNDHOUSE
ADDRESS: MAIN & FREMONT
LAS VEGAS, NV 89101
CLARK
SOURCE: US EPA

Rev: 02/05/2013
ID/Status: NVD981989908

CERC-NFRAP:
Site ID: 0903043
Federal Facility: Not a Federal Facility
NPL Status: Not on the NPL
Non NPL Status: NFRAP-Site does not qualify for the NPL based on existing information

CERCLIS-NFRAP Assessment History:
Action: ARCHIVE SITE
Date Started: / /
Date Completed: 02/01/88
Priority Level: Not reported

Action: PRELIMINARY ASSESSMENT
Date Started: / /
Date Completed: 02/01/88
Priority Level: NFRAP-Site does not qualify for the NPL based on existing information

Action: DISCOVERY
Date Started: / /
Date Completed: 03/01/87
Priority Level: Not reported

Action: PRELIMINARY ASSESSMENT
Date Started: / /
Date Completed: 07/01/87
Priority Level: Low priority for further assessment

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

LUST

EDR ID: S103876228 **DIST/DIR:** 0.212 NNE **ELEVATION:** 2026 **MAP ID:** I23

NAME: LAS VEGAS CLUB & CASINO, APN 139-34-111-033
ADDRESS: 18 EAST FREMONT STREET
LAS VEGAS, NV 89101
CLARK
SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: 8-001682
ID/Status: 12/11/1997

LUST:
Facility ID: 8-001682
Program: LUST
Type of Media Impacted: Soil & Ground Water
Event: Not reported
Contaminant: Diesel; TPH and benzene
Closure Date: 12/11/1997
Closure Type: _
Date Reported to NDEP: 09/19/1995
Flag: CLOSED
NDEP Case Officer: lertler
Location of Paper File: NDEP: LV-Storage

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

UST

EDR ID: U004161849 **DIST/DIR:** 0.212 NNE **ELEVATION:** 2026 **MAP ID:** I24

NAME: LAS VEGAS CLUB

ADDRESS: 18 FREMONT ST
LAS VEGAS, NV 89101

Rev: 04/10/2013
ID/Status: PERMANENTLY OUT OF USE
ID/Status: CURRENTLY IN USE
ID/Status: 8-001682

SOURCE: NV Department of Conservation and Natural Resources

UST:
Facility ID: 8-001682

Owner:
Assoc Facility Name: Las Vegas Club
Owner: LAS VEGAS CLUB
Owner Address: 18 FREMONT ST
Owner City,St,Zip: LAS VEGAS, NV 89101-5678

Tank ID: 1
Tank Status: PERMANENTLY OUT OF USE
Tank Capacity: 6000
Tank Substance: DIESEL
Install Date: Not reported
Tank Material: FIBERGLASS REINFORCED PLASTIC
Tank Model and Description: NONE
Federally Regulated Tank: TRUE
Pipe Material: BARE STEEL
Pipe: NONE

Tank ID: 2
Tank Status: CURRENTLY IN USE
Tank Capacity: 3000
Tank Substance: DIESEL
Install Date: 04/01/1996
Tank Material: COMPOSITE (STEEL W/ FRP)
Tank Model and Description: DOUBLE-WALLED
Federally Regulated Tank: TRUE
Pipe Material: FIBERGLASS REINFORCED PLASTIC
Pipe: DOUBLE-WALLED

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: S109367533 **DIST/DIR:** 0.214 NE **ELEVATION:** 2025 **MAP ID:** I25

NAME: CITY OF LAS VEGAS REDEVELOPMENT AGENCY, UNDER SIDEWALK ON S
ADDRESS: 60 FREMONT STREET
LAS VEGAS, NV 89101
CLARK

Rev: 04/10/2013
ID/Status: H-000709
ID/Status: 01/12/2009

SOURCE: NV Department of Conservation and Natural Resources

SHWS:
Facility ID: H-000709
Date Release Reported to NDEP: 10/06/2008
Program: non-LUST
NDEP Case Officer: jdotchin
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 01/12/2009
Regulatory Type of Closure: NAC 459 A-K
Contaminant: Heating Oil; 300 gallon heating oil tank located under sidewalk near Binions Casino Hotel

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

UST

EDR ID: U004161802 **DIST/DIR:** 0.222 NE **ELEVATION:** 2022 **MAP ID:** J26

NAME: GOLDEN NUGGET INC

ADDRESS: 129 FREMONT ST
LAS VEGAS, NV 89101

Rev: 04/10/2013
ID/Status: PERMANENTLY OUT OF USE
ID/Status: CURRENTLY IN USE
ID/Status: 8-001483

SOURCE: NV Department of Conservation and Natural Resources

UST:
Facility ID: 8-001483

Owner:
Assoc Facility Name: Golden Nugget Inc
Owner: GNLV CORP
Owner Address: ATTN: ENGINEERING DEPT, 129 FREMONT ST
Owner City,St,Zip: LAS VEGAS, NV 89101-5603

Tank ID: 1
Tank Status: PERMANENTLY OUT OF USE
Tank Capacity: 1000
Tank Substance: DIESEL
Install Date: 03/01/1986
Tank Material: CATHODICALLY PROTECTED STEEL
Tank Model and Description: NONE
Federally Regulated Tank: TRUE
Pipe Material: NOT LISTED
Pipe: CATHODICALLY PROTECTED

Tank ID: 2
Tank Status: PERMANENTLY OUT OF USE
Tank Capacity: 500
Tank Substance: DIESEL
Install Date: 10/01/1985
Tank Material: FIBERGLASS REINFORCED PLASTIC
Tank Model and Description: NONE
Federally Regulated Tank: TRUE
Pipe Material: NOT LISTED
Pipe: CATHODICALLY PROTECTED

Tank ID: 3
Tank Status: PERMANENTLY OUT OF USE
Tank Capacity: 500
Tank Substance: DIESEL
Install Date: 10/01/1985
Tank Material: FIBERGLASS REINFORCED PLASTIC
Tank Model and Description: NONE
Federally Regulated Tank: TRUE
Pipe Material: NOT LISTED
Pipe: CATHODICALLY PROTECTED

Tank ID: 4
Tank Status: CURRENTLY IN USE
Tank Capacity: 1000

- Continued on next page -

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

UST

EDR ID: U004161802 **DIST/DIR:** 0.222 NE **ELEVATION:** 2022 **MAP ID:** J26

NAME: GOLDEN NUGGET INC

ADDRESS: 129 FREMONT ST
LAS VEGAS, NV 89101

Rev: 04/10/2013
ID/Status: PERMANENTLY OUT OF USE
ID/Status: CURRENTLY IN USE
ID/Status: 8-001483

SOURCE: NV Department of Conservation and Natural Resources

Tank Substance: DIESEL
Install Date: 08/01/1998
Tank Material: FIBERGLASS REINFORCED PLASTIC
Tank Model and Description: DOUBLE-WALLED
Federally Regulated Tank: TRUE
Pipe Material: FLEXIBLE PLASTIC
Pipe: DOUBLE-WALLED

Tank ID: 5
Tank Status: CURRENTLY IN USE
Tank Capacity: 1000
Tank Substance: DIESEL
Install Date: 08/01/1998
Tank Material: FIBERGLASS REINFORCED PLASTIC
Tank Model and Description: DOUBLE-WALLED
Federally Regulated Tank: TRUE
Pipe Material: FLEXIBLE PLASTIC
Pipe: DOUBLE-WALLED

Tank ID: 6
Tank Status: CURRENTLY IN USE
Tank Capacity: 1000
Tank Substance: DIESEL
Install Date: 08/01/1998
Tank Material: FIBERGLASS REINFORCED PLASTIC
Tank Model and Description: DOUBLE-WALLED
Federally Regulated Tank: TRUE
Pipe Material: FLEXIBLE PLASTIC
Pipe: DOUBLE-WALLED

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

UST

EDR ID: U003380624 **DIST/DIR:** 0.224 NE **ELEVATION:** 2022 **MAP ID:** J27

NAME: BINIONS HORSESHOE HOTEL & CASINO

ADDRESS: 128 FREMONT ST
LAS VEGAS, NV 89101

Rev: 04/10/2013
ID/Status: PERMANENTLY OUT OF USE
ID/Status: 8-001410

SOURCE: NV Department of Conservation and Natural Resources

UST:
Facility ID: 8-001410
Tank ID: 1
Tank Status: PERMANENTLY OUT OF USE
Tank Capacity: 10000
Tank Substance: DIESEL
Install Date: 01/01/1976
Tank Material: FIBERGLASS REINFORCED PLASTIC
Tank Model and Description: NONE
Federally Regulated Tank: TRUE
Pipe Material: FIBERGLASS REINFORCED PLASTIC
Pipe: NONE

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: S105805505 **DIST/DIR:** 0.227 East **ELEVATION:** 2018 **MAP ID:** K28

NAME: COUNTY COURTHOUSE PARKING STRUCTURE
ADDRESS: 200 SOUTH 3RD STREET
LAS VEGAS, NV
CLARK
SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: H-000144
ID/Status: 06/20/2005

SHWS:
Facility ID: H-000144
Date Release Reported to NDEP: 01/21/2003
Program: non-LUST
NDEP Case Officer: sharbour
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 06/20/2005
Regulatory Type of Closure: Clean w/ Remed
Contaminant: Diesel

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: S106514388 **DIST/DIR:** 0.235 East **ELEVATION:** 2018 **MAP ID:** K29

NAME: CITY OF LAS VEGAS

ADDRESS: ALLEY BETWEEN 302/304 CARSON STREET
LAS VEGAS, NV
CLARK

SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: H-000095
ID/Status: 07/13/2001

SHWS:
Facility ID: H-000095
Date Release Reported to NDEP: 03/28/2001
Program: _
NDEP Case Officer: dlloyd
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 07/13/2001
Regulatory Type of Closure: NAC 459 A-K
Contaminant: Diesel

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

US BROWNFIELDS

EDR ID: 1012235828 **DIST/DIR:** 0.278 South **ELEVATION:** 2023 **MAP ID:** 30

NAME: 601-625 CASINO CENTER BOULEVARD **Rev:** 12/10/2012

ADDRESS: 601-625 CASINO CENTER BOULEVARD
LAS VEGAS, NV 89101

SOURCE: US Environmental Protection Agency

US BROWNFIELDS:
Recipient name: Las Vegas, City of
Grant type: Assessment
Property name: 601-625 CASINO CENTER BOULEVARD
Property #: Not reported
Parcel size: Not reported
Property Description: Residential
Latitude: 36.164711
Longitude: -115.147818
HCM label: Not reported
Map scale: Not reported
Point of reference: Not reported
Datum: Not reported
ACRES property ID: 12033
Start date: Not reported
Completed date: Not reported
Acres cleaned up: Not reported
Cleanup funding: Not reported
Cleanup funding source: Not reported
Assessment funding: Not reported
Assessment funding source: Not reported
Redevelopment funding: Not reported
Redev. funding source: Not reported
Redev. funding entity name: Not reported
Redevelopment start date: Not reported
Assessment funding entity: Not reported
Cleanup funding entity: Not reported
Grant type: N/A
Accomplishment type: Phase I Environmental Assessment
Accomplishment count: 0
Cooperative agreement #: 98909101
Ownership entity: Not reported
Current owner: Not reported
Did owner change: Not reported
Cleanup required: No
Video available: Not reported
Photo available: Not reported
Institutional controls required: Not reported
IC Category proprietary controls: Not reported
IC cat. info. devices: Not reported
IC cat. gov. controls: Not reported
IC cat. enforcement permit tools: Not reported
IC in place date: Not reported
IC in place: Unknown

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Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

US BROWNFIELDS

EDR ID: 1012235828 **DIST/DIR:** 0.278 South **ELEVATION:** 2023 **MAP ID:** 30

NAME: 601-625 CASINO CENTER BOULEVARD **Rev:** 12/10/2012

ADDRESS: 601-625 CASINO CENTER BOULEVARD
LAS VEGAS, NV 89101

SOURCE: US Environmental Protection Agency

State/tribal program date: Not reported
State/tribal program ID: Not reported
State/tribal NFA date: Not reported
Air contaminated: Not reported
Air cleaned: Not reported
Asbestos found: Not reported
Asbestos cleaned: Not reported
Controled substance found: Not reported
Controled substance cleaned: Not reported
Drinking water affected: Not reported
Drinking water cleaned: Not reported
Groundwater affected: Not reported
Groundwater cleaned: Not reported
Lead contaminant found: Not reported
Lead cleaned up: Not reported
No media affected: Not reported
Unknown media affected: Not reported
Other cleaned up: Not reported
Other metals found: Not reported
Other metals cleaned: Not reported
Other contaminants found: Not reported
Other contams found description: Not reported
PAHs found: Not reported
PAHs cleaned up: Not reported
PCBs found: Not reported
PCBs cleaned up: Not reported
Petro products found: Not reported
Petro products cleaned: Not reported
Sediments found: Not reported
Sediments cleaned: Not reported
Soil affected: Not reported
Soil cleaned up: Not reported
Surface water cleaned: Not reported
Unknown found: Not reported
VOCs found: Not reported
VOCs cleaned: Not reported
Cleanup other description: Not reported
Num. of cleanup and re-dev. jobs: Not reported
Past use greenspace acreage: Not reported
Past use residential acreage: Not reported
Past use commercial acreage: Not reported
Past use industrial acreage: Not reported
Future use greenspace acreage: Not reported
Future use residential acreage: Not reported
Future use commercial acreage: Not reported

- Continued on next page -

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

US BROWNFIELDS

EDR ID: 1012235828 **DIST/DIR:** 0.278 South **ELEVATION:** 2023 **MAP ID:** 30

NAME: 601-625 CASINO CENTER BOULEVARD **Rev:** 12/10/2012

ADDRESS: 601-625 CASINO CENTER BOULEVARD
LAS VEGAS, NV 89101

SOURCE: US Environmental Protection Agency

Future use industrial acreage: Not reported
Greenspace acreage and type: Not reported
Superfund Fed. landowner flag: Not reported

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: S103876233 **DIST/DIR:** 0.289 ENE **ELEVATION:** 2017 **MAP ID:** 31

NAME: FITZGERALDS CASINO HOTEL, APN 139-34-610-006

ADDRESS: 301 FREMONT STREET
LAS VEGAS, NV 89101
CLARK

SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: 8-001705
ID/Status: 05/07/1996

SHWS:
Facility ID: 8-001705
Date Release Reported to NDEP: 01/01/1900
Program: _
NDEP Case Officer: cchd
Location of Paper File: NDEP: LV-Storage
Type of Media Impacted: _
Event: Not reported
Date of Closure: 05/07/1996
Regulatory Type of Closure: _
Contaminant: _

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: 1000787529 **DIST/DIR:** 0.299 NNE **ELEVATION:** 2024 **MAP ID:** L32

NAME: CALIFORNIA HOTEL, APN 139-34-111-002

ADDRESS: 12 EAST OGDEN AVENUE
LAS VEGAS, NV 89101
CLARK

SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: 8-001687
ID/Status: 06/15/1999

SHWS:
Facility ID: 8-001687
Date Release Reported to NDEP: 05/27/1999
Program: _
NDEP Case Officer: arushana
Location of Paper File: NDEP: LV-Storage
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 06/15/1999
Regulatory Type of Closure: NAC 459 A-K
Contaminant: Diesel

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: S103875983 **DIST/DIR:** 0.310 NNE **ELEVATION:** 2026 **MAP ID:** L33

NAME: TEXACO STATION, APN 139-34-111-001

ADDRESS: 224 NORTH MAIN STREET
LAS VEGAS, NV
CLARK

SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: 8-000672
ID/Status: 11/07/1997

SHWS:
Facility ID: 8-000672
Date Release Reported to NDEP: 01/01/1900
Program: _
NDEP Case Officer: lertler
Location of Paper File: NDEP: LV-Storage
Type of Media Impacted: Soil & Ground Water
Event: Not reported
Date of Closure: 11/07/1997
Regulatory Type of Closure: _
Contaminant: Other; Gasoline and Diesel TPH 210-980 mg/kg, BTEX 310-660 ug/l

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: S106870810 **DIST/DIR:** 0.334 NE **ELEVATION:** 2019 **MAP ID:** 34

NAME: SPEAKEASY GAMING OF FREMONT

ADDRESS: 220 EAST OGDEN AVENUE
LAS VEGAS, NV
CLARK

SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: H-000309
ID/Status: 01/10/2006

SHWS:
Facility ID: H-000309
Date Release Reported to NDEP: 04/20/2005
Program: non-LUST
NDEP Case Officer: danderson
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil & Ground Water
Event: Not reported
Date of Closure: 01/10/2006
Regulatory Type of Closure: NAC 445A A-K
Contaminant: Diesel; TPH in soil.

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: S103875875 **DIST/DIR:** 0.349 SSW **ELEVATION:** 2028 **MAP ID:** M35

NAME: LAS VEGAS LAUNDRY & DRY CLEANER
Rev: 04/10/2013
ID/Status: 8-000278

ADDRESS: 707 SOUTH FIRST STREET
LAS VEGAS, NV
CLARK

SOURCE: NV Department of Conservation and Natural Resources

SHWS:
Facility ID: 8-000278
Date Release Reported to NDEP: 04/30/1998
Program: non-LUST
NDEP Case Officer: spiper
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Ground Water
Event: Confirmed Release
Date of Closure: Not reported
Regulatory Type of Closure: Not reported
Contaminant: Solvents; Has a UST with Stoddard solvent that is why this has an eight number. Much vinyl chloride - indicates historical release

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: S107768920 **DIST/DIR:** 0.352 SE **ELEVATION:** 2014 **MAP ID:** 36

NAME: MINAMI DEVELOPMENT, INC., APN 139-34-701-001
ADDRESS: 333 SOUTH LAS VEGAS BOULEVARD
LAS VEGAS, NV 89101
CLARK
SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: H-000037
ID/Status: 03/20/1991

SHWS:
Facility ID: H-000037
Date Release Reported to NDEP: 01/01/1900
Program: _
NDEP Case Officer: jnajima
Location of Paper File: NDEP: Carson City
Type of Media Impacted: Soil & Ground Water
Event: Not reported
Date of Closure: 03/20/1991
Regulatory Type of Closure: _
Contaminant: _

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

US BROWNFIELDS

EDR ID: 1012234807 **DIST/DIR:** 0.361 SSW **ELEVATION:** 2028 **MAP ID:** M37

NAME: YGNELZI PROPERTY **Rev:** 12/10/2012

ADDRESS: 721 SOUTH FIRST STREET
LAS VEGAS, NV 0

SOURCE: US Environmental Protection Agency

US BROWNFIELDS:
Recipient name: Las Vegas, City of
Grant type: Assessment
Property name: YGNELZI PROPERTY
Property #: Not reported
Parcel size: 0
Property Description: Not reported
Latitude: 36.163834
Longitude: -115.149841
HCM label: Address Matching-House Number
Map scale: 100000
Point of reference: Entrance Point of a Facility or Station
Datum: North American Datum of 1983
ACRES property ID: 12022
Start date: Not reported
Completed date: Not reported
Acres cleaned up: Not reported
Cleanup funding: Not reported
Cleanup funding source: Not reported
Assessment funding: Not reported
Assessment funding source: Not reported
Redevelopment funding: Not reported
Redev. funding source: Not reported
Redev. funding entity name: Not reported
Redevelopment start date: 31-Dec-01
Assessment funding entity: Not reported
Cleanup funding entity: Not reported
Grant type: N/A
Accomplishment type: Phase I Environmental Assessment
Accomplishment count: 0
Cooperative agreement #: 98909101
Ownership entity: Not reported
Current owner: Not reported
Did owner change: N
Cleanup required: Yes
Video available: Not reported
Photo available: Not reported
Institutional controls required: Not reported
IC Category proprietary controls: Not reported
IC cat. info. devices: Not reported
IC cat. gov. controls: Not reported
IC cat. enforcement permit tools: Not reported
IC in place date: Not reported
IC in place: Unknown

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Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

US BROWNFIELDS

EDR ID: 1012234807 **DIST/DIR:** 0.361 SSW **ELEVATION:** 2028 **MAP ID:** M37

NAME: YGNELZI PROPERTY **Rev:** 12/10/2012

ADDRESS: 721 SOUTH FIRST STREET
LAS VEGAS, NV 0

SOURCE: US Environmental Protection Agency

State/tribal program date: Not reported
State/tribal program ID: Not reported
State/tribal NFA date: Not reported
Air contaminated: Not reported
Air cleaned: Not reported
Asbestos found: Not reported
Asbestos cleaned: Not reported
Controled substance found: Not reported
Controled substance cleaned: Not reported
Drinking water affected: Not reported
Drinking water cleaned: Not reported
Groundwater affected: Not reported
Groundwater cleaned: Not reported
Lead contaminant found: Not reported
Lead cleaned up: Not reported
No media affected: Not reported
Unknown media affected: Not reported
Other cleaned up: Not reported
Other metals found: Not reported
Other metals cleaned: Not reported
Other contaminants found: Not reported
Other contams found description: Not reported
PAHs found: Not reported
PAHs cleaned up: Not reported
PCBs found: Not reported
PCBs cleaned up: Not reported
Petro products found: Not reported
Petro products cleaned: Not reported
Sediments found: Not reported
Sediments cleaned: Not reported
Soil affected: Not reported
Soil cleaned up: Not reported
Surface water cleaned: Not reported
Unknown found: Not reported
VOCs found: Not reported
VOCs cleaned: Not reported
Cleanup other description: Not reported
Num. of cleanup and re-dev. jobs: 0
Past use greenspace acreage: Not reported
Past use residential acreage: Not reported
Past use commercial acreage: Not reported
Past use industrial acreage: Not reported
Future use greenspace acreage: Not reported
Future use residential acreage: Not reported
Future use commercial acreage: Not reported

- Continued on next page -

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

US BROWNFIELDS

EDR ID: 1012234807 **DIST/DIR:** 0.361 SSW **ELEVATION:** 2028 **MAP ID:** M37

NAME: YGNELZI PROPERTY **Rev:** 12/10/2012

ADDRESS: 721 SOUTH FIRST STREET
LAS VEGAS, NV 0

SOURCE: US Environmental Protection Agency

Future use industrial acreage: Not reported
Greenspace acreage and type: Not reported
Superfund Fed. landowner flag: Not reported

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: S103877400 **DIST/DIR:** 0.361 SSW **ELEVATION:** 2028 **MAP ID:** M38

NAME: FORMER DRY CLEANER (ABANDONED)

ADDRESS: 721-723 SOUTH FIRST STREET
LAS VEGAS, NV
CLARK

SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: H-001337

SHWS:
Facility ID: H-001337
Date Release Reported to NDEP: 02/08/1999
Program: non-LUST
NDEP Case Officer: spiper
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil & Ground Water
Event: Confirmed Release
Date of Closure: Not reported
Regulatory Type of Closure: Not reported
Contaminant: Solvents; PCE, TCE and VC: old release

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

US BROWNFIELDS

EDR ID: 1012234843 **DIST/DIR:** 0.379 SSE **ELEVATION:** 2018 **MAP ID:** 39

NAME: BANK OF AMERICA PROPERTY **Rev:** 12/10/2012

ADDRESS: 624 SOUTH FOURTH ST.
LAS VEGAS, NV

SOURCE: US Environmental Protection Agency

US BROWNFIELDS:
Recipient name: Las Vegas, City of
Grant type: Assessment
Property name: BANK OF AMERICA PROPERTY
Property #: Not reported
Parcel size: Not reported
Property Description: Not reported
Latitude: 36.163642
Longitude: -115.145985
HCM label: Address Matching-House Number
Map scale: 100000
Point of reference: Entrance Point of a Facility or Station
Datum: North American Datum of 1983
ACRES property ID: 12027
Start date: Not reported
Completed date: Not reported
Acres cleaned up: Not reported
Cleanup funding: Not reported
Cleanup funding source: Not reported
Assessment funding: Not reported
Assessment funding source: Not reported
Redevelopment funding: Not reported
Redev. funding source: Not reported
Redev. funding entity name: Not reported
Redevelopment start date: Not reported
Assessment funding entity: Not reported
Cleanup funding entity: Not reported
Grant type: N/A
Accomplishment type: Phase I Environmental Assessment
Accomplishment count: 0
Cooperative agreement #: 98909101
Ownership entity: Not reported
Current owner: Not reported
Did owner change: Not reported
Cleanup required: No
Video available: Not reported
Photo available: Not reported
Institutional controls required: Not reported
IC Category proprietary controls: Not reported
IC cat. info. devices: Not reported
IC cat. gov. controls: Not reported
IC cat. enforcement permit tools: Not reported
IC in place date: Not reported
IC in place: Unknown

- Continued on next page -

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

US BROWNFIELDS

EDR ID: 1012234843 **DIST/DIR:** 0.379 SSE **ELEVATION:** 2018 **MAP ID:** 39

NAME: BANK OF AMERICA PROPERTY **Rev:** 12/10/2012

ADDRESS: 624 SOUTH FOURTH ST.
LAS VEGAS, NV

SOURCE: US Environmental Protection Agency

State/tribal program date: Not reported
State/tribal program ID: Not reported
State/tribal NFA date: Not reported
Air contaminated: Not reported
Air cleaned: Not reported
Asbestos found: Not reported
Asbestos cleaned: Not reported
Controled substance found: Not reported
Controled substance cleaned: Not reported
Drinking water affected: Not reported
Drinking water cleaned: Not reported
Groundwater affected: Not reported
Groundwater cleaned: Not reported
Lead contaminant found: Not reported
Lead cleaned up: Not reported
No media affected: Not reported
Unknown media affected: Not reported
Other cleaned up: Not reported
Other metals found: Not reported
Other metals cleaned: Not reported
Other contaminants found: Not reported
Other contams found description: Not reported
PAHs found: Not reported
PAHs cleaned up: Not reported
PCBs found: Not reported
PCBs cleaned up: Not reported
Petro products found: Not reported
Petro products cleaned: Not reported
Sediments found: Not reported
Sediments cleaned: Not reported
Soil affected: Not reported
Soil cleaned up: Not reported
Surface water cleaned: Not reported
Unknown found: Not reported
VOCs found: Not reported
VOCs cleaned: Not reported
Cleanup other description: Not reported
Num. of cleanup and re-dev. jobs: Not reported
Past use greenspace acreage: Not reported
Past use residential acreage: Not reported
Past use commercial acreage: Not reported
Past use industrial acreage: Not reported
Future use greenspace acreage: Not reported
Future use residential acreage: Not reported
Future use commercial acreage: Not reported

- Continued on next page -

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

US BROWNFIELDS

EDR ID: 1012234843 **DIST/DIR:** 0.379 SSE **ELEVATION:** 2018 **MAP ID:** 39

NAME: BANK OF AMERICA PROPERTY **Rev:** 12/10/2012

ADDRESS: 624 SOUTH FOURTH ST.
LAS VEGAS, NV

SOURCE: US Environmental Protection Agency

Future use industrial acreage: Not reported
Greenspace acreage and type: Not reported
Superfund Fed. landowner flag: Not reported

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: S103876817 **DIST/DIR:** 0.380 SE **ELEVATION:** 2013 **MAP ID:** 40

NAME: CITY OF LAS VEGAS BULLDOG SITE
ADDRESS: 501 SOUTH LAS VEGAS BOULEVARD
LAS VEGAS, NV
CLARK
SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: H-000001
ID/Status: 05/12/1998

SHWS:
Facility ID: H-000001
Date Release Reported to NDEP: 06/13/1997
Program: _
NDEP Case Officer: tcroft
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 05/12/1998
Regulatory Type of Closure: _
Contaminant: Solvents

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: S106514463 **DIST/DIR:** 0.405 ENE **ELEVATION:** 2013 **MAP ID:** 41

NAME: GOLD SPIKE HOTEL AND CASINO

ADDRESS: 400 EAST OGDEN AVENUE
LAS VEGAS, NV
CLARK

SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: H-000244
ID/Status: 08/13/2004

SHWS:
Facility ID: H-000244
Date Release Reported to NDEP: 05/18/2004
Program: non-LUST
NDEP Case Officer: spiper
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil & Ground Water
Event: Not reported
Date of Closure: 08/13/2004
Regulatory Type of Closure: NAC 445A A-K
Contaminant: _

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

US BROWNFIELDS

EDR ID: 1012235032 **DIST/DIR:** 0.412 NE **ELEVATION:** 2018 **MAP ID:** 42

NAME: POST OFFICE/OLD FEDERAL BUILDING **Rev:** 12/10/2012

ADDRESS: 300 NORTH CASINO CENTER BOULEVARD
LAS VEGAS, NV

SOURCE: US Environmental Protection Agency

US BROWNFIELDS:
Recipient name: Las Vegas, City of
Grant type: Assessment
Property name: POST OFFICE/OLD FEDERAL BUILDING
Property #: Not reported
Parcel size: Not reported
Property Description: Not reported
Latitude: 36.173076
Longitude: -115.142278
HCM label: Address Matching-House Number
Map scale: 100000
Point of reference: Entrance Point of a Facility or Station
Datum: North American Datum of 1983
ACRES property ID: 12024
Start date: Not reported
Completed date: Not reported
Acres cleaned up: Not reported
Cleanup funding: Not reported
Cleanup funding source: Not reported
Assessment funding: Not reported
Assessment funding source: Not reported
Redevelopment funding: Not reported
Redev. funding source: Not reported
Redev. funding entity name: Not reported
Redevelopment start date: Not reported
Assessment funding entity: Not reported
Cleanup funding entity: Not reported
Grant type: N/A
Accomplishment type: Phase I Environmental Assessment
Accomplishment count: 0
Cooperative agreement #: 98909101
Ownership entity: Not reported
Current owner: Not reported
Did owner change: Not reported
Cleanup required: No
Video available: Not reported
Photo available: Not reported
Institutional controls required: Not reported
IC Category proprietary controls: Not reported
IC cat. info. devices: Not reported
IC cat. gov. controls: Not reported
IC cat. enforcement permit tools: Not reported
IC in place date: Not reported
IC in place: Unknown

- Continued on next page -

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

US BROWNFIELDS

EDR ID: 1012235032 **DIST/DIR:** 0.412 NE **ELEVATION:** 2018 **MAP ID:** 42

NAME: POST OFFICE/OLD FEDERAL BUILDING **Rev:** 12/10/2012

ADDRESS: 300 NORTH CASINO CENTER BOULEVARD
LAS VEGAS, NV

SOURCE: US Environmental Protection Agency

State/tribal program date: Not reported
State/tribal program ID: Not reported
State/tribal NFA date: Not reported
Air contaminated: Not reported
Air cleaned: Not reported
Asbestos found: Not reported
Asbestos cleaned: Not reported
Controled substance found: Not reported
Controled substance cleaned: Not reported
Drinking water affected: Not reported
Drinking water cleaned: Not reported
Groundwater affected: Not reported
Groundwater cleaned: Not reported
Lead contaminant found: Not reported
Lead cleaned up: Not reported
No media affected: Not reported
Unknown media affected: Not reported
Other cleaned up: Not reported
Other metals found: Not reported
Other metals cleaned: Not reported
Other contaminants found: Not reported
Other contams found description: Not reported
PAHs found: Not reported
PAHs cleaned up: Not reported
PCBs found: Not reported
PCBs cleaned up: Not reported
Petro products found: Not reported
Petro products cleaned: Not reported
Sediments found: Not reported
Sediments cleaned: Not reported
Soil affected: Not reported
Soil cleaned up: Not reported
Surface water cleaned: Not reported
Unknown found: Not reported
VOCs found: Not reported
VOCs cleaned: Not reported
Cleanup other description: Not reported
Num. of cleanup and re-dev. jobs: Not reported
Past use greenspace acreage: Not reported
Past use residential acreage: Not reported
Past use commercial acreage: Not reported
Past use industrial acreage: Not reported
Future use greenspace acreage: Not reported
Future use residential acreage: Not reported
Future use commercial acreage: Not reported

- Continued on next page -

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

US BROWNFIELDS

EDR ID: 1012235032 **DIST/DIR:** 0.412 NE **ELEVATION:** 2018 **MAP ID:** 42

NAME: POST OFFICE/OLD FEDERAL BUILDING **Rev:** 12/10/2012

ADDRESS: 300 NORTH CASINO CENTER BOULEVARD
LAS VEGAS, NV

SOURCE: US Environmental Protection Agency

Future use industrial acreage: Not reported
Greenspace acreage and type: Not reported
Superfund Fed. landowner flag: Not reported

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: U003380180 **DIST/DIR:** 0.430 East **ELEVATION:** 2011 **MAP ID:** 43

NAME: UNOCAL #2916

ADDRESS: 131 LAS VEGAS BLVD N
LAS VEGAS, NV 89105

SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: 8-000754
ID/Status: 12/09/1996
ID/Status: 09/22/1993
ID/Status: 10/13/1994
ID/Status: 07/31/1991

SHWS:
Facility ID: 8-000754
Date Release Reported to NDEP: 03/30/1993
Program: _
NDEP Case Officer: jnajima
Location of Paper File: NDEP: LV-Storage
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 12/09/1996
Regulatory Type of Closure: _
Contaminant: Other; waste oil and gasoline

Facility ID: 8-000754
Date Release Reported to NDEP: _
Program: _
NDEP Case Officer: ksulliva
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 09/22/1993
Regulatory Type of Closure: _
Contaminant: _

Facility ID: 8-000754
Date Release Reported to NDEP: _
Program: _
NDEP Case Officer: ksulliva
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 10/13/1994
Regulatory Type of Closure: _
Contaminant: _

Facility ID: 8-000754
Date Release Reported to NDEP: _
Program: _
NDEP Case Officer: abiaggi
Location of Paper File: NDEP: Carson City
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 07/31/1991
Regulatory Type of Closure: _
Contaminant: _

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: S103876079 **DIST/DIR:** 0.439 NE **ELEVATION:** 2014 **MAP ID:** 44

NAME: U.S. POSTAL SERVICE
ADDRESS: 301 EAST STEWART AVENUE
LAS VEGAS, NV 89101
CLARK
SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: 8-000999
ID/Status: 02/11/1997

SHWS:
Facility ID: 8-000999
Date Release Reported to NDEP: 01/01/1900
Program: _
NDEP Case Officer: cchd
Location of Paper File: NDEP: LV-Storage
Type of Media Impacted: _
Event: Not reported
Date of Closure: 02/11/1997
Regulatory Type of Closure: _
Contaminant: _

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: S103877244 **DIST/DIR:** 0.445 SSW **ELEVATION:** 2030 **MAP ID:** N45

NAME: ABC AUTOMOTIVE

ADDRESS: 817 SOUTH MAIN STREET
LAS VEGAS, NV
CLARK

SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: H-001245
ID/Status: 05/10/1993

SHWS:
Facility ID: H-001245
Date Release Reported to NDEP: 05/19/1992
Program: _
NDEP Case Officer: cchd
Location of Paper File: CCHD: Las Vegas
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 05/10/1993
Regulatory Type of Closure: _
Contaminant: _; Petroleum Hydrocarbon

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: S107601335 **DIST/DIR:** 0.448 NNW **ELEVATION:** 2036 **MAP ID:** 46

NAME: STEEL ENGINEERS INC

ADDRESS: 716 WEST MESQUITE AVENUE
LAS VEGAS, NV
CLARK

SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: 8-001019
ID/Status: 04/24/1997

SHWS:
Facility ID: 8-001019
Date Release Reported to NDEP: 01/07/1994
Program: _
NDEP Case Officer: tcroft
Location of Paper File: NDEP: LV-Storage
Type of Media Impacted: Soil & Ground Water
Event: Not reported
Date of Closure: 04/24/1997
Regulatory Type of Closure: _
Contaminant: Diesel; BTEx, TPH released to soil and groundwater.

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: S107600790 **DIST/DIR:** 0.448 East **ELEVATION:** 2007 **MAP ID:** 47

NAME: AT&T COMMUNICATIONS, 139-34-611-053

ADDRESS: 112 SOUTH 6TH STREET
LAS VEGAS, NV
CLARK

SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: 8-000054
ID/Status: 10/13/1994

SHWS:
Facility ID: 8-000054
Date Release Reported to NDEP: 01/21/1992
Program: _
NDEP Case Officer: jvillanu
Location of Paper File: NDEP: LV-Storage
Type of Media Impacted: Soil & Ground Water
Event: Not reported
Date of Closure: 10/13/1994
Regulatory Type of Closure: _
Contaminant: Diesel; 8,000 gallon diesel UST

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

US BROWNFIELDS

EDR ID: 1012235751 **DIST/DIR:** 0.451 SSW **ELEVATION:** 2029 **MAP ID:** 48

NAME: 820 SOUTH FIRST STREET **Rev:** 12/10/2012

ADDRESS: 820 SOUTH FIRST STREET
LAS VEGAS, NV 89101

SOURCE: US Environmental Protection Agency

US BROWNFIELDS:
Recipient name: Las Vegas, City of
Grant type: Assessment
Property name: 820 SOUTH FIRST STREET
Property #: Not reported
Parcel size: Not reported
Property Description: Automotive repair facility
Latitude: 36.162814
Longitude: -115.150887
HCM label: Not reported
Map scale: Not reported
Point of reference: Not reported
Datum: Not reported
ACRES property ID: 12031
Start date: Not reported
Completed date: Not reported
Acres cleaned up: Not reported
Cleanup funding: Not reported
Cleanup funding source: Not reported
Assessment funding: Not reported
Assessment funding source: Not reported
Redevelopment funding: Not reported
Redev. funding source: Not reported
Redev. funding entity name: Not reported
Redevelopment start date: Not reported
Assessment funding entity: Not reported
Cleanup funding entity: Not reported
Grant type: N/A
Accomplishment type: Phase I Environmental Assessment
Accomplishment count: 0
Cooperative agreement #: 98909101
Ownership entity: Not reported
Current owner: Not reported
Did owner change: Not reported
Cleanup required: Not reported
Video available: Not reported
Photo available: Not reported
Institutional controls required: Not reported
IC Category proprietary controls: Not reported
IC cat. info. devices: Not reported
IC cat. gov. controls: Not reported
IC cat. enforcement permit tools: Not reported
IC in place date: Not reported
IC in place: Unknown

- Continued on next page -

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

US BROWNFIELDS

EDR ID: 1012235751 **DIST/DIR:** 0.451 SSW **ELEVATION:** 2029 **MAP ID:** 48

NAME: 820 SOUTH FIRST STREET **Rev:** 12/10/2012

ADDRESS: 820 SOUTH FIRST STREET
LAS VEGAS, NV 89101

SOURCE: US Environmental Protection Agency

State/tribal program date: Not reported
State/tribal program ID: Not reported
State/tribal NFA date: Not reported
Air contaminated: Not reported
Air cleaned: Not reported
Asbestos found: Not reported
Asbestos cleaned: Not reported
Controled substance found: Not reported
Controled substance cleaned: Not reported
Drinking water affected: Not reported
Drinking water cleaned: Not reported
Groundwater affected: Not reported
Groundwater cleaned: Not reported
Lead contaminant found: Not reported
Lead cleaned up: Not reported
No media affected: Not reported
Unknown media affected: Not reported
Other cleaned up: Not reported
Other metals found: Not reported
Other metals cleaned: Not reported
Other contaminants found: Not reported
Other contams found description: Not reported
PAHs found: Not reported
PAHs cleaned up: Not reported
PCBs found: Not reported
PCBs cleaned up: Not reported
Petro products found: Not reported
Petro products cleaned: Not reported
Sediments found: Not reported
Sediments cleaned: Not reported
Soil affected: Not reported
Soil cleaned up: Not reported
Surface water cleaned: Not reported
Unknown found: Not reported
VOCs found: Not reported
VOCs cleaned: Not reported
Cleanup other description: Not reported
Num. of cleanup and re-dev. jobs: Not reported
Past use greenspace acreage: Not reported
Past use residential acreage: Not reported
Past use commercial acreage: Not reported
Past use industrial acreage: Not reported
Future use greenspace acreage: Not reported
Future use residential acreage: Not reported
Future use commercial acreage: Not reported

- Continued on next page -

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

US BROWNFIELDS

EDR ID: 1012235751 **DIST/DIR:** 0.451 SSW **ELEVATION:** 2029 **MAP ID:** 48

NAME: 820 SOUTH FIRST STREET **Rev:** 12/10/2012

ADDRESS: 820 SOUTH FIRST STREET
LAS VEGAS, NV 89101

SOURCE: US Environmental Protection Agency

Future use industrial acreage: Not reported
Greenspace acreage and type: Not reported
Superfund Fed. landowner flag: Not reported

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

US BROWNFIELDS

EDR ID: 1012235830 **DIST/DIR:** 0.456 SSW **ELEVATION:** 2030 **MAP ID:** N49

NAME: 831 SOUTH MAIN STREET **Rev:** 12/10/2012

ADDRESS: 831 SOUTH MAIN STREET
LAS VEGAS, NV 89101

SOURCE: US Environmental Protection Agency

US BROWNFIELDS:
Recipient name: Las Vegas, City of
Grant type: Assessment
Property name: 831 SOUTH MAIN STREET
Property #: Not reported
Parcel size: Not reported
Property Description: Transmission repair shop
Latitude: 36.1629
Longitude: -115.151337
HCM label: Not reported
Map scale: Not reported
Point of reference: Not reported
Datum: Not reported
ACRES property ID: 12028
Start date: Not reported
Completed date: Not reported
Acres cleaned up: Not reported
Cleanup funding: Not reported
Cleanup funding source: Not reported
Assessment funding: Not reported
Assessment funding source: Not reported
Redevelopment funding: Not reported
Redev. funding source: Not reported
Redev. funding entity name: Not reported
Redevelopment start date: Not reported
Assessment funding entity: Not reported
Cleanup funding entity: Not reported
Grant type: N/A
Accomplishment type: Phase I Environmental Assessment
Accomplishment count: 0
Cooperative agreement #: 98909101
Ownership entity: Not reported
Current owner: Not reported
Did owner change: Not reported
Cleanup required: Not reported
Video available: Not reported
Photo available: Not reported
Institutional controls required: Not reported
IC Category proprietary controls: Not reported
IC cat. info. devices: Not reported
IC cat. gov. controls: Not reported
IC cat. enforcement permit tools: Not reported
IC in place date: Not reported
IC in place: Unknown

- Continued on next page -

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

US BROWNFIELDS

EDR ID: 1012235830 **DIST/DIR:** 0.456 SSW **ELEVATION:** 2030 **MAP ID:** N49

NAME: 831 SOUTH MAIN STREET **Rev:** 12/10/2012

ADDRESS: 831 SOUTH MAIN STREET
LAS VEGAS, NV 89101

SOURCE: US Environmental Protection Agency

State/tribal program date: Not reported
State/tribal program ID: Not reported
State/tribal NFA date: Not reported
Air contaminated: Not reported
Air cleaned: Not reported
Asbestos found: Not reported
Asbestos cleaned: Not reported
Controled substance found: Not reported
Controled substance cleaned: Not reported
Drinking water affected: Not reported
Drinking water cleaned: Not reported
Groundwater affected: Not reported
Groundwater cleaned: Not reported
Lead contaminant found: Not reported
Lead cleaned up: Not reported
No media affected: Not reported
Unknown media affected: Not reported
Other cleaned up: Not reported
Other metals found: Not reported
Other metals cleaned: Not reported
Other contaminants found: Not reported
Other contams found description: Not reported
PAHs found: Not reported
PAHs cleaned up: Not reported
PCBs found: Not reported
PCBs cleaned up: Not reported
Petro products found: Not reported
Petro products cleaned: Not reported
Sediments found: Not reported
Sediments cleaned: Not reported
Soil affected: Not reported
Soil cleaned up: Not reported
Surface water cleaned: Not reported
Unknown found: Not reported
VOCs found: Not reported
VOCs cleaned: Not reported
Cleanup other description: Not reported
Num. of cleanup and re-dev. jobs: Not reported
Past use greenspace acreage: Not reported
Past use residential acreage: Not reported
Past use commercial acreage: Not reported
Past use industrial acreage: Not reported
Future use greenspace acreage: Not reported
Future use residential acreage: Not reported
Future use commercial acreage: Not reported

- Continued on next page -

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

US BROWNFIELDS

EDR ID: 1012235830 **DIST/DIR:** 0.456 SSW **ELEVATION:** 2030 **MAP ID:** N49

NAME: 831 SOUTH MAIN STREET **Rev:** 12/10/2012

ADDRESS: 831 SOUTH MAIN STREET
LAS VEGAS, NV 89101

SOURCE: US Environmental Protection Agency

Future use industrial acreage: Not reported
Greenspace acreage and type: Not reported
Superfund Fed. landowner flag: Not reported

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

CERCLIS

EDR ID: 1007490842 **DIST/DIR:** 0.458 SSE **ELEVATION:** 2012 **MAP ID:** O50

NAME: EAGLE CREST MERCURY SPILL

Rev: 02/04/2013
ID/Status: NVN000906079

ADDRESS:
LAS VEGAS, NV
CLARK

SOURCE: US EPA

CERCLIS:
Site ID: 0906079
EPA ID: NVN000906079
Facility County: CLARK
Short Name: EAGLE CREST MERCURY SPILL
Congressional District: Not reported
IFMS ID: Not reported
SMSA Number: Not reported
USGC Hydro Unit: Not reported
Federal Facility: Not a Federal Facility
DMNSN Number: 0.00000
Site Orphan Flag: Not reported
RCRA ID: Not reported
USGS Quadrangle: Not reported
Site Init By Prog: R
NFRAP Flag: Not reported
Parent ID: Not reported
RST Code: Not reported
EPA Region: 09
Classification: Not reported
Site Settings Code: Not reported
NPL Status: Not on the NPL
DMNSN Unit Code: Not reported
RBRAC Code: Not reported
RResp Fed Agency Code: Not reported
Non NPL Status: Removal Only Site (No Site Assessment Work Needed)
Non NPL Status Date: 04/21/04
Site Fips Code: 32003
CC Concurrence Date: / /
CC Concurrence FY: Not reported
Alias EPA ID: Not reported
Site FUDS Flag: Not reported

CERCLIS Site Contact Name(s):
Contact ID: 9000171.00000
Contact Name: Chris Weden
Contact Tel: (415) 972-3041
Contact Title: On-Scene Coordinator (OSC)
Contact Email: Not reported

Alias Comments: Not reported
Site Description: Children obtained 500 ml bottle of elemental mercury. They played with it in their apartment and the next day took a portion to their school bus stop in a cracked tupperware container to the school bus stop. They played with it

- Continued on next page -

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

CERCLIS

EDR ID: 1007490842 **DIST/DIR:** 0.458 SSE **ELEVATION:** 2012 **MAP ID:** O50

NAME: EAGLE CREST MERCURY SPILL

Rev: 02/04/2013
ID/Status: NVN000906079

ADDRESS:
LAS VEGAS, NV
CLARK

SOURCE: US EPA

there, on the school bus, and at school. Mercury was spilled in the apartment, at the bus stop, on the bus, and tracked by contaminated shoes into Lied Middle School.

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

CERCLIS

EDR ID: 1010782155 **DIST/DIR:** 0.458 SSE **ELEVATION:** 2012 **MAP ID:** O51

NAME: LAS VEGAS RICIN

Rev: 02/04/2013
ID/Status: NVN000908577

ADDRESS:
LAS VEGAS, NV
CLARK

SOURCE: US EPA

CERCLIS:
Site ID: 0908577
EPA ID: NVN000908577
Facility County: CLARK
Short Name: LAS VEGAS RICIN
Congressional District: Not reported
IFMS ID: Not reported
SMSA Number: Not reported
USGC Hydro Unit: Not reported
Federal Facility: Not a Federal Facility
DMNSN Number: 0.00000
Site Orphan Flag: Not reported
RCRA ID: Not reported
USGS Quadrangle: Not reported
Site Init By Prog: R
NFRAP Flag: Not reported
Parent ID: Not reported
RST Code: Not reported
EPA Region: 09
Classification: Not reported
Site Settings Code: Not reported
NPL Status: Not on the NPL
DMNSN Unit Code: Not reported
RBRAC Code: Not reported
RResp Fed Agency Code: Not reported
Non NPL Status: Removal Only Site (No Site Assessment Work Needed)
Non NPL Status Date: 03/12/08
Site Fips Code: 32003
CC Concurrence Date: / /
CC Concurrence FY: Not reported
Alias EPA ID: Not reported
Site FUDS Flag: Not reported

Alias Comments: Not reported
Site Description: Not reported

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: S103876931 **DIST/DIR:** 0.461 North **ELEVATION:** 2031 **MAP ID:** 52

NAME: DR. QUINCY FORTIER

ADDRESS: 500 WEST MESQUITE AVENUE
LAS VEGAS, NV 89106
CLARK

SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: H-000480
ID/Status: 10/07/1992

SHWS:
Facility ID: H-000480
Date Release Reported to NDEP: 01/01/1900
Program: _
NDEP Case Officer: cchd
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: _
Event: Not reported
Date of Closure: 10/07/1992
Regulatory Type of Closure: Clean Close
Contaminant: _

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: U003380862 **DIST/DIR:** 0.466 East **ELEVATION:** 2007 **MAP ID:** 53

NAME: EL CORTEZ HOTEL & CASINO

ADDRESS: 600 FREMONT ST
LAS VEGAS, NV 89101

Rev: 04/10/2013
ID/Status: 8-001704
ID/Status: 06/25/1996

SOURCE: NV Department of Conservation and Natural Resources

SHWS:
Facility ID: 8-001704
Date Release Reported to NDEP: 01/01/1900
Program: _
NDEP Case Officer: cchd
Location of Paper File: NDEP: LV-Storage
Type of Media Impacted: _
Event: Not reported
Date of Closure: 06/25/1996
Regulatory Type of Closure: _
Contaminant: _

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: S105383281 **DIST/DIR:** 0.468 ENE **ELEVATION:** 2010 **MAP ID:** 54

NAME: CITY OF LAS VEGAS PARKING LOT

ADDRESS: 225 NORTH LAS VEGAS BOULEVARD
LAS VEGAS, NV
CLARK

SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: H-000106
ID/Status: 03/05/2002

SHWS:
Facility ID: H-000106
Date Release Reported to NDEP: 03/30/2001
Program: _
NDEP Case Officer: spiper
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 03/05/2002
Regulatory Type of Closure: Clean w/ Remed
Contaminant: Diesel

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

US BROWNFIELDS

EDR ID: 1012235818 **DIST/DIR:** 0.474 ENE **ELEVATION:** 2012 **MAP ID:** P55

NAME: LAS VEGAS BOULEVARD **Rev:** 12/10/2012

ADDRESS: 300 4TH ST N
LAS VEGAS, NV 89101

SOURCE: US Environmental Protection Agency

US BROWNFIELDS:
Recipient name: Las Vegas, City of
Grant type: Assessment
Property name: LAS VEGAS BOULEVARD
Property #: Not reported
Parcel size: Not reported
Property Description: Not reported
Latitude: 36.1720733
Longitude: -115.140276
HCM label: Not reported
Map scale: Not reported
Point of reference: Not reported
Datum: Not reported
ACRES property ID: 12035
Start date: Not reported
Completed date: Not reported
Acres cleaned up: Not reported
Cleanup funding: Not reported
Cleanup funding source: Not reported
Assessment funding: Not reported
Assessment funding source: Not reported
Redevelopment funding: Not reported
Redev. funding source: Not reported
Redev. funding entity name: Not reported
Redevelopment start date: Not reported
Assessment funding entity: Not reported
Cleanup funding entity: Not reported
Grant type: N/A
Accomplishment type: Phase I Environmental Assessment
Accomplishment count: 0
Cooperative agreement #: 98909101
Ownership entity: Not reported
Current owner: Not reported
Did owner change: Not reported
Cleanup required: Not reported
Video available: Not reported
Photo available: Not reported
Institutional controls required: Not reported
IC Category proprietary controls: Not reported
IC cat. info. devices: Not reported
IC cat. gov. controls: Not reported
IC cat. enforcement permit tools: Not reported
IC in place date: Not reported
IC in place: Unknown

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Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

US BROWNFIELDS

EDR ID: 1012235818 **DIST/DIR:** 0.474 ENE **ELEVATION:** 2012 **MAP ID:** P55

NAME: LAS VEGAS BOULEVARD **Rev:** 12/10/2012

ADDRESS: 300 4TH ST N
LAS VEGAS, NV 89101

SOURCE: US Environmental Protection Agency

State/tribal program date: Not reported
State/tribal program ID: Not reported
State/tribal NFA date: Not reported
Air contaminated: Not reported
Air cleaned: Not reported
Asbestos found: Not reported
Asbestos cleaned: Not reported
Controled substance found: Not reported
Controled substance cleaned: Not reported
Drinking water affected: Not reported
Drinking water cleaned: Not reported
Groundwater affected: Not reported
Groundwater cleaned: Not reported
Lead contaminant found: Not reported
Lead cleaned up: Not reported
No media affected: Not reported
Unknown media affected: Not reported
Other cleaned up: Not reported
Other metals found: Not reported
Other metals cleaned: Not reported
Other contaminants found: Not reported
Other contams found description: Not reported
PAHs found: Not reported
PAHs cleaned up: Not reported
PCBs found: Not reported
PCBs cleaned up: Not reported
Petro products found: Not reported
Petro products cleaned: Not reported
Sediments found: Not reported
Sediments cleaned: Not reported
Soil affected: Not reported
Soil cleaned up: Not reported
Surface water cleaned: Not reported
Unknown found: Not reported
VOCs found: Not reported
VOCs cleaned: Not reported
Cleanup other description: Not reported
Num. of cleanup and re-dev. jobs: Not reported
Past use greenspace acreage: Not reported
Past use residential acreage: Not reported
Past use commercial acreage: Not reported
Past use industrial acreage: Not reported
Future use greenspace acreage: Not reported
Future use residential acreage: Not reported
Future use commercial acreage: Not reported

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Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

US BROWNFIELDS

EDR ID: 1012235818 **DIST/DIR:** 0.474 ENE **ELEVATION:** 2012 **MAP ID:** P55

NAME: LAS VEGAS BOULEVARD **Rev:** 12/10/2012

ADDRESS: 300 4TH ST N
LAS VEGAS, NV 89101

SOURCE: US Environmental Protection Agency

Future use industrial acreage: Not reported
Greenspace acreage and type: Not reported
Superfund Fed. landowner flag: Not reported

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

US BROWNFIELDS

EDR ID: 1012238478 **DIST/DIR:** 0.474 ENE **ELEVATION:** 2012 **MAP ID:** P56

NAME: SECOND AND GARCES **Rev:** 12/10/2012

ADDRESS: 300 4TH ST N
LAS VEGAS, NV 89101

SOURCE: US Environmental Protection Agency

US BROWNFIELDS:
Recipient name: Las Vegas, City of
Grant type: Assessment
Property name: SECOND AND GARCES
Property #: Not reported
Parcel size: Not reported
Property Description: Not reported
Latitude: 36.1720733
Longitude: -115.140276
HCM label: Not reported
Map scale: Not reported
Point of reference: Not reported
Datum: Not reported
ACRES property ID: 12021
Start date: Not reported
Completed date: Not reported
Acres cleaned up: Not reported
Cleanup funding: Not reported
Cleanup funding source: Not reported
Assessment funding: Not reported
Assessment funding source: Not reported
Redevelopment funding: Not reported
Redev. funding source: Not reported
Redev. funding entity name: Not reported
Redevelopment start date: 30-Sep-01
Assessment funding entity: Not reported
Cleanup funding entity: Not reported
Grant type: N/A
Accomplishment type: Phase I Environmental Assessment
Accomplishment count: 0
Cooperative agreement #: 98909101
Ownership entity: Not reported
Current owner: Not reported
Did owner change: Not reported
Cleanup required: Not reported
Video available: Not reported
Photo available: Not reported
Institutional controls required: Not reported
IC Category proprietary controls: Not reported
IC cat. info. devices: Not reported
IC cat. gov. controls: Not reported
IC cat. enforcement permit tools: Not reported
IC in place date: Not reported
IC in place: Unknown

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Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

US BROWNFIELDS

EDR ID: 1012238478 **DIST/DIR:** 0.474 ENE **ELEVATION:** 2012 **MAP ID:** P56

NAME: SECOND AND GARCES **Rev:** 12/10/2012

ADDRESS: 300 4TH ST N
LAS VEGAS, NV 89101

SOURCE: US Environmental Protection Agency

State/tribal program date: Not reported
State/tribal program ID: Not reported
State/tribal NFA date: Not reported
Air contaminated: Not reported
Air cleaned: Not reported
Asbestos found: Not reported
Asbestos cleaned: Not reported
Controled substance found: Not reported
Controled substance cleaned: Not reported
Drinking water affected: Not reported
Drinking water cleaned: Not reported
Groundwater affected: Not reported
Groundwater cleaned: Not reported
Lead contaminant found: Not reported
Lead cleaned up: Not reported
No media affected: Not reported
Unknown media affected: Not reported
Other cleaned up: Not reported
Other metals found: Not reported
Other metals cleaned: Not reported
Other contaminants found: Not reported
Other contams found description: Not reported
PAHs found: Not reported
PAHs cleaned up: Not reported
PCBs found: Not reported
PCBs cleaned up: Not reported
Petro products found: Not reported
Petro products cleaned: Not reported
Sediments found: Not reported
Sediments cleaned: Not reported
Soil affected: Not reported
Soil cleaned up: Not reported
Surface water cleaned: Not reported
Unknown found: Not reported
VOCs found: Not reported
VOCs cleaned: Not reported
Cleanup other description: Not reported
Num. of cleanup and re-dev. jobs: 0
Past use greenspace acreage: Not reported
Past use residential acreage: Not reported
Past use commercial acreage: Not reported
Past use industrial acreage: Not reported
Future use greenspace acreage: Not reported
Future use residential acreage: Not reported
Future use commercial acreage: Not reported

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Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

US BROWNFIELDS

EDR ID: 1012238478 **DIST/DIR:** 0.474 ENE **ELEVATION:** 2012 **MAP ID:** P56

NAME: SECOND AND GARCES **Rev:** 12/10/2012

ADDRESS: 300 4TH ST N
LAS VEGAS, NV 89101

SOURCE: US Environmental Protection Agency

Future use industrial acreage: Not reported
Greenspace acreage and type: Not reported
Superfund Fed. landowner flag: Not reported

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: U003379816 **DIST/DIR:** 0.475 ENE **ELEVATION:** 2012 **MAP ID:** P57

NAME: CITY OF LAS VEGAS

ADDRESS: 400 E STEWART AVE
LAS VEGAS, NV 89101

Rev: 04/10/2013
ID/Status: 8-000324
ID/Status: 03/24/1996

SOURCE: NV Department of Conservation and Natural Resources

SHWS:
Facility ID: 8-000324
Date Release Reported to NDEP: 01/01/1989
Program: _
NDEP Case Officer: cchd
Location of Paper File: NDEP: LV-Storage
Type of Media Impacted: Unknown
Event: Not reported
Date of Closure: 03/24/1996
Regulatory Type of Closure: Clean Close
Contaminant: Gasoline

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: S108855900 **DIST/DIR:** 0.486 ESE **ELEVATION:** 2006 **MAP ID:** 58

NAME: LAS VEGAS HIGH SCHOOL, 139-34-710-039

ADDRESS: 315 SOUTH 7TH STREET
LAS VEGAS, NV
CLARK

SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: 8-000834
ID/Status: 09/10/1992

SHWS:
Facility ID: 8-000834
Date Release Reported to NDEP: 04/17/1992
Program: _
NDEP Case Officer: cchd
Location of Paper File: NDEP: LV-Storage
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 09/10/1992
Regulatory Type of Closure: _
Contaminant: Other; diesel and heating oil

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: S103877404 **DIST/DIR:** 0.499 SW **ELEVATION:** 2032 **MAP ID:** 59

NAME: PETRO WEST

ADDRESS: 828 SOUTH COMMERCE STREET
LAS VEGAS, NV 89106
CLARK

SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: H-001340
ID/Status: 02/12/1999

SHWS:
Facility ID: H-001340
Date Release Reported to NDEP: 02/12/1999
Program: _
NDEP Case Officer: spiper
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: _
Event: Not reported
Date of Closure: 02/12/1999
Regulatory Type of Closure: Clean Close
Contaminant: Gasoline; to asphalt - absorbed

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: S103876215 **DIST/DIR:** 0.524 ENE **ELEVATION:** 2007 **MAP ID:** Q60

NAME: SATELLITE GARAGE #2, 139-34-601-001

ADDRESS: 300 SOUTH LAS VEGAS BOULEVARD
LAS VEGAS, NV 89101
CLARK

SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: 8-000901
ID/Status: 8-001614
ID/Status: 07/28/1992
ID/Status: 06/13/1994

SHWS:
Facility ID: 8-000901
Date Release Reported to NDEP: 05/15/1992
Program: _
NDEP Case Officer: cchd
Location of Paper File: NDEP: LV-Storage
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 07/28/1992
Regulatory Type of Closure: _
Contaminant: Diesel

Facility ID: 8-001614
Date Release Reported to NDEP: 01/01/1900
Program: _
NDEP Case Officer: cchd
Location of Paper File: NDEP: LV-Storage
Type of Media Impacted: _
Event: Not reported
Date of Closure: 06/13/1994
Regulatory Type of Closure: _
Contaminant: _

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: U003380564 **DIST/DIR:** 0.535 ENE **ELEVATION:** 2007 **MAP ID:** Q61

NAME: CHEVRON #43

ADDRESS: 301 NORTH LAS VEGAS BOULEVARD
LAS VEGAS, NV
CLARK

SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: 8-001341
ID/Status: 08/03/1990

SHWS:
Facility ID: 8-001341
Date Release Reported to NDEP: 01/01/1900
Program: _
NDEP Case Officer: abiaggi
Location of Paper File: NDEP: LV-Storage
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 08/03/1990
Regulatory Type of Closure: _
Contaminant: Gasoline

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: S103876203 **DIST/DIR:** 0.537 SSE **ELEVATION:** 2012 **MAP ID:** 62

NAME: GLR INVESTMENT, APN 139-34-410-189

ADDRESS: 708 SOUTH 6TH STREET
LAS VEGAS, NV 89101
CLARK

SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: 8-001560
ID/Status: 10/14/1993

SHWS:
Facility ID: 8-001560
Date Release Reported to NDEP: 01/01/1900
Program: _
NDEP Case Officer: cchd
Location of Paper File: NDEP: LV-Storage
Type of Media Impacted: _
Event: Not reported
Date of Closure: 10/14/1993
Regulatory Type of Closure: _
Contaminant: _

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: S103876908 **DIST/DIR:** 0.550 NE **ELEVATION:** 2014 **MAP ID:** 63

NAME: FREMONT STREET EXPERIENCE

ADDRESS: 401 NORTH FOURTH STREET
LAS VEGAS, NV 89101
CLARK

SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: H-000453
ID/Status: 10/21/1994

SHWS:
Facility ID: H-000453
Date Release Reported to NDEP: 04/04/1994
Program: _
NDEP Case Officer: cchd
Location of Paper File: CCHD: Las Vegas
Type of Media Impacted: _
Event: Not reported
Date of Closure: 10/21/1994
Regulatory Type of Closure: Clean Close
Contaminant: _

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: S103877402 **DIST/DIR:** 0.560 SSE **ELEVATION:** 2015 **MAP ID:** 64

NAME: MAIN GORMAN & COMPANY

ADDRESS: 6TH AND GASS (NW CORNER)
LAS VEGAS, NV
CLARK

SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: H-001338
ID/Status: 02/19/1999

SHWS:
Facility ID: H-001338
Date Release Reported to NDEP: 02/10/1999
Program: _
NDEP Case Officer: dlloyd
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Ground Water
Event: Not reported
Date of Closure: 02/19/1999
Regulatory Type of Closure: Invest Closed
Contaminant: Solvents; 17 ppb PCE from offsite source

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: S103877213 **DIST/DIR:** 0.562 NW **ELEVATION:** 2042 **MAP ID:** 65

NAME: NEVADA DEPARTMENT OF TRANSPORTATION

ADDRESS: SPAGHETTI BOWL
LAS VEGAS, NV
CLARK

SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: H-001207
ID/Status: 02/07/1995

SHWS:
Facility ID: H-001207
Date Release Reported to NDEP: 02/06/1995
Program: _
NDEP Case Officer: bpohlman
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 02/07/1995
Regulatory Type of Closure: _
Contaminant: Gasoline

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: S103875906 **DIST/DIR:** 0.579 North **ELEVATION:** 2027 **MAP ID:** R66

NAME: FIRST 24 HOUR AUTO REPAIR, 139-27-401-026

ADDRESS: 413 WEST BONANZA ROAD
LAS VEGAS, NV 89106
CLARK

SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: 8-000379
ID/Status: 10/11/1990
ID/Status: 12/23/2003

SHWS:
Facility ID: 8-000379
Date Release Reported to NDEP: 01/01/1990
Program: _
NDEP Case Officer: abiaggi
Location of Paper File: NDEP: LV-Storage
Type of Media Impacted: No Impact/Clean Close
Event: Not reported
Date of Closure: 10/11/1990
Regulatory Type of Closure: Clean Close
Contaminant: Other; Oil

Facility ID: 8-000379
Date Release Reported to NDEP: 11/29/2001
Program: _
NDEP Case Officer: spiper
Location of Paper File: NDEP: LV-Storage
Type of Media Impacted: Soil & Ground Water
Event: Not reported
Date of Closure: 12/23/2003
Regulatory Type of Closure: NAC 459.9977
Contaminant: Gasoline; MTBEGasoline

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: S103876846 **DIST/DIR:** 0.580 North **ELEVATION:** 2027 **MAP ID:** R67

NAME: VALLEY FOODS WAREHOUSE

ADDRESS: BONANZA ROAD AND D STREET
LAS VEGAS, NV 89106
CLARK

SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: H-000217
ID/Status: 06/06/1991

SHWS:
Facility ID: H-000217
Date Release Reported to NDEP: 10/04/1989
Program: _
NDEP Case Officer: abiaggi
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil & Ground Water
Event: Not reported
Date of Closure: 06/06/1991
Regulatory Type of Closure: _
Contaminant: _

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: S107601248 **DIST/DIR:** 0.582 South **ELEVATION:** 2022 **MAP ID:** 68

NAME: CASHMAN FIELD CENTER, 139-26-301-004

ADDRESS: 850 NORTH LAS VEGAS BOULEVARD
LAS VEGAS, NV 89101
CLARK

SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: 8-001036
ID/Status: 10/10/1994

SHWS:
Facility ID: 8-001036
Date Release Reported to NDEP: 01/01/1900
Program: _
NDEP Case Officer: cchd
Location of Paper File: NDEP: LV-Storage
Type of Media Impacted: _
Event: Not reported
Date of Closure: 10/10/1994
Regulatory Type of Closure: _
Contaminant: Gasoline; Soil samples were below reported levels for TPH.

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: U003379774 **DIST/DIR:** 0.582 North **ELEVATION:** 2033 **MAP ID:** S69

NAME: BONANZA PLANT

ADDRESS: 601 W BONANZA RD
LAS VEGAS, NV 89106

Rev: 04/10/2013
ID/Status: H-000215
ID/Status: 02/24/1992

SOURCE: NV Department of Conservation and Natural Resources

SHWS:
Facility ID: H-000215
Date Release Reported to NDEP: 05/16/2000
Program: non-LUST
NDEP Case Officer: spiper
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil
Event: Confirmed Release
Date of Closure: Not reported
Regulatory Type of Closure: Not reported
Contaminant: Diesel

Facility ID: H-000215
Date Release Reported to NDEP: 07/05/1989
Program: _
NDEP Case Officer: abiaggi
Location of Paper File: NDEP: Carson City
Type of Media Impacted: Soil & Ground Water
Event: Not reported
Date of Closure: 02/24/1992
Regulatory Type of Closure: _
Contaminant: _

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: S103876129 **DIST/DIR:** 0.584 North **ELEVATION:** 2033 **MAP ID:** S70

NAME: FAT BOYS MINI MART, 139-27-310-073

ADDRESS: 600 WEST BONANZA ROAD
LAS VEGAS, NV 89106
CLARK

SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: 8-001171
ID/Status: 04/02/1993

SHWS:
Facility ID: 8-001171
Date Release Reported to NDEP: 12/31/1990
Program: _
NDEP Case Officer: cchd
Location of Paper File: NDEP: LV-Storage
Type of Media Impacted: Soil & Ground Water
Event: Not reported
Date of Closure: 04/02/1993
Regulatory Type of Closure: _
Contaminant: Gasoline; TPH and benzene

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: S103876193 **DIST/DIR:** 0.588 NNW **ELEVATION:** 2035 **MAP ID:** 71

NAME: HAYCOCK PETROLEUM COMPANY, APN 139-27-401-001
ADDRESS: 715 WEST BONANZA ROAD
LAS VEGAS, NV 89106
CLARK
SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: 8-001512
ID/Status: 01/12/1999

SHWS:
Facility ID: 8-001512
Date Release Reported to NDEP: 01/27/1999
Program: non-LUST
NDEP Case Officer: spiper
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil & Ground Water
Event: Confirmed Release
Date of Closure: Not reported
Regulatory Type of Closure: Not reported
Contaminant: Diesel; Diesel and waste oil

Facility ID: 8-001512
Date Release Reported to NDEP: 10/20/1998
Program: non-LUST
NDEP Case Officer: arushana
Location of Paper File: NDEP: LV-Storage
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 01/12/1999
Regulatory Type of Closure: NAC 445A A-K
Contaminant: Motor Oil

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: S107601683 **DIST/DIR:** 0.594 NNE **ELEVATION:** 2023 **MAP ID:** 72

NAME: U S FOODSERVICE

ADDRESS: 300 WEST BONANZA ROAD
LAS VEGAS, NV
CLARK

SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: 8-001312
ID/Status: 06/22/2006

SHWS:
Facility ID: 8-001312
Date Release Reported to NDEP: 04/01/2002
Program: non-LUST
NDEP Case Officer: jsawyer
Location of Paper File: NDEP: LV-Storage
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 06/22/2006
Regulatory Type of Closure: Invest Closed
Contaminant: Diesel; Diesel leak at dispenser

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: U003380612 **DIST/DIR:** 0.598 East **ELEVATION:** 1999 **MAP ID:** 73

NAME: COLFAX MOTORS, 139-34-612-029

ADDRESS: 800 EAST FREMONT STREET
LAS VEGAS, NV 89101
CLARK

SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: 8-001396
ID/Status: 04/08/1997

SHWS:
Facility ID: 8-001396
Date Release Reported to NDEP: 01/01/1900
Program: _
NDEP Case Officer: tcroft
Location of Paper File: NDEP: LV-Storage
Type of Media Impacted: _
Event: Not reported
Date of Closure: 04/08/1997
Regulatory Type of Closure: _
Contaminant: _

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: S105805489 **DIST/DIR:** 0.614 SSW **ELEVATION:** 2032 **MAP ID:** 74

NAME: MISSION INDUSTRIES

ADDRESS: 1001 SOUTH 1ST STREET
LAS VEGAS, NV 89101
CLARK

SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: H-000132
ID/Status: 07/30/2007

SHWS:
Facility ID: H-000132
Date Release Reported to NDEP: 09/26/2002
Program: non-LUST
NDEP Case Officer: sharbour
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Ground Water
Event: Not reported
Date of Closure: 07/30/2007
Regulatory Type of Closure: NAC 445A.22745
Contaminant: Solvents; PCE, dry cleaner

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: S103876158 **DIST/DIR:** 0.626 South **ELEVATION:** 2023 **MAP ID:** T75

NAME: INSTA TUNE, 139-34-410-170

ADDRESS: 901 SOUTH LAS VEGAS BOULEVARD
LAS VEGAS, NV 89101
CLARK

SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: 8-001380
ID/Status: 01/27/1995

SHWS:
Facility ID: 8-001380
Date Release Reported to NDEP: 02/11/1992
Program: _
NDEP Case Officer: cchd
Location of Paper File: NDEP: LV-Storage
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 01/27/1995
Regulatory Type of Closure: _
Contaminant: TPH; waste oil

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: S103876848 **DIST/DIR:** 0.637 NNW **ELEVATION:** 2042 **MAP ID:** U76

NAME: UNOCAL SS #0346 (BULK PLANT)

ADDRESS: 845 WEST BONANZA ROAD
LAS VEGAS, NV 89106
CLARK

SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: H-000229
ID/Status: 11/03/1988
ID/Status: 10/18/2005

SHWS:
Facility ID: H-000229
Date Release Reported to NDEP: Not reported
Program: _
NDEP Case Officer: abiaggi
Location of Paper File: Not reported
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 11/03/1988
Regulatory Type of Closure: Not reported
Contaminant: Not reported

Facility ID: H-000229
Date Release Reported to NDEP: 01/01/1990
Program: non-LUST
NDEP Case Officer: spiper
Location of Paper File: NDEP: LV-Storage
Type of Media Impacted: Soil & Ground Water
Event: Not reported
Date of Closure: 10/18/2005
Regulatory Type of Closure: Clean w/ Remed
Contaminant: _

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: U003380081 **DIST/DIR:** 0.642 NNW **ELEVATION:** 2042 **MAP ID:** U77

NAME: STANDARD WHOLESALE SUPPLY CO

ADDRESS: 855 W BONANZA RD
LAS VEGAS, NV 89106

Rev: 04/10/2013
ID/Status: 8-000640
ID/Status: 04/26/1994

SOURCE: NV Department of Conservation and Natural Resources

SHWS:
Facility ID: 8-000640
Date Release Reported to NDEP: 01/01/1900
Program: _
NDEP Case Officer: cchd
Location of Paper File: NDEP: LV-Storage
Type of Media Impacted: None
Event: Not reported
Date of Closure: 04/26/1994
Regulatory Type of Closure: _
Contaminant: Gasoline

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: S103876090 **DIST/DIR:** 0.643 South **ELEVATION:** 2023 **MAP ID:** T78

NAME: SIMON, INC., 139-34-410-166

ADDRESS: 929 SOUTH LAS VEGAS BOULEVARD
LAS VEGAS, NV 89101
CLARK

SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: 8-001038
ID/Status: 03/02/1995

SHWS:
Facility ID: 8-001038
Date Release Reported to NDEP: 10/25/1994
Program: _
NDEP Case Officer: cchd
Location of Paper File: NDEP: LV-Storage
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 03/02/1995
Regulatory Type of Closure: _
Contaminant: Motor Oil; Waste oil UST pulled. Soil samples contaminated with TPH

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: S106878282 **DIST/DIR:** 0.662 East **ELEVATION:** 1996 **MAP ID:** V79

NAME: WESTERN HOTEL AND CASINO
ADDRESS: 899 FREMONT STREET
LAS VEGAS, NV
CLARK
SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: H-000242

SHWS:
Facility ID: H-000242
Date Release Reported to NDEP: 05/14/2004
Program: non-LUST
NDEP Case Officer: jdotchin
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil & Ground Water
Event: Confirmed Release
Date of Closure: Not reported
Regulatory Type of Closure: Not reported
Contaminant: Gasoline; Former Exber source.Adjacent properties H-000287 - Doc Auto 8-001620 - 10th St. Auto

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: S103875769 **DIST/DIR:** 0.664 NNE **ELEVATION:** 2015 **MAP ID:** 80

NAME: CHURCH STREET STATION ASSOC., 139-34-311-009
ADDRESS: 601 NORTH MAIN STREET
LAS VEGAS, NV 89101
CLARK
SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: 8-000058
ID/Status: 05/04/1993

SHWS:
Facility ID: 8-000058
Date Release Reported to NDEP: 05/09/1990
Program: _
NDEP Case Officer: cchd
Location of Paper File: NDEP: LV-Storage
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 05/04/1993
Regulatory Type of Closure: Invest Closed
Contaminant: Gasoline; 12ppm gasoline in soil after UST removal

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: S106514460 **DIST/DIR:** 0.668 East **ELEVATION:** 1996 **MAP ID:** V81

NAME: AMBASSADOR EAST MOTEL

ADDRESS: 902 - 916 FREMONT STREET
LAS VEGAS, NV
CLARK

SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: H-000241
ID/Status: 08/13/2004

SHWS:
Facility ID: H-000241
Date Release Reported to NDEP: 05/14/2004
Program: non-LUST
NDEP Case Officer: spiper
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil & Ground Water
Event: Not reported
Date of Closure: 08/13/2004
Regulatory Type of Closure: NAC 445A A-K
Contaminant: _

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: S103876059 **DIST/DIR:** 0.690 NW **ELEVATION:** 2044 **MAP ID:** 82

NAME: U.S. POSTAL SERVICE
ADDRESS: 931 WEST BONANZA ROAD
LAS VEGAS, NV 89106
CLARK
SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: 8-000910
ID/Status: 04/05/1994

SHWS:
Facility ID: 8-000910
Date Release Reported to NDEP: 07/13/1989
Program: _
NDEP Case Officer: cchd
Location of Paper File: NDEP: LV-Storage
Type of Media Impacted: Soil & Ground Water
Event: Not reported
Date of Closure: 04/05/1994
Regulatory Type of Closure: _
Contaminant: Gasoline

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: S108250038 **DIST/DIR:** 0.699 SSW **ELEVATION:** 2033 **MAP ID:** 83

NAME: CARJACK PROPERTIES LLC

ADDRESS: 1026 SOUTH MAIN STREET
LAS VEGAS, NV 89101
CLARK

SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: H-000498
ID/Status: 12/04/2006

SHWS:
Facility ID: H-000498
Date Release Reported to NDEP: 09/21/2006
Program: non-LUST
NDEP Case Officer: sharbour
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 12/04/2006
Regulatory Type of Closure: Clean w/ Remed
Contaminant: Diesel

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: S104179064 **DIST/DIR:** 0.703 West **ELEVATION:** 2050 **MAP ID:** 84

NAME: FRANCISCO MADNGAL TRUCKING

ADDRESS: INTERSTATE 15 @ O STREET
LAS VEGAS, NV
CLARK

SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: H-000018
ID/Status: 06/17/1999

SHWS:
Facility ID: H-000018
Date Release Reported to NDEP: 06/11/1999
Program: _
NDEP Case Officer: arushana
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: _
Event: Not reported
Date of Closure: 06/17/1999
Regulatory Type of Closure: Clean Close
Contaminant: Diesel

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: S106514220 **DIST/DIR:** 0.731 West **ELEVATION:** 2054 **MAP ID:** 85

NAME: CC AUTOMOTIVE, 139-33-501-009

ADDRESS: 285 SOUTH MARTIN LUTHER KING BOULEVARD
LAS VEGAS, NV
CLARK

SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: 8-000335
ID/Status: 06/25/1999

SHWS:
Facility ID: 8-000335
Date Release Reported to NDEP: 12/02/1993
Program: _
NDEP Case Officer: tcroft
Location of Paper File: NDEP: LV-Storage
Type of Media Impacted: Soil & Ground Water
Event: Not reported
Date of Closure: 06/25/1999
Regulatory Type of Closure: NAC 459.9977
Contaminant: Other; BTEX and VOCs

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: S103876145 **DIST/DIR:** 0.751 NNE **ELEVATION:** 2012 **MAP ID:** 86

NAME: AUTO SURGEONS OF NEVADA, 139-27-707-006

ADDRESS: 722 NORTH MAIN STREET
LAS VEGAS, NV 89101
CLARK

SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: 8-001329
ID/Status: 05/21/1991

SHWS:
Facility ID: 8-001329
Date Release Reported to NDEP: 01/01/1900
Program: _
NDEP Case Officer: cchd
Location of Paper File: NDEP: LV-Storage
Type of Media Impacted: _
Event: Not reported
Date of Closure: 05/21/1991
Regulatory Type of Closure: _
Contaminant: _

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: S109521819 **DIST/DIR:** 0.791 WNW **ELEVATION:** 2053 **MAP ID:** 87

NAME: DICK WORTHEN DISTRIBUTORS, 139-33-501-002

ADDRESS: 101 SOUTH MARTIN LUTHER KING BOULEVARD
LAS VEGAS, NV 89106
CLARK

SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: 8-000149
ID/Status: 03/09/1998

SHWS:
Facility ID: 8-000149
Date Release Reported to NDEP: 12/10/1997
Program: _
NDEP Case Officer: arushana
Location of Paper File: NDEP: LV-Storage
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 03/09/1998
Regulatory Type of Closure: Clean w/ Remed
Contaminant: Diesel

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: U003380547 **DIST/DIR:** 0.807 NNE **ELEVATION:** 2009 **MAP ID:** 88

NAME: LEOS TRANSMISSIONS, 139-27-707-003

ADDRESS: 804 NORTH MAIN STREET
LAS VEGAS, NV 89101
CLARK

SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: 8-001321
ID/Status: 02/20/1991

SHWS:
Facility ID: 8-001321
Date Release Reported to NDEP: 01/01/1900
Program: _
NDEP Case Officer: cchd
Location of Paper File: NDEP: LV-Storage
Type of Media Impacted: _
Event: Not reported
Date of Closure: 02/20/1991
Regulatory Type of Closure: _
Contaminant: _

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: U003380685 **DIST/DIR:** 0.809 SSW **ELEVATION:** 2035 **MAP ID:** 89

NAME: FIRST WESTERN BANK, F.S.B., APN 162-04-506-007

ADDRESS: 1112 SOUTH COMMERCE STREET
LAS VEGAS, NV 89102
CLARK

SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: 8-001481
ID/Status: 08/15/1995

SHWS:
Facility ID: 8-001481
Date Release Reported to NDEP: 01/01/1900
Program: _
NDEP Case Officer: cchd
Location of Paper File: NDEP: LV-Storage
Type of Media Impacted: _
Event: Not reported
Date of Closure: 08/15/1995
Regulatory Type of Closure: _
Contaminant: _

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: S103877705 **DIST/DIR:** 0.812 NW **ELEVATION:** 2052 **MAP ID:** 90

NAME: KRISCO INC./KRISTICH, 139-28-703-004

ADDRESS: 1132 BONANZA ROAD
LAS VEGAS, NV 89106
CLARK

SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: 8-001165
ID/Status: 12/06/2000

SHWS:
Facility ID: 8-001165
Date Release Reported to NDEP: 01/01/1900
Program: _
NDEP Case Officer: dlloyd
Location of Paper File: NDEP: LV-Storage
Type of Media Impacted: Soil & Ground Water
Event: Not reported
Date of Closure: 12/06/2000
Regulatory Type of Closure: NAC 459.9978
Contaminant: Motor Oil; Waste Oil

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: S103877042 **DIST/DIR:** 0.813 SSW **ELEVATION:** 2033 **MAP ID:** 91

NAME: NEVADA RADIATOR SERVICE
ADDRESS: 1114 SOUTH MAIN STREET
LAS VEGAS, NV
CLARK
SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: H-001016
ID/Status: H-000723
ID/Status: 04/27/1995
ID/Status: 03/27/1995

SHWS:
Facility ID: H-001016
Date Release Reported to NDEP: 11/17/1992
Program: _
NDEP Case Officer: bpohlman
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 04/27/1995
Regulatory Type of Closure: _
Contaminant: Other; Lead

Facility ID: H-000723
Date Release Reported to NDEP: 03/22/1993
Program: _
NDEP Case Officer: bpohlman
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 03/27/1995
Regulatory Type of Closure: _
Contaminant: Metals; Lead

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: S103877217 **DIST/DIR:** 0.814 SE **ELEVATION:** 1980 **MAP ID:** 92

NAME: STANDARD BRANDS PROPERTY (FORMER)
ADDRESS: 410 MARYLAND PARKWAY
LAS VEGAS, NV
CLARK
SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: H-001213
ID/Status: 04/02/1996

SHWS:
Facility ID: H-001213
Date Release Reported to NDEP: 01/26/1996
Program: _
NDEP Case Officer: dnarala
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 04/02/1996
Regulatory Type of Closure: _
Contaminant: _; Mineral Spirit

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: S110169749 **DIST/DIR:** 0.814 SSE **ELEVATION:** 2000 **MAP ID:** W93

NAME: 7-ELEVEN #2052-18382

ADDRESS: 1001 EAST CHARLESTON BOULEVARD
LAS VEGAS, NV 89104
CLARK

SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: 8-000606
ID/Status: 03/01/1989

SHWS:
Facility ID: 8-000606
Date Release Reported to NDEP: 02/02/1989
Program: _
NDEP Case Officer: mgrebeck
Location of Paper File: Not reported
Type of Media Impacted: Ground Water
Event: Not reported
Date of Closure: 03/01/1989
Regulatory Type of Closure: NAC 459.9977
Contaminant: Gasoline

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: U003402331 **DIST/DIR:** 0.821 SSE **ELEVATION:** 1999 **MAP ID:** W94

NAME: CANTRELL CLEANERS

ADDRESS: 1015 E CHARLESTON BLVD
LAS VEGAS, NV 89104

Rev: 04/10/2013
ID/Status: H-001275

SOURCE: NV Department of Conservation and Natural Resources

SHWS:
Facility ID: H-001275
Date Release Reported to NDEP: 01/01/1990
Program: non-LUST
NDEP Case Officer: msiders
Location of Paper File: NDEP: Carson City
Type of Media Impacted: Soil & Ground Water
Event: Confirmed Release
Date of Closure: Not reported
Regulatory Type of Closure: Not reported
Contaminant: Solvents; FREE PRODUCT - LNAPL - Stoddard solvent in groundwater, along with some dissolved PCE and TCE

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: S103876209 **DIST/DIR:** 0.833 WSW **ELEVATION:** 2049 **MAP ID:** 95

NAME: RESIDENCE

ADDRESS: 1524 PINTO LANE
LAS VEGAS, NV 89106
CLARK

SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: 8-001595
ID/Status: 06/03/1994

SHWS:
Facility ID: 8-001595
Date Release Reported to NDEP: 01/01/1900
Program: _
NDEP Case Officer: cchd
Location of Paper File: NDEP: LV-Storage
Type of Media Impacted: _
Event: Not reported
Date of Closure: 06/03/1994
Regulatory Type of Closure: _
Contaminant: _

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: U003380744 **DIST/DIR:** 0.853 SSW **ELEVATION:** 2031 **MAP ID:** 96

NAME: VEGAS INSTANT PAGE

ADDRESS: 1221 S CASINO CENTER BLVD
LAS VEGAS, NV 89104

Rev: 04/10/2013
ID/Status: 8-001555
ID/Status: 07/09/1993

SOURCE: NV Department of Conservation and Natural Resources

SHWS:
Facility ID: 8-001555
Date Release Reported to NDEP: 01/01/1900
Program: _
NDEP Case Officer: cchd
Location of Paper File: NDEP: LV-Storage
Type of Media Impacted: _
Event: Not reported
Date of Closure: 07/09/1993
Regulatory Type of Closure: _
Contaminant: _

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: S103876011 **DIST/DIR:** 0.884 SE **ELEVATION:** 1988 **MAP ID:** 97

NAME: UNOCAL SS #2809
ADDRESS: 1129 EAST CHARLESTON BOULEVARD
LAS VEGAS, NV 89104
CLARK
SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: 8-000755
ID/Status: 12/09/1996
ID/Status: 08/20/1993
ID/Status: 09/19/1994

SHWS:
Facility ID: 8-000755
Date Release Reported to NDEP: 04/27/1993
Program: _
NDEP Case Officer: jnajima
Location of Paper File: NDEP: LV-Storage
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 12/09/1996
Regulatory Type of Closure: _
Contaminant: Other; Waste oil and gasoline

Facility ID: 8-000755
Date Release Reported to NDEP: 01/01/1900
Program: _
NDEP Case Officer: jnajima
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 12/09/1996
Regulatory Type of Closure: _
Contaminant: _

Facility ID: 8-000755
Date Release Reported to NDEP: 01/01/1900
Program: _
NDEP Case Officer: ksulliva
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil & Ground Water
Event: Not reported
Date of Closure: 08/20/1993
Regulatory Type of Closure: _
Contaminant: _

Facility ID: 8-000755
Date Release Reported to NDEP: 01/01/1900
Program: _
NDEP Case Officer: ksulliva
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil & Ground Water
Event: Not reported
Date of Closure: 09/19/1994
Regulatory Type of Closure: _
Contaminant: _

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: 1000369302 **DIST/DIR:** 0.887 NW **ELEVATION:** 2054 **MAP ID:** X98

NAME: SEARS ROEBUCK & CO #8138

ADDRESS: 1415 W BONANZA RD
LAS VEGAS, NV
CLARK

SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: 8-000993
ID/Status: 09/21/1993

SHWS:
Facility ID: 8-000993
Date Release Reported to NDEP: 01/01/1900
Program: _
NDEP Case Officer: cchd
Location of Paper File: NDEP: LV-Storage
Type of Media Impacted: _
Event: Not reported
Date of Closure: 09/21/1993
Regulatory Type of Closure: _
Contaminant: _

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: U003379757 **DIST/DIR:** 0.895 NW **ELEVATION:** 2055 **MAP ID:** X99

NAME: CONOCO (SEE 8-001994)

ADDRESS: 1420 W BONANZA RD
LAS VEGAS, NV 89106

Rev: 04/10/2013
ID/Status: 8-000253
ID/Status: 11/14/1989

SOURCE: NV Department of Conservation and Natural Resources

SHWS:
Facility ID: 8-000253
Date Release Reported to NDEP: Not reported
Program: _
NDEP Case Officer: jconners
Location of Paper File: Not reported
Type of Media Impacted: Soil & GW
Event: Not reported
Date of Closure: 11/14/1989
Regulatory Type of Closure: Not reported
Contaminant: Not reported

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: S108855762 **DIST/DIR:** 0.900 NE **ELEVATION:** 1990 **MAP ID:** 100

NAME: CITY OF LAS VEGAS
ADDRESS: 501 EAST MCWILLIAMS AVENUE
LAS VEGAS, NV 89101
CLARK
SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: H-000569

SHWS:
Facility ID: H-000569
Date Release Reported to NDEP: 03/29/2007
Program: non-LUST
NDEP Case Officer: spiper
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Ground Water
Event: Investigation
Date of Closure: Not reported
Regulatory Type of Closure: Not reported
Contaminant: Solvents; Tetrachloroethene; from upgradient, requested third party letter. Not granted.

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: 1001169959 **DIST/DIR:** 0.901 SSW **ELEVATION:** 2037 **MAP ID:** 101

NAME: HOUSTON LUMBER COMPANY
ADDRESS: 1220 SOUTH COMMERCE STREET
LAS VEGAS, NV 89102
CLARK
SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: H-000523
ID/Status: 8-001002
ID/Status: 04/22/1993
ID/Status: 04/23/1993

SHWS:
Facility ID: H-000523
Date Release Reported to NDEP: 06/15/1992
Program: _
NDEP Case Officer: ebasham
Location of Paper File: NDEP: Carson City
Type of Media Impacted: Ground Water
Event: Not reported
Date of Closure: 04/22/1993
Regulatory Type of Closure: _
Contaminant: Solvents; Tetrachloroethylene (See File 8-001002)

Facility ID: 8-001002
Date Release Reported to NDEP: 03/22/1990
Program: _
NDEP Case Officer: ksulliva
Location of Paper File: NDEP: LV-Storage
Type of Media Impacted: Ground Water
Event: Not reported
Date of Closure: 04/23/1993
Regulatory Type of Closure: Clean w/ Remed
Contaminant: Gasoline; (File Includes H-000523 re. PCE).

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: U003380380 **DIST/DIR:** 0.908 SW **ELEVATION:** 2046 **MAP ID:** 102

NAME: SAME AS 8-001010

ADDRESS: 299 W CHARLESTON BLVD
LAS VEGAS, NV 89102

Rev: 04/10/2013
ID/Status: 8-001010
ID/Status: 09/17/1991

SOURCE: NV Department of Conservation and Natural Resources

SHWS:
Facility ID: 8-001010
Date Release Reported to NDEP: 01/01/1900
Program: _
NDEP Case Officer: cchd
Location of Paper File: NDEP: LV-Storage
Type of Media Impacted: _
Event: Not reported
Date of Closure: 09/17/1991
Regulatory Type of Closure: _
Contaminant: _

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: S103877630 **DIST/DIR:** 0.944 SW **ELEVATION:** 2053 **MAP ID:** 103

NAME: QUAKER STATE/MINIT LUBE

ADDRESS: 1021 EAST CHARLESTON BOULEVARD
LAS VEGAS, NV 89102
CLARK

SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: 8-000394
ID/Status: 05/15/2001

SHWS:
Facility ID: 8-000394
Date Release Reported to NDEP: 02/24/1992
Program: _
NDEP Case Officer: bpohlman
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil & Ground Water
Event: Not reported
Date of Closure: 05/15/2001
Regulatory Type of Closure: NAC 459.9977
Contaminant: Other; Gasoline, Oil

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: S105568227 **DIST/DIR:** 0.948 South **ELEVATION:** 2028 **MAP ID:** 104

NAME: STEINERS CLEANERS

ADDRESS: 1320 SOUTH LAS VEGAS BOULEVARD
LAS VEGAS, NV
CLARK

SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: H-000118
ID/Status: 11/29/2004

SHWS:
Facility ID: H-000118
Date Release Reported to NDEP: 08/15/2001
Program: non-LUST
NDEP Case Officer: sharbour
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 11/29/2004
Regulatory Type of Closure: Other
Contaminant: Solvents; PCE

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: S103876960 **DIST/DIR:** 0.952 SSW **ELEVATION:** 2034 **MAP ID:** Y105

NAME: HOPPYS TRANSMISSION

ADDRESS: 1311 SOUTH MAIN STREET
LAS VEGAS, NV
CLARK

SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: H-000522
ID/Status: 04/05/1994

SHWS:
Facility ID: H-000522
Date Release Reported to NDEP: 04/13/1992
Program: _
NDEP Case Officer: bpohlman
Location of Paper File: NDEP: Las Vegas
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 04/05/1994
Regulatory Type of Closure: _
Contaminant: TPH

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: 1000178098 **DIST/DIR:** 0.962 SSW **ELEVATION:** 2034 **MAP ID:** Y106

NAME: AAMCO TRANSMISSIONS 1

ADDRESS: 1323 S MAIN ST
LAS VEGAS, NV 89104
CLARK

SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: 8-001087
ID/Status: H-000578
ID/Status: 02/13/1997
ID/Status: 12/08/1992

SHWS:
Facility ID: 8-001087
Date Release Reported to NDEP: 01/01/1900
Program: _
NDEP Case Officer: bbenoy
Location of Paper File: NDEP: LV-Storage
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 02/13/1997
Regulatory Type of Closure: _
Contaminant: Motor Oil; TPH in range of oil. Ethybenzene, toluene, xylene in small area

Facility ID: H-000578
Date Release Reported to NDEP: 01/01/1900
Program: _
NDEP Case Officer: cchd
Location of Paper File: CCHD: Las Vegas
Type of Media Impacted: _
Event: Not reported
Date of Closure: 12/08/1992
Regulatory Type of Closure: _
Contaminant: _

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: S103876077 **DIST/DIR:** 0.970 SSW **ELEVATION:** 2037 **MAP ID:** 107

NAME: DISCOUNT AUTO BROKERS, 162-04-507-005

ADDRESS: 1300 SOUTH COMMERCE STREET
LAS VEGAS, NV 89104
CLARK

SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: 8-000992
ID/Status: 02/26/1991

SHWS:
Facility ID: 8-000992
Date Release Reported to NDEP: 01/01/1990
Program: _
NDEP Case Officer: cchd
Location of Paper File: NDEP: LV-Storage
Type of Media Impacted: _
Event: Not reported
Date of Closure: 02/26/1991
Regulatory Type of Closure: _
Contaminant: _

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: S109521974 **DIST/DIR:** 0.979 NW **ELEVATION:** 2055 **MAP ID:** 108

NAME: UNITED PARCEL SERVICE

ADDRESS: 740 NORTH MARTIN LUTHER KING BOULEVARD
LAS VEGAS, NV 89106
CLARK

SOURCE: NV Department of Conservation and Natural Resources

Rev: 04/10/2013
ID/Status: 8-000978
ID/Status: 02/12/1990
ID/Status: 09/19/2005

SHWS:
Facility ID: 8-000978
Date Release Reported to NDEP: 01/01/1990
Program: non-LUST
NDEP Case Officer: abiaggi
Location of Paper File: NDEP: Carson City
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 02/12/1990
Regulatory Type of Closure: _
Contaminant: _

Facility ID: 8-000978
Date Release Reported to NDEP: 08/16/2001
Program: non-LUST
NDEP Case Officer: danderson
Location of Paper File: NDEP: LV-Storage
Type of Media Impacted: Soil
Event: Not reported
Date of Closure: 09/19/2005
Regulatory Type of Closure: Clean w/ Remed
Contaminant: Motor Oil; Site temporarily transferred to Sara on April 1, 2005 for file review and update. Site assigned to Dawn Anderson by Todd Croft on June 20, 2005.

Site Detail Report

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

SHWS

EDR ID: U003380039 **DIST/DIR:** 0.986 ENE **ELEVATION:** 1981 **MAP ID:** 109

NAME: 7-ELEVEN #13702-CLOSED

ADDRESS: 1101 E BONANZA RD
LAS VEGAS, NV 89101

Rev: 04/10/2013
ID/Status: 8-000594
ID/Status: 07/18/2002

SOURCE: NV Department of Conservation and Natural Resources

SHWS:
Facility ID: 8-000594
Date Release Reported to NDEP: 01/01/1900
Program: _
NDEP Case Officer: spiper
Location of Paper File: NDEP: LV-Storage
Type of Media Impacted: Soil & Ground Water
Event: Not reported
Date of Closure: 07/18/2002
Regulatory Type of Closure: NAC 459.9977
Contaminant: Gasoline; TPH 980-4,400 mg/kg

Database Descriptions

NPL: NPL National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices. NPL - National Priority List Proposed NPL - Proposed National Priority List Sites.

NPL Delisted: DELISTED NPL The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate. DELISTED NPL - National Priority List Deletions

CERCLIS: CERCLIS CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL. CERCLIS - Comprehensive Environmental Response, Compensation, and Liability Information System

NFRAP: CERCLIS-NFRAP Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site. CERCLIS-NFRAP - CERCLIS No Further Remedial Action Planned

RCRA COR ACT: CORRACTS CORRACTS identifies hazardous waste handlers with RCRA corrective action activity. CORRACTS - Corrective Action Report

RCRA TSD: RCRA-TSDF RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste. RCRA-TSDF - RCRA - Treatment, Storage and Disposal

RCRA GEN: RCRA-LQG RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. RCRA-LQG - RCRA - Large Quantity Generators RCRA-SQG - RCRA - Small Quantity Generators. RCRA-CESQG - RCRA - Conditionally Exempt Small Quantity Generators.

Federal IC / EC: US ENG CONTROLS A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. US ENG CONTROLS - Engineering Controls Sites List US INST CONTROL - Sites with Institutional Controls.

ERNS: ERNS Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances. ERNS - Emergency Response Notification System

Database Descriptions

State/Tribal CERCLIS: SHWS A listing of correction action sites. SHWS - Sites Database

State/Tribal SWL: SWF/LF Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites. SWF/LF - Landfill List

State/Tribal LTANKS: LUST Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state. LUST - Sites Database INDIAN LUST R6 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R1 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R10 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R9 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R4 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R7 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R8 - Leaking Underground Storage Tanks on Indian Land.

State/Tribal Tanks: UST Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program. UST - Underground Storage Tank List AST - Aboveground Storage Tank List. INDIAN UST R4 - Underground Storage Tanks on Indian Land. INDIAN UST R5 - Underground Storage Tanks on Indian Land. INDIAN UST R6 - Underground Storage Tanks on Indian Land. INDIAN UST R1 - Underground Storage Tanks on Indian Land. INDIAN UST R10 - Underground Storage Tanks on Indian Land. INDIAN UST R7 - Underground Storage Tanks on Indian Land. INDIAN UST R8 - Underground Storage Tanks on Indian Land. INDIAN UST R9 - Underground Storage Tanks on Indian Land.

ST/Tribal Brownfields: BROWNFIELDS Brownfields sites included in the Project Tracking Database. The term "brownfields" is used to describe abandoned, idled, or underused industrial or commercial properties taken out of productive use because of real or perceived risks from environmental contamination. The State of Nevada has initiated Brownfields, a land-recycling program, to provide an opportunity to redevelop these undesirable properties and revitalize communities. BROWNFIELDS - Project Tracking Database

US Brownfields: US BROWNFIELDS Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs. US BROWNFIELDS - A Listing of Brownfields Sites

Other Haz Sites: US CDL A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments. US CDL - Clandestine Drug Labs

Other Tanks: Washoe Co. UST A listing of underground storage tank sites located in Washoe County. Washoe Co. UST - Underground Storage Tank in Washoe County

Spills: HMIRS Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT. HMIRS - Hazardous Materials Information Reporting System

Database Descriptions

Other: RCRA NonGen / NLR RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste. RCRA NonGen / NLR - RCRA - Non Generators TRIS - Toxic Chemical Release Inventory System. TSCA - Toxic Substances Control Act. FTTS - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). FTTS INSP - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). SSTS - Section 7 Tracking Systems. ICIS - Integrated Compliance Information System. PADS - PCB Activity Database System. MLTS - Material Licensing Tracking System. RADINFO - Radiation Information Database. FINDS - Facility Index System/Facility Registry System. RAATS - RCRA Administrative Action Tracking System. BRS - Biennial Reporting System. INDIAN RESERV - Indian Reservations. LEAD SMELTER 2 - Lead Smelter Sites. US AIRS (AFS) - Aerometric Information Retrieval System Facility Subsystem (AFS). US AIRS MINOR - Air Facility System Data. FEDLAND - Federal and Indian Lands. PRP - Potentially Responsible Parties. LEAD SMELTER 1 - Lead Smelter Sites.

Database Sources

NPL: EPA

Updated Quarterly

NPL Delisted: EPA

Updated Quarterly

CERCLIS: EPA

Updated Quarterly

NFRAP: EPA

Updated Quarterly

RCRA COR ACT: EPA

Updated Quarterly

RCRA TSD: Environmental Protection Agency

Updated Quarterly

RCRA GEN: Environmental Protection Agency

Updated Quarterly

Federal IC / EC: Environmental Protection Agency

Varies

ERNS: National Response Center, United States Coast Guard

Updated Annually

State/Tribal CERCLIS: Department of Conservation and Natural Resources

Varies

State/Tribal SWL: Department of Conservation and Natural Resources

Updated Annually

State/Tribal LTANKS: Department of Conservation and Natural Resources

Varies

State/Tribal Tanks: Department of Conservation and Natural Resources

Varies

Database Sources

ST/Tribal Brownfields: Division of Environmental Protection

Varies

US Brownfields: Environmental Protection Agency

Updated Semi-Annually

Other Haz Sites: Drug Enforcement Administration

Updated Quarterly

Other Tanks: Washoe County Department of Environmental Health

Updated Quarterly

Spills: U.S. Department of Transportation

Updated Annually

Other: Environmental Protection Agency

Varies

Street Name Report for Streets near the Target Property

Target Property: 307 SOUTH MAIN STREET
LAS VEGAS, NV 89101

JOB: 303646001

Street Name	Dist/Dir	Street Name	Dist/Dir
Alley	0.12 NE		
Bridger Ave	0.03 NNE		
Carson Ave	0.12 NNE		
Clark Ave	0.15 SSW		
Driveway	0.24 East		
E Bonneville Ave	0.24 SSW		
Fremont St	0.21 NNE		
Lewis Ave	0.06 SSW		
N 1st St	0.22 NE		
N Casino Center Blvd	0.24 ENE		
S 1st St	0.05 ESE		
S 3rd St	0.20 ESE		
S Casino Center Blvd	0.13 ESE		
State Hwy 601	0.02 WNW		
W Bonneville Ave	0.24 SSW		

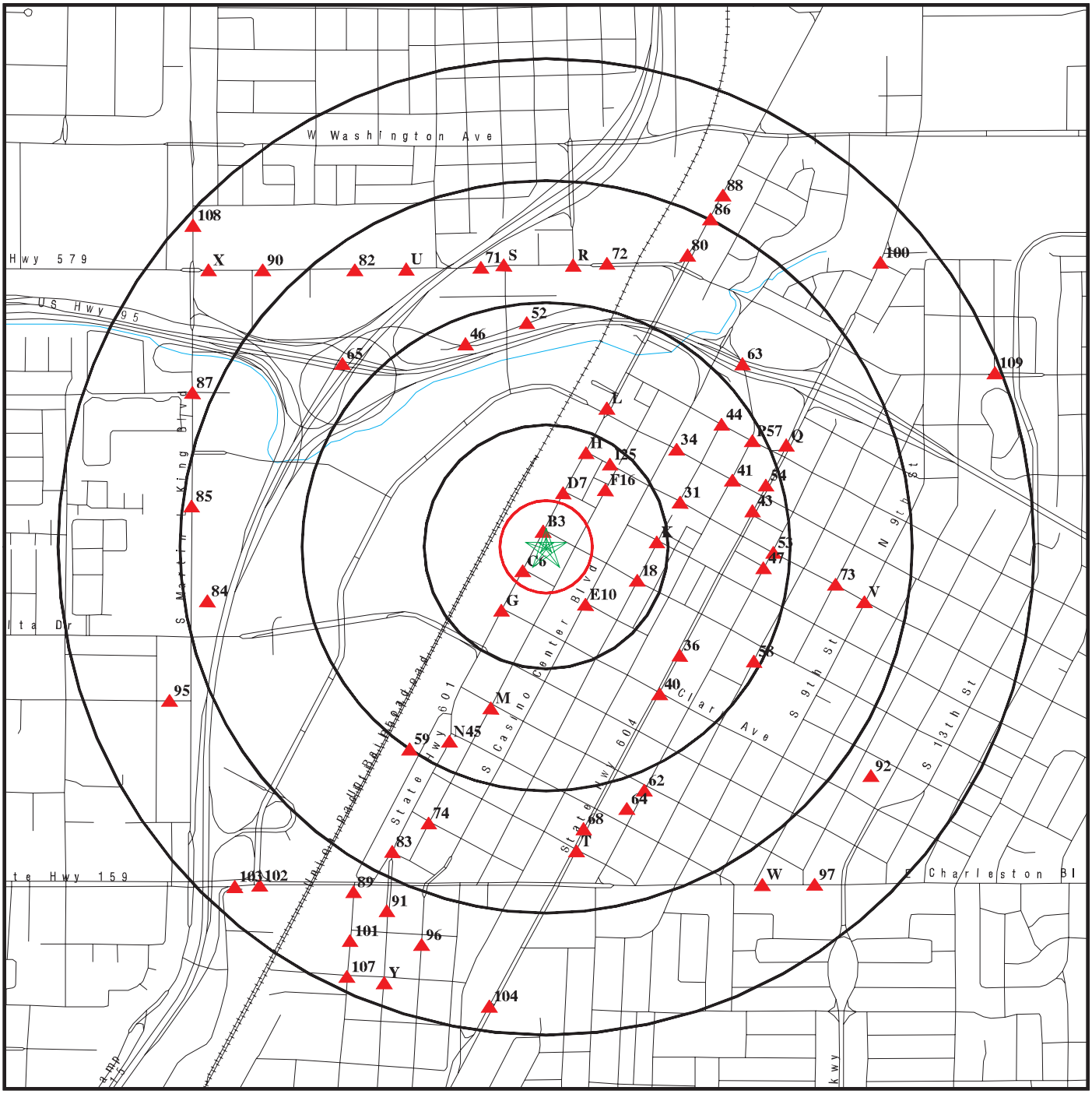
Environmental FirstSearch

1.000 Mile Radius

ASTM MAP: NPL, RCRACOR, STATES Sites

EDR® Environmental Data Resources Inc

307 SOUTH MAIN STREET LAS VEGAS, NV 89101



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

★ Target Property (Latitude: 36.1689 Longitude: 115.1478)

▲ Identified Sites

National Priority List Sites

Indian Reservations BIA

EDR Reference Code (EDR internal use only): 3690429.1s
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13-08-08.16:53:44.Thu

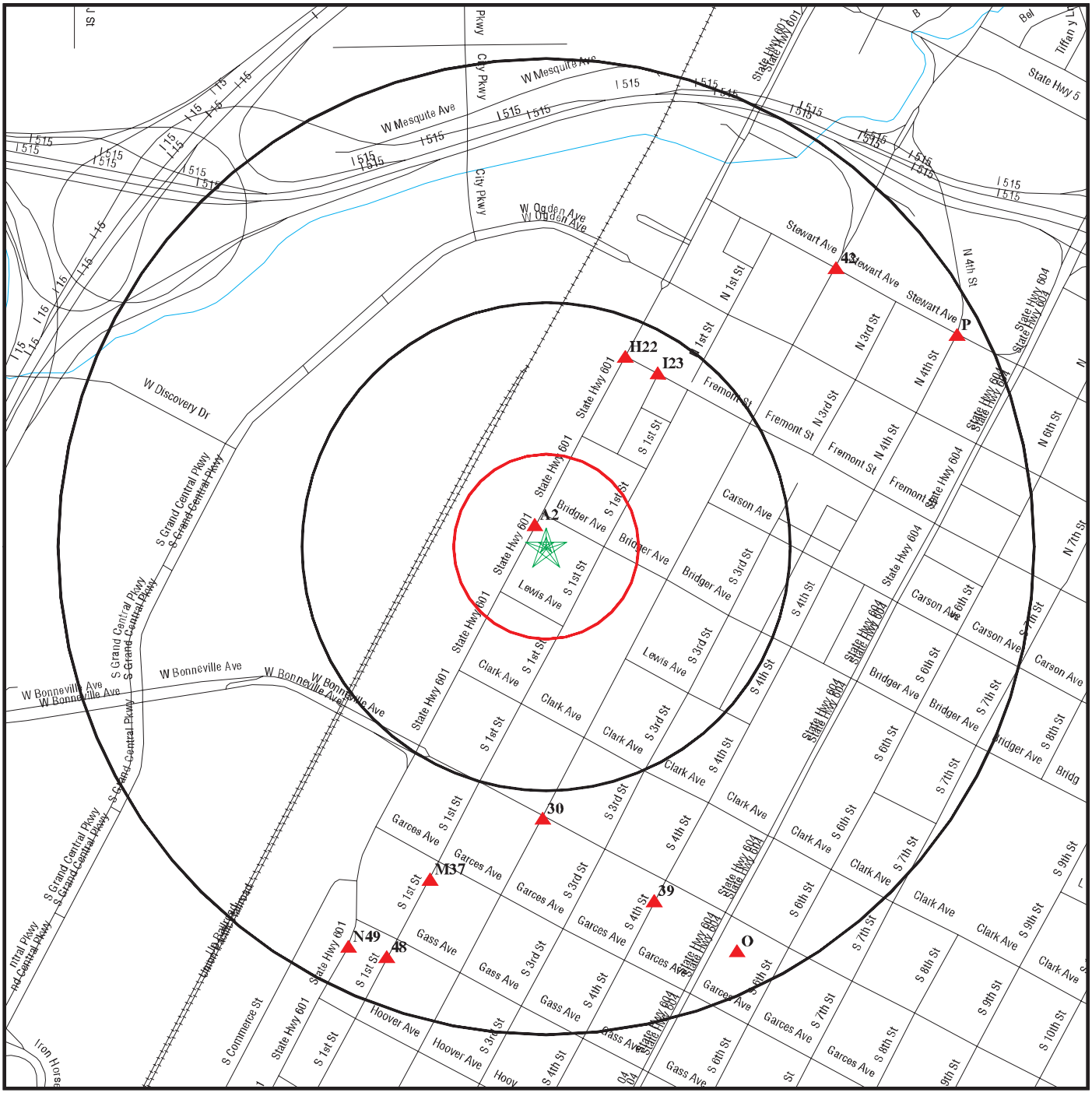
Environmental FirstSearch

0.500 Mile Radius

ASTM MAP: CERCLIS, RCRATSD, LUST, SWL

EDR® Environmental Data Resources Inc

307 SOUTH MAIN STREET LAS VEGAS, NV 89101



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

★ **Target Property (Latitude: 36.1689 Longitude: 115.1478)**

▲ **Identified Sites**

National Priority List Sites

Indian Reservations BIA

EDR Reference Code (EDR internal use only): 3690429.1s

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13-08-08.16:54:08.Thu

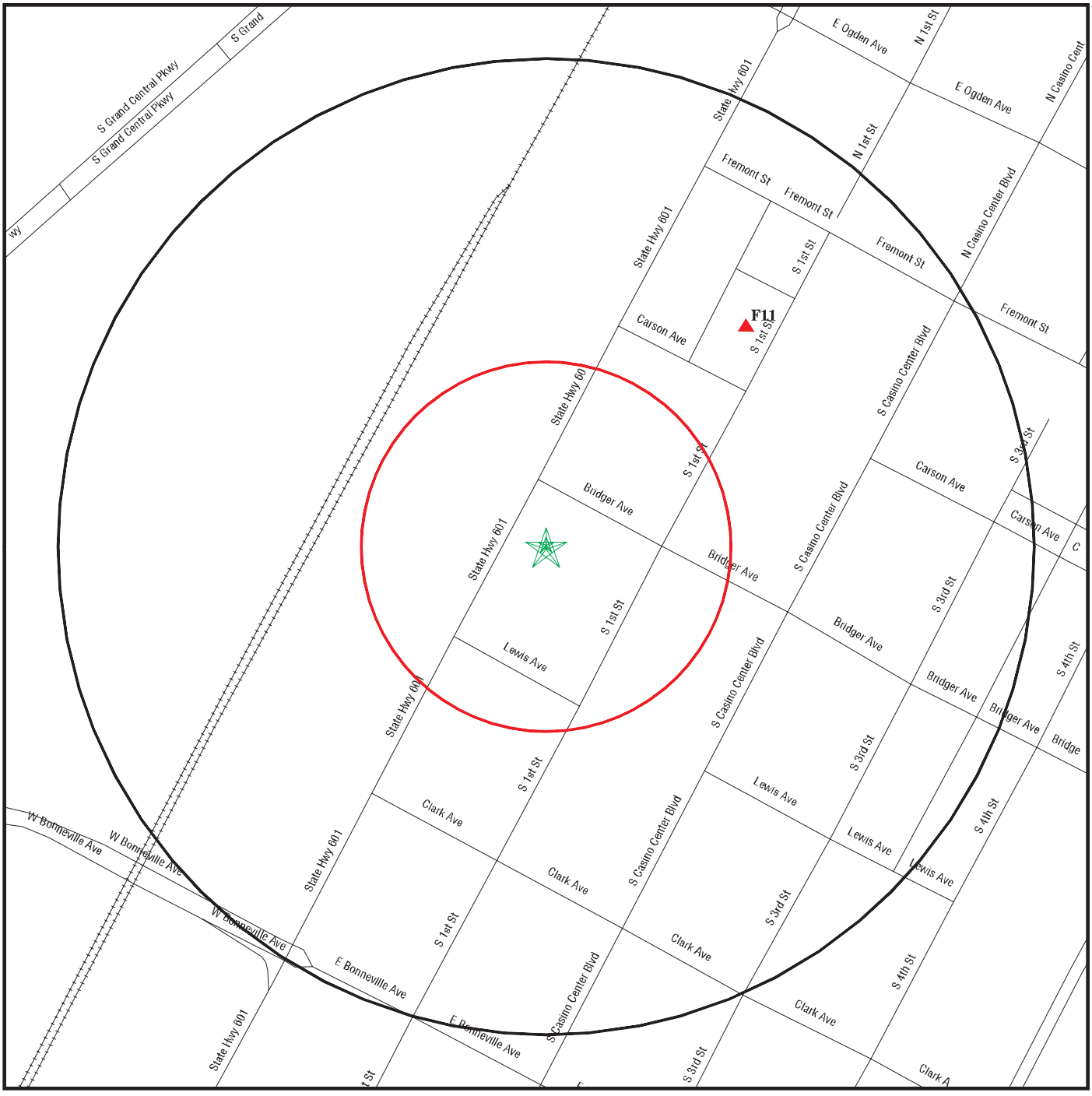
Environmental FirstSearch

0.25 Mile Radius

ASTM MAP: RCRAGEN, ERNS, UST, FED IC/EC, METH LABS

EDR® Environmental Data Resources Inc

307 SOUTH MAIN STREET LAS VEGAS, NV 89101



Black Rings Represent Qtr. Mile Radius; **Red Ring Represents 500 ft. Radius**

★ **Target Property (Latitude: 36.1689 Longitude: 115.1478)**

▲ **Identified Sites**

National Priority List Sites

Indian Reservations BIA

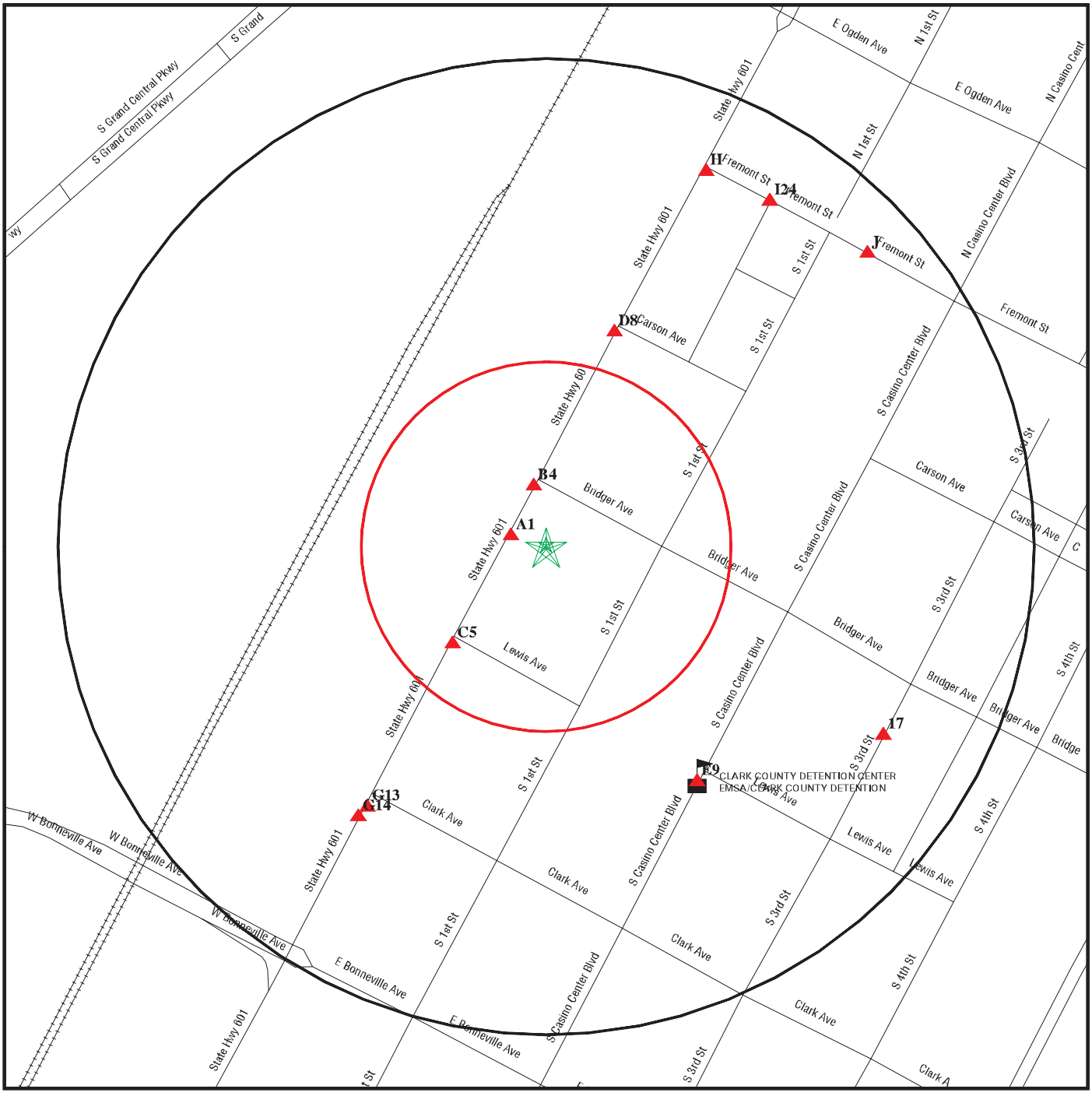
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13-08-08.16:54:21.Thu

Environmental FirstSearch

0.25 Mile Radius
Non ASTM Map, Spills, FINDS

EDR® Environmental Data Resources Inc

307 SOUTH MAIN STREET LAS VEGAS, NV 89101



Black Rings Represent Qtr. Mile Radius; **Red Ring Represents 500 ft. Radius**

- ★ **Target Property (Latitude: 36.1689 Longitude: 115.1478)**
- ▲ **Identified Sites**
- **Sensitive Receptors**
- **National Priority List Sites**
- **Indian Reservations BIA**

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13-08-08.16:54:40.Thu

LEAD-BASED PAINT SCREENING REPORT
FORMER VICTORY HOTEL
307 SOUTH MAIN STREET
LAS VEGAS, NEVADA

PREPARED FOR:
Logan Simpson Design, Inc.
51 West 3rd Street, Suite 450
Tempe, Arizona

PREPARED BY:
Ninyo & Moore
Geotechnical and Environmental Sciences Consultants
6700 Paradise Road, Suite E
Las Vegas, Nevada 89119

September 19, 2013
Project No. 303646001

September 19, 2013
Project No. 303642001

Ms. Greta Rayle, M.A., RPA
Logan Simpson Design, Inc.
51 W. 3rd Street, Suite 450
Tempe, Arizona 85281

Subject: Lead-based Paint Screening Report
Former Victory Hotel
307 South Main Street
Las Vegas, Nevada

Dear Ms. Rayle:

In accordance with your authorization, Ninyo & Moore has conducted a lead-based paint screening of the former Victory Hotel located at 307 South Main Street in Las Vegas, Nevada. The attached report presents our methodology, findings, conclusions, and recommendations regarding our screening. We appreciate the opportunity to be of service to you on this important project.

Sincerely,
NINYO & MOORE

Duane H. Matters, CEM
Senior Geologist/Operations Manager
EPA Lead Risk Assessor # NV-R-16054-2
EPA Lead Designer NV-P-16054-1

Robert M. Troisi, CEM
Managing Principal
Environmental Sciences Division

DHM/RMT/pac

Distribution: (2) Addressee (1 hard copy, 1 via e-mail)

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Figure 1 – Site Location

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1. INTRODUCTION

In accordance with your authorization to proceed, Ninyo & Moore has performed a lead-based paint (LBP) screening investigation of the former Victory Hotel located at 307 South Main Street in Las Vegas, Nevada. The property is designated by the Clark County Assessor's Office as parcel number 139-34-210-003. The site location is presented on Figure 1.

The site consists of a vacant former hotel and associated asphalt-paved parking areas. According to information provided on the Clark County Assessor's Office website, the structure was constructed in approximately 1928. Other historical information the site structures were reportedly built in 1910 and operated as the Lincoln Hotel.

Exterior finishes of the site building were observed to be stucco over wood siding, with interior finishes including drywall and plaster walls, wood and carpeted floors, and limited areas of vinyl floor tile. The site is vacant with a majority of the property in a severely damaged condition due to vandalism and the use of the structure by the homeless. The condition of flooring materials other than the specific sample locations could not be readily observed due to the presence of obscuring debris and garbage.

This report is based upon conditions at the site at the time of the sampling activities and has been performed in accordance with generally accepted practices for lead-based pain screenings.

2. PURPOSE AND SCOPE OF SERVICES

The purpose of the survey was to assess building materials for the presence of LBP. The objective of the survey was to gain information regarding site conditions to assist in planning for proposed relocation and possible historic preservation. Ninyo & Moore performed the following services:

- Collection of 178 x-ray fluorescence (XRF) readings (including calibration readings) of painted surfaces using a portable Innov-X Systems LBP-4000 Spectrum Analyzer to measure lead content.
- Preparation of this report summarizing our field activities, laboratory test results, conclusions, and recommendations.

3. SITE DESCRIPTION

The subject site is the former Victory Hotel located at 307 South Main Street in Las Vegas, Nevada. The structure was reportedly built in 1928 and formerly provided office and motel rooms. Other historical information the site structures were reportedly built in 1910 and operated as the Lincoln Hotel. The structure is of wood-frame with wood siding that is stucco clad with a slab-on-grade foundation. Interior finishes included drywall and plaster walls, wood and carpeted floors, and limited areas of vinyl floor tile. The site is vacant with a majority of the property in a severely damaged condition due to vandalism and the use of the structure by the homeless.

4. PHYSICAL LIMITATIONS

The condition of flooring materials other than the specific sample locations could not be readily observed due to the presence of obscuring debris and garbage. No utilities currently service the building; therefore lighting was limited to flashlights and lighting through unboarded windows or cracks through boarded windows. No other physical limitations, such as locked rooms and fenced areas, were encountered during survey activities. There is a possibility that during building renovation activities, additional suspect LBP may be encountered in areas that were not assessed during our survey. Additionally, once a specific scope of work for the amount of the building to be relocated is defined, additional materials may require assessment. Suspect materials encountered during renovation and/or demolition activities that have not been assessed previously may either be assumed to be LBP and handled accordingly, or may be sampled and analyzed at that time to assess whether they are LBP.

5. SAMPLE COLLECTION

A LBP survey was conducted to evaluate for the presence of lead in painted surfaces expected to be affected by renovation activities. U.S. Environmental Protection Agency trained lead risk assessor conducted a LBP screening on September 11, 2013. The survey was conducted in general accordance with EPA guidelines, within the limitations of the scope of this survey. The survey was conducted in general accordance with EPA guidelines, within the limitations of the scope of this survey.

A preliminary visual assessment of the site building was conducted to evaluate the presence, color, and condition of the painted components, designate homogeneous areas, and develop a sampling scheme. A representative number of the painted building components were analyzed for lead content by XRF using a portable Innov-X Systems LBP-4000 Spectrum Analyzer. One thousand one hundred and ninety-six XRF readings were collected from accessible areas of the site. The building components analyzed for the presence of LBP are summarized in Table 1.

6. LABORATORY ANALYSES AND RESULTS

A total of 167 readings were collected from painted surface and suspect building components during the performance of this survey. An additional 11 (6.5%) "standardization" and calibration readings were collected. LBP is defined in 40 CFR 745.103 as any paint or surface coating that contains lead equal to or in excess of 1.0 milligram per square centimeter (mg/cm^2) or 0.5% by weight. XRF readings were collected from the interior and exterior painted surfaces. The results of the XRF survey of building components for the presence of LBP are summarized in Table 3.

7. FINDINGS AND OPINIONS

The findings of this survey are based on our visual observations, document review, and XRF analysis of paint coatings from the subject site buildings. Based on the XRF readings taken with the Innov-X Systems LBP-4000 Spectrum Analyzer, the following paint coatings sampled contained concentrations of lead greater than 1.0 mg/cm^2:

- The widow sill (white) on the south wall of the Lobby was found to contain 1.04 mg/cm^2 of lead and was observed to be in a poor condition.
- The column (white) adjacent to the damaged north wall in the Lobby was found to contain 4.79 mg/cm^2 of lead and was observed to be in a poor condition.
- The column (tan) adjacent to the damaged north wall in the Lobby was found to contain >5.00 mg/cm^2 of lead and was observed to be in a poor condition.
- The north wall (white with heavy texture) in the room corridor was found to contain 1.00 mg/cm^2 of lead and was observed to be in a poor condition.

- The east exit door assembly (red) within the room corridor east of the Lobby was found to contain between 2.54 and 3.66 of lead on the door frame and door and was observed to be in a poor condition.
- The door casing for Room 3 on the room corridor side (varnished) was found to contain 3.45 mg/cm^2 of lead and was observed to be in a poor condition.
- The door casing (white) of the room entry door on the interior of Room 3 was found to contain 3.44 mg/cm^2 of lead and was observed to be in a poor condition.
- The door frame (white) of the room entry door on the interior of Room 3 was found to contain 2.71 mg/cm^2 of lead and was observed to be in a poor condition.
- The covebase (white) on the south wall within Room 4 was found to contain 1.15 mg/cm^2 of lead and was observed to be in a poor condition.
- The door casing (white) of the northeast closet within Room 4 was found to contain 2.58 mg/cm^2 of lead and was observed to be in a poor condition.
- The shelf (white) within the northeast closet within Room 4 was found to contain 1.02 mg/cm^2 of lead and was observed to be in a poor condition.
- The back wall (white) within the northeast closet within Room 4 was found to contain 1.00 mg/cm^2 of lead and was observed to be in a poor condition.
- The window frame (white) on the north wall within Room 4 was found to contain 2.56 mg/cm^2 of lead and was observed to be in a poor condition.
- The door casing for Room 1 on the room corridor side (varnished) was found to contain 2.92 mg/cm^2 of lead and was observed to be in a poor condition.
- The door casing (white) of the room entry door on the interior of Room 1 was found to contain 1.04 mg/cm^2 of lead and was observed to be in a poor condition.
- The covebase (white) on the south wall within Room 1 was found to contain 1.12 mg/cm^2 of lead and was observed to be in a poor condition.
- The wall casing (white) in the vanity area of Room 1 was found to contain 3.32 mg/cm^2 of lead and was observed to be in a poor condition.
- The shelf support (white) within the southwest corner closet of Room 4 was found to contain 1.49 of lead and was observed to be in a poor condition.
- The west wall (green) within Room 4 was found to contain 1.00 mg/cm^2 of lead and was observed to be in a poor condition.

- The window frame (white) present as debris within Room 4 was found to contain 1.65 mg/cm^2 of lead and was observed to be in a poor condition.
- The north wall (green) of the stairwell was found to contain 1.00 mg/cm^2 of lead and was observed to be in a poor condition.
- The corner board (white) in the east vanity area of Room 12 was found to contain 4.77 mg/cm^2 of lead and was observed to be in a poor condition.
- The back wall (white) within the northeast closet within Room 12 was found to contain 1.00 mg/cm^2 of lead and was observed to be in a poor condition.
- The north wall (dark green) within the northeast closet within Room 12 was found to contain 1.00 mg/cm^2 of lead and was observed to be in a poor condition.
- The corner board (dark green) in the west vanity area of Room 12 was found to contain 3.27 mg/cm^2 of lead and was observed to be in a poor condition.
- The ceramic wall tile (variable) in the second floor common restroom was found to contain >5.00 mg/cm^2 of lead and was observed to be in a poor condition.
- The ceramic bull nose tile (black) in the common restroom was found to contain 4.34 mg/cm^2 of lead and was observed to be in a poor condition.
- The window casing (white) in the common restroom was found to contain 1.13 mg/cm^2 of lead and was observed to be in a poor condition.
- The window stool (white) in the common restroom was found to contain 1.22 mg/cm^2 of lead and was observed to be in a poor condition.
- The door casing (white) of the entry door on the interior of the common restroom was found to contain 1.58 mg/cm^2 of lead and was observed to be in a poor condition.
- The door jamb (white) of the entry door on the interior of the common restroom was found to contain 1.40 mg/cm^2 of lead and was observed to be in a poor condition.
- The door stop (white) of the entry door on the interior of the common restroom was found to contain 3.45 mg/cm^2 of lead and was observed to be in a poor condition.
- The window casing (red) on the second floor west balcony, north of the door was found to contain >5.00 mg/cm^2 of lead and was observed to be in a poor condition.
- The window frame (red) on the second floor west balcony, north of the door was found to contain >5.00 mg/cm^2 of lead and was observed to be in a poor condition.

- The window sill (red) on the second floor west balcony, north of the door was found to contain >5.00 mg/cm^2 of lead and was observed to be in a poor condition.
- The window casing (red) on the second floor west balcony, south of the door was found to contain >5.00 mg/cm^2 of lead and was observed to be in a poor condition.
- The exterior building wall (white) on the second floor west balcony, south of the door was found to contain >5.00 mg/cm^2 of lead and was observed to be in a poor condition.
- The window sill (red) on the second floor west balcony, south of the door was found to contain >5.00 mg/cm^2 of lead and was observed to be in a poor condition.
- The exterior door casing (red) on the second floor west balcony was found to contain >5.00 mg/cm^2 of lead and was observed to be in a poor condition.
- The exterior door (red) on the second floor west balcony was found to contain >5.00 mg/cm^2 of lead and was observed to be in a poor condition.
- The exterior door stop (red) on the second floor west balcony was found to contain >5.00 mg/cm^2 of lead and was observed to be in a poor condition.
- The exterior broken areas of the door stop (green) on the second floor west balcony was found to contain >5.00 mg/cm^2 of lead and was observed to be in a poor condition.
- The exterior window casing on the south facade (blue) was found to contain 2.61 mg/cm^2 of lead and was observed to be in a poor condition.
- The exterior building facade (green) on the south side was found to contain 1.00 mg/cm^2 of lead and was observed to be in a poor condition.

8. RECOMMENDATIONS

Since LBP has been identified at the subject site, the following recommendations and precautions are provided:

- Prior to building restoration, renovation, or demolition which would disturb the LBP, an EPA-certified Lead Assessor should perform abatement or stabilization project planning, site and air monitoring, project oversight, and reporting during any removal or stabilization.
    - An EPA-certified Lead Abatement Contractor should remove or stabilize the LBP prior to building demolition or renovation.

- The contractor should confirm all LBP quantities prior to commencement of abatement activities.
- LBP waste materials must be handled by an appropriately licensed contractor in accordance with all federal, state, and local regulations.

- The activities must be performed in accordance with 29 CFR 1926.62, and practices must be maintained to ensure that workers are not exposed to lead-containing paint at concentrations greater than 50 micrograms per cubic meter of air (50 $\mu g/m^3$) averaged over an 8-hour period.
  - Lead-containing paint is not removed in accordance with 29 CFR 1926.62.

During removal, paint debris should be collected using plastic sheeting and disposed of as general construction debris.

Ninyo & Moore also recommends collection of personal air samples representative of a full shift, including at least one sample for each job classification in each work area, either for each shift or for the shift with the highest exposure level. The purpose of the air monitoring is to determine whether the employee is exposed to levels above the permissible exposure limit of 50 $\mu g/m^3$.

There is a possibility that additional hazardous building materials may be found during restoration, renovation, or demolition activities, or once a specific scope of work is defined with respect to the material that will require. Ninyo & Moore recommends that should additional suspect materials, not sampled or assessed in this report, be uncovered during renovation or demolition; (a) samples of suspect materials should be collected for laboratory analysis, and all activities which may impact the materials should cease until laboratory analysis is completed, or; (b) the materials should be assumed to be coated with LBP and handled as such.

9. LIMITATIONS

Ninyo & Moore's opinions and recommendations regarding environmental conditions, as presented in this report, are based on limited sampling and analysis. The samples collected and used for testing, and the observations made, are believed to be representative of the area(s)

evaluated. However, if additional suspect LBP is encountered during renovation activities, these materials should be sampled by qualified personnel, and analyzed for asbestos and lead content prior to further disturbance.

The environmental services described in this report have been conducted in general accordance with current regulatory guidelines and the standard-of-care exercised by environmental consultants performing similar work in the project area. No other warranty, expressed or implied, is made regarding the professional opinions presented in this report. Variations in site conditions may exist and conditions not observed or described in this report may be encountered during subsequent activities. Please also note that this study did not include an evaluation of geotechnical conditions or potential geologic hazards.

This document is intended to be used only in its entirety. No portion of the document, by itself, is designed to completely represent any aspect of the project described herein. Ninyo & Moore should be contacted if the reader requires any additional information, or has questions regarding content, interpretations presented, or completeness of this document.

The environmental interpretations and opinions contained in this report are based on the results of field analyses intended to detect the presence of LBP from suspect materials Ninyo & Moore, therefore, disclaims responsibility for any inaccuracy in such field results.

Our conclusions, recommendations, and opinions are based on an analysis of the observed site conditions. It should be understood that the conditions of a site can change with time as a result of natural processes or the activities of man at the subject site or nearby sites. In addition, changes to the applicable laws, regulations, codes, and standards of practice may occur due to government action or the broadening of knowledge. The findings of this report may, therefore, be invalidated over time, in part or in whole, by changes over which Ninyo & Moore has no control.

TABLE

Table 2 - Lead Screening Results

Reading No.	Floor	Room/ Area	Component	Substrate	Condition	Color	Lead Reading (mg/cm^2)	Precision (+/- mg/cm^2)	Results (Pos/Neg)
L-001		Standardization					228		PASS
L-002		SRM-2573-1					1.11	0.08	1.08
L-003		SRM-2573-2					1.06	0.06	
L-004		SRM-2573-3					1.08	0.05	
L-005	-	Exterior, West Side, South of Entry Door	Façade	Stucco	Poor	White	0.00	0.00	Negative
L-006	-	Exterior, West Side, Entry Door	Door Frame	Wood	Poor	Red	0.00	0.00	Negative
L-007	-	Exterior, West Side, Entry Door	Door Frame	Wood	Poor	Red	0.14	0.06	Negative
L-008	-	Exterior, West Side, Entry Door	Door Frame	Wood	Poor	Red	0.07	0.04	Negative
L-009	-	Exterior, West Side, North of Entry Door	Façade	Stucco	Poor	White	0.00	0.00	Negative
L-010	-	Exterior	Column, South	Stucco	Poor	White	0.00	0.00	Negative
L-011	-	Exterior	Column, Fourth Column North	Stucco	Poor	White	0.00	0.00	Negative
L-012	1	Interior, Lobby, East Wall	Wall	Texture	Poor	White	0.03	0.03	Negative
L-013	1	Interior, Lobby, South Wall	Wall	Texture	Poor	White	0.02	0.03	Negative
L-014	1	Interior, Lobby, South Wall	Window Casing	Wood	Poor	White	0.10	0.05	Negative
L-015	1	Interior, Lobby, South Wall	Window Casing	Wood	Poor	White	0.10	0.10	Negative
L-016	1	Interior, Lobby, South Wall	Window Frame	Wood	Poor	White	0.82	0.07	Negative
L-017	**1**	**Interior, Lobby, South Wall**	**Window Sill**	**Wood**	**Poor**	**White**	**1.04**	**0.07**	**Positive**
L-018	1	Interior, Lobby, South Wall	Stool	Wood	Poor	White	0.98	0.10	Negative
L-019	1	Interior, Lobby, South Wall (Re-test of L-018)	Stool	Wood	Poor	White	0.83	0.08	Negative
L-020	1	Interior, Lobby, East Wall	Covebase	Wood	Poor	White	0.18	0.09	Negative
L-021	1	Interior, Lobby, West Wall	Covebase	Wood	Poor	White	0.37	0.22	Negative
L-022	**1**	**Interior, Lobby, North Wall (At Wall Damage)**	**Column**	**Wood**	**Poor**	**White**	**4.79**	**1.43**	**Positive**
L-023	**1**	**Interior, Lobby, North Wall (At Wall Damage)**	**Column**	**Wood**	**Poor**	**Tan**	**5.00**	**0.94**	**Positive**
L-024	1	Interior, Lobby, North Wall (At Wall Damage)	Wall (interior)	Wood	Poor	Tan	0.22	0.06	Negative
L-025	1	Interior, Lobby, North Wall (Adj. to L-24)	Wall	Drywall	Poor	White	0.00	0.00	Negative
L-026	1	Interior, West Wall, Main Entry Door	Door Frame	Wood	Poor	Red	0.00	0.00	Negative
L-027	1	Interior, West Wall, Main Entry Door	Door	Wood	Poor	Red	0.06	0.04	Negative
L-028	1	Interior, Room Corridor, South Side	Wall	Texture	Poor	White	0.13	0.15	Negative
L-029	**1**	**Interior, Room Corridor, North Side (Unnumbered Room)**	**Wall**	**Texture**	**Poor**	**White**	**1.00**	**0.03**	**Positive**
L-030	**1**	**Interior, Room Corridor, North Side (Between Rooms 4 & 3)**	Wall	Texture	Poor	White	0.12	0.15	Negative
L-031	1	Interior, Room Corridor, Stair Closet	Closet Door Casing	Wood	Poor	Blue	0.00	0.00	Negative
L-032	1	Interior, Room Corridor, Stair Closet	Closet Door Frame	Wood	Poor	Blue	0.08	0.03	Negative

Table 2 - Lead Screening Results

Reading No.	Floor	Room/ Area	Component	Substrate	Condition	Color	Lead Reading (mg/cm^2)	Precision (+/- mg/cm^2)	Results (Pos/Neg)
L-033	1	Interior, Corridor, Linen Cabinet	Cabinet Facia	Wood	Poor	White	0.03	0.02	Negative
L-034	1	Interior, Corridor, Linen Cabinet	Cabinet Door	Wood	Poor	White	0.08	0.05	Negative
L-035	**1**	**Interior, Room Corridor, East Exit**	**Door Frame**	**Wood**	**Poor**	**Red**	**3.66**	**0.47**	**Positive**
L-036	**1**	**Interior, Room Corridor, East Exit**	**Door**	**Wood**	**Poor**	**Red**	**2.54**	**0.28**	**Positive**
L-037	**1**	**Interior, Room 3**	**Door Casing (Hallway)**	**Wood**	**Poor**	**Varnished**	**3.45**	**0.30**	**Positive**
L-038	1	Interior, Room 3	Door (Hallway)	Wood	Poor	Varnished	0.52	0.12	Negative
L-039	**1**	**Interior, Room 3**	**Door Casing (Room)**	**Wood**	**Poor**	**White**	**3.44**	**0.58**	**Positive**
L-040	**1**	**Interior, Room 3**	**Door Frame (Room)**	**Wood**	**Poor**	**White**	**2.71**	**0.85**	**Positive**
L-041	1	Interior, Room 4, South	Wall	Plaster	Poor	White	0.12	0.15	Negative
L-042	1	Interior, Room 4, East	Wall	Plaster	Poor	Green	0.06	0.07	Negative
L-043	1	Interior, Room 4, Southwest Corner Closet	Door Casing	Wood	Poor	White	0.01	0.02	Negative
L-044	1	Interior, Room 4, Southwest Corner Closet	Shelf	Wood	Poor	White	0.00	0.00	Negative
L-045	1	Interior, Room 4, Southwest Corner Closet	Wall (Back Wall)	Plaster	Poor	White	0.06	0.04	Negative
L-046	1	Interior, Room 4	Vanity	Wood	Poor	White	0.00	0.00	Negative
L-047	1	Interior, Room 4, Mirror	Frame	Wood	Poor	White	0.00	0.00	Negative
L-048	1	Interior, Room 4, South	Covebase	Wood	Poor	White	0.98	0.16	Negative
L-049	**1**	**Interior, Room 4, South (Re-test of L-048)**	**Covebase**	**Wood**	**Poor**	**White**	**1.15**	**0.15**	**Positive**
L-050	**1**	**Interior, Room 4, Northeast Corner Closet**	**Door Casing**	**Wood**	**Poor**	**White**	**2.58**	**0.64**	**Positive**
L-051	**1**	**Interior, Room 4, Northeast Corner Closet**	**Shelf**	**Wood**	**Poor**	**White**	**1.02**	**0.12**	**Positive**
L-052	**1**	**Interior, Room 4, Northeast Corner Closet**	**Wall (Back Wall)**	**Plaster**	**Poor**	**White**	**1.00**	**0.11**	**Positive**
L-053	1	Interior, Room 4, North	Covebase	Wood	Poor	White	0.80	0.09	Negative
L-054	1	Interior, Room 4, North	Window Casing	Wood	Poor	White	0.99	0.16	Negative
L-055	1	Interior, Room 4, North	Window Frame	Wood	Poor	White	0.66	0.13	Negative
L-056	1	Interior, Room 4, North (Re-test of L-055)	Window Frame	Wood	Poor	White	**2.56**	**0.74**	**Positive**
L-057	1	Interior, Room 4	Floor	Wood	Poor	Brown	0.05	0.03	Negative
L-058	**1**	**Interior, Room 1**	**Door Casing (Hallway)**	**Wood**	**Poor**	**Varnished**	**2.92**	**0.30**	**Positive**
L-059	1	Interior, Room 1	Door (Hallway)	Wood	Poor	Varnished	0.08	0.03	Negative
L-060	**1**	**Interior, Room 1**	**Door Casing (Room)**	**Wood**	**Poor**	**White**	**1.04**	**0.07**	**Positive**
L-061	1	Interior, Room 1	Door Frame (Room)	Wood	Poor	White	0.04	0.01	Negative
L-062	1	Interior, Room 1, North	Wall	Plaster	Poor	White	0.11	0.12	Negative
L-063	1	Interior, Room 1, South	Wall	Plaster	Poor	White	0.48	0.19	Negative
L-064	**1**	**Interior, Room 1, South**	**Covebase**	**Wood**	**Poor**	**White**	**1.12**	**0.16**	**Positive**
L-065	1	Interior, Room 1, East	Wall	Plaster	Poor	White	0.00	0.00	Negative
L-066	1	Interior, Room 1, West	Wall	Plaster	Poor	White	0.00	0.00	Negative

Table 2 - Lead Screening Results

Reading No.	Floor	Room/ Area	Component	Substrate	Condition	Color	Lead Reading (mg/cm^2)	Precision (+/- mg/cm^2)	Results (Pos/Neg)
L-067	**1**	**Interior, Room 1, Vanity**	**Wall Casing**	**Wood**	**Poor**	**White**	**3.32**	**0.95**	**Positive**
L-068	1	Interior, Room 1, Vanity Top	Counter	Wood	Poor	White	0.00	0.00	Negative
L-069	1	Interior, Room 4, Southwest Corner Closet	Door Casing	Wood	Poor	White	0.00	0.01	Negative
L-070	1	Interior, Room 4, Southwest Corner Closet	Door	Wood	Poor	White	0.06	0.02	Negative
L-071	1	Interior, Room 4, Southwest Corner Closet	Shelf	Plaster	Poor	White	0.80	0.09	Negative
L-072	**1**	Interior, Room 4, Southwest Corner Closet	**Shelf Support**	**Wood**	**Poor**	**White**	**1.49**	**0.21**	**Positive**
L-073	**1**	Interior, Room 4, West	**Wall**	**Plaster**	**Poor**	**Green**	**1.00**	**0.07**	**Positive**
L-074	1	Interior, Room 4, Entry Door Side	Door	Wood	Poor	White	0.14	0.14	Negative
L-075	**1**	**Interior, Room 4, Window debris**	**Window Frame**	**Wood**	**Poor**	**White**	**1.65**	**0.23**	**Positive**
L-076	**1/2**	**Interior Stairwell, North**	**Wall**	**Texture**	**Poor**	**Green**	**1.00**	**0.05**	**Positive**
L-077	1/2	Interior Stairwell, North	Wall	Texture	Poor	Green	0.04	0.04	Negative
L-078	1/2	Interior Stairwell, South	Wall	Drywall	Poor	White	0.00	0.00	Negative
L-079	1/2	Interior, Stairwell, North	Stringer	Wood	Poor	White	0.78	0.09	Negative
L-080	1/2	Interior Stairwell, South	Stringer	Wood	Poor	White	0.68	0.15	Negative
L-081	1/2	Interior, Stairwell	Stringer Cap	Wood	Poor	Black	0.48	0.13	Negative
L-082	1/2	Interior, Stairwell	Rail	Iron	Poor	Black	0.00	0.00	Negative
L-083	1/2	Interior, Stairwell	Rail	Iron	Poor	Black	0.00	0.01	Negative
L-084	1/2	Interior, Stairwell, Header	Wall	Wood	Poor	Varnished	0.08	0.03	Negative
L-085	2	Interior, Corridor, East	Wall	Texture	Poor	Green	0.01	0.02	Negative
L-086	2	Interior, Corridor, West	Wall	Texture	Poor	Green	0.03	0.03	Negative
L-087	2	Interior, Corridor, South at Room 15	Wall	Texture	Poor	Green	0.02	0.05	Negative
L-088	2	Interior, Room 3	Door Casing (Hallway)	Wood	Poor	Varnished	0.07	0.02	Negative
L-089	2	Interior, Room 3	Door (Hallway)	Wood	Poor	Varnished	0.07	0.02	Negative
L-090	2	Interior, Corridor, Linen Cabinet	Facia	Wood	Poor	White	0.23	0.06	Negative
L-091	2	Interior, Corridor, Linen Cabinet	Door	Wood	Poor	White	0.23	0.06	Negative
L-092	2	Interior Corridor, South at Room 11	Ventilation Shaft	Metal	Poor	Tan	0.07	0.05	Negative
L-093	2	Interior Corridor, South at Room 15	Ventilation Shaft	Metal	Poor	Tan	0.08	0.05	Negative
L-094		SRM-2573-1					1.11	0.07	1.06
L-095		SRM-2573-2					1.03	0.03	
L-096		SRM-2573-3					1.05	0.02	
L-097	2	Interior, Room 12	Door Casing	Wood	Poor	White	0.18	0.18	Negative
L-098	2	Interior, Room 12	Door	Wood	Poor	White	0.00	0.00	Negative
L-099	2	Interior, Room 12, West	Wall (Wainscoting)	Wood	Poor	White	0.00	0.00	Negative
L-100	2	Interior, Room 12, North	Wall (Wainscoting)	Wood	Poor	White	0.00	0.00	Negative

Table 2 - Lead Screening Results

Reading No.	Floor	Room/ Area	Component	Substrate	Condition	Color	Lead Reading (mg/cm^2)	Precision (+/- mg/cm^2)	Results (Pos/Neg)
L-101	2	Interior, Room 12, North	Wall	Plaster	Poor	Pink	0.09	0.10	Negative
L-102	2	Interior Room 12, East	Wall	Plaster	Poor	Pink	0.05	0.05	Negative
L-103	2	Interior Room 12, East	Covebase	Wood	Poor	White	0.17	0.11	Negative
L-104	2	Interior, Room 12, West	Covebase	Wood	Poor	White	0.09	0.02	Negative
L-105	**2**	**Interior, Room 12, East, Vanity**	**Corner board**	**Wood**	**Poor**	**White**	**4.77**	**1.45**	**Positive**
L-106	2	Interior, Room 12, West	Window Casing	Wood	Poor	White	0.26	0.20	Negative
L-107	2	Interior, Room 12, West	Window Sill	Wood	Poor	White	0.15	0.05	Negative
L-108	2	Interior, Room 12, West	Window Stool	Wood	Poor	White	0.13	0.04	Negative
L-109	2	Interior, Room 12, Northeast Corner, Closet	Door Casing	Wood	Poor	White	0.31	0.20	Negative
L-110	2	Interior, Room 12, Northeast Corner, Closet	Door	Wood	Poor	White	0.07	0.03	Negative
L-111	2	Interior, Room 12, Northeast Corner, Closet	Shelf Support	Wood	Poor	White	0.25	0.08	Negative
L-112	2	Interior, Room 12, Northeast Corner, Closet	Shelf	Wood	Poor	White	0.05	0.04	Negative
L-113	**2**	**Interior, Room 12, Northeast Corner, Closet**	**Wall**	**Plaster**	**Poor**	**White**	**1.00**	**0.15**	**Positive**
L-114	2	Interior, Room 12, Northeast Corner, Closet	Door Jamb	Wood	Poor	White	0.11	0.05	Negative
L-115	2	Interior, Room 7	Door Casing (Hallway)	Wood	Poor	Varnished	0.07	0.02	Negative
L-116	2	Interior, Room 7	Door (Hallway)	Wood	Poor	Varnished	0.13	0.04	Negative
L-117	2	Interior, Room 12	Door Casing	Wood	Poor	White	0.14	0.08	Negative
L-118	2	Interior, Room 12	Door Jamb	Wood	Poor	White	0.23	0.07	Negative
L-119	2	Interior, Room 12	Door	Wood	Poor	White	0.18	0.07	Negative
L-120	**2**	**Interior, Room 12, North**	**Wall**	**Plaster**	**Poor**	**Dark Green**	**1.00**	**0.08**	**Positive**
L-121	2	Interior, Room 12, South	Wall	Plaster	Poor	Dark Green	0.24	0.17	Negative
L-122	2	Interior, Room 12, East	Covebase	Wood	Poor	White	0.30	0.14	Negative
L-123	2	Interior, Room 12, West	Covebase	Wood	Poor	White	0.19	0.07	Negative
L-124	**2**	**Interior, Room 12, West, Vanity**	**Corner board**	**Wood**	**Poor**	**Dark Green**	**3.27**	**0.77**	**Positive**
L-125	2	Interior, Room 12, West, Medicine Cabinet	Door	Wood	Poor	White	0.13	0.06	Negative
L-126	2	Interior, Room 12, West, Medicine Cabinet	Door Stop	Wood	Poor	White	0.06	0.04	Negative
L-127	2	Interior, Room 12, West, Medicine Cabinet	Interior, Back	Wood	Poor	White	0.07	0.04	Negative
L-128	2	Interior, Room 12, East	Window Casing	Wood	Poor	White	0.13	0.05	Negative
L-129	2	Interior, Room 12, East	Window Frame	Wood	Poor	White	0.31	0.19	Negative
L-130	2	Interior, Room 12, East	Window Sill	Wood	Poor	White	0.11	0.08	Negative
L-131	2	Interior, Room 12, East	Window Stool	Wood	Poor	White	0.09	0.07	Negative
L-132	2	Interior, Room 12, West, Closet	Door Casing	Wood	Poor	White	0.16	0.06	Negative
L-133	2	Interior, Room 12, West, Closet	Door	Wood	Poor	White	0.12	0.06	Negative
L-134	2	Interior, Room 12, West, Closet	Shelf Support	Wood	Poor	White	0.31	0.08	Negative

Table 2 - Lead Screening Results

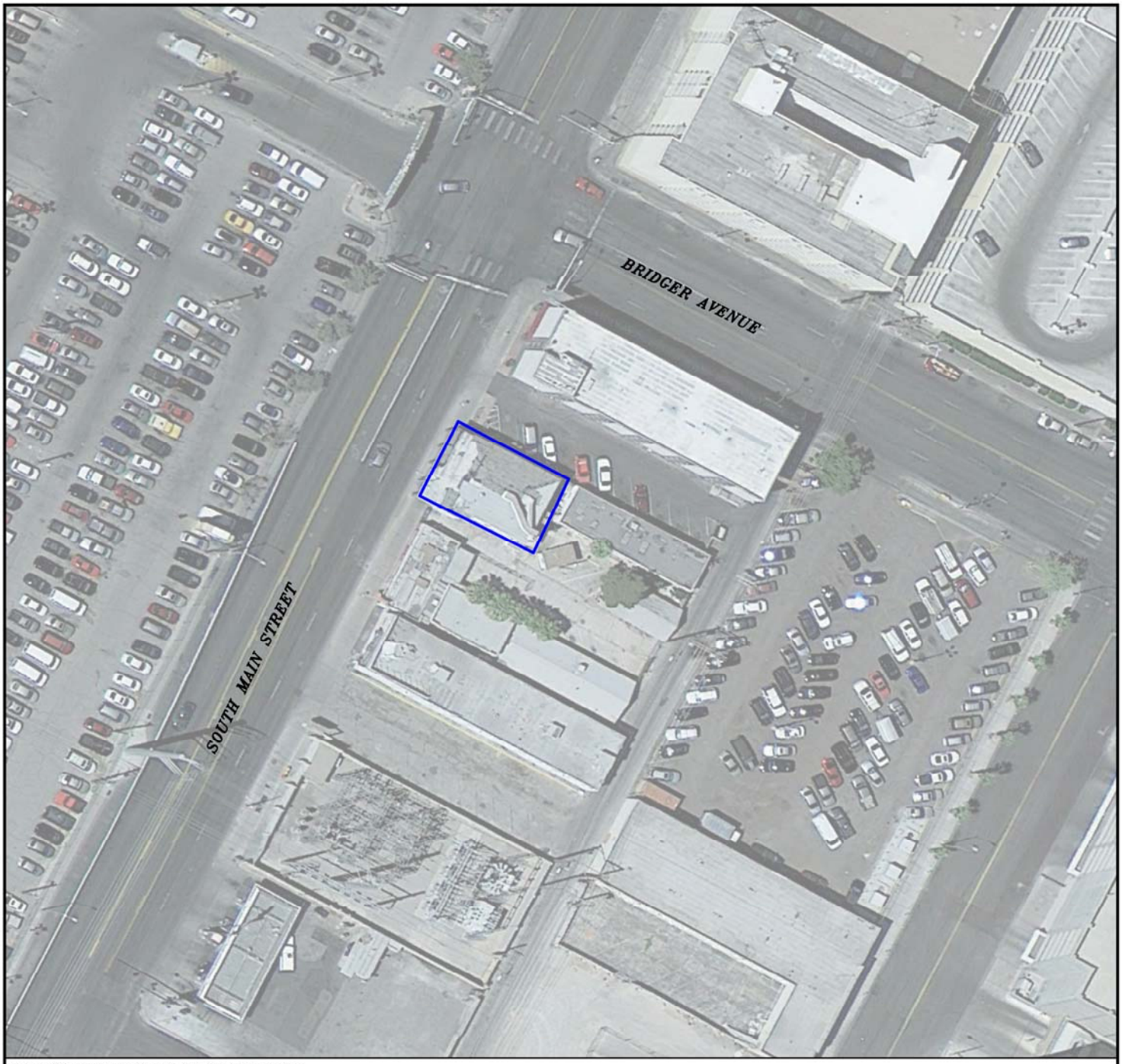
Reading No.	Floor	Room/ Area	Component	Substrate	Condition	Color	Lead Reading (mg/cm^2)	Precision (+/- mg/cm^2)	Results (Pos/Neg)
L-135	2	Interior, Room 12, West, Closet	Shelf	Wood	Poor	White	0.13	0.03	Negative
L-136	2	Interior, Room 12, West, Closet	Wall	Plaster	Poor	White	0.18	0.05	Negative
L-137	2	Interior, Room 12, West, Closet	Door Jamb	Wood	Poor	White	0.23	0.08	Negative
L-138	2	Interior, Common Restroom, South	Wall	Plaster	Poor	White	0.59	0.16	Negative
L-139	**2**	**Interior, Common Restroom, South**	**Wall Tile**	**Ceramic**	**Poor**	**Variable**	**5.00**	**0.66**	**Positive**
L-140	**2**	**Interior, Common Restroom, South**	**Wall Tile (Bill Nose**	**Ceramic**	**Poor**	**Black**	**4.34**	**0.32**	**Positive**
L-141	**2**	**Interior, Common Restroom, East**	**Window Casing**	**Wood**	**Poor**	**White**	**1.13**	**0.27**	**Positive**
L-142	2	Interior, Common Restroom, East	Window Frame	Wood	Poor	White	0.58	0.18	Negative
L-143	2	Interior, Common Restroom, East	Window Sill	Wood	Poor	White	0.35	0.20	Negative
L-144	2	Interior, Common Restroom, East	Window Stool	Wood	Poor	White	**1.22**	**0.22**	**Positive**
L-145	2	Interior, Common Restroom, Floor	Tile	Ceramic	Poor	Tan	0.00	0.01	Negative
L-146	**2**	**Interior, Common Restroom, East**	**Door Casing**	**Wood**	**Poor**	**White**	**1.58**	**0.33**	**Positive**
L-147	**2**	**Interior, Common Restroom, East**	**Door Jamb**	**Wood**	**Poor**	**White**	**1.40**	**0.19**	**Positive**
L-148	**2**	**Interior, Common Restroom, East**	**Door Stop**	**Wood**	**Poor**	**White**	**3.45**	**0.98**	**Positive**
L-149	**2**	**Exterior, Balcony, North of Door**	**Window Casing**	**Wood**	**Poor**	**Red**	**5.00**	**1.55**	**Positive**
L-150	**2**	**Exterior, Balcony, North of Door**	**Window Frame**	**Wood**	**Poor**	**Red**	**5.00**	**0.94**	**Positive**
L-151	**2**	**Exterior, Balcony, North of Door**	**Window Sill**	**Wood**	**Poor**	**Red**	**5.00**	**0.94**	**Positive**
L-152	**2**	**Exterior, Balcony, South of Door**	**Window Casing**	**Wood**	**Poor**	**Red**	**5.00**	**1.51**	**Positive**
L-153	**2**	**Exterior, Balcony, South of Door**	**Wall**	Stucco	Poor	White	**5.00**	**0.94**	**Positive**
L-154	**2**	**Exterior, Balcony, South of Door**	**Window Sill**	**Wood**	**Poor**	**Red**	**5.00**	**1.01**	**Positive**
L-155	**2**	**Exterior, Balcony**	**Door Casing**	**Wood**	**Poor**	**Red**	**5.00**	**2.00**	**Positive**
L-156	**2**	**Exterior, Balcony**	**Door**	**Wood**	**Poor**	**Red**	**5.00**	**1.28**	**Positive**
L-157	**2**	**Exterior, Balcony**	**Door Stop**	**Wood**	**Poor**	**Red**	**5.00**	**1.00**	**Positive**
L-158	**2**	**Exterior, Balcony**	**Door Stop (Broken Area)**	**Wood**	**Poor**	**Green**	**5.00**	**0.82**	**Positive**
L-159	2	Exterior, Balcony, South	Covebase	Wood	Poor	White	0.00	0.00	Negative
L-160	2	Exterior, Balcony, West	Covebase	Wood	Poor	White	0.00	0.00	Negative
L-161	2	Exterior, Balcony, Southwest Corner	Column	Plaster	Poor	White	0.00	0.00	Negative
L-162	2	Exterior, Balcony, Northwest corner	Column	Plaster	Poor	White	0.00	0.00	Negative
L-163	2	Exterior, Balcony, North	Rail	Wood	Poor	Red	0.00	0.00	Negative
L-164	2	Exterior, Balcony, West	Rail	Wood	Poor	Red	0.00	0.00	Negative
L-165	2	Exterior, Balcony, North	Parapet Wall Cap	Wood	Poor	White	1.52	0.19	Positive
L-166	2	Exterior, Balcony, South	Parapet Wall Cap	Wood	Poor	White	0.01	0.03	Negative
L-167	**-**	**Exterior, South**	**Window Casing**	**Wood**	**Poor**	**Blue**	**5.00**	**2.61**	**Positive**
L-168	-	Exterior, South	Window Sill	Wood	Poor	Blue	0.01	0.00	Negative

Table 2 - Lead Screening Results

Reading No.	Floor	Room/ Area	Component	Substrate	Condition	Color	Lead Reading (mg/cm^2)	Precision (+/- mg/cm^2)	Results (Pos/Neg)
L-169	-	Exterior, South	Exposed Siding at Window	Wood	Poor	Tan	0.04	0.02	Negative
L-170	-	Exterior, South	Wall	Stucco	Poor	Blue	0.00	0.00	Negative
L-171	-	Exterior, South	Wall	Stucco	Poor	White	0.00	0.00	Negative
L-172	**-**	**Exterior, South**	**Wall**	**Stucco**	**Poor**	**Green**	**1.00**	**0.02**	**Positive**
L-173	-	Exterior, South (Adjacent to L-169)	Wall	Stucco	Poor	White	0.00	0.01	Negative
L-174	-	Exterior, East	Wall	Stucco	Poor	White	0.06	0.05	Negative
L-175		SRM-2573-1					1.09	0.05	1.06
L-176		SRM-2573-2					1.07	0.05	
L-177		SRM-2573-3					1.02	0.02	
L-178		Standardization					224		PASS

Bold = Sample reading is equal to or greater than 1.00 milligram per square centimeter

FIGURE



REFERENCE: GOOGLE EARTH, 2013; IMAGERY DATE 06/21/12.

N

SCALE IN FEET

0 75 150

NOTE: DIMENSIONS, DIRECTIONS, AND LOCATIONS ARE APPROXIMATE.

LEGEND

— **SITE**
307 SOUTH MAIN STREET

303646001_sl.dwg

Ninyo & Moore		SITE PLAN	FIGURE
PROJECT NO.	DATE	FORMER VICTORY HOTEL 307 SOUTH MAIN STREET LAS VEGAS, NEVADA	1
303646001	9/13		

APPENDIX A

PHOTOGRAPHS



Photograph 1: **View of the subject site facing northeast.**



Photograph 2: **View of the subject site facing southeast.**



Photograph 3: **View of south margin of main building, facing west.**



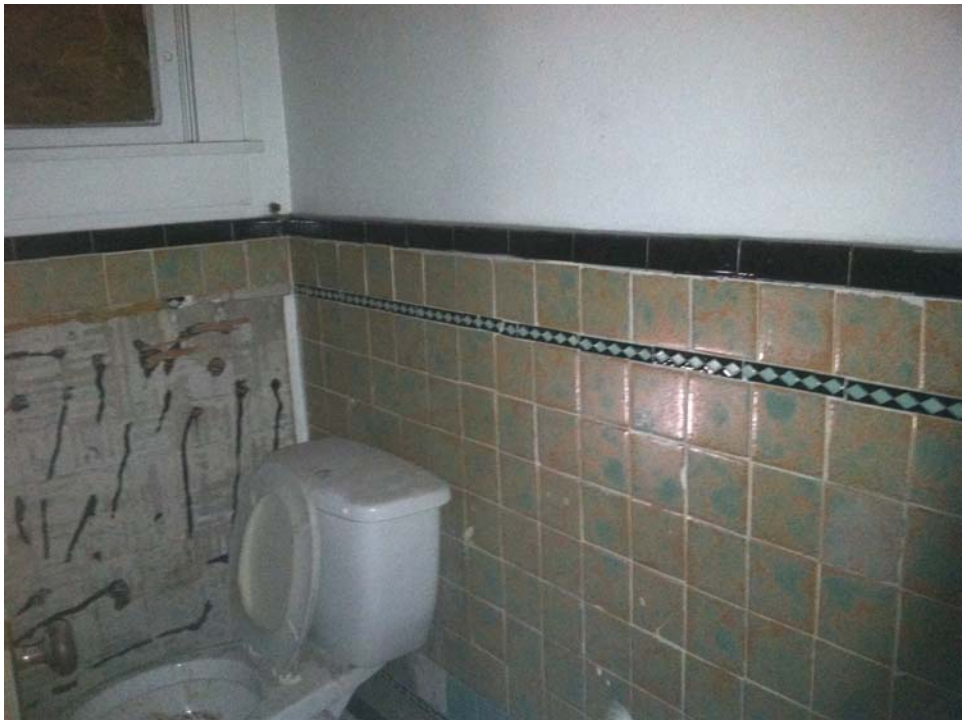
Photograph 4: **View of south and west side of subject structure, facing northeast.**



Photograph 5: **View of lobby area of main structure.**



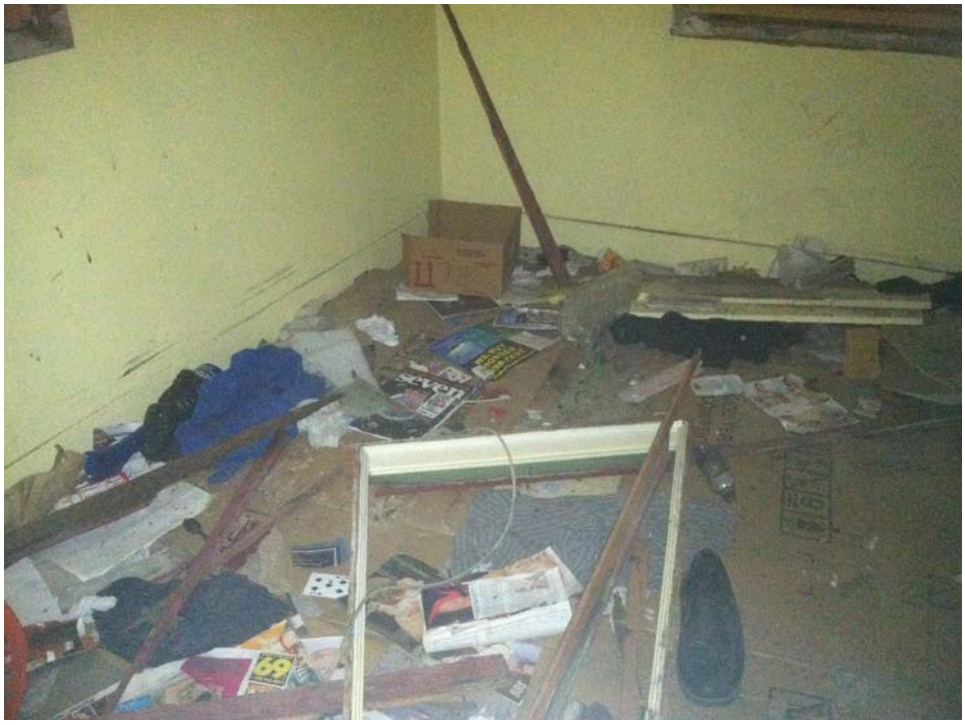
Photograph 6: **View of second floor hallway, facing east.**



Photograph 7: **View of the second floor common restroom wall with wall and bull nose tile.**



Photograph 8: **View of the stairwell with heavy texture.**



Photograph 9: **View of window frame debris in Room 4.**



Photograph 10: **View of exterior balcony door and south window.**

APPENDIX B

CERTIFICATIONS

United States Environmental Protection Agency

This is to certify that

Duane H. Matters

has fulfilled the requirements of the Toxics Substance Control Act (TSCA Section 402 and has received certification to conduct lead–based paint activities pursuant to 40 CFR Part 745.226 as a:

Risk Assessor

In the Jurisdiction of:

Nevada

This certification is valid from the date of issuance and expires **September 6, 2014**

NV-R-16054-2
Certification #

SEPTEMBER 7, 2011
Issued On

Adrienne Priselac, Manager, Toxics Office

Communities and Ecosystems Division

United States Environmental Protection Agency

This is to certify that

Duane H. Matters

Project Designer

In the Jurisdiction of:

Nevada

This certification is valid from the date of issuance and expires **December 12, 2014**

NV-P-16054-1
Certification #

NOV. 28, 2011
Issued On

Adrienne Priselac, Manager, Toxics Office

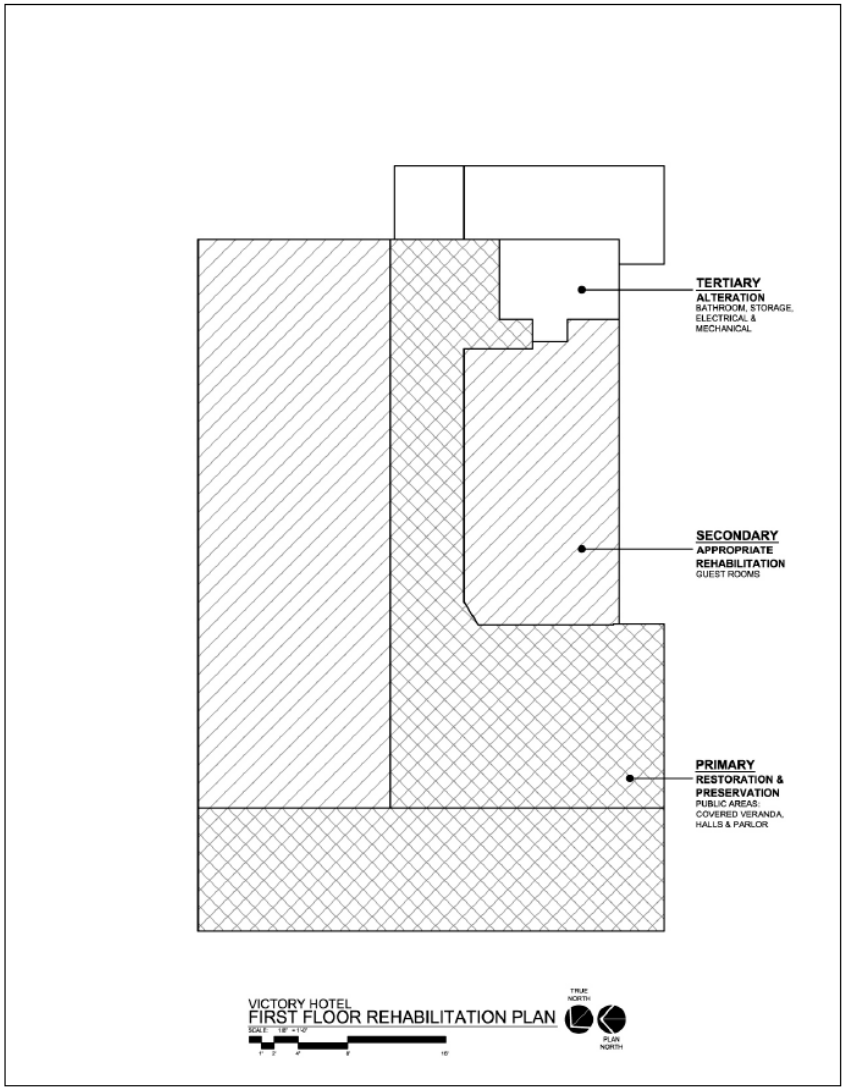
Communities and Ecosystems Division

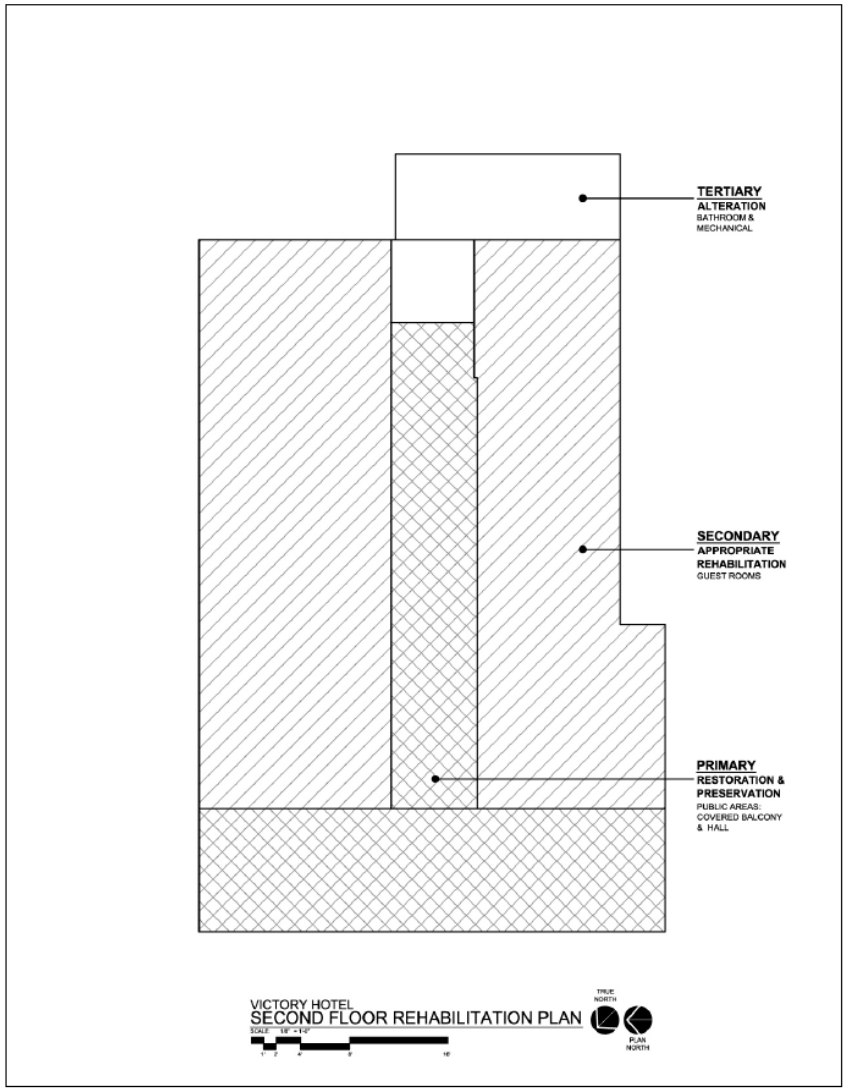
has fulfilled the requirements of the Toxics Substance Control Act (TSCA Section 402 and has received certification to conduct lead–based paint activities pursuant to 40 CFR Part 745.226 as a:

HPC-52053
December 11, 2013

Victory Hotel Preservation Options

Preservation Zones





HPC-XXXX

Preservation Options

1. Preserve in place in Early Mission style
2. Preserve in place in original vernacular style



Estimated cost: $1.3 million

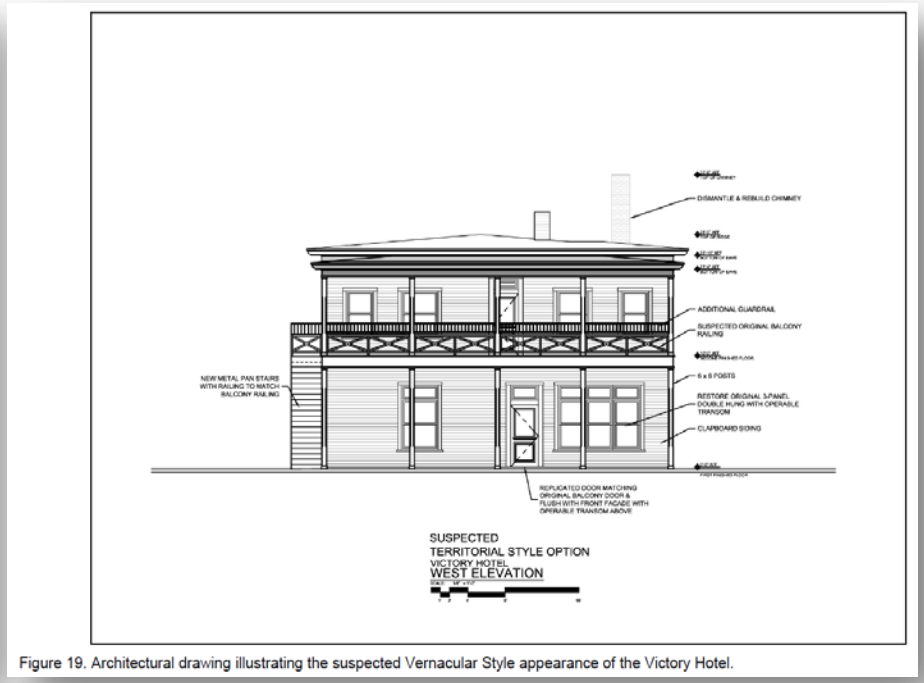


Figure 19. Architectural drawing illustrating the suspected Vernacular Style appearance of the Victory Hotel.

Estimated cost: $1.5 million

HPC-XXXX

Preservation Options

3. Move entire building



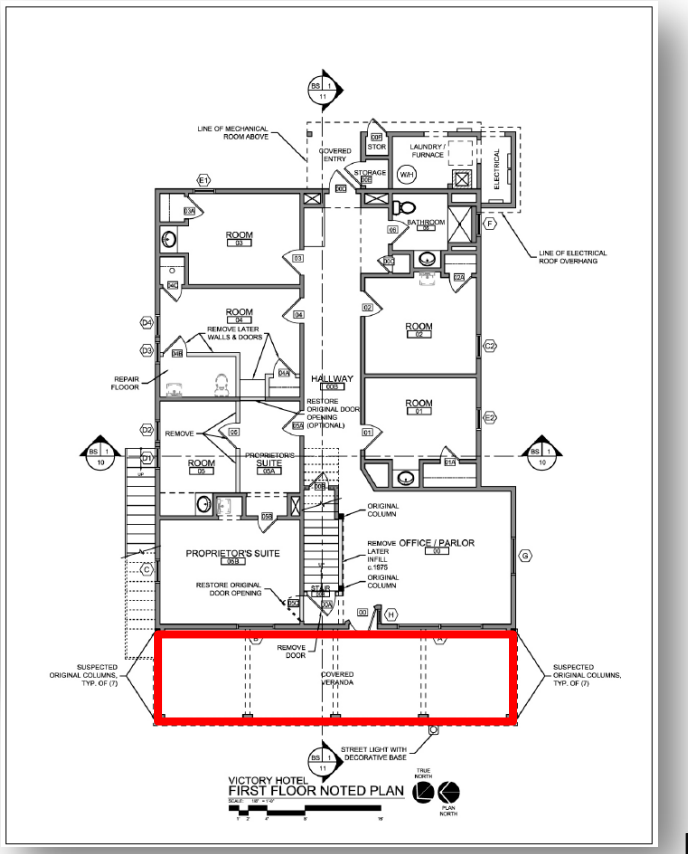
Estimated cost: $379,000

Preservation Options

4. Remove and reassemble front porch only



Estimated cost: $102,000



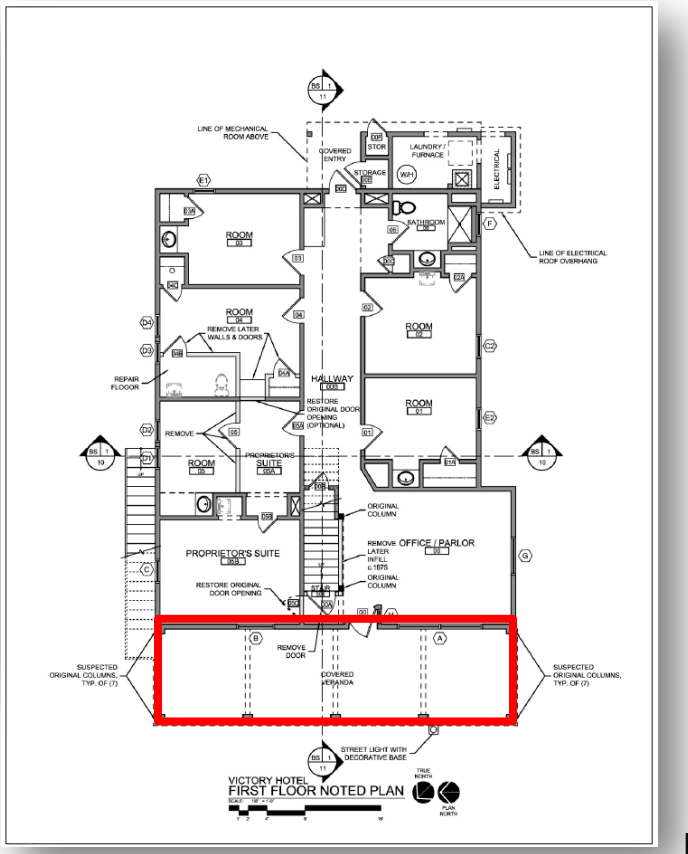
HPC-XXXX

Preservation Options

5. Remove and reassemble front porch and front wall with doors and windows, portion of upper cornice and eave detail



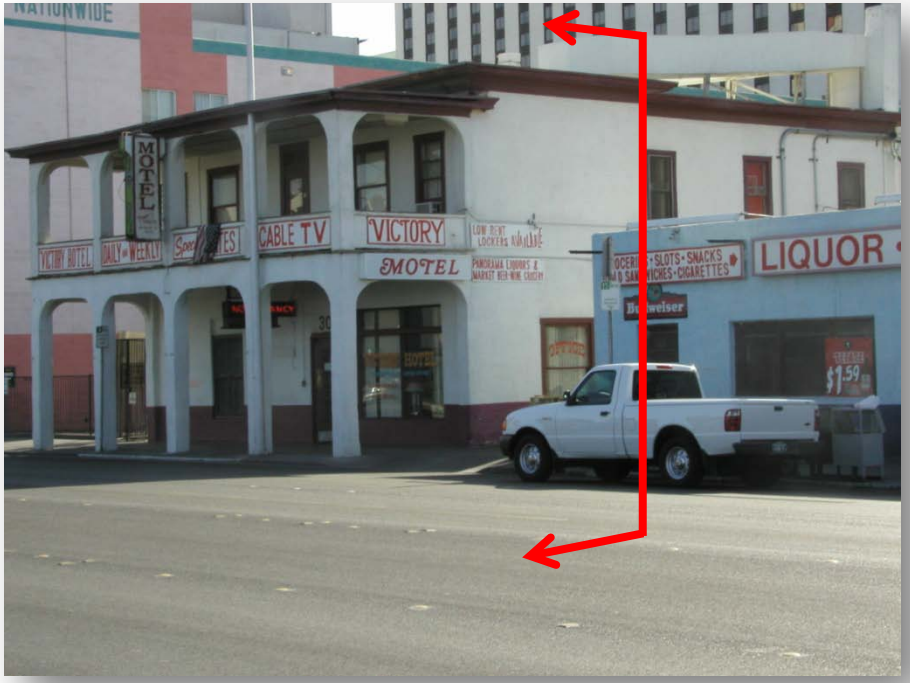
Estimated cost: $183,400



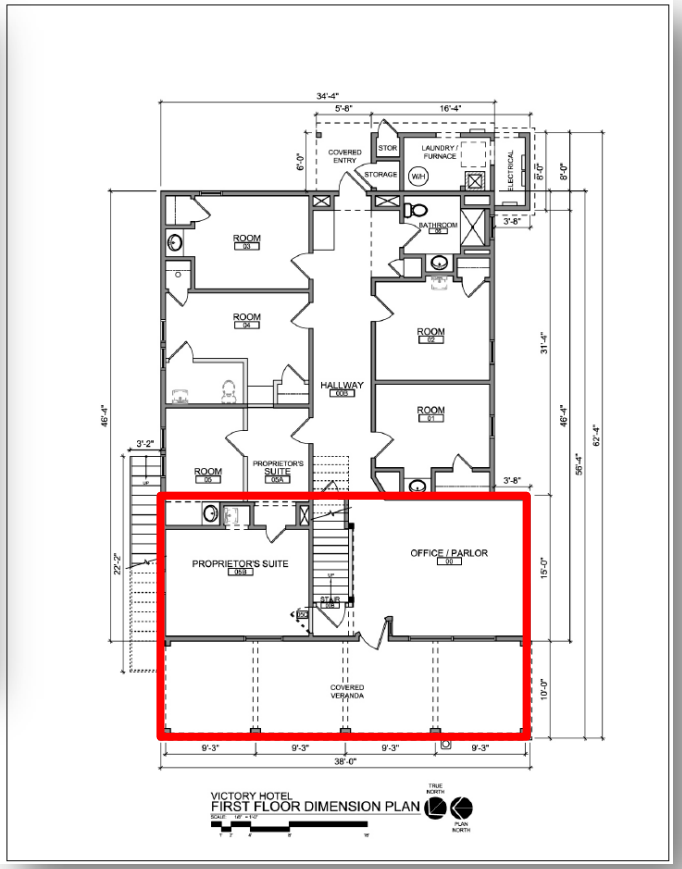
HPC-XXXX

Preservation Options

6. Remove and reassemble front porch and first 15’ of existing building



Estimated cost: $214,100



HPC-XXXX

RESOLUTION OF SUPPORT FOR THE HISTORIC PRESERVATION OF THE VICTORY HOTEL BY THE CITY OF LAS VEGAS HISTORIC PRESERVATION COMMISSION

WHEREAS, on February 22, 1991, the City Council of Las Vegas adopted an amendment to the municipal Code of the City of Las Vegas which added an historic preservation ordinance, and established the Historic Preservation Commission (HPC); and

WHEREAS, it is the mission of the HPC to promote the public welfare by providing protection for significant properties and archaeological sites which represent important aspects of the city's heritage, to enhance the character of the community by taking such properties and sites into account during development, and to assist owners in the preservation and restoration of their properties; and

WHEREAS, the HPC is committed to the preservation of historic resources through the support of adaptive reuse of vacant and/or abandoned buildings, and buildings of historic significance; and

WHEREAS, the Victory Hotel, constructed in c. 1910 and located at 307 S. Main Street (APN 139-34-210-003) has been determined eligible for listing on the National Register of Historic Places and the city of Las Vegas Historic Property Register; and

WHEREAS, it has been determined that the current property owners, Oakbrook Realty and Investment Company, have expressed a desire to remove the Victory Hotel from its current location in advance of redevelopment of the site; and

WHEREAS, the Commission for the Las Vegas Centennial has expressed support for the relocation of the Victory Hotel to a location where it will be rehabilitated and interpreted for future generations, and in 2013 funded the "Victory Hotel Historic Rehabilitation Assessment Report" in preparation for its relocation.

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY OF LAS VEGAS HISTORIC PRESERVATION COMMISSION RECOMMENDS TO THE LAS VEGAS CENTENNIAL COMMISSION THAT:

The Las Vegas Centennial Commission take whatever actions are necessary to allow for the Victory Hotel to be carefully dismantled in order to save all historical and original materials identified in the "Victory Hotel Historic Rehabilitation Assessment Report," and to be relocate the Victory Hotel to a location within the city of Las Vegas where it will be placed within an appropriate historical context and rehabilitated and interpreted for future generations.

PASSED, ADOPTED and APPROVED this ____ day of _____, 2013.

APPROVED:

By_____
DOROTHY WRIGHT, Chair

ATTEST:

_____
BEVERLY K. BRIDGES, City Clerk

DRAFT

APPROVED AS TO FORM:

_____
Date

DRAFT

City of Las Vegas

STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 12/11/13
DEPARTMENT: PLANNING
ITEM DESCRIPTION: For possible action regarding an historic food and architecture tour during the 2014 Historic Preservation and Archaeology Month, Ward 3 (Coffin) and Ward 5 (Barlow)

BACKGROUND

No relevant case history.

ANALYSIS

May is National Preservation Month. The city of Las Vegas Historic Preservation Office is working with Nevada Humanities on a possible historic food and architecture tour of downtown Las Vegas. The event will be scheduled in May, 2014 and may occur on more than one Saturday in May, depending on logistics and funding.

Preliminary scope includes:

- Tour will focus on restaurants within the downtown area that have either been in business longer than 40 years or are in a building that is 40+ years old.
- Tour will last approximately 3-4 hours and will stop at historic landmarks as well as restaurants.
- Transportation will be provided.
- Nevada Humanities is developing a program of recorded oral histories taken from restaurant owners or long-time patrons to accompany the tour.
- Staff will seek a vendor to provide the tour, and will provide short histories of each location to the vendor.
- A draft budget for the event will be provided to the commission as soon as possible.

Staff is seeking approval of this event in order to move forward with planning.

STAFF RECOMMENDATION

APPROVAL

BACKUP DOCUMENTS

None.

JG

City of Las Vegas

STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 12/11/13
DEPARTMENT: PLANNING
ITEM DESCRIPTION: Presentation by Heidi Swank regarding the non-profit historic preservation advocacy group Nevada Preservation Foundation, All Wards

BACKGROUND

No relevant case history.

ANALYSIS

The commission will receive a presentation by Heidi Swank, Executive Director of the Nevada Preservation Foundation, regarding the foundation and its mission.

The December 2013 newsletter of the Nevada Preservation Foundation, "Preservation Press," is included with Item 13 of this month's agenda.

STAFF RECOMMENDATION

No action required.

BACKUP DOCUMENTS

Nevada Preservation Foundation mission, from www.nevadapreservation.org.

JG

City of Las Vegas

STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 12/11/13
DEPARTMENT: PLANNING
ITEM DESCRIPTION: Report by the Harrison House organization regarding the status of the Centennial Legacy Grant project, Ward 5 (Barlow)

BACKGROUND

02/27/08	HPC approved Centennial project budget and timeline.
03/26/08	HPC requested revisions to the draft Centennial grant application.
05/28/08	HPC voted to review grant applications bi-annually in February and August, and vote bi-annually on grant awards in March and September.
08/28/13	HPC accepted the HPC Centennial Legacy grant application from the Ward 5 Chamber of Commerce in the amount of $5,000.00 for consideration at the September 25, 2013 HPC meeting.
09/25/13	HPC approved an application, with conditions, to the HPC Centennial Legacy grant program (HPC-51195) for $5,000 from the Ward 5 Chamber of Commerce.

ANALYSIS

The Ward 5 Chamber of Commerce was awarded $5,000.00 from the HPC Centennial Legacy Fund for the following:

- Professional consulting fees to hire an architectural historian to conduct research and prepare a nomination to the National Register of Historic Places for the Harrison House, located at 1001 F Street in West Las Vegas.
- Costs associated with developing a marketing and fundraising plan to create a web/social media presence and provide marketing support to brand the Harrison House, including a logo design for use on fliers, business cards, brochures, letterhead and envelopes, sponsorship and membership packages, and television and radio public service announcements.

Approval was granted with the following conditions:

- All promotional materials must promote the history of the Harrison House and the rehabilitation project and may include announcements about future fundraising/promotional efforts related specifically to the project.
- Promotional materials/events must not specifically promote the Ward 5 Chamber of Commerce or any non-profit organization associated with the rehabilitation of the Harrison House.

JG

- The architectural historian chosen to prepare the nomination report for the National Register of Historic Places must meet the National Park Service professional qualifications for an architectural historian. The city of Las Vegas Historic Preservation Officer must approve the architectural historian prior to project commencement.

As required by the HPC Centennial Legacy grant, a representative of the Ward 5 Chamber of Commerce and Harrison House project will provide an update on the grant project.

STAFF RECOMMENDATION

No action required.

BACKUP DOCUMENTS

- Signed funding agreement.
- Revised budget.

JG

We Did It Our Way!

Las Vegas
Historic Preservation Commission
Centennial History Grant Program

Funding Agreement

Grant Tracking Number: **HPC-51195**

By signing this form, you agree to adhere to all requirements as outlined in the Las Vegas Historic Preservation Commission Centennial grant application, including the following:

- Grant award amount is $5,000.00.
- Grant termination date is September 24, 2014.
- Grant recipients must provide quarterly progress reports to the Historic Preservation Commission.
- When submitting invoices for reimbursement, grantees must provide as backup: 1) An accounting of billable hours with labor rate, and 2) all receipts for reimbursable expenses.
- Upon completion of the project, grantees must present to the Commission proof of completion. Proof can be in the form of a presentation, photographs, site visit, video, etc.
- One copy of the final product, whether in CD and/or printed form, must be received by the city of Las Vegas Historic Preservation Commission upon completion of the grant-funded project.

Katherine Duncan — 11/20/2013

Project Manager — Date

[signature] — 12/2/13

City of Las Vegas Historic Preservation Officer — Date

PART III. Proposed Budget

You must submit a detailed budget for this grant. Provide a brief explanation of each budget item with quantity and cost for all items (Example: two packages of acid free tissue paper @ $16/package; 10 hours contracted labor for painting @ $50/hr, etc.).

Round your request to the nearest dollar amount (no decimals).

This grant follows the Maximum Consultant Rates used by the State Historic Preservation Office as a guideline for salary limits.

Professional Qualifications	Maximum Hourly Wage
1. Working for Bachelor's degree	$ 14.00
2. Bachelor's degree in the related field	$ 23.00
3. Bachelor's degree in the related field with five years experience in the field	$ 28.00
4. Bachelor's degree in the related field working for a Master's degree	$ 30.00
5. Advanced degree in the related field	$ 89.41

Sample budget form:

1. **Supplies**

		$
		$
		$
	Total	**$**

2. **Services**

Architectural Historian 39 hours @ 89.41 per hour		$3500.
Creative Design & Printing: Brochure, letter head, logo, business cards, banner		$ 1500.
Please see attached for details		$
	Total	$ 5000.00

3. **Staff Salaries**

		$
		$
		$
	Total	**$**

4. **Match/In-Kind Services**

		$
		$
		$
	Total	**$**

5. **Other Funding Sources**

		$
		$
		$
	Total	**$**

Total Project Cost $ 5,000

(01/13 rev/cm)

City of Las Vegas

STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 12/11/13
DEPARTMENT: PLANNING
ITEM DESCRIPTION: Report by the Sarann Knight Preddy regarding the status of the Centennial Legacy Grant project, Ward 5 (Barlow)

BACKGROUND

02/27/08	HPC approved Centennial project budget and timeline.
03/26/08	HPC requested revisions to the draft Centennial grant application.
05/28/08	HPC voted to review grant applications bi-annually in February and August, and vote bi-annually on grant awards in March and September.
08/28/13	HPC accepted the HPC Centennial Legacy grant application from the Ward 5 Chamber of Commerce in the amount of $5,000.00 for consideration at the September 25, 2013 HPC meeting.
09/25/13	HPC approved an application to the HPC Centennial Legacy grant program (HPC-51197) for $5,000 from Ms. Sarann Knight Preddy.

ANALYSIS

Ms. Sarann Knight Preddy was awarded $5,000.00 from the HPC Centennial Legacy Fund for the following:

- Conduct a seminar about the history of the Historic Westside.
- Hire a writer, photographer, videographer and designer to create a publication about the history of the Historic Westside.
- Costs associated with publishing the book.

As required by the HPC Centennial Legacy grant, Ms. Sarann Knight Preddy or a representative of the project will provide an update on the grant project.

STAFF RECOMMENDATION

No action required.

JG

BACKUP DOCUMENTS

None.

JG

City of Las Vegas

STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 12/11/13
DEPARTMENT: PLANNING
ITEM DESCRIPTION: Report by Department of Planning regarding update on Westside School restoration project, located at 330 West Washington Avenue (APNs 139-27-211-053 & 139-27-211-058), C-V (Civic) Zone, Ward 5 (Barlow)

BACKGROUND

09/24/08 HPC approved a request for the selection of plaques for properties listed on the National Register of Historic Places (HPC-30085) within the city of Las Vegas. Locations included the Westside School, located at 330 West Washington Avenue (APNs 139-27-211-053 and 058), Ward 5 (Barlow).

11/19/08 City Council approved a Memorandum of Understanding between the City of Las Vegas and the Commission for the Las Vegas Centennial for grant funding in the amount of $250,000.00 for certain improvements to the Historic Westside School located at 330 West Washington Avenue- Ward 5 (Barlow).

05/28/09 The Planning Commission recommended approval of a petition to vacate a 20-foot wide by 300-foot long public right-of-way (alley) generally located 139 feet northeast from the northeast corner of Washington Avenue and "D" Street.

07/01/09 The Las Vegas City Council approved petition to vacate a 20-foot wide by 300-foot long public right-of-way (alley) generally located 139 feet northeast from the northeast corner of Washington Avenue and "D" Street.

08/26/09 HPC approved a request for HPC Centennial Legacy budget funding (HPC-35662) in the amount of $2,000 for transcription of oral history interviews for the Westside School, located at 330 W. Washington Avenue (APNs 139-27-211-053 and 058), C-V (Civic) Zone, Ward 5 (Barlow).

02/24/10 HPC approved a request to designate the Westside School (HPC-37298), located at 330 West Washington Avenue (APNs 139-27-211-053 and 058), C-V (Civic) Zone, on the city of Las Vegas Historic Property Register as an Historic Landmark, Ward 5 (Barlow).

04/22/10 Planning Commission recommended approval of request to designate the Westside School as an Historic Landmark on the city of Las Vegas Historic Property Register(DIR-37526), as approved by Historic Preservation Commission (HPC-37298).

05/19/10 City Council approved request to designate the Westside School as an Historic Landmark on the city of Las Vegas Historic Property Register (DIR-37526), as approved by Historic Preservation Commission (HPC-37298).

02/02/11 City Council approved an award of Agreement No. 110135-TF, Master Planning, Community Outreach and Architectural Programming Services for the Historic Westside School & Variety Early Learning Center.

02/02/11 City Council approved a Memorandum of Understanding between the City of Las Vegas and the Commission for the Las Vegas Centennial for grant funding in the amount of $300,000.00 to fund a master plan for the Historic Westside School and Variety Early Learning Center and Historic Preservation Plan for the Historic Westside School located at 330 West Washington Avenue- Ward 5 (Barlow).

09/28/11 HPC approved an application with conditions for a Certificate of Appropriateness (HPC-43283) for the Historic Westside School Master Plan which provides recommendations for the rehabilitation and adaptive reuse of the Historic Westside School, located at 330 W. Washington Avenue (APNs 139-27-211-053 & 139-27-211-058), C-V (Civic) Zone, Ward 5 (Barlow).

ANALYSIS

On October 23, 2013 the commission requested a report regarding the funding for the rehabilitation of the Historic Westside School. Staff will provide an update at the December 11, 2013 HPC meeting.

Project Summary

The Historic Westside School Rehabilitation Project includes rehabilitation and ADA upgrade of the 1923 and 1948 Westside School buildings; site development to include landscaping, parking lot, ADA access, and site access improvements; improved pedestrian connection between Westside School and former Variety Early Learning Center sites; a federal Investment Tax Credit application and amendment to the National Register nomination to include the 1948 building. Existing conditions and Master Plan phases are complete.

Funding

- Centennial Commission: $4 million medium-term loan for construction costs.
- Redevelopment Agency: $900,000.

Phase III Design Progress

- Chattel and KME Architects are designing rehabilitation of both buildings in conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, as required by the federal Investment Tax Credit application.
- City of Las Vegas project team meeting bi-monthly.

Federal Investment Tax Credit (ITC)

- Part 1 (Evaluation of Significance) and Part 2 (Description of Rehabilitation) of federal ITC application were submitted to SHPO and NPS.
- SHPO and NPS approval of the Part 1, stating that the 1948 annex is a contributing building to the Westside School campus, was received.
- The conditional approval for the Westside School Part 2 (Description of Rehabilitation) from NPS was received with four conditions of approval:
  1) Revised landscape plans must be submitted as an amendment to the Part 2. Revised plans should simplify the proposed landscape and "furniture," particularly around the 1948 annex.
  2) NPS indicates that the proposed changes to the 1960 addition are acceptable within the overall project, but recommends that the north wall of the addition remain solid.
  3) Proposed railing on the 1948 annex front porch is not acceptable.
  4) Proposed new windows in the 1948 annex must match existing steel sash windows. Detailed drawings of existing and proposed windows must be submitted as an amendment to the Part 2.

Coordination with SHPO on Phase II

- Meetings with SHPO for Phase I held 7/21/11 and 8/4/11.
- Meeting with SHPO and Chattel for Phase II held 10/23/12.
- Additional meetings with SHPO will be scheduled as Phase II progresses.

Public Outreach

- Updates are posted at www.lasvegasnevada.gov/historicwestsideschool. Members of the public may continue to submit comments regarding the project via email, Twitter and Facebook.

STAFF RECOMMENDATION

No action required.

BACKUP DOCUMENTS

None.

JG

City of Las Vegas

STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 12/11/13
DEPARTMENT: PLANNING
ITEM DESCRIPTION: Report by Department of Planning regarding historic and archaeological resources in local media

BACKGROUND

No relevant case history.

ANALYSIS

Please enjoy the attached articles.

STAFF RECOMMENDATION

No action required.

BACKUP DOCUMENTS

- Newsletter, "Preservation Press," Nevada Preservation Foundation, December 2013
- "The Vegas pulp collection," www.desertcompanion.com, September 2013
- "Preservation Association of Clark County Newsletter," www.pacc.info, September 2013
- "Hide the Jackass Brandy the feds are here," www.desertcompanion.com, October 2013
- "Museum offers chance to name ice age sloth," www.lvrj.com, 10/14/13
- "How Jay Sarno Made Las Vegas," www.vegasseven.com, 10/14/13
- "A Kingdom of Darker Magic," www.vegasseven.com, 10/14/13
- "Urban Paiute reservation soon to have time in sun," www.lvrj.com, 10/14/13
- "Proposed shopping center next to Mob Museum moves forward," www.lvrj.com, 10/21/13
- "LV officials eagerly clear plan for downtown shopping center," www.lasvegassun.com, 10/21/13
- Wilbur Faiss, Oldest Former Nevada Lawmaker, Dies," www.8newsnow.com, 11/05/13
- "Naming Las Vegas: Bill Briare Family Park," www.lvrj.com, 11/06/13
- "How Clark County took root, blossomed, prospered," www.lvrj.com, 11/12/13
- "Neon Museum hopes to attract more visitors to its Boneyard," www.lvrj.com, 11/12/13
- "Mob Museum to mark Kefauver Committee hearings, " www.lvrj.com, 11/12/13
- "Henderson: From campsite to bustling suburb," www.lasvegassun.com, 11/12/13
- "Following silly spat, docents return to Spring Mountain Ranch State Park," www.lvrj.com, 11/14/13
- "New book tells story of Clark County namesake's daughter," www.lvrj.com, 11/14/13

JG

- "Tour offers Air Force close-up look at fossil rich flyover country," www.lvrj.com, 11/19/13
- "Welcome to Las Vegas' sign to go solar," www.lvrj.com, 11/19/13
- "Museum looks toward future after gaining national status," www.lvrj.com, 11/19/13
- "Restored railroad cottage opening to public in Henderson," www.lvrj.com, 11/19/13
- "Exhibit traces Clark County's days before its date with the Silver state," www.lvrj.com, 11/20/13
- "I-Team: Mystery Arrows Dot Remote Nevada Landscape," www.8newsnow.com, 11/20/13

Courtney Mooney

From: Nevada Preservation Foundation [admin@nevadapreservation.org]
Sent: Monday, December 02, 2013 7:24 AM
To: Courtney Mooney
Subject: Preservation Press: Issue 1, December 2013

Follow Up Flag: Follow up
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Preserving our Architectural Past

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December 2013

Preservation Press

Benefits of Preservation

We are excited to present the first of our monthly newsletters. At the start of each month, we will send out a newsletter with local features, regional and national issues and updates in the world of historic preservation. While these newsletters will become members-only content, we are sending the first several to a wider audience. We hope that you will come to value our monthly news and information and become a member.

Once you are a member of the Nevada Preservation Foundation, you will receive many benefits in addition to the newsletter, from members-only events and early registrations to preservation action alerts and service provider discounts. A regular membership starts at only $35 a year.

For those who would like to make a greater impact on preservation, we invite you to take a look at our President's Circle memberships. Named after mid-century architects and designers important to Nevada, these memberships start at $250 per year and include additional benefits. Take a look at our Classic and President's Circle memberships today:

Classic Memberships

President's Circle Memberships

This issue:

· Benefits of Preservation

· Resurrecting Liberace

· Wexler: In Plain Sight

· Our Houses have Stories

Resurrecting Liberace

"You can either have Resurrection or you can have Liberace. But you can't have both."

Liberace commented on appearing on the Easter show at Radio City Music Hall in the late 1980s, that one cannot have both Resurrection and Liberace. Well, we beg to differ.

We are excited to announce that our newest client and owner of the

Liberace Mansion, Mr. Martyn Ravenhill, will be bringing about a resurrection of sorts with his plans for the Liberace Mansion. Next week, he will be opening the doors of this important home for an evening to launch his newly publish book and reveal his restoration plans. We do hope you will join us.

Interested in attending this free event? Visit our website under Events.

In Plain Sight: Rediscovering Donald Wexler



Three months after a trip down to Palm Springs as I found myself pausing to look over the clean lines and folded plate roofs of the Wexler Steel Houses, it occurred to me: I had seen one of these homes before – not in Palm Springs, but right here in Las Vegas, hiding in plain sight. Being a huge midcentury modern architecture fan, I am relatively familiar with all the great neighborhoods we have in our community, having spent countless lunch hours and weekends exploring each and every street I could drive down. I instantly did a quick search on Google Maps and raced for the street view, zooming in on the northwest corner of Mason Avenue and Rancho Drive. What I saw made my heart race – did we in fact have Steel House #8, sitting for all the world to see, at 1230 South Rancho Drive in Las Vegas?

Read the full article on the Nevada Preservation Foundation's Website under News.

Our Houses have Stories: A Robbery Story Come to Life



Old houses invariably come with stories about them. Those of us who love these old homes collect these stories, retell them, and even at times embellish them. Our houses should have good stories. They've had a long history. My husband, Scott, and I live in a 1956 Cinderella ranch designed by Hugh Taylor for Rose and Louis Molasky the parents of Irwin Molasky. While the Molaskys didn't live in our house for very long, the second residents - Ray and Cordy Brenner - lived in our house from the 1960s into the late 1980s.

Read the full article on the Nevada Preservation Foundation's Website under News.

Do you have a great story to tell about your house?

We are always looking for good ones!

Email us at Heidi.Swank@NevadaPreservation.org and tell us about yours!

From the National Trust ...



[Tips for Putting a little Green into your Home]



[10 National Register Myths]



[Preserving Historic Theatres in New Mexico]

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Contact email: heidi.swank@nevadapreservation.org

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THE NEW YORK TIMES BESTSELLER
MICHAEL CONNELLY
DALE BROWN
James Swain
LOSERS TAKE ALL
I.I. LAMB
THE MESSAGE FROM SPACE WE HAVE BEEN WAITING FOR HAS ARRIVED. FIRST ALIEN CONTACT? OR INVASION.
AREA 51
THE REPLY
A NOVEL BY ROBERT DOHERTY
AN EVAN HORNE MYSTERY
DEATH OF TENOR MAN
BILL MOODY
INTRODUCING ZACH ROLFE, HITTING THE JACKPOT IN SEX AND SLAUGHTER!
A NICKEL JACKPOT
I.I. LAMB
THE SPECIALISTS
LAWRENCE BLOCK
Blaze
Erle Stanley Gardner
A. A. FAIR
Pass the Gravy

The Vegas pulp collection

AND ITS CURATOR, MARK HALL-PATTON

PHOTOGRAPH BY BILL HUGHES

If paperback fiction authors are cooks, Las Vegas is the seasoning they want within easy reach. Setting too bland? Nothing a little Sin City can't fix. Characters too flat? Turn them into mobsters or showgirls. It's a secret plenty of authors have known since the dawn of pulp. Proof: Seventeen banker's boxes at the Clark County Museum containing more than 1,000 mass-market paperback novels published within the last 60-plus years. They range from whodunits to sci-fi, but they all share that same spice: They all take place in Las Vegas.

A longtime book collector, Clark County Museum Administrator Mark Hall-Patton has been "picking up" paperback novels set in Las Vegas for around a decade. "About seven years ago, I got serious about it," he says. As a historian, he realized that the books could provide a unique basis for research into portrayals of Las Vegas. "I chose mass- market fiction," he says, his idea being that a comprehensive gathering of "throw-away" books would offer insight into the role Las Vegas has played in popular culture over the last half-century. With titles like Dealing Out Death and Sin Binge, they were written to entertain for a few hours and then to be tossed aside. "Neon Nightmare!" screams one back cover. "She gambled with lust in a shower of shame!" declares another. Though produced for nothing more than titillation, as a group they paint an evolving portrait of Las Vegas since the end of World War II.

"Vegas shows up sometimes in places where you wouldn't expect it," Hall-Patton says. There's a novel about nuns, for example, and a sci-fi story about a gambling planet modeled on the Strip. While he does use keyword "Vegas" to scour sites like Harlequin and AbeBooks, Hall-Patton also keeps an eye out when prowling used bookstores and checks out suggestions from people — always paying from his own pocket, though he's donated the collection to the museum. As long as the story is set in Vegas, it's a mass-market title, and he can get a physical copy, Hall-Patton wants it. Mystery, fantasy, romance, police procedurals, television and movie novelizations, men's action, chick lit — Las Vegas has lent its neon brilliance to all of them as well as to a more vague but instantly recognizable genre Hall-Patton calls "sleaze."

In the early novels — those written in the two decades after World War II — the Mob is a major focus. "Las Vegas doesn't have any redeeming features," Hall-Patton says. It's unrelenting Sin City, described in almost mythological terms and painted in broad strokes. "Now that there are 2 million people living here," he says, "it's had an effect." In contemporary Vegas novels, details are more accurate and characters more realistic. But even though fewer novels these days feature gambling and mobsters, stereotypical Las Vegas still shines through with tremendous resilience. "As much as we might like to think that Las Vegas is like every other town — it isn't," Hall-Patton says. "You won't see stories set in a drugstore in Henderson."

The novels also reveal the evolution of stock characters. In early novels, women — usually showgirls — are either victims or seductresses defined by their interactions with men. These days, men might figure in, but the women are less often pawns or vixens. "They're far more likely to be werewolves or vampires," Hall-Patton says. After all, you can make a 4,000-year-old vampire own a casino. Nobody will ever notice that he never goes outside in the daytime. "I thought this would be an interesting and valuable collection for understanding Las Vegas," Hall-Patton says. They might be trashy, but thanks to Hall-Patton's perseverance, generosity and foresight, they are not trash. — *Megan Edwards*

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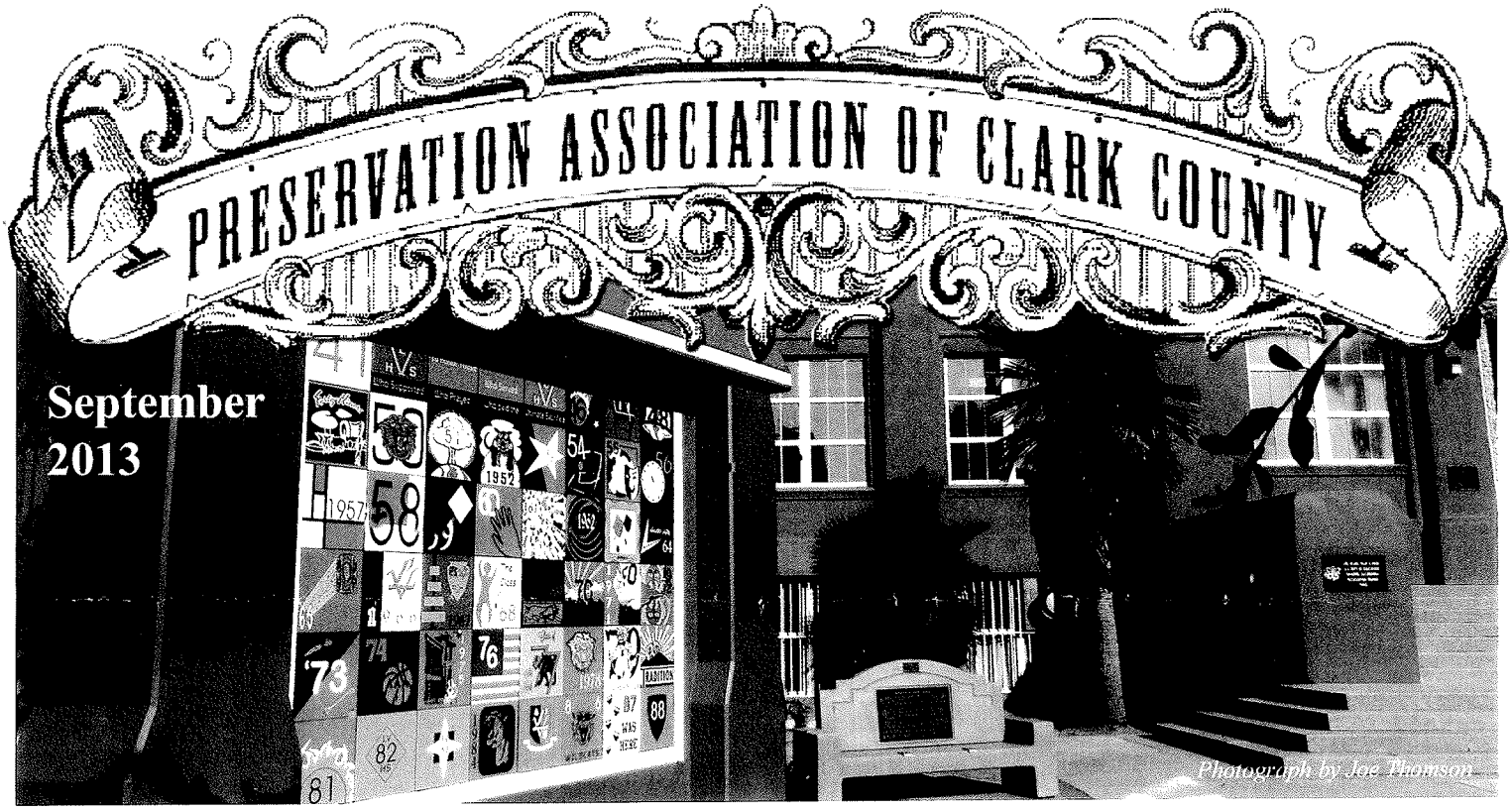
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1943-2013 70 YEARS!!

By Donna Jo (Hanley) Andress

I never put much thought into reaching the age of 70, much less attending my 70th class reunion for Las Vegas High!! I'm still 16 inside, but do wonder why I'm seeing my Mother in the reflection as I look into a mirror! Which isn't all bad, my Mom, Clarabelle Hanley first practice taught at Arizona State Teachers' College when she was just 17 and continued until she retired from teaching in her 70's. She was the first fulltime librarian at Las Vegas High School; later she would become the first Clark County Supervisor of Libraries for the School District. At about five foot nothing could quell turmoil in "her" library by raising her eyebrows and emitting a gentle sh-h!

The next important educator in my life was Maude Frazier. It was she who convinced the powers-that-be that it was NOT too far out to build a new high school on 7th Street. She recruited students and she and they went door-to-door, drumming up support. Thus Las Vegas High School was born. Miss Frazier would use the same tactics, after being elected to the Nevada State Legislature, to assure the growing Southern Nevada that it could and should support a branch of the University system. Only because of her efforts do we have the flourishing UNLV which began simply as Nevada Southern and overcame its derisive title of Sagebrush Tech! "Miss" Hanley taught Nevada Southern's first English classes in the basement of Las Vegas High School!!

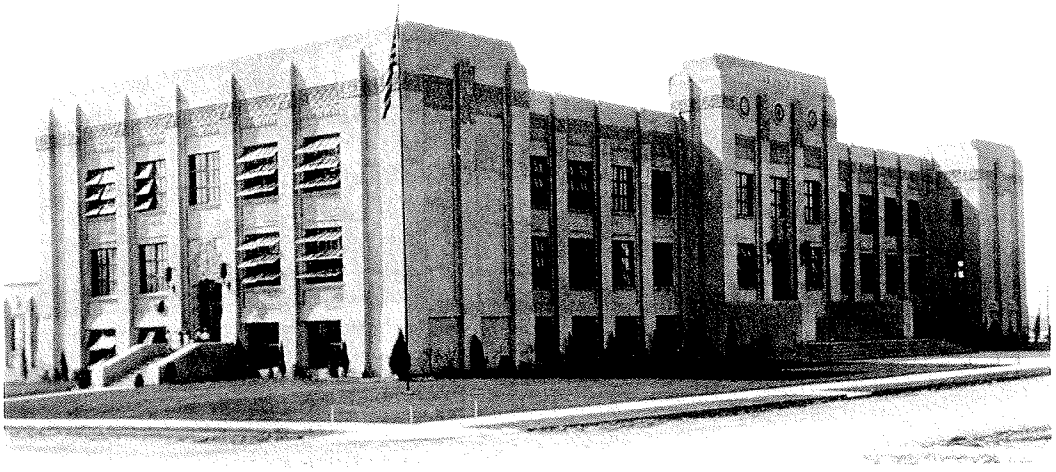
Miss Frazier let her presence be known easily as her arrival in the halls was preceded by the jingling of the many keys she carried! Any disruption in the hallowed halls immediately came to a screeching halt at the first jingle! She ran a tight ship at LVHS but she was not without humor. When she exited the front doors one day and found her car had been carried up the steps to be parked on the landing, no culprits were punished, just admonished "Put it back!" which they did!

Those Las Vegas High School years educated us from the examples set by dedicated teachers; "Miss" Hanley, during her tenure, was never late and never missed a day of school! Lifelong friendships were made; I still have weekly lunch with Susan Haake Berry (class of 43) and Jacqueline "Jackie" King Appledorn (42). Last week I met with Bonnie Carner Rams (42) and Dely Salton Baratz (44). I keep in contact with many school friends and daily am fortunate to relate with my favorite schoolmate, Gail Andress, with whom I just celebrated our 69th wedding anniversary!!!

LAS VEGAS HIGH SCHOOL

A FRESH START IN THE DAM YEAR OF 1930

BY JOSEPH THOMSON



The opening of the new Las Vegas High School on September 02, 1930 received little attention considering size and scale of the $350,000 project and the long-term impact it would have on the community. Celebrations were postponed as there was a much larger attraction stealing the show. Opening day enrollment stood at 259 students an increase of 63 from the 196 enrolled from the same period in 1929. It was the cause of those increases that was on everyone's mind as the community was preparing for the official start of construction of the Boulder Dam. September 17 was declared a state holiday in preparation for the ceremonies to be held on that day at Boulder Junction. Interior Secretary Ray Lyman Wilbur would drive a silver spike into the first tie to be laid on the railroad from Las Vegas to the Boulder Dam construction site. On that 17th day of September Governor F. B. Balzar along with Director of Reclamation Dr. Elwood Mead and a slew of the nation's top engineers would officially kick start one of the greatest achievements in the history of man-kind.

A little closer to home the children of the men who would construct the Boulder Dam were settling in with families who had long established themselves in Las Vegas and had outgrown their previous high school facilities. The new Las Vegas High School was described as being "striking in the extreme, standing out as the first building to be particularly noticed upon approach toward Las Vegas on either the Los Angeles or Searchlight highway" The high school consisted of three buildings, the main classroom section and two single story buildings housing the manual arts and gymnasium. The classroom complex was described as T-shaped with a pair of wings on each end with overall dimensions at 208 feet long and 82 feet wide with the main entrance facing 7th Street and additional entrances on each end.

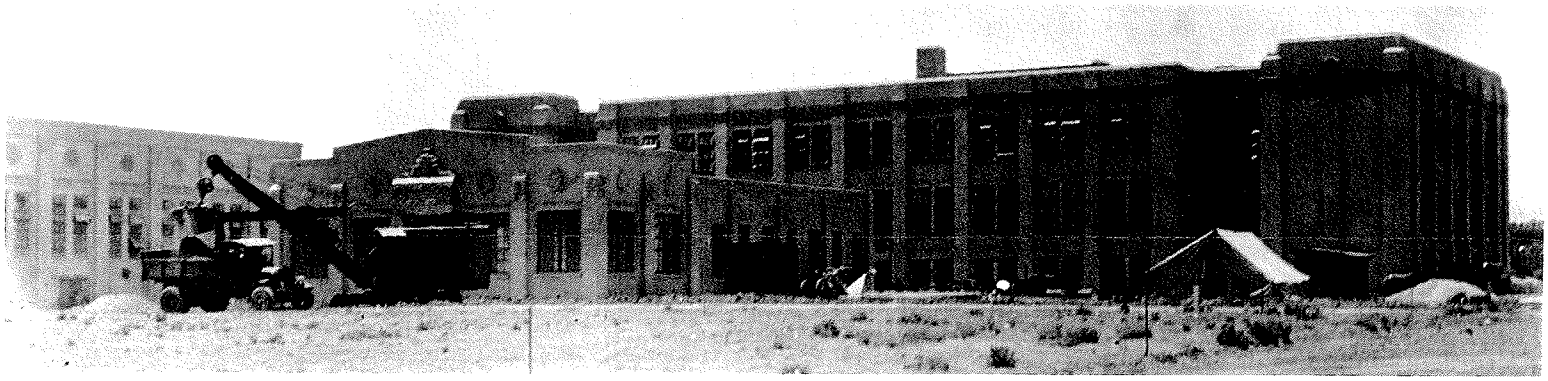


The faculty upon opening included new arrivals along with a rather young core that moved from the old high school. There exist countless offerings of how these instructors positively impacted student's lives often in a position of a second parent. Thus it is fitting that the entire faculty, at the time of the school opening, be listed here as follows: Mr. Elbert Edwards, history; Mr. George Harris, science; Mr. Raby Newton, social science and public speaking; Miss Eva Adams, English; Miss Beulah Drom, physical education; Mr. Lionel Scott, English; Miss H. Mildred Scott, English; Mr. J. Harold Brinley, science and mathematics; Mr. P.W. Bell, industrial arts; Mr. Lewis E. Rowe, art; Miss Nevada Pedroli, Spanish; Miss Helen Haines commercial department; Miss Bertha Akin, home economics; Miss Angie Roosa, English; *continued next page*

Mr. Alfred Blackman, commercial department; Frank Butcher, physical education; Mr. Eldon Larson, orchestra; Miss Laura Wilson; and Miss Marion Mott, secretary to Principal Maude Frazier.

The highlights of the newly opened school included a spacious study hall in the middle floor; a cooking room in the basement; a gymnasium that could seat 600; a music room located on the top floor and finely furnished library on the main floor. The shop building was declared the finest in the state with extensive woodworking facilities, a paint room and an assembling department. The shop students built countless elements for the school inclusive of cabinets, shelves, lockers, benches and the bleachers for the football field. These ambitious students even built several houses around the downtown area including the former homes of Las Vegas High School graduates Violet Tract and Gretchen Payne. The industrial classwork is quite representative of the majority of the educational directive that was centered on practical application, including home economics, banking and other elements directly related to life after high school. High school in 1930 was the source for advanced education; the course of study prepared the students to contribute to the community before graduation and beyond.

The historic Las Vegas High School has accomplished an amazing task by simply surviving 83 years, so celebration at a greater level is well deserved. To further state that the facility is now and has always retained its original purpose of educating high school students is even more remarkable. There exists no other example of continued use for this length of time within the Las Vegas Valley outside of Woodlawn Cemetery. While Woodlawn has had its share of challenges those challenges fall short of the monumental task of educating generations of teenagers. All the more extraordinary is the conditions under which the Las Vegas High School was conceived. The challenges to be found during the Great Depression are beyond what most can even comprehend at this point in time; so to embark on expansion of the educational system in 1930 is a worthy achievement. The telling point of contrast is the finer points of detail in construction that they took pride in, items that would be ignored today. They took pride in the fact that they had cement walks that connected the buildings and had two drinking fountains by the football field, these details were important enough to document in the local paper. There are certainly lessons to be learned from this old building and thus we are all gifted with the fact that it continues to teach.



Images courtesy of the University of Nevada Las Vegas Department of Special Collections

FALL EVENT; PLEASE JOIN PACC FOR A TOUR OF THE HISTORIC

TECHATTICUP MINE IN ELDORADO CANYON

SATURDAY NOVEMBER 02, at 1:00 pm

PLEASE RSVP to thomson@pacc.info or call Joe at 656-8738

detailed information about the event will follow for those who register for the tour

The Preservation Association of Clark County

advocating for and promoting the historical and cultural artifacts of Clark County since 1974

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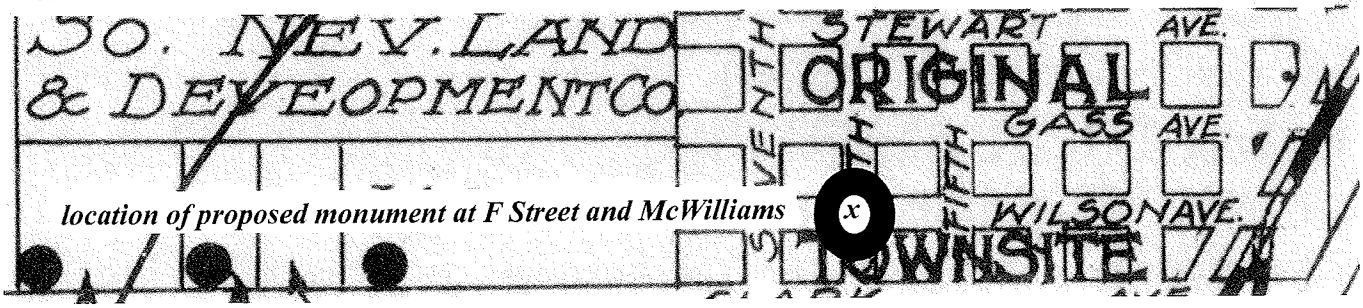
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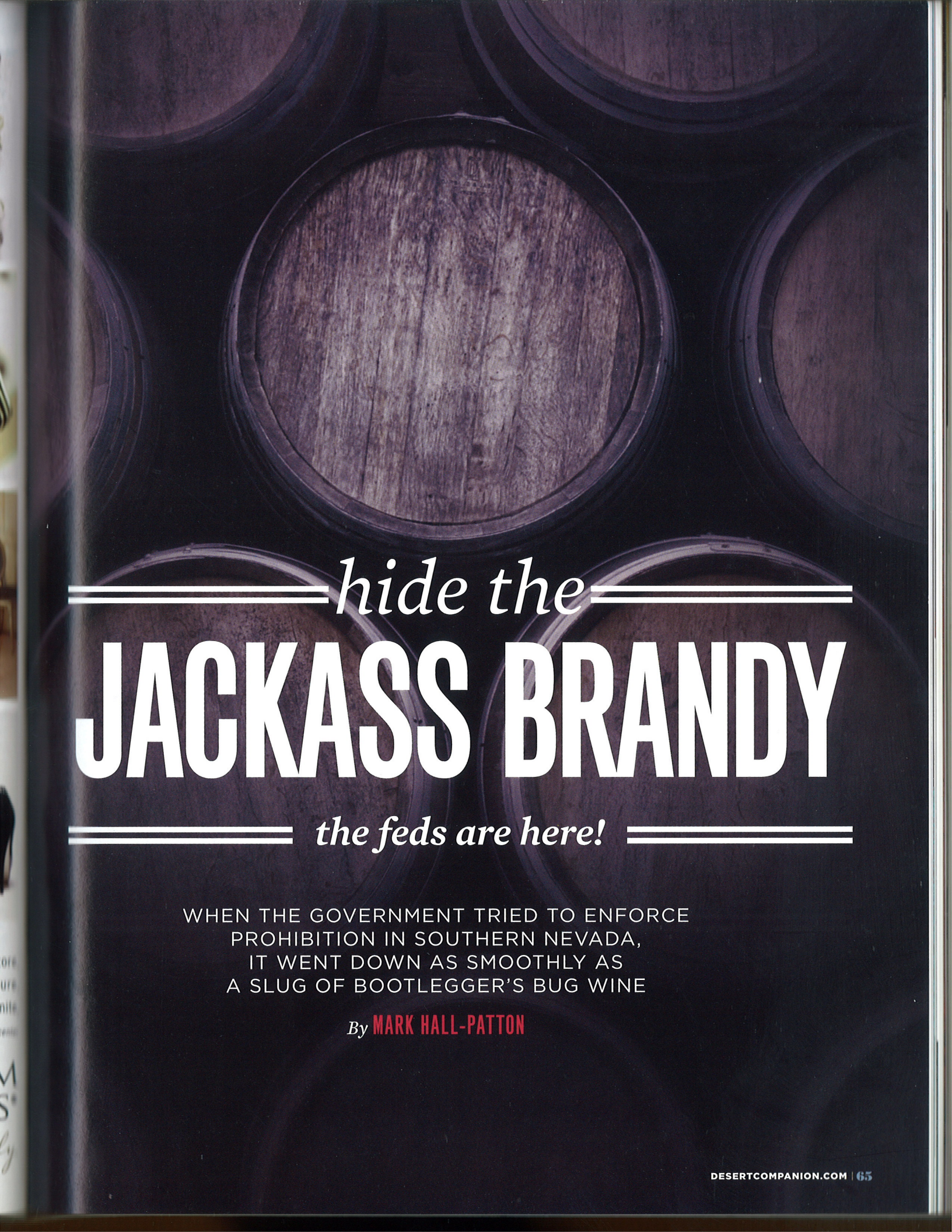
IN MY HUMBLE OPINION by Joe Thomson

The Highway Department's reconstruction of the "F Street" underpass is going to find a bumpy road ahead. Historically this is a very complex area. Whoever planned the upcoming monument failed to discover that this location is the site of "McWilliams Original Las Vegas Townsite" the first town site in the Las Vegas Valley.

It is certain that this area of town deserves many monuments but it is just as certain that it is incorrect to eliminate one history to serve the present political needs of another. This is the incorrect location for the proposed monument; just as you would not build a monument to the Stardust and Frontier hotels on Fremont Street.



See what the city has planned at www.lasvegasnevada.gov/files/f_Street_interpretive_panels.pdf



hide the JACKASS BRANDY

the feds are here!

WHEN THE GOVERNMENT TRIED TO ENFORCE PROHIBITION IN SOUTHERN NEVADA, IT WENT DOWN AS SMOOTHLY AS A SLUG OF BOOTLEGGER'S BUG WINE

By MARK HALL-PATTON

Revelers walking along Fremont Street with yard-long beers, Strip patio bars where tourists can watch the passing scene while indulging in a cocktail, bars and nightclubs featuring alcohol-fueled music and dancing until dawn. Today, we take for granted the ability to drink what we want — and the state's main industry has come to rely on it as part of the Sin City experience.

However, this was not always the case in Nevada, nor in the United States. By the early years of the 20th century, there was an active temperance movement brewing in Southern Nevada. Early on, speakers railing against alcohol visited us. The Las Vegas Age, our local newspaper, pushed a temperance agenda, emphasizing the horrors of dreaded booze (a term often used at the time). Suicides and criminal activity that could be laid at the doorstep of the evil dram were often reported and trumpeted on the pages of the paper.

When Clark's Las Vegas Townsite was created, alcohol was actually considered in the early planning. Two blocks, 16 and 17, were set aside for all saloons, gaming establishments and other forms of adult entertainment. While today these blocks are the parking lots between Main Street and Casino Center Boulevard, north of Stewart Avenue, in their heyday they were quite the place for libations. New saloons being built there were regularly announced in the newspaper, and one, the Arizona Club, was touted as fancier than anything in Los Angeles.

Opposition to alcohol, however, was always present. Throughout the United States, from the early 19th century on, the efforts to end the "blight" of alcohol were widespread and consistent, and Nevada was no exception. Successes were localized to begin with, but quickly made their way onto the national stage. Prohibition first reared its head in 1823, when Maine passed the first "local option" law in the United States. It allowed each county to decide whether to be "wet" or "dry." Through the efforts of the Women's Christian Temperance Union, the Anti-Saloon League, and various other religious and secular groups, the United States was pushed to enter into a governmentally enforced social engineering experiment. It was an experiment which was to lead to a change in the drinking habits of an entire country, provide for the rise of organized crime, and allow for the creation of more speakeasies than all of the saloons in the country before the experiment started.

Closer to home, it would shape the destiny of the several growing communities of Southern Nevada, two in particular: Las Vegas and Boulder City.

DRY IDEAS

The voices clamoring against the evils of alcohol were shrill and solitary at first, but they soon became a chorus. In 1908, a Mrs. Whittemore spoke at the Masonic Temple at First and Fremont streets, promoting the efforts of the Women's Christian Temperance Union. By 1911, temperance efforts began to have an effect at the state level. In that year, the Nevada Legislature passed a variation on local option. Covering rural areas in the state, it provided that if a local saloon was considered a problem, a petition signed by 10 percent of local residents could shut it down. In 1915, a Grand Temperance Rally was held at the Methodist Church at Third Street and Bridger Avenue. Over the next couple of years, local and statewide women's clubs, including the state Federation of Women's Clubs, submitted petitions to the Legislature calling for prohibition to be the law of the land in Nevada.

Though the bill was rejected by the state assembly in 1917, by late 1918 the Nevada state Legislature changed its mind and acted on these petitions and others, passing a ban on alcoholic beverages. Nevada was now a dry state — a year before the Eighteenth Amendment to the Constitution made Prohibition the law throughout the United States. In Las Vegas, a community only 13 years old at the time, some, but not all, local authorities began enforcing the new law. The new law was not without its opponents, and there were unsuccessful lawsuits that sought to overturn it. However, even with the new law, the alcohol still flowed. Enforcement depended on the attitude of the authorities, which varied greatly. Many local residents were caught in its snares — with some surprising names among them.

Las Vegas' municipal judge, Henry M. Lillis, though well-known as a partaker of the dreaded booze, also became quite well-known for his enthusiasm for the new law. He readily inflicted pain on all who imbibed. Prominent citizens, such as Charles C. Corkhill, who had served as Clark County's first sheriff, were picked up in raids. Disposal of the contraband often took the form of the judge pouring out the illegal substances into the gutter on Fremont Street, in full view of citizens who could have much more effectively disposed of the contraband. In one well-remembered incident, 48 half-pints of whiskey and 10 quarts of other alcohol were destroyed in this manner in January 1919. However, by November of that year, Clark County was offering a $100 reward to anyone who would inform on those individuals who were not in conformance with the Prohibition law.

LOOKING THE OTHER WAY

Our sheriff at the time was Sam Gay, Corkhill's successor. Gay was known for never carrying a gun — but then again, he didn't need to. He was a big, burly man, more than 260 pounds and 6 feet tall, probably not within current Metro guidelines. However, he had gained experience as a bouncer at a number of saloons, including the Arizona Club, after arriving in Las Vegas in 1905. He was known for using his fists and his boots as effective law enforcement tools. In fact, Gay was noted for often not bothering to book misdemeanor vagrancy offenders, preferring instead to literally kick the offenders out of town — with a warning to not return.



Clockwise from left: Interior of a downtown Las Vegas bar before Prohibition; Sheriff Sam Gay enjoyed a good drink; Fremont Street in 1931, before repeal; the Pache Club offers libations in its window.

But Sheriff Gay had also been known to enjoy the occasional drink, and found the new law burdensome and foolish. He had already been forced to share his office with the town librarian starting in 1914, a less than sanguine arrangement. Gay, noted for his colorful language, would often sing rather bawdy songs for his personal amusement (apparently, the librarian was not consulted on the choice of melodies) after having been drinking, an activity not relegated to merely evenings. As an officer of the law, he was quite willing to overlook most activities related to the partaking of such libations, making Las Vegas notably open for drinkers. Gay stopped drinking after 1915, when he, as sheriff, was arrested for shooting out the new electric lights on Fremont Street while drunk. As part of his plea, he vowed to never drink again. He apparently kept his word, though he saw no reason why others should be so enjoined.

The passage of the Eighteenth Amendment in 1919 moved the rest of the country into Nevada's column. The new law was to take effect in 1920. In Las Vegas, of course, it was already the law. District Attorney A.J. Stebenne, who apparently thought active prosecution of Prohibition offenses was what the public wanted, decided that all the saloons still operating on Blocks 16 and 17 should take down their advertising signage. In December of 1919, he issued a notice, dutifully covered by the Las Vegas Age newspaper, that all signs offering alcohol for sale must be taken down by Dec. 15.

Of course, since the law had been in effect since 1918, this might have seemed a bit late to some. But Stebenne was determined to make it stick. Any signs still up after the 15th would result in fines between $100 and $1,000. As the United States had caught up to Nevada in the effort to change the habits of many in America, Stebenne had caught up to state law. In his zeal, he even ordered that signs for tonic be taken down. Apparently, he was worried about the mixers as well.



THE FEDS CRASH THE PARTY

Gay's laissez-faire attitude toward statewide Prohibition was tested in early 1920, when federal prohibition took effect. Since the state Prohibition law had led to an era of rampant flouting of the law, these were interesting times for the dusty desert town of Las Vegas. When necessary, Gay would have to enforce the new law — whether he wanted to or not.

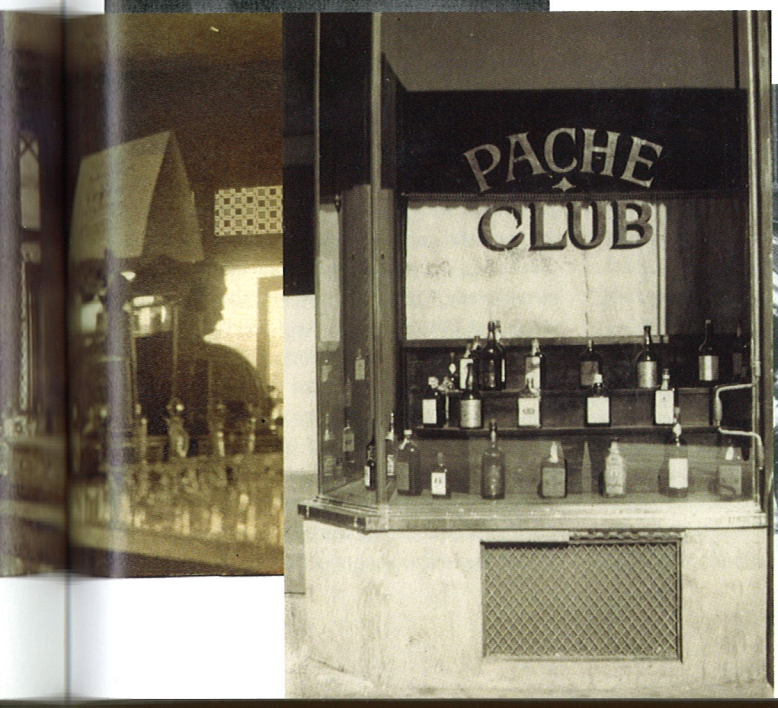
In January 1920, a J. M. Trapler was convicted of having whiskey in his possession. The Age noted that he had "about one-third of a quart of a villainous mixture composed of alcohol and fruit juice ..." He ended up with a $100 fine and two months in the county jail. The Age noted in an editorial on January 3, 1920: "The sale of whiskey in this city in violation of the law has been carried on steadily and systematically ever since the state prohibition law went into effect. The matter has been common knowledge. Those who were bringing in the whiskey and distributing it were well-known. Drunks boasted of their ability to get liquor. Yet during the entire years the whiskey sellers have waxed rich and have pursued their calling with impunity."

The editorial went on to praise District Attorney Stebenne, who had "gotten the goods" on Lon Groesbeck, noting it was the "... first real, earnest attempt to enforce the law that we have seen." Stebenne eventually convicted Groesbeck, who was sentenced to a fine of $400 and jail time. Judge Lillis suspended the jail time, with the proviso that the desperate criminal leave the city, county, and state, never to return. Unfortunately, this was appealed to District Court, which reversed Lillis, and Groesbeck had to serve his time. Groesbeck, in all of this, merely escaped in his auto, having paid his fine. Apparently, the fine was less than he would have paid in license fees before the law changed.

1920 also saw the visit of Alabama Congressman Richard Hobson and others, who lectured on the evils of alcohol. According to local accounts, Hobson's reception was not altogether positive. Local residents were not quite happy with the new laws. Possible relief came late in 1920, when the new 1919 Pharmacopoeia was released. Previous editions did not list alcohol in any of its forms as a medicine, which meant it could not be provided by a pharmacy with a doctor's prescription. By late 1920, it could, though this did mean going to a doctor and talking him or her into a prescription.

In local law enforcement, Las Vegas Constable R. E. Lake was more willing to enforce the law than Sheriff Gay. He began arresting any locals caught drinking. One was William Letter, who was so incensed by the new law that he began giving out free drinks to anyone who wanted one — even though he was not a drinker himself.

D. A. Stebenne's commitment to enforcing the law also waned by the next election, in late





1920. He chose to begin overlooking the unpopular law when Harley A. Harmon, the elder of three local men who have held the name (each, though, with different middle initials) ran against Stebenne for the position. Stebenne's enlightened position regarding Prohibition came too late though, and he was defeated by Harmon, who then became an active enforcer of the new law, much to the dismay of local residents.

DRINK LOCALLY

During this period, Block 15 joined Blocks 16 and 17 as havens for the liquor trade in Las Vegas. Block 16 had been designated as the home of gambling, drinking and prostitution in the early days of Las Vegas, with Block 17 designated to play the same role for "colored" citizens, as the railroad company's records noted, which included blacks, Mexicans and Chinese at the time. New hotspots popped up to serve the tastes of local residents. Perhaps the most famous on Block 15 was the Golden Camel, to which "nice" girls could be taken, if properly escorted. Other bars and clubs were founded further out of town, such as the Black Cat and Red Windmill, which were located at was then the east end of Charleston Boulevard, and many others out on the Los Angeles Highway (today's Las Vegas Boulevard) and the road to Searchlight, today's Boulder Highway.

Much of the alcohol consumed was made locally, in stills located in the desert around the city. The Colorado River supplied the water for many stills along its shore. Eldorado Canyon was quite popular with bootleggers, though it was by no means alone. Searchlight, which was badly impacted by Prohibition when most of the downtown businesses, which happened to be bars, had to be closed, became one of the hotbeds for stills and illegal booze production. This was in no small measure due to the proximity of the river to the community.

Further out in the county, Indian Springs had an active moonshine operation. Anton Martelli went to jail in 1921 for operating a still 16 miles outside of Indian Springs. Even the Mormon area of St. Thomas, one of the drowned towns under Lake Mead today, saw active bootlegging operations. Many local moonshiners would bring their product either overland or down the river to the area near St. Thomas, where it would be stored along the Muddy River in the arrowweed until needed by the local market. While not encouraged or approved of by local Mormon residents, there were sufficient local non-Mormons to provide a ready market.

Much of the booze in that area of the county actually came in from the nearby Arizona Strip, a relative no-man's land outside of Arizona's law enforcement reach because of the Grand Canyon, and outside of Nevada's and Utah's by reason of state boundaries. Local use of the brew was recalled by Merle Frehner in a 1993 article: "If they needed it, they'd go back and get more to peddle. There were people who drank (in St. Thomas) — particularly at dances. Some of those young guys wouldn't have nerve enough to go into a dance hall and ask a girl to dance. They'd have to fortify themselves."





Above: A saloon near Searchlight. Right: Fremont Street in 1941, after repeal

A CHANGE OF MOOD, SIP BY SIP

Whether or not you were in favor of Prohibition, if you were the law, eventually you had to enforce it at times. Sheriff Sam Gay ended up arresting three men in 1921 for selling what was called "jackass brandy." While the makeup of this version of whiskey is not related by the newspaper at the time, it was apparently being sold in the Star Saloon, which was still operating in Las Vegas. Another man was arrested for selling intoxicants at the Rainier Saloon. In the subsequent court case, witnesses noted that the drink ran $7 a bottle, a stiff price at the time. While not described, as was often the case during prohibition, the "jackass brandy" was apparently not made with USDA approval. Case in point: A couple of months later, Jesse Miller, a house painter from Kingman, Arizona, died from drinking the stuff.

The mood of the state quickly turned against Prohibition. By 1923, the state legislature passed a Repeal Act, petitioning for a repeal of the ban on drinking. It may come as a shock today, but — in perhaps what was a portent of how the state's wishes would be handled by the federal government in the future — Washington chose not to go along with the petitioned action.

In Clark County, 1926 was a banner year for liquor raids. Outside federal agents, called "prohis," conducted a raid in June that netted more than 1,000 gallons of contraband alcohol. After the raid, a less tasty substitute called bee wine, or "bug wine," was widely available for a few weeks, as was an alcoholic version of much of the melon crop of the community. As with "jackass brandy," the newspapers of the day do not explain what "bug wine" is, but it was no doubt some version of the various ways that sugar, yeast, fruit juice and other liquids can be combined to create an alcoholic, though perhaps not particularly potable, drink.

When the large raids happened, supply wasn't short for long. Booze could be and was brought in from outside, mainly over the Colorado River, by such stalwart individuals as Murl Emery and his father. The senior Emery had come to Southern Nevada with his family, and they eventually settled at Cottonwood Cove. Emery's father created and ran the Arivada Ferry between the road to Searchlight and the road to Kingman. Many years later, Murl Emery recalled, "Sheriff Sam Gay had Clark County so wet that moonshine sold for only a dollar a gallon ... Over in Arizona Sheriff Bill Mahoney had Mohave County so dry that good squeezings were $50 a gallon. Our ferry was the Arizona connection."

NOW THAT'S A DAM GOOD PARTY

The Boulder Canyon Project's approval in the late 1920s caused Prohibition — and other attempts to regulate social behavior — to again draw the attention of politicians. The question arose: Where would workers for the new multimillion-dollar dam live? Even though Las Vegas had a reputation for being a bit fast and loose with Prohibition (Blocks 15 through 17 were still operating nearly openly), Secretary of the Interior Dr. Ray Lyon Wilbur and Commissioner of the Bureau of Reclamation Elwood Mead decided to visit the community and see for themselves. The visit was planned for June 21, 1929, and city fathers knew they had to show Las Vegas to its best advantage. After all, the city hoped to be the headquarters for workers for the new federal construction project.

At the City Council's direction, Las Vegas Chief of Police Percy Nash ordered an all-out effort to not only shut down, but also disguise the saloons in town. All signs were ordered to be removed from the saloons and businesses in Blocks 15 to 17. Front doors were to be barricaded, windows covered, and businesses closed. The famed blocks were to go dark for the first time in 24 years, to impress Mead and Wilbur with a squeaky clean new Las Vegas.

Nice plans, but reality intervened. Shortly before Wilbur and Mead's visit, the largest Prohibition raid yet in the history of Southern Nevada occurred. Federal agents, acting without the help of the county sheriff, located and destroyed nine stills and four breweries, and confiscated 3,650 gallons of mash, 228 gallons of whiskey, 571 cases of beer, and 470 gallons of other alcoholic beverages.

Undeterred, local and state dignitaries still thought they could pull the bacon out of the fire, and showed Las Vegas to its best. They rolled out meals, speeches, tours, and endless glad-handing meet-and-greets to show Wilbur and Mead the wonders of Las Vegas.

Unfortunately, an incident during the tours undercut any possibility of Las Vegas being the home for dam workers. Several local newspapermen led one of Mead's party to the notorious Arizona Club, which, of course, had its sign down, front door barred and windows covered. The bartender, however, was inside. Slipping in through a side entrance, the newspapermen and their guest from Washington D.C. proceeded to drink the afternoon away. When he returned to the train to rejoin the party, the bureaucrat regaled Mead, Wilbur and the rest of the party with tales of the hospitality of Las Vegas — much to Mead's and Wilbur's horror.

Their decision to build a community where such evils as alcohol and gambling could be controlled — even though gambling was illegal at the time, it continued on the blocks in question — led to the creation of a new community, Boulder City. A short time later, when Wilbur returned to drive the symbolic last spike in the Union Pacific railroad line to the site of what would become Boulder City, he must have been reminded of why the new community was being built. After missing the silver spike several times, he finally announced the start of Hoover Dam, a name greeted with some derision by locals who wondered if the new community would be called Wilbur City.

This was not the only problem, however. During his stay in Las Vegas for the ceremony, Wilbur also had his pocket picked.

THE STING OF A GOOD RAID

Las Vegas continued to be an open town. Clubs, such as the Blue Heaven, El Desierto and the Hideaway, were well-known. Anti-Prohibition forces were heard from in the municipal elections, though Sam Gay finally decided to not run for another term. He noted that he was tired of having to enforce laws he did not agree with, though some questioned the level of his enforcement efforts, especially W. G. Walker, the local administrator for Prohibition, who often complained that he could get no cooperation from any city, county or state authorities in his enforcement efforts.

Meanwhile, Boulder City became an experiment in federally enforced blue laws. After a fight on the federal level as to whether Boulder City would be subject to state or federal laws, the community was declared a "federal reservation," which meant it was covered by its own laws. The new community was formed with a "buffer zone" around it to keep out bad influences. Land for the town was withdrawn from public use in 1931, and Boulder City was begun. The federal rules of the town outlawed gambling, the sale of liquor and any other practices that could be considered to impair worker productivity.

A decidedly difficult and self-righteous individual, Sims Ely, was put in charge of the community. He arrived in October 1931, and began his uphill but determined effort to keep all vice out of his community. Word had gone out months before building commenced that gambling, drinking, and all other forms of vice would not be tolerated in the "model" community. The dam job was to be a "dry" job, with no exceptions. As early as March 24, 1931, a major clash between the government parties involved with the dam and bootleggers happened. Prohibition authorities staged an elaborately planned raid on a shack near the dam site that was believed to be the headquarters of a ring of moonshiners. Unfortunately, their plan had not been as secret as they thought. The raiding prohis turned up nothing, except 20 cases of flat beer.

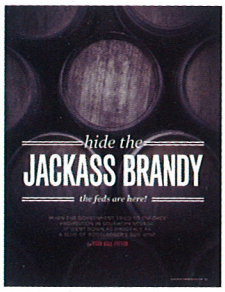
United States Marshall Claude Williams then took over the efforts. He was a smart and patient law enforcement officer. He began by plotting tips from informers on topographic maps, and then patiently watching the locations from a distance, to look for smoke coming from various caves and abandoned mines. He led a series of successful raids in April and May of 1931 on the locations he had noted, and successfully cleared bootleggers off the 144 square-mile federal reservation.

Not to be outdone, Prohibition agents in Las Vegas decided to try their hand at a "sting" operation. Using a front man, local resident Ralph Kelley, the federal agents set up their own speakeasy, which they called "Liberty's Last Stand." Even the name was carefully considered, since the agents thought it would look good in later press accounts. The club was bugged, using a Dictaphone for recording any incriminating conversations. Kelley sold the speakeasy in early May, telling the locals that he would be reopening in an old roadhouse called the Bungalow. With the evidence they had gathered, the federal agents planned a series of raids.

They converged on May 18, 1931, when out-of-state prohis arrested more than 200 local bootleggers, residents, policemen — and the aforementioned administrator for prohibition, W. G. Walker. They seized 223 gallons of whiskey, 15 gallons of gin and 15 gallons of beer. The bootleggers received the heaviest sentences of those convicted — a year and a day in jail. Walker resigned his position. In exchange for acting as the front man, Kelley had been promised money and a position as a Prohibition agent, but that promise was dry: Kelley never received the money, and he failed the civil service exam required to become a Prohibition agent.

On the same day as the great Liberty's Last Stand raid, Colonel George Seavers and 50 prohis descended on the community of Midway, later known as Pittman, on the Boulder Highway. By dark, the prohis had raided every known bootlegger, speakeasy and other liquor-related business in an eight-mile area. In all, they found and raided 25 speakeasies, five breweries, and three stills. They arrested more than 90 people. May 18, 1931, was not a good day to be a bootlegger in Clark County.

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NOT JUST VICTIMS

It must be said, however, that bootleggers themselves were not predisposed to a nurturing or pleasant attitude in many cases — especially if their unwritten rules were violated. A good example is when a bootlegger named Bill broke three of said rules, eventually paying the ultimate price.

He was employed in taking care of a still in the Ash Meadows area. He began to become fond of the still's production, drinking the product without permission — mistake one. Knowing he did not have a good explanation for the missing liquor, he watered down the product, giving the still's owner a bad name with his customers — mistake two.

At this point, the still owner found out and fired Bill, blacklisting him for similar employment. Bill, angered by the loss of his livelihood — and perhaps the ready access to his preferred drink — retaliated in the worst possible way. He informed on his former boss, telling the prohis where they could find the next truckful of whiskey. This became his absolute and final mistake. Not long afterward, Bill's body was found in a mesquite thicket, where he had been hanged by his arms, impaled on the long thorns of the mesquite bushes, and then stabbed a couple of times and shot. His executioners did not intend for him to die easily, for none of the wounds immediately killed him. From the evidence of the body, he had struggled with the thorns for a long time before finally dying.

To deal with the death, a coroner's jury convened. In later accounts, the jury is said to have included the two men who had killed poor Bill. The jury, surprisingly, found that Bill, who had been on his way to Las Vegas, had committed suicide. Since Ash Meadows is in Nye County, the sheriff in Tonopah was so notified. Bill was buried without a coffin at the base of the mesquite bush where he had died.

YOU CAN'T STOP THE FLOW

While the big raids of 1931 made headlines, they only temporarily interrupted the flow of liquor in the valley. 1931 also saw a gate put up on Boulder Highway at the edge of the federal reservation, near where the road to Searchlight turns off of Highway 93 today. It was manned by United States Marshals, who stopped anyone coming into the new town and construction area. Since it was a federal reservation, you had to have a reason, or a pass, to enter the town and dam site. The Marshals were also able to stop quite a bit of booze, though by no means all.

Near this gate, in the Railroad Pass area, a new series of clubs sprung up, one of which still stands. Railroad Pass Casino was originally built with the first load of lumber to pass over the new railroad line from Arden to the dam site. The club was built as a speakeasy, the closest to the new town. Though billed as a casino, dance and dinner club, it was the closest place to town that residents could find a drink. With the right password (it was "gaiety"), you could receive brandy in any flavor you wanted. Of course, it was not quite the brandy of today. In this case, it was straight grain alcohol, with different fruit flavors added as requested. Railroad Pass Casino today is a throwback to this earlier time. It still functions under casino license #4.

And Boulder City? Well, when Railroad Pass opened, federal officials were not pleased. Between it and other nearby casinos like Mace's Circle Bar, which was later known as the Star, there were many statements of outrage from Boulder City officials. All of this was to be relatively short-lived, however.

In 1932, Franklin Roosevelt was elected president. By December 5, 1933, the Twenty-first Amendment, which repealed the Eighteenth Amendment, was approved and Prohibition was no longer the law of the land. In Southern Nevada, the bars, saloons, speakeasies continued to operate. The great experiment was over. Even Boulder City relaxed a little, allowing 3.2 beer in four different drinking establishments.

Sources: The Las Vegas Age newspaper; *Building Hoover Dam,* by Andrew Dunar and Dennis McBride; *Las Vegas, The Way It Was,* by Georgia Lewis; Nevada Magazine; *Resort City in the Sunbelt*: *Las Vegas 1930-2000,* by Eugene Moerhing; *Nevada Towns and Tales Vol. 2,* edited by Stanley Paher; *Las Vegas: A Desert Paradise,* by Ralph Roske; *Hoover Dam: An American Adventure,* by Joseph E. Stevens.



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"And I thought about it for awhile, talked to Sarah. She said, 'How many nights away from home?' I said, 'I don't think any. If there's any, I'll take you with me.' She said, 'All right, I'm fine with it.'"

Beers did what he does best, competing in a small political subdivision with a small voter universe. He won a multi-way race and became a councilman in March 2012. One person who supported him: David Goldwater.

"It should be noted that in older, traditional Nevada fashion, we took a sharp-tongued, adversarial relationship tone with each other in the legislative building," Goldwater recalls. "But my friend, Bob Beers, was always there with a smile, a joke, and a glass of an adult beverage after a tough day. When he announced his candidacy for City Council, I wrote him a personal check as soon as I could."

Privately, many City Hall insiders were fretful, remembering 2003 and thinking Beers was the one guy who might destabilize the Goodman II era; Mayor Carolyn Goodman was less than one year into her term after succeeding Oscar. "I was worried when he was running," confides one city insider.

But Goodman and others have been pleasantly surprised — as has Beers. "He's a bunch of laughs," the mayor says. "He has a very dry sense of humor. He's very energetic, really interested in detail."

"He has been a real pleasure to work with. He asks really good questions," City Manager Betsy Fretwell says. "Sometimes he asks really hard questions."

Most surprising is how much he truly loves his job and gushes about his colleagues, elected and otherwise. "It's great fun," he says. Still, Beers brings contentious issues to the fore, including some he doesn't win, such as his attempt to change how the city funds public art, which drew an outpouring of criticism from the arts community — a different constituency than those he dealt with on the state level.

"I've been through my first year's learning curve and I know a lot more than I knew a year ago," he says. "I know probably half of what I'm

going to know a year from now, but even with what I've learned in that first year, I think I've been able to come into this office and be pretty effective at giving taxpayers a better bang for their buck, which really is what the City Council position comes down to, I think."

Most of all, Beers seems satisfied, which is saying something. So much so that he has given up — at least for now — his flirtation with running for lieutenant governor next year.

"I think there was a call to duty about the lieutenant governor's office this time around, based on the now often-written about supposition that Gov. Sandoval won't complete his next term, and one could argue the future of this state is at stake there," Beers says. "But save that call of duty, the other constitutional offices don't seem to me that they'd be more interesting than what I'm doing now. ... and I'm having an awful lot of fun.

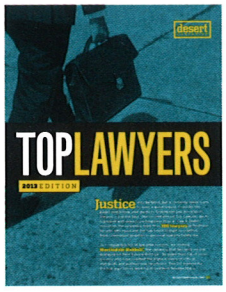
"Any of those constitutional offices involve spending nights in somebody else's bed, which I'm not particularly anxious to do, so I think I'm here."

He *thinks*. The Las Vegas City Council seems an odd terminus for a man who once was content doing other people's books but slowly nurtured an appetite for poring over government balance sheets. Beers scoffs at any suggestion that he has stepped down from the heights of Carson City and his erstwhile desire to be governor. He seems credible when he says he loves what he is doing and — as one of seven council members instead of 42 assembly members — he can have a much greater impact than he ever did in the capital. He knows this and, he revels in it.

Considering how unpredictable Bob Beers' career in Nevada politics has been, and because he is relatively young for the game, we probably haven't seen his last stop. Beers is, as his life illustrates, a restless soul. He may have quit politics twice, and he may have absorbed losing better than most. But he always wanted a way back, and his flirtation with lieutenant governor proves that the wanderlust, the ambition still burns. I am still not persuaded he won't be on a statewide ballot in 2014, even though he would have a lot of explaining to do, having been at City Hall for the proverbial cup of coffee.

Eventually, though, Beers will do what he always does, whether it's analyzing the situation after meeting his future wife at that intersection or calculating how much Gov. Guinn wanted to increase the state budget: He will make his move.

Jon Ralston writes about politics at ralstonreports.com. His program "Ralston Reports" airs 6:30 p.m. weekdays on KSNV Channel 3.



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Posted September 22, 2013 - 6:51pm

Museum offers chance to name ice age sloth



The Shasta ground sloth as seen Thursday, Sept. 19, 2013 Nevada State Museum in Las Vegas. The museum announced a name the sloth contest. (Jeff Scheid/Las Vegas Review-Journal)







By HENRY BREAN
LAS VEGAS REVIEW-JOURNAL

Slow on the heels of last year's mammoth-naming contest, the Nevada State Museum in Las Vegas is looking for a cool new handle for its giant ice age

sloth. “Pokey” springs to mind.

To celebrate National Fossil Day on Oct. 16, the museum at the Springs Preserve is holding its second annual Name the Fossil Contest, this time for its 9-foot-tall skeleton of an extinct Shasta ground sloth.

The sloth joined the museum’s collection in 1995, five years after some hikers found it in a cave near Devil Peak, northwest of Primm.

Sali Underwood, the museum’s curator of natural history, called the specimen the most complete skeleton of a giant sloth anywhere in the Southwest.

“She is amazing,” Underwood said.

That’s right, she.

Researchers believe the female sloth lived about 32,000 years ago and most likely died when she fell into the cave where her bones were found. Her fossilized skeleton was discovered lying on its right side, head pointed north, with about 60 percent of the bones intact.

The display at the museum is actually a cast of the real fossils, with the blanks filled in using casts of bones from other, similar sloths.

The bear-sized creature sits upright on her hind legs with her long arms and claws extended menacingly, but she wouldn’t have posed much of a threat to anything other than a yucca or a Joshua tree. Researchers have a pretty good idea what the herbivore ate, Underwood said. “The reason we know this is we found sloth poop.”

Museum director Dennis McBride said naming creatures in the collection helps drum up interest in natural history and forge “a more intimate relationship” between the museum and the people it serves. Also, it’s fun, he said.

A valley fifth-grader named Hagop Maknissian came up with the winning name in last year’s contest: Christopher Columbian Mammoth.

The museum began accepting sloth names last week in person at the front desk, via the museum’s Facebook page and by email to curator of education Stacy Irvin at sirvin@nevadaculture.org.

Underwood said Sid, the name of the sloth from the “Ice Age” movies, is dominating the entries so far.

Submissions will be accepted until 5 p.m. Sept. 30, when museum curators will pick their three favorites. Final voting will take place Oct. 10 through Oct. 21, and the winner will be announced Oct. 26.

In addition to being immortalized on a permanent naming plaque, the winner gets a family museum membership, a behind-the-scenes tour of the collection and a plush version of a modern-day sloth.

If this year’s contest is a success, the public could be asked to name other animals at the museum, including its ice age horse and its replica of Nevada’s state fossil, a giant dinosaur fish known as an ichthyosaur.

Underwood thinks they can keep this going for a while.

“We’ve got a fair amount of stuff to name. It might get down to the brachiopods, but they deserve names too,” she said.

A brachiopod, by the way, is a bivalve filter-feeding marine animal like a clam, which has been found in Nevada fossilized in rock formations dating back roughly 400 million years. But you can call it “Shelly.”

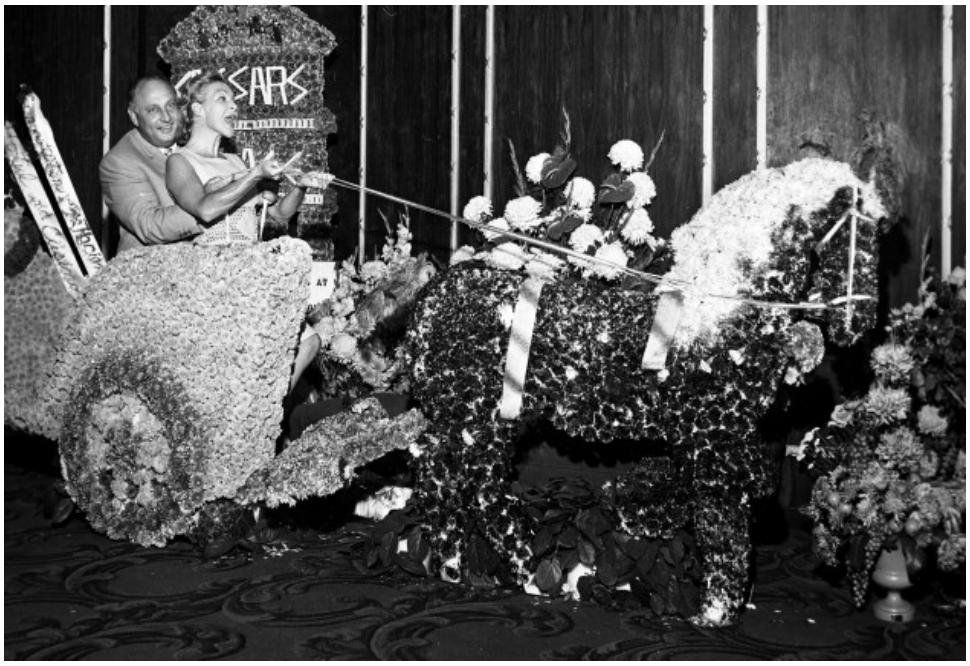
Contact reporter Henry Brean at hbrean @reviewjournal.com or 702-383-0350.

JAY SARNO

How Jay Sarno Made Las Vegas

One day, one dreamer and the city-defining debut of Caesars Palace

An excerpt from* Grandissimo*, the new Jay Sarno biography by David G. Schwartz



Sarno with French singer Line Renaud at the grand opening of Caesars Palace on Aug. 5, 1966, and with Ed Sullivan and casino president Nate Jacobson a few days before the opening.

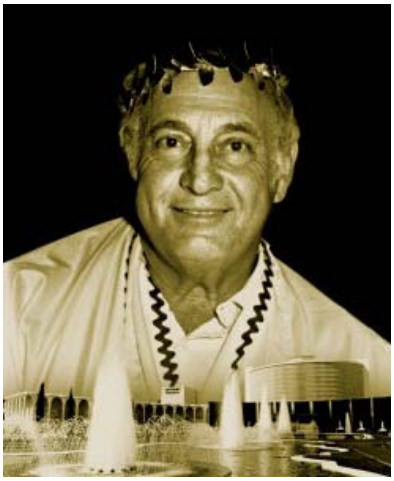
Jay Sarno was used to bad luck, but this was ridiculous.

He'd gone home to his wife, Joyce, and the kids to get one last night's sleep before the opening of his dream project, Caesars Palace, but he'd spent most of the night tossing and turning, sick over what was going on across town at the hotel. More than two years of planning, and so much was still up in the air. As he lay in bed on the morning of Friday,

August 5, 1966, he ran through some of his problems.

First, there was the money: There wasn't enough of it. Although the Gaming Control Board had warned Sarno and his co-owners about having a sufficient bankroll before the place was ready to take bets, they had only $100,000 behind the cashier's window, not $350,000. This was a gamble: With a run of luck, winners could break the bank. The casino would have to close.

Then there was the airline strike. Virtually all commercial airline traffic had been grounded for nearly a month now. With the rates he was charging (Caesars' lowest room rate was $14, well above the average of $9), Sarno needed to draw a wealthier visitor than Las Vegas had seen before, the kind of jet-setters who wouldn't drive or take a train, let alone a bus. The Downtown places were booming despite the strike, and the other Strip casinos that relied heavily on weekenders driving up from Los Angeles were limping along. None of them were as vulnerable to the airline strike as he was. Even if they bused people from Los Angeles and filled the hotel, it wouldn't help in the casino. Without the East Coast high-rollers, without the *machers*, this might be a big bust.



The aging emperor: Sarno in 1983. | Illustration by Ryan Olbrysh; Jay Sarno courtesy UNLV Special Collections; Caesars exterior courtesy Las Vegas News Bureau

Third, he and Nate Jacobson, the casino's president and the man who'd arranged much of the financing, weren't getting along. They had an agreement: Jay would be the idea man, and Nate would be the money man. But each wanted to be the boss. Jacobson infuriated Sarno with his penny-pinching; Sarno's disregard for the bottom line drove Jacobson nuts. Sensible adults who respected each other could see past these differences, but the tension between the two would-be bosses grew. Maybe it was because they were both self-described degenerate gamblers who figured that one of them winning meant the other was losing. But, fundamentally, they just didn't like each other.

Fourth, the place just wasn't ready to open. The night before, contractor Stuart Mason had given him an honest assessment of how much work remained. The casino was mostly done, but guys were still laying carpet in the lobby. Half of the rooms wouldn't be ready for another three days; the first guests were due to arrive in three hours. Most of the rooms that overlooked the pool didn't have their plumbing hooked up. Sarno lost track of how many rooms didn't have all their furniture; several thousands of dollars worth of beds and chairs were still sitting in the parking lot. At least it hadn't rained.

Then there were the less immediate troubles. Sarno's friend Jimmy Hoffa had nearly exhausted his appeals and would probably be sitting in prison in a few months. Without Hoffa's help at the Teamsters Union, Sarno might be cut off from the loans he'd need to expand the hotel, and he'd be without a powerful ally. Right now, declaring "Jimmy says so" ended more than one argument. A few months from now, who knew?

Plus there were rumors swirling in the papers that Sarno's casino was overrun by mobsters, that a crew of Mafiosi had already divvied up control of the joint. Had they? Sarno knew that unofficial casino boss Jerry Zarowitz didn't answer to him or Jacobson, but he couldn't say whether this would be a problem.

There were plenty of reasons not to go ahead with the opening, to say that he'd given the casino business his best shot and slink back to Atlanta, where his Cabana hotel guaranteed a living. But Sarno never thought of backing down. The uncertainty was wonderfully excruciating.



Sarno and staff at Caesars' Bacchanal Room in 1967.

He wasn't the only one holding his breath. Las Vegans awaited a casino opening the way Roman Catholics look for white smoke wafting from the Sistine Chapel. In a town built on an understanding of gambling odds and good public relations, each new resort was an act of civic affirmation, a reminder that as long as the hotels kept rising and the dice kept rolling, all would be well. Caesars Palace's debut promised to be one for the ages. It was the most expensive casino ever built, anywhere, costing about four times more than earlier casinos like the Sands or Dunes; this was true even though Sarno was a master of squeezing the most out of a budget. At Caesars, every dollar mattered, but Sarno's dream casino demanded a lot of dollars.

The sun was shining as Sarno waited for the driver to pick him up. He considered this a good omen, even though the sky was just as cloudless about 310 days a year in Las Vegas. Like every Friday, it was the real start of the workweek for many of the city's inhabitants. By the time Sarno's car arrived, the mercury was already in the upper 90s. It would reach 111 degrees that day.

But this was no ordinary Friday. In place of an opening party, Sarno planned a three-day Roman debauch. Even the invitations were part of the gag. You didn't just get one in the mail: A centurion knocked on your door, his armor glittering over his taut abs, and unrolled a scroll with charred edges (to suggest fiddling while the world around you burned). Then he read the Roman script that formally invited you to "the gala preview of Las Vegas' newest and most exciting resort."

The invitation described the party as an "orgy of excitement" including "libations, feasting, casting of dice, spinning of wheels, turning of cards, and revelries of entertainment featuring the noblest Roman of them all … Mr. Andy Williams." The orgy would continue "on and on until the collapse of the participants … or sunrise, August 8, whichever event shall first occur."

Those who knew Sarno got a chuckle out of the cartoon logo at the top and bottom of the scroll: a chubby, toga-wearing Caesar who looked suspiciously like Sarno reclining on a couch, with a scantily clad blonde who bore a remarkable resemblance to his wife draped

name on the hotel, but he'd personally welcome guests to the property in a series of invitations, brochures and guidebooks, in caricature at least.

Now the day was here, Sarno thought; the die was cast. As the driver approached Las Vegas Boulevard, Sarno leaned forward.

"Drop me off in front," he commanded. Instead of being left off in the back, by the construction entrance, he'd walk through the front door like a paying guest. No, better than that, like an emperor. At Las Vegas Boulevard, the driver made a right, then a quick left, and Caesars Palace was upon them.

Sarno had visualized every brick before a shovel had been turned; he had walked every inch of the property while it was being built. There were still pickup trucks and delivery vans surrounding the hotel. But seeing it on the day of the opening, Sarno felt like he was laying eyes on his casino for the first time.

The fountains were working just as he'd imagined they would. Eighteen of them centered the 135-foot driveway from the Strip to the porte cochere, jetting water 60 feet in the air. Italian cypresses lined either side of the drive, enclosing arrivals in a cocoon of forest and water.

The driveway was meant to do more than just guide cars from the Boulevard to the front doors; it was to transport the guest out of time, out of space, away from his workaday life and into a fantasy world—neither wholly real nor entirely imagined—that would let him be the man he'd always dreamed he should be, with gratification only a throw of the dice or the flash of a smile away.



Sarno with Ed Sullivan and casino president Nate Jacobson a few days before the opening.

As his driver eased the car toward the entrance, Sarno saw a phalanx of uniformed bellmen. Passing the water on one side and the slender cypresses on the other, he left the world where he was just another hustling developer and stepped into a Roman fantasy where he was the emperor.

Nate Jacobson and Jerry Zarowitz might have disagreed, but Sarno knew he really deserved the title: Caesars Palace was his creation, and if it was different from everything else in Las Vegas, he was the reason. With no stomach for the merely practical, Sarno had stubbornly insisted on creating a place that looked more elegant than the regal squares of Europe. That meant a colonnaded entrance modeled on Bernini's St. Peter's Square, and, at the center of it all, more fountains than Versailles.

"It's perfect," Sarno said to himself as the car stopped.

A bellman wearing an outfit that looked like a toga crossed with a jumpsuit opened the car door, and Sarno stepped out a new man. The real purpose in life—chasing action—spread out before him in all its grandeur. Everything else—his wife and children, the debts still hanging over him from the Cabanas, the million distracting delays and annoyances—disappeared.

He was a Caesar.

JAY SARNO

A Kingdom of Darker Magic

How Jay Sarno became the Walt Disney of Las Vegas



Sarno at the Circus Circus grand opening on Oct. 18, 1968.

Plenty of people, from mobsters to magnates, have gotten credit for creating modern Las Vegas. But if Las Vegas, as we're constantly assured, is an adult Disneyland, who is the city's Walt Disney? Steve Wynn, some might say. Howard Hughes, maybe, or Bugsy Siegel. But the real answer should be Jay Sarno, who brought us Caesars Palace and–45 years ago this month–Circus Circus, recasting a trip to Las Vegas as not simply an escape but a fantasy. With his ethic of the casino as a portal to a different place and time, Sarno inspired most of what has been built on the Strip since the 1960s.

Fittingly, both Sarno and Disney came from the Show Me State: Sarno was raised in urban

St. Joseph, Missouri; Disney in small-town Marceline and, after the age of 9, Kansas City. Walt later used Disneyland to evoke an idealized Marceline, circa 1910, and even built a workshop barn on his California estate that was a precise copy of the barn he'd known from his father's farm. Sarno, on the other hand, used every concrete block and piece of faux statuary to put distance between himself and the lean years of his childhood in St. Joe's slaughterhouse district. Different as their creative responses to Missouri boyhood were, the two men shared an affinity for fantasy: Disney offered his customers–children and adults alike–nostalgia and security. Sarno presented his guests with luxury, sophistication and overabundance.

Disney was not a master animator, but he had a genius for developing appealing characters, gags and plot–in short, for telling a more compelling story. Long after he had put down his pencil, Disney continued to supervise the artists who actually created his cartoons. So even though he didn't draw so much as a line on any of his cartoons after 1926, each one produced was nevertheless a thoroughly Disney product. He exercised a similar control over Disneyland, overseeing every detail of its planning and construction–even moving palm trees a few feet to create the particular effect he'd had in mind. Draftsmen created the plans and contractors saw to the logistics, but Disneyland was supremely a product of Walt's personality. He was a storyteller rather than a technician, and he had his finger unmistakably on the pulse of the American public.

Sarno, similarly, had no formal training in architecture or design. But he discovered a gift for intuitively knowing what his customers would want. So while he didn't personally draft the blueprints of his casinos, each is–like a Disney cartoon–very much a work of art envisioned by a master and executed by subordinates.

When it came to building resorts, both Sarno and Disney wanted to wrap a complete world around their guests. "To step through the portals of Disneyland," the cartoon magnate had told potential backers in 1954, "will be like entering another world." Ten years later, when construction began at Caesars Palace, Sarno said the same thing.

Disney saw his Magic Kingdom not simply as a theme park, but as the essence of America itself, reflected through the prism of his own imagination: "a place of warmth and nostalgia, of illusion and color and delight." Like Sarno, he knew what he wanted, and he knew that it wasn't yet out there. Taking his daughters to a series of amusement parks, he later recalled sitting on a bench eating peanuts and thinking, "Dammit, why can't there be a better place to take your children, where you can have fun together?"

Designing Disneyland, Disney had used a few tricks that recalled Morris Lapidus, designer of Miami Beach's Fontainebleau hotel, a major Sarno influence: He placed "weenies," or lures, to guide visitors toward attractions, much like Lapidus used ornaments and lights to pull patrons to specific parts of retail stores. Lapidus called his technique the "moth effect," and Disney's term evoked the frankfurter used by a trainer to reward dogs for performing tricks. In Disneyland, Sleeping Beauty's Castle drew guests down Main Street; from there, they headed to other lures in other parts of the park.

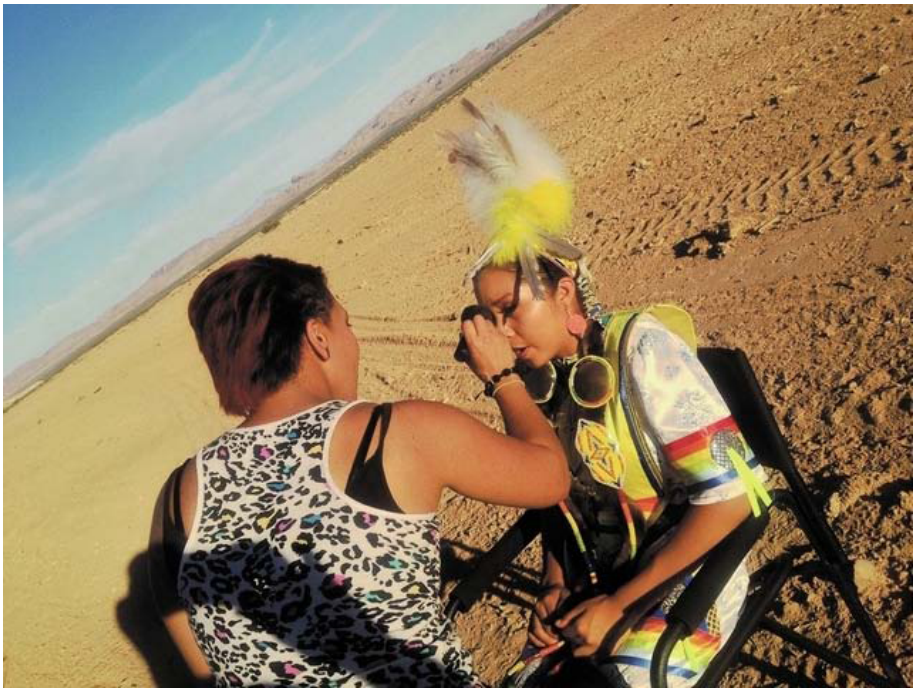
When Sarno first came to Las Vegas in February 1963, he hated what he saw. There was legal gambling, sure, but there was no drama, no excitement to the hotels. High-rollers were chauffeured from McCarran Field in station wagons. Dealers dressed like extras on a low-budget Western. The steaks were tough, the drinks watered down, the architecture, for the most part, merely functional. Caesars Palace, when it opened in 1966, changed that: Las Vegas moved once and for all from frontier to fantasy.

Sarno is the Disney of Las Vegas because he grasped that it wasn't enough to give visitors what they wanted: He knew that to make them fall in love with Las Vegas, he'd have to give them what they never even knew they wanted. Like Disneyland's version of the great

American small-town street, Caesars Palace evoked a tempting but imaginary history. Disney consciously avoided the historical authenticity of a Colonial Willamsburg for a more comforting vision of what a turn-of-the-century Main Street should have looked like. For both Disney and Sarno, building castles wasn't about re-creating history. It was about creating the dream of a past so impossible that it became the future.

Posted October 13, 2013 - 7:52pm | **Updated** October 14, 2013 - 10:46am

Urban Paiute reservation soon to have time in sun



Jariselle Marie Cortijo (make-up) with Shayna Mirabal (young lady with the yellow feathers). (Moapa River Indian Reservation northeast of Las Vegas)







By TOM RAGAN
LAS VEGAS REVIEW-JOURNAL

Vegas Paiute Tribe.

It's a small, relatively obscure reservation that sits a few blocks north of the Fremont district — directly behind the smoke shop with the drive-through window and the mini-mart that offers all sorts of Native American commodities.

Many Las Vegas Valley residents may be well aware of the Moapa River Reservation, with its coal-fired smoke-spewing power plant north of Las Vegas just off Interstate 15. And they may have had lunch or played golf at the Snow Mountain Reservation, with its Paiute Golf Resort along U.S. Highway 95 on the northern side of the Las Vegas Valley.

But few people know about this sliver of an urban reservation — even though it was the first to be established by the Southern Nevada Paiutes — in December 1911.

That's about to change.

The reservation's history and its residents will be featured in a documentary that's being shot by well-known local filmmaker Stan Armstrong, who's calling it "City Within a City." It's scheduled to be released early next year, possibly making its debut on PBS before it hits the film festival circuit in the Southwest.

ON THE RESERVATION

Armstrong's documentary looks into an obscure reservation in the middle of the nation's gambling mecca. The Native American community is more than 100 years old. It has a police department, an administrative building, a health and human services building, a cemetery and more than a dozen houses. Right now it's also filled with scary skeletons and mock graveyards, in a nod to Halloween.

On this Columbus Day, though, one only need look at the white piece of paper that's taped to the front doors of the reservation's administration building to see that these Paiutes have different outlooks and live in a different world: "We will be closed on Monday in honor of Indigenous Peoples Day." Not Columbus Day.

Then there's another sign, one that's permanently screwed into the wall as you drive into this sovereign nation, which sits directly across from the Palms Mortuary and not too far from the Best Western: "No Trespassing." Violators will be prosecuted, the sign reads.

The sign is there not because the Paiutes are a secretive or unwelcoming people. Instead, it is to keep out all the homeless people who live nearby. They have a tendency to either get lost or deliberately drift in from the nearby Shade Tree shelter and the Salvation Army on Owens Avenue.

"Growing up there, we used to play on the streets. Nobody will dare do that these days," said Deanna Domingo, 50, a Paiute and former resident. She now lives and works on the Moapa River Reservation north of Las Vegas.

"Growing up, I also used to live in a house that had no electricity. None of the houses had power. If we saw anything at night, it was by the light of a kerosene lamp. And believe it or not, I thought this was just the way that everybody lived," she said.

"I thought we were rich. Then when I went to school, I discovered we weren't."

Armstrong, who spent much of his childhood in San Francisco and now lives in Las Vegas, has spent a lot of time in West Las Vegas, often traveling between the two.

FILMMAKER HAS LOCAL ROOTS

Armstrong is a 1972 graduate of Rancho High School in Las Vegas and his mixed-race experience as an African-American and Choctaw has served to inspire several historical documentaries that focus on the sort of history that should be exposed.

He has earned accolades from film critics, who have compared him to documentary filmmaker Ken Burns, who relies on archival footage to tell his stories.

A Civil War buff and a UNLV professor, Armstrong's first big hit was "The Battle of Fort Pillow," about a Confederate general who ordered the slaughter of retreating African-American soldiers who fought for the Union; that general later became the first wizard of the Ku Klux Klan.

Armstrong dug deep.

Then there's "The Misunderstood Legend of the Las Vegas Moulin Rouge," released in 2011. It lays bare the history behind the hotel-casino, which served as a refuge for many black greats such as Louis Armstrong during segregation in the mid-1950s, and what happened to that hotel during the days of integration.

Armstrong has even drawn on his own personal experiences, reconstructing the riots at his alma mater, Rancho High, in the early 1970s in West Las Vegas.

His latest production, which is an hour long, features downtown Las Vegas but also the Las Vegas Paiute Tribe's Snow Mountain Reservation near Mount Charleston, and the Moapa River Reservation, where the Moapa Band of Paiutes lives.

The Commission for the Las Vegas Centennial is funding the documentary.

Armstrong said the cultural contrasts found in Las Vegas are so stark they scream for footage.

"Tourists who come to this town look at the glitz and glamour of gambling, but don't know a thing about the history or the culture," said Armstrong, who hopes to hand over his finished product to PBS for airing early next year.

"The bottom line, the often overlooked fact is this: The Paiutes were the first to ever live in the Las Vegas Valley. They walked this land long before the Mormons established a fort here in the 1850s."

For that matter, they were here long before Columbus "discovered" America.

A little bit about the Paiute tribe: Its people come from the Tudinu, or Desert People. Their territory has always been rimmed by the Colorado River Valley and the the mountains of the Mojave Desert in Nevada, California and Utah, notes Leon Yazzie, a Navajo who has appeared in Armstrong's documentaries and knows his Native American history well.

BRIGHT FUTURE SEEN

The only thing that's holding the Paiute people back from becoming a greater and more financially successful sovereign nation is the lack of downtown land, according to Yazzie.

But the fact that the reservation is inside city limits could have advantages.

"Their future looks bright," says Yazzie, who will play the role of a Paiute in Armstrong's documentary, re-creating the scene in which the tribe eventually receives its land deed in the early 1900s. "They just need a decent partner to help them and work with them and develop them. And when that happens, watch out. They're going to be a force to reckon with."

As for the documentary, the hope is that after the PBS airing it, it will enter the film festival circuit starting in 2014.

"The thing I found most fascinating about this tribe was their loyalty to country," Armstrong said. "You'll see many of them in the parades here. They fought for the Army, the Navy, the armed forces. I'm very impressed by their service."

Armstrong remembers his childhood and his days at Rancho High School, when the African-American kids like himself would mix it up with the Native Americans. Because he claims both bloodlines, he can't help but feel there's something mystical about it all, and he's a part of it.

"The black kids would ride the freight trains back then. I remember that," Armstrong said. "And the Paiute kids, being the kids that they were there, would throw rocks at the freight train. Those were crazy times, they were fun times, they're etched in my head, and I can't wait to make them come alive on the screen."

Contact reporter Tom Ragan at tragan@reviewjournal.com or 702-224-5512.

Proposed shopping center next to Mob Museum moves forward



Property surrounding the Mob Museum is shown north of Stewart Avenue Wednesday, Oct. 16, 2013, in Las Vegas. Las Vegas City Council is considering using the land south of U.S. 95 near the museum for a shopping center. (Ronda Churchill/Las Vegas Review-Journal)







A proposal for a 100,000-square-foot shopping center in downtown Las Vegas moved forward Wednesday with support from the City Council.

The council voted unanimously in favor of a site development plan review for the proposed center near Casino Center Boulevard and Stewart Avenue.

The shopping center, on 3.46 acres of city land, would also include a six-story parking garage to accommodate about 400 vehicles, according to developer CIM Group.

It's part of a broader, long-term effort to revive the area along Third Street between Ogden Avenue and U.S. Highway 95, north of the Fremont Street Experience tourist corridor, an area called Downtown Third.

The overall improvement effort includes the privately owned Downtown Grand resort, which is set to open next month in the renovated shell of the former Lady Luck and the city-sponsored Mob Museum in the former federal courthouse on Stewart Avenue.

"Having spent the last three years of my life in the area we do see this as the final completion of Downtown Third," Seth Schorr, said CEO of Fifth Street Gaming, which operates Downtown Grand.

CIM Group owns the Downtown Grand and has an agreement to develop the city property with the shopping center along with an option to buy the land once the project is complete.

The vote Wednesday approves a site plan for the shopping center and gives CIM Group until September 2014 to pull permits for demolition of the former bus terminal on the site and begin construction, said Justin Gardinier of CIM Group. The construction would likely take another 12 to 18 months to complete, he said.

The shopping center doesn't yet have a list of approved tenants, according to the developers. They said it will likely include a national retailer as an anchor tenant and space for several others.

About 80,000 square feet is expected to be retail, another 15,000 will be for professional meetings.

Schorr said the meeting space will be a much needed addition to downtown, which lacks modern convention space.

"It is a great amenity to our hotel," Schorr said. "Having meeting space really brings a whole other guest to the area."

A traffic study included with the application estimated the shopping center would result in an additional 3,435 vehicle trips per day on Stewart Avenue, Fourth Street and Casino Center, an increase of about five cars per minute during the peak hour.

Contact reporter Benjamin Spillman at bspillman@reviewjournal.com or 702-383-0285. Follow him on Twitter @BenSpillman702.

LV officials eagerly clear plan for downtown shopping center

By Conor Shine (contact)
Wednesday, Oct. 16, 2013 | 5:35 p.m.

Plans for a downtown shopping mall with a rooftop pool near the Mob Museum received enthusiastic approval from the Las Vegas City Council today.



STEVE MARCUS

A view of the Mob Museum, the National Museum of Organized Crime and Law Enforcement, in downtown Las Vegas Wednesday, Feb.13, 2013. The museum celebrates it's first anniversary on Valentine's Day.

The issue: The council reviewed development plans for a proposed retail, dining and conference complex on a parcel of city-owned land.

The vote: Approved unanimously.

What it means: Developers can move forward with plans to transform the old downtown bus transit center into a multilevel shopping and dining complex.

Plans presented to the council Wednesday call for 80,000 square feet of retail and dining and 15,000 square feet of conference space across three buildings, plus a six-story parking garage.

The highlight will be a picnic-themed rooftop pool area complete with cabanas and grassy areas to lay out on a blanket.

“We believe everybody likes picnics. It’s an experience that can be programmed any way we want ... It’s not designed for one demographic or one type of person,” said Seth Schorr, one of the partners in the development.

The city-owned parcel is located at the corner of Stewart Avenue and Casino Center Boulevard near the Mob Museum.

It will be developed in partnership with the city by the CIM Group, the company also behind the the soon-to-open Downtown Grand casino located across Stewart Avenue from the planned mall.

Schorr, CEO of Downtown Grand, said the shopping center, pool and conference space will provide additional amenities for guests staying at the Downtown Grand while also serving the broader downtown community, including the influx of new Zappos employees who recently relocated to the nearby former city hall building.

Unlike labyrinthine malls connected to casinos on the Strip, Schorr said his group’s shopping center will be integrated into the downtown area, with plenty of access points to get in and out conveniently.

Schorr said he envisions the center as the final piece of the Downtown3rd, a burgeoning entertainment district that includes Downtown Grand and several other bars and restaurants.

“For decades, the Strip resort has been designed to be the perfect mousetrap. It’s designed to keep everybody in the building ... it works well,” he said. “We want to encourage people to explore the area. We believe by doing that we’re creating a holistically better experience (for our customers).”

The popular weekly downtown farmer’s market that is currently held at the old transit center will be displaced during construction, but Schorr said developers plan to continue the event.

The prospect of continued development downtown and the creation of new jobs drew a strong show of support from the council.

“I’m pretty stoked about it,” Councilman Steve Ross said.

Councilman Ricki Barlow, who represents the area, reflected on how much change has happened in the Stewart Avenue and Casino Center Boulevard area in the less than two years since the city moved out of its old building.

“With your help and assistance we’ll continue to uplift and really move our downtown in a direction that will stand up against any downtown in America,” Barlow said.

Wilbur Faiss, Oldest Former Nevada Lawmaker, Dies

Posted: Nov 04, 2013 4:44 PM PST
Updated: Nov 04, 2013 4:44 PM PST
By Natalie Cullen, Online Editor - email

CARSON CITY, Nev. (AP) -- Wilbur Faiss, Nevada's oldest former state legislator, has died.

Faiss died Saturday in Carson City, where he had been hospitalized for three weeks. He was 102.

He marked his birthday on Oct. 14 at Carson-Tahoe Regional Medical Center surrounded by family.

According to his family, he was being treated for a variety of ailments, but one doctor described the cause of death as old age.

His death comes about a year after the passing of his wife, Theresa. The two were honored in 2012 as the longest married couple in the United States, and President Barack Obama congratulated them on 79 years of marriage.

Wilbur Faiss was elected to the state Senate in 1976. The North Las Vegas Democrat said his proudest moment was voting for the Equal Rights Amendment.

Posted November 4, 2013 - 4:40pm | **Updated** November 5, 2013 - 4:20pm

Naming Las Vegas: Bill Briare Family Park



William H. "Bill" Briare, former mayor of Las Vegas and namesake of Bill Briare Family Park, is seen on Jan. 20, 1982. He died in 2006. (View file photo)

By JAN HOGAN
View Staff Writer

Bill Briare Family Park, 650 N. Tenaya Way, owes its name to one-time Las Vegas Mayor William H. “Bill” Briare. He was known for his enthusiasm about

Las Vegas' potential and was always in the public eye.

Briare was a successful businessman. He and his first wife, Jo, had six children. Jo died in 1998, and he later married his second wife, Susan.

Briare was a native of Long Beach, Calif., but as an adult, he made Nevada his home. He served as a member of the Nevada Legislature from 1960-62, then as a member of the Clark County Commission from 1962-68.

In 1971, he lost his first campaign for Las Vegas mayor to Oran K. Gragson (who has an elementary school named for him at 555 N. Honolulu St.), but Briare was elected in his next attempt in 1975, defeating now-Sen. Harry Reid. Briare was mayor until 1987.

Those who knew him said he was so positive about Las Vegas and its future that some would ask him if he was president of the Chamber of Commerce. His obituary in the Las Vegas Review-Journal noted that his "public tenure came during a key time when control of casinos shifted from organized crime figures to corporations."

Thalia Dondero was elected as a county commissioner in 1974, the first woman on the commission. She recalled Briare as being outgoing, gracious and a good listener. He tried to attend every event to which he was invited, she said.

"He was a very active mayor; he got around to almost everything," she said. "I thought he was a good mayor, someone who made a good impression when he was greeting people. And he did a lot of that. The mayor's work is never done. … He was out there all the time, representing us."

She said he was so busy, his job was more like an around-the-clock one but that any county commissioner was always welcome should they need to speak with Briare.

"People don't realize there's just so much to do," Dondero said. "It was a growth period. A lot of things were going on at the time."

Some of those things going on that impacted the valley included: gambling being legalized in Atlantic City in 1976, providing intense East Coast competition; the MGM Grand hotel fire of 1980, which killed more than 80 and injured 700; the former International, later known as the Las Vegas Hilton and now the LVH, erupting in flames less than a year later, killing eight and further damaging Las Vegas' reputation; the mob creating a public relations nightmare when, in 1982, it bombed Frank "Lefty" Rosenthal's car at a popular restaurant; and — finally some good news — the Las Vegas Convention Center securing the National Finals Rodeo in 1985.

Ron Lurie, executive vice president and general manager of Arizona Charlie's, was Las Vegas mayor pro tem while Briare was in office.

"He was a good parliamentarian," Lurie said of his predecessor. "He knew how to control the board. It was very important that we all worked together. … He let people express themselves. He heard them out, sometimes for too long. I think that's why we implemented a three-minute time limit" for speakers.

He said even though the MGM Grand fire was a tragedy that happened in the county, there was a lot of support from the city. He said Briare's outgoing personality had him selling Las Vegas wherever he traveled.

"He liked being an ambassador for Las Vegas," Lurie said.

Lurie said Briare proved to be an adept mentor when he took office, making himself available should a vexing issue crop up.

What did he see as Briare's biggest accomplishment?

"I'd have to say serving on the (Las Vegas Convention and Visitors Authority) board and working toward developing a master plan on the convention center, making sure we had tourism and creating (elements) that would drive our economy," Lurie said.

In 1994, Briare, a Democrat, ran for lieutenant governor of Nevada but lost to Lonnie Hammargren.

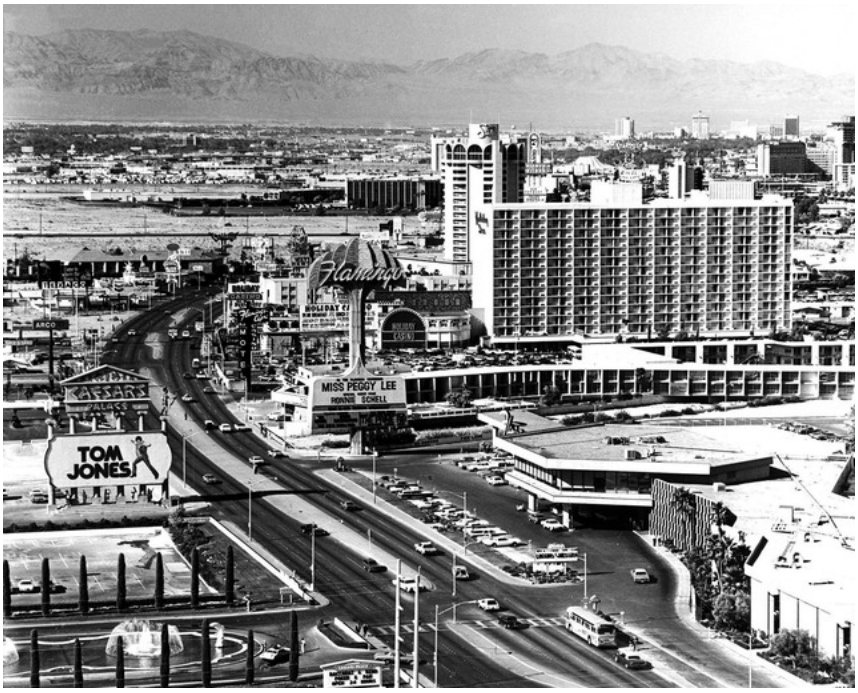
The park is run by the city of Las Vegas' Parks, Recreation and Neighborhood Services Department and is on the north side of Tenaya Way's bridge over Summerlin Parkway. Amenities include two playgrounds, a jogging/walking path and open space.

Briare died on Dec. 8, 2006, in Las Vegas from complications from Alzheimer's disease. He was 76. He is buried at Woodlawn Cemetery.

Contact Summerlin/Summerlin South View reporter Jan Hogan at jhogan@viewnews.com or 702-387-2949.

Posted November 11, 2013 - 8:33pm | **Updated** November 12, 2013 - 8:59am

How Clark County took root, blossomed, prospered



The Strip, shown Aug. 28, 1975, has changed since then, but so has Clark County since it split from Lincoln County in 1909. The gambling mecca has put the Las Vegas Valley and Clark County on the map for the millions of people who visit every year. (AP Photo/Nevada State Museum via R&R Partners, file)







By F. ANDREW TAYLOR
View Staff Writer

Nevada will celebrate its sesquicentennial in 2014, but Clark County wasn't within the original state boundaries.

Clark County

Founded: 1909

Named for: Sen. William Andrew Clark

Seat: Las Vegas

Area: 8,091 square miles (180 square miles is water)

Population: 1,951,269, according to 2010 census (2012 estimate is 2,000,759)

Density: 247.3 people per square mile; most populous but second highest density

"The land that is now Clark County was claimed by several states around the time Nevada achieved statehood," said Mark Hall-Patton, administrator of Clark County Museums. "St. Thomas was originally in Utah, then Arizona and finally in Nevada before it disappeared under Lake Mead for half a century."

During the Civil War, the New Mexico Territory was divided in two, creating the Arizona Territory. The Confederacy divided it horizontally, making Arizona the southern part, and the United States divided it vertically, making Arizona the western part.

The United States division included what is now Clark County. The area was called Pah-Ute County and was represented in the Arizona Legislature by Octavius Decatur Gass, who lived in the Old Mormon Fort in Las Vegas.

In 1866, the area was annexed by Lincoln County, Nev., but Gass ignored the change and continued to represent Pah-Ute County in Arizona for another three years.

It wasn't until 1909, four years after the land auction that created the city of Las Vegas, that Clark County was split off from Lincoln.

Before the construction of the Los Angeles and Salt Lake Railroad, the majority of the county's residents were miners and ranchers. Las Vegas became a watering hole, with water drawn from the natural springs to operate the trains and quench the thirst of residents and travelers, and the county developed along the railroad line.

Las Vegas has reinvented itself many times over the years. After a railroad strike in 1922, the railroad repair shop was moved to Caliente, and the railroad ceased to be a major employer.

The city became known as the "Gateway to the Boulder Dam" in the 1930s. During World War II, the county supported the war effort with defense industry activity in what is now Henderson and the Las Vegas Army Air Corps Gunnery School, which later became Nellis Air Force Base.

"The county has been at the center of many military aviation milestones since the Gunnery School was set up here," Hall-Patton said. "It was a place with the right weather and open land to allow the military to do what it needed to do."

After the war, a large portion of the county became a testing ground for nuclear devices and U.S. Air Force training. The Las Vegas Valley became the home to the Strip, and the gaming and entertainment destination continues to be a major source of the county's income today. The rest of the valley filled in with suburban housing and industry.

"The postwar construction boom led to the creation of some of the country's largest concentrations of midcentury modern houses," said Jack LeVine, a Las Vegas real estate agent and expert on mid-mod architecture. "In most other places the mid-mod homes were built in a ring around the city. Many of our mid-mod homes are clustered in more central locations. It's made us a destination for mid-mod enthusiasts."

Clark County is the most populous in the state, with the majority of the residents living in the Las Vegas Valley. The valley has four entities: the city of Las Vegas, the city of North Las Vegas, the city of Henderson and unincorporated Clark County. Clark is the second-most densely populated county in Nevada, behind Carson City, but it has a much greater population spread over a larger area.

Outside the Las Vegas Valley, the county has been populated more slowly with the expansion of farming communities including Moapa, Mesquite and Logandale. In recent years, those communities have seen rapid growth as they are deemed viable bedroom communities for Las Vegas. Laughlin in the southern end of the county has become its own gaming and entertainment mecca and Boulder City, the town that was built to support the construction of the Hoover Dam, is frequently listed as one of the best places to live in the country.

Red Rock Canyon National Conservation Area, on the western edge of the Las Vegas Valley, is a popular destination for hiking, biking and rock climbing. Valley of Fire State Park includes similar geography and includes spectacular petroglyphs and other Native American artifacts. Lake Mead National

and Mount Charleston has skiing many months of the year.

The Spring Mountains are home to several endemic species, plants and animals that exist nowhere else in the world.

For many people, Clark County is Nevada.

Posted November 11, 2013 - 4:45am | **Updated** November 11, 2013 - 2:45pm

Neon Museum hopes to attract more visitors to its Boneyard



Signs are seen at the Neon Museum during a tour on Friday, Nov. 1, 2013, in Las Vegas. The museum is celebrating its one-year anniversary. (Erik Verduzco/Las Vegas Review-Journal)






By TIM O'REILEY
LAS VEGAS BUSINESS PRESS

First-time visitor Francis DeCorte found the Strip "kind of a disappointment."

Yes, he considered the aggregation of light displays and the video walls fronting all the resorts "amazing technology." Still, he expected something else.

"What I knew about Vegas before and had seen in all the movies was all that neon and all the funky designs," said DeCorte of Winnipeg, Manitoba. "Fremont Street, that's the image I always had of Vegas."

That brought him to the Neon Museum for a midday tour of the Boneyard, the collection of more than 150 signs either cast aside as obsolete by properties such as Caesars Palace or Golden Nugget or the remains of others that have disappeared, including the Sahara, Stardust and Moulin Rouge. Although the nonprofit corporation that runs the museum had led the public through the Boneyard for a couple of years, the musuem hit its stride when the visitor center opened Oct. 27, 2012, in the adapted lobby of the old La Concha motel with its distinctive clamshell roof.

During the first year, 54,200 people took the tours at $18 during the day and $25 at night, up two-thirds from the previous year. Another 5,000 people went through for private tours, commercial photo shoots or other special occasions. Executive Director Danielle Kelly said the numbers came in ahead of "our conservative internal estimate."

Once the museum finished paying the construction bills — it took $2.8 million to bring the Boneyard to life after more than 15 years of planning, collecting and fundraising — it generated positive cash flow from operations, board Chairman William Marion said. Visitor income during the year grew 47 percent, not including gift shop sales, although the museum did not give specific numbers.

In September alone, however, revenue grew to $128,0000 from $25,000 two years earlier. Last year, the Boneyard was closed while the visitor center was finished.

"Interest and demand for access has been as strong as we hoped it would be," Marion said.

The majority of visitors buy their tickets ahead of time through the website. "Our visitors come to the museum specifically because they want to see the Neon Museum," he said.

But its out-of-the-way location, about a half-mile north of Fremont Street on Las Vegas Boulevard North, means that few people decide to see it on an impulse. Marion said the museum will try to raise its visibility with people who don't read or hear about it before coming to Las Vegas through steps such as a potential ticket kiosk at Container Park downtown.

A sampling of visitors taking midday tours on Tuesday bore out his perception.

Mike Mannon of Houston said he had read about the museum online and decided to indulge his curiosity. "I like industrial archaeology," he said. "In other words, I've always been interested in junk."

As a concession to her husband, an electrical engineer, Gayle Lindstrom of Palm Beach, Fla., agreed to go to the museum. "It can't all be fun things," she said, although she decided afterward that the tour qualified as fun.

But the Boneyard also revived memories of a family trip five decades ago, when neon proliferated on a still-adolescent Strip, as her parents, who disapproved of gambling and the attendant attractions, had to drive through town because there was no other highway.

Her husband, Clay Lindstrom, was impressed by the workmanship of the signs. "Things aren't made this way anymore."

By contrast, Las Vegas resident Chiachi Quo had not thought previously about going. "I'm just a tag-along," she said.

She was playing the classic locals role of showing off the town for friend Mike Shepanek of Portland, Ore., who read a small item about the museum's anniversary party last month in a tourist-oriented magazine. In past years, he said, he went by the Boneyard and peered through the fence at the signs without buildings,

“I love the history of the old Las Vegas,” he said.

Going forward, Marion said, the museum would like to attract more locals. About 80 percent of the ticket-buyers came from out of state, include one-fourth from other countries.

In addition, he wants to build the base of local financial support. To get the museum to full-fledged operations, it raised about $500,000 from private sources, with the rest an assortment of state, local and federal government grants.

Although the museum is holding its own on operations, it will need fresh capital sources to expand. Marion said the museum would like to acquire more land than the current two acres to put more of its collection on display.

The signs themselves have been donated by hotels as they were remodeled or faced implosion.

In addition, the museum hopes to light up more of its collection. Currently, the museum can flip the on switch on about a half-dozen signs, such as the one for the La Concha or quick wedding information. The others are lit by lights installed on the ground or elsewhere in the Boneyard.

Marion wants to expand the collection of fully restored signs so visitors can see them as tourists did years ago, recognizing that the majority of the signs will remain dark permanently.

Contact reporter Tim O’Reiley at toreiley@reviewjournal.com or at 702-387-5290.

Posted November 11, 2013 - 11:11am

Mob Museum to mark Kefauver Committee hearings



Patrons line up outside the Mob Museum for the 2012 Kefauver Day promotion. (Special to View)





By F. ANDREW TAYLOR
View Staff Writer

On Nov. 15, the Mob Museum and Zappos are going to make you an offer you can't refuse: free admission.

"We believe the history and culture of our city is important to remember and preserve," Zappos spokeswoman Jamie Naughton said. "Partnering with the Mob Museum to allow locals to experience a piece of our history and culture fit well with our overall philosophy. We are honored to be a part of it."

The occasion is Kefauver Day, which commemorates the anniversary of the Kefauver Committee hearings that took place in the building in which the museum is housed. The building was built as a combination federal court and post office. When the building was converted to the museum, part of the renovation included restoring the historic courtroom to the way it looked in 1950. The builders were aided in the task when they discovered some of the original wall color and decorations under a more modern facade.

"The floor is new, but the wall color is right, the decorations are right," said Jonathan Ullman, executive director and CEO of The Mob Museum, the National Museum of Organized Crime and Law Enforcement. "The light fixtures are meticulously copied replicas based on other courtrooms of the era."

This is the second time the museum has hosted Kefauver Day.

The Kefauver Committee held a series of special investigative hearings looking into organized crime in interstate commerce. They were named for the committee's chairman, U.S. Sen. Estes Kefauver of Tennessee.

The hearings were televised, which was a first, and set a precedent for televised congressional hearings. Television was just coming into its own at the time, and Ullman noted that about half the homes in the country had a TV.

'It's estimated that 20 million to 30 million people watched them," Ullman said. "That's more than the estimate of people who watched the World Series that year. People who didn't have a TV watched it at neighbors' houses or restaurants or other public places with a TV. Businesses literally shut down so people could watch them."

The hearings took place at 14 locations across the country, but because Las Vegas was the only place in the country with legalized gambling, the hearings attracted a lot of attention locally.

"The hearings were really important from both a local and national perspective," Ullman said. "It put a focus on gambling and changed the way the country looked at it for decades."

Ullman said that at the time there were many places in the country that were a hotbed of illegal gambling and other places where authorities turned a blind eye to it. Because of the hearings and the unsavory light in which gambling was cast, several places that were considering legalizing gambling backed off the process, and other places cracked down on it.

"You can imagine how different things would have been for Las Vegas if gaming had become more socially acceptable and widespread in the 1950s," Ullman said. "It's a complex system, and there's never just one factor that shapes things, but the town might never have become what it is today."

Another mitigating factor in the rise of Las Vegas as a gaming destination was the fall of the casinos of Havana, Cuba, another easily accessible gaming destination. The one-two punch of Kefauver and Fidel Castro helped create the golden age of Las Vegas.

In addition to free admission for Nevadans and buy-one, get-one-free tickets for visitors from out of state, Kefauver Day is set to feature a visit by Diane Kefauver, one of Estes Kefauver's daughters.

"She'll be here with her husband, filmmaker Jon Rubin,"Ullman said. "At 10 a.m., they will be showing highlights of the documentary he created about her father."

The hourlong documentary is called "Crimebuster: Senator Estes Kefauver, Politics, Television and Organized Crime."

"It's extremely important to us that that this will be a public resource that is accessible," Ullman said. "If some people find the cost prohibitive, it's important that there are opportunities like this. We really can't thank

Zappos enough. Without their help, it would be extremely costly to offer up a free day."

Ullman is excited about bringing history and awareness of Las Vegas' unique background to the public.

"Last year, people came up to me in the street and told me how excited they were about Kefauver Day," Ullman said. "The idea of making 'Kefauver' a household word is pretty cool. Making history cool and relevant to people is what we're all about."

Admission to the Mob Museum, the National Museum of Organized Crime and Law Enforcement, 300 Stewart Ave., is free with a Nevada ID from 10 a.m. to 7 p.m. Nov. 15. Visit themobmuseum.org or call 702-229-2734.

Henderson: From campsite to bustling suburb



PHOTO COURTESY OF THE CITY OF HENDERSON ARCHIVES.

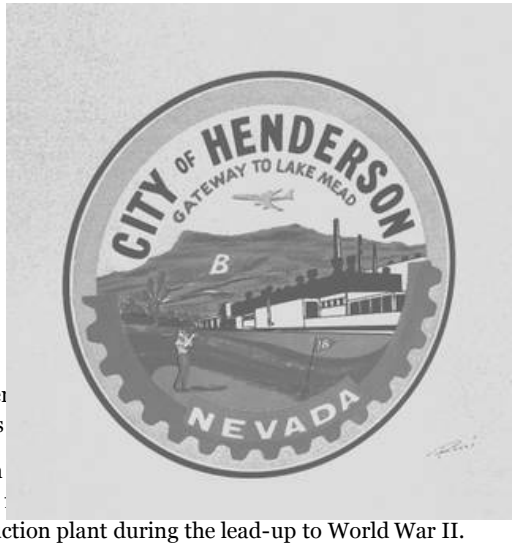
A busy street corner in downtown Henderson.

By Melissa Arseniuk
Tuesday, Aug. 26, 2008 | 4:28 p.m.

It has been called many names over the years -- Midway City, Pittman and Jericho Heights, to name a few -- but what's now Nevada's second-largest city has been known as Henderson since 1942.

Situated at in the midst of three of the state's most renowned manmade attractions – the neon of Vegas, Hoover Dam and Lake Mead – the city offers both small town values and big city efficiencies.

It's hard to imagine the humble beginnings from which the sprawling urban center of nearly



270,000 emerged, but Henderson began in 1931 as a meager camp for Hoover Dam construction workers. The dam was completed in 1935, but little ter including such "Hoovervilles" as Railroad Pass, Texas

Nevada Sen. Pat McCarran and an Ohio businessman Henderson's formation. Together, they convinced the Refractories, in its plans to build a magnesium production plant during the lead-up to World War II.

"Eels had bought the plans for a magnesium refinery from a company in England ... (and McCarran) was looking for a way to have some war money spent in this area," the director of the Clark County Museum, Mark Hall-Patton, explains.

As soldiers were preparing for the front lines, the military was looking for magnesium for firebombs. Since Southern Nevada's abundance of magnesite and brucite made the region a prime location for a magnesium operation, McCarran and Eels were soon able to secure the support they needed.

Nevada Sen. Berkeley Bunker would later speak out against the arrangement, calling it a blatant case of war profiteering. As a result, Sen. Harry Truman eventually called Senate Investigation Committee hearings to look into the deal. In his report, he called the plant, "one of the most flagrant attempts at war profiteering."

Construction on the Basic Magnesium Industries plant began on Sept. 14, 1941. Within three months, 2,700 laborers were dedicated to the project. The flood of laborers saw Henderson's African-American population increase significantly, as many black workers from the Deep South came to the area to join the effort.

"Before the war there were something like 130 blacks in the Valley. ... With this huge influx in population, both white and black, the social strictures just fell apart," Hall-Patton says.

Most of the workers lived in tents or makeshift shelters in the beginning, but it didn't take long before more permanent communities were constructed for them using demountable housing.

Two main settlements were built: Victory Village, for white workers, and a 324-unit project, called Carver Park, for black workers.

"Carver Park was designed by renowned black architect Paul Revere Williams, who also designed La Concha strip motel," Hall-Patton notes. The acclaimed architect later became known as "Hollywood's Architect to the Stars" and designed over 3000 buildings, including the famed Los Angeles International Airport Theme Building.

Victory Village and Carver Park were located close to the plant and adjacent to each other, separated by what is now Lake Mead Boulevard.

This pronounced segregation was the first of its kind in the region, yet despite the separation of housing for blacks and whites, all children attended the same school.

Midway City was renamed Henderson in 1942, in honor of U.S. Sen. Charles Belknap Henderson. Interestingly enough, the man who the city was named after never actually visited the community.

The community's first high school, Railroad Pass High School, opened that same year. The school changed its name to Basic High School in 1945.

As workers came to the area, services soon followed: The city's first library, located on Pacific Street, opened its doors in 1943. A post office followed, on Jan. 1, 1944, and the first municipal pool opened a year later. Business was flourishing in Henderson, so much so that a chamber of commerce was organized in 1945.

After the war ended, however, the demand of magnesium dried up, along with the community's lifeblood. Basic was forced to drastically scale back production and lay most of the employees off. This bleak period saw many former Basic employees leave Henderson in search of work elsewhere.

"The idea was Henderson was not going to continue to exist," Hall-Patton says. "It was a wartime need, they were going to come in, house all of our workers, make all this magnesium, burn down all of Germany and Japan, and call it good and be done with it. ... (But) an interesting thing happened: They closed down the plant, but the town didn't go away."

As workers and their families exited the region, a pronounced void was left in their wake: The school population dropped by two-thirds and half of the plant's housing was suddenly vacant.

The situation was so bleak that, in 1947, the United States War Asset Administration put the community up for sale as a "war surplus property."

"There was a big push to do something," Hall-Patton says, explaining the rationale of the time: "They've already got schools, they've got stores, they've got their own newspaper, they've got their own post office, they've got their own identity. And they've got this huge plant sitting there."

As the city was being put on the auction block, its first hospital, St. Rose de Lima, opened its doors, giving residents all the more reason to stay in Henderson and make it their home.

Henderson by the numbers

Population over time

- 1950 – 5,717
- 1953 - 7,410
- 1960 – 12,525
- 1970 – 16,400
- 1980 – 23,376
- 1990 – 64,942
- 1998 - 157,376
- 2000 - 175,381
- 2008 - 269,826
- 2010 - 310,000 (projected)
- 2018 - 393,223 (projected)
- 2020 - 410,505 (projected)

No one jumped at the opportunity to buy the community, however, which left the Nevada Legislature to come to the rescue a year later. Following a weekend trip to Southern Nevada, officials unanimously passed a bill approving the plant's sale to the Colorado River Commission of Nevada for $6-million. The state also assigns a private organization, Basic Management Inc., to manage the plant, local utilities, and several thousand acres of undeveloped land on its behalf.

Henderson's transition from a temporary industrial town to a more permanent community was guaranteed in 1949, when C.D. Baker introduced legislation that allowed workers to purchase their housing outright instead of renting it from the company. Baker's bill also made way for portions of the company's campus to be leased or sold to other businesses. Three years later, Basic Management purchased the plant outright from the state, effectively privatizing the remainder of the operation.

Several industrial companies opened locations in Henderson during the 1950s, including Chemstar Lime, Inc., Kerr McGee Chemical Corporation, Pioneer Chlor Alkali Co., Inc. and the Titanium Metals Corporation. With the help of these companies, Henderson was able to get back on its feet. The economy improved and things began to look up once again.

"The community started growing up," Hall-Patton says. "They decided, by 1953, that they wanted to incorporate as a city."

Two decades after people first began calling the area home, Henderson was finally incorporated as a city on April 16, 1953. Through the incorporation, Carver Park, Victory Village and Pittman were absorbed into the Henderson town site and the communities were formally united under one name.

The young city's 7,410 residents went to the polls to elect their first mayor a month after incorporation. Following the vote, Jim French was sworn into office, along with the other members of Henderson's first City Council, on May 27, 1953.

The mid to late-1950s were exciting times in Henderson, as the community came out of its one-industry shell and began to redefine itself as an emerging industrial center.

As local industry developed and diversified, technology followed: Direct-dial telephone service became available in 1954, as did the city's first radio station, KBMI-AM.

That same year, a collection of A-list stars – including Frank Sinatra, Sophie Tucker, Dorothy Lamour, Dennis Day and The Ink Spots – gave the city its first major concert.

The "Victory Show" fundraiser took place on June 15, 1954, and raised over $11,000 for the Henderson Youth Center. The center opened two years later and served the community until 1997, when it was replaced by a new $54.5-million complex, the Downtown Recreation Center.

As gambling became increasingly popular and omnipresent in nearby Las Vegas, Henderson legislators realized they would need to compete. As such, officials legalized the use of slot machines in the city's commercial district during the spring of 1956. Previous to that, gambling was banned throughout the community, aside from a few designated blocks in what was then the outskirts of town.

The city's first golf course, the Black Mountain Golf and Country Club, opened on June 14, 1959. The nine-hole course expanded five years later, to offer 18 holes, and today is a 27-hole course.

President John F. Kennedy signed the Henderson Land Bill on July 23, 1963, which effectively doubled the city's size with the addition of 15,000 acres of land. Most of the land was to the west of the city's original property lines. When Kennedy visited Southern Nevada two months later, he called Henderson a "city of destiny."

Though its future was bright, Henderson did not share the hustle and bustle of Las Vegas. While the two centers shared close proximity to one another, they remained isolated and independent, separated by a long dusty stretch of desert.

Hall-Patton describes the area between the communities as undeveloped and bleak: "You knew that you were getting close to, say, McCarran (International Airport) because you passed Wayne Newton's place," the historian says. "There was nothing else out there. There were some dude ranches and that sort of thing," but that was it.

Looking back, Hall-Patton notes, "it's hard to imagine just how small it was."

While Henderson was a relatively sleepy industrial town throughout the 60s and 70s, the city still had its controversies.

One of the biggest scandals began in 1971, when local businessman and Las Vegas Sun publisher, Hank Greenspun, convinced the city council to sell him 4,720 acres of recently-released government land for about $280 an acre. The property, which was known as "Section 25," enjoyed a prime location, ideally situated between Henderson and Las Vegas.

Greenspun convinced the city to sell him the land after he promised to develop the property. Controversy arose when Greenspun turned around and sold a large portion of the still undeveloped land for $3,000 to $5,000 an acre.

Greenspun used the remainder of the land to make good on his promise in 1973, however, as construction of his development, "Green Valley," began. The project proved to be a huge success, and the neighborhood flourished into what is now one of the most sought-after areas of the city. It also helped bridge the gap between Henderson and Las Vegas.

Other master-planned communities in Henderson include Lake Las Vegas, Silverado Ranch, MacDonald Ranch, Anthem Highlands and Seven Hills. Along with Greenspun's American Nevada Corporation, Del Webb and Sun City also contributed to these projects.

Henderson was the first city in Nevada to require developers to provide land for and help fund schools, parks and fire and police stations. This innovative legislation was passed before the city experienced its biggest boom, in 1971, and helped ensure development did not outpace local infrastructure.

In addition to the mandated provisions, developers later instilled a tradition -- based solely upon their own initiative -- of giving back to the community through turnkey parks, libraries and other facilities.

Legendary candy maker Forrest Mars opened the Ethel M Chocolates factory and store on the corner of Sunset Rd. and Mountain Vista Street in 1981. The facility, along with its premium chocolates and on-site cactus garden, have since become a popular tourist attraction.

Still, not all Henderson-based business ventures were a success: The Las Vegas Downs dog-racing track opened in 1981, but the S. Boulder Hwy. operation soon ran into financial trouble and was forced to close its doors just two years later.

Disaster rocked the community in 1988 when fire and industrial explosions rocked the Pacific Engineering Production Company of Nevada (PEPCON) plant, east of the city.

PEPCON produced ammonium perchlorate for rocket boosters and military weapons.

The tragedy is believed to have started after a cigarette was carelessly tossed into a barrel of ammonium perchlorate. The resulting fire quickly spread to a collection of 55-gallon polyethylene drums, and the first of nine explosions took place within 20 minutes.

The two largest explosions during the PEPCON disaster measured 3 and 3.5 on a Richter scale. Experts suggest the blasts were the like of 250 tons of TNT exploding: Windows were broken, power lines were downed, and doors were blown off their hinges. More than half of Henderson's buildings suffered damage and thousands of insurance claims were filed.

Two people, PEPCON comptroller Roy Westerfield and plant manager Bruce Halker, were killed in the disaster, while another 372 were injured.

The blast blew in the windshield of Henderson Fire Department's fire engine as it sped toward the scene, showering firemen with shards of glass. The fire chief's car was also destroyed and he and his passenger had to seek medical attention for their injuries.

foot crater in their wake. The nearby Kidd & Co. marshmallow factory was also destroyed.

After a dramatic court battle and subsequent $71-million settlement, PEPCON changed its name to Western Electrochemical Co. and moved its operations to Cedar City, Utah. The site of the disaster, a block southwest of what is now the Valley Auto Mall, has since been redeveloped.

The 1990s saw dramatic changes for the city of Henderson, as development surged and the population experienced sustained, substantial growth.

As new developments sprung up, the city attracted people from all over the country, not just Southern Nevada. "We went from being this small industrial-based city to being this huge bedroom community," Hall-Patton recalls.

The population nearly tripled in numbers between 1980 and 1990, and the population ballooned again between 1990 and 1993, from 64,000 to an estimated 90,000 residents. The growth was so considerable that, in 1995, the U.S. Census Bureau declared Henderson the fastest-growing city in the nation.

"You had ... all of these subdivisions that had grown up so quickly in the 80s and 90s and 2000s and that's where people were moving into," Hall-Patton explains. "They were moving not from downtown, but from Chicago or L.A. or New York, or Canada."

As the influx brought thousands of new people to the city, it also brought on an identity crisis of sorts. "People living in Green Valley in the '90s ... wanted to be Green Valley, not Henderson," Hall-Patton says. A push to have a Green Valley post office separate from the Henderson post office took place during this time, but was unsuccessful.

"(Newcomers) came in and all they ... (didn't) have a sense of the community," Hall-Patton explains. "I think there's been a concerted effort to change that."

As the population exploded, the city was hard-pressed to keep up. In effort to accommodate the burgeoning population, a second high school, Green Valley High School, was built in 1991. A third, Foothill High School, opened in 1999, while another, Coronado High School, opened two years after that. The city's fifth high school, Liberty High School, opened in 2003.

While the Arroyo Grande Sports Complex was built in 1992, the city's 147-acre Bird Viewing Reserve and hotel opened in 1998, and the city's second police station, the Green Valley Ranch Substation, opened in 1999, 1996 was one of the biggest years in Henderson's commercial history. That year, the Black Mountain Recreation and Aquatic Complex, the city's largest shopping center (the Galleria at Sunset), and the world's largest auto mall, the Valley Auto Mall, all opened within five months of each other.

The city's first high-rise, Sunset Station, opened in 1997. Three weeks later, on July 1, 1997, City Council passed preemptive legislation, the "Hillside Ordinance," to protect the city's mountains from over-development.

As development continued to speed ahead, Interstate 215 was extended through Henderson in 1997. The freeway expansion enhanced access to the city and made it easier for the thousands of tourism industry workers who commute from their bedroom community homes in Henderson to their jobs on The Strip every day.

The city's staggering growth and development saw the city bump Reno from its position as Nevada's second-most populated city in 1999. And it didn't stop there: Henderson continued to grow and drastically expand as it entered the new millennium.

The 201-room Green Valley Ranch hotel and casino opened in 2001, in what is now a large-scale mixed-use community known as The District at Green Valley Ranch. The first phase of The District opened in 2004, complete with residential homes and condos, dining, retail stores, entertainment venues, office space, and recreational greenspace. Located at the intersection of I-215 and Green Valley Parkway, the second phase opened in 2006, expanding its capacity to 572,000 square feet of rental space.

Other recent developments in the city include the opening of the city's first post-secondary institution, Nevada State College at Henderson, in 2002, and the unveiling of the massive recreational facility, the Henderson Multigenerational Center, in 2003.

Henderson grew again in 2003, by an additional 5,458 acres courtesy of the Bureau of Land Management. With this significant addition, the city reached 96 million acres and its population surpassed 220,0000.

While development has slowed in recent years, it hasn't stopped completely. The city's population is expected to reach 310,000 people by 2010.

Covering 103 square miles, the city of Henderson is a modern day metropolis compared to the shabby, 13-square-mile shantytown it once was. What was once a tent city now offers shopping malls, movie theaters, restaurants, casinos, recreational facilities, and an array of services and cultural activities.

With 40 parks, more than 11 miles of trails, 10 golf courses, and 9 casinos, Henderson truly is, as its slogan proclaims, "A Place to Call Home."

Posted date November 14, 2013 - 12:16am | **Updated** November 14, 2013 - 6:34am

Following silly spat, docents return to Spring Mountain Ranch State Park



With a lawsuit settled, volunteer docents will return to Spring Mountain Ranch State Park, west of Las Vegas. (Courtesy)

By JANE ANN MORRISON
LAS VEGAS REVIEW-JOURNAL

Twenty months after state officials with the State Parks Division ousted volunteer docents at the Spring Mountain Ranch State Park, the state is welcoming them back to settle a court case.

Starting Dec. 1, the docents will be back, doing what they do best, interpreting the rich history of the ranch house to make it come alive for visitors and raising money for the presumably cash-strapped state park, 15 miles outside Las Vegas.

Of course, the nonprofit Spring Mountain Ranch Docents had to sue first.

taxpayer dollars to do something ridiculous: Keep docents at the Spring Mountain Ranch State Park from volunteering their time and efforts.

Some history of this silly situation is in order. Now-retired state parks administrator David Morrow, saying the docents had injected themselves into park personnel issues, terminated their contract April 6, 2012. He offered various reasons, but both sides say there were personality disputes and a level of distrust between state park officials and the docents.

After a relationship of 38 years, the state ousted the Spring Mountain Ranch Docents and replaced them with about 46 state-approved volunteers. Some were former docents.

The docents sued for breach of contract, referring to a contract the state sought in 2009.

On Tuesday, just as the jury trial was to start, the case settled. The docents will return to the park for the next five years, the same time the contract period would have ended.

Las Vegas attorney Joseph Hong said he was “extremely pleased and happy.”

Eric Johnson, administrator of the State Parks Division said carefully and hesitantly, “We will make it work.” Later he added, “I think an agreement was reached that won’t negatively impact the public.”

Noelle Lee, president of the docents, said the docents’ group has dissipated, but she would do her best to revive it. “We’re going to inject it with life and build it up again.”

Docents would tell visitors about the history of the 1880s ranch house, including those times when it was owned by Howard Hughes and German actress Vera Krupp of Krupp diamond fame. She was at the ranch when three men broke in and tore the diamond from her finger. Later recovered, it’s now known as the Elizabeth Taylor diamond.

The ranch house offers a fascinating glimpse into the history of Southern Nevada, and the park is perfect for picnics, re-enactments, summer theater shows and special events. It’s well-worth a visit.

I’ve seen various volunteer groups get the ax in power plays by bureaucrats, primarily over control of how the money the volunteers raised should be spent. Bureaucrats want to control nonprofits.

But this is the first volunteer group I’ve seen recently challenge authority and win. Lee said if Hong, who worked for free on this case, hadn’t stuck with the group, they wouldn’t have been able to fight the state. “We give Joe every thanks that we can because he stayed with us.”

He committed to the fight after a friend who is a docent asked him to help.

He never realized how long the case would run, or how intensely state officials would fight it or how much time it would take, but he felt it was important for the community as well as the docents.

However, the state had unlimited taxpayer money to fight this case and seemed willing to use it to delay litigation. Until it looked like a jury might question the state’s motivation.

If the trial had started as planned Tuesday, Hong said, “We were going to talk about the 38 years of the docents’ dedicated services — the living, cultural, historic and interpretive history they’ve upheld for that park.” Docents volunteered every day but Christmas.

The park’s website said that the ranch house is now open for self-guided tours and that volunteers are available to answer questions.

Not quite the same. The website also says — surprise, surprise — the state needs park volunteers.

There’s a silliness and a sadness about this case and others where volunteers are disrespected and forced out over who controls the money.

Let the fighting end. It’s time to make peace and work for the real losers in this conflict — the people who use Spring Mountain Ranch State Park.

Jane Ann Morrison’s column appears Monday, Thursday and Saturday. Email her at Jane@reviewjournal.com or call her at (702) 383-0275.

Posted November 13, 2013 - 11:51am | **Updated** November 13, 2013 - 12:19pm

New book tells story of Clark County namesake's daughter



The best-selling book “Empty Mansions” chronicles the eccentric life of Huguette Clark, the daughter of William A. Clark, owner of the railroad that established the town of Las Vegas in 1905. (Courtesy Nevada Department of Tourism)





By HENRY BREAN
LAS VEGAS REVIEW-JOURNAL

The namesake of Clark County forged an empire out of mines and railroads, and then used his fortune to build America's most extraordinary mansion and buy a seat in the U.S. Senate.

But William A. Clark's daughter, Huguette, had no such public aspirations.

The heiress, whose name was pronounced "oo-GET," collected dolls and lived in such secrecy that decades passed without the world seeing so much as a new photograph of her. She grew up in the largest home in New York City and also owned mansions in California and Connecticut, but for 20 years she chose to live in simple hospital rooms, despite being in excellent health.

Her death in 2011 at age 104 touched off a fight over her $300 million estate and a will that sent most of it to arts charities, her nurse and a goddaughter, leaving nothing for her relatives.

The best-selling book "Empty Mansions" chronicles the eccentric life of Huguette Clark and tells the story of the Montana family that launched Las Vegas.

The Nevada State Museum at the Springs Preserve will host a presentation and book signing from 1 to 3 p.m. Saturday with the book's authors, Pulitzer-Prize winning journalist Bill Dedman and Paul Clark Newell Jr., a cousin of Huguette who spoke with her regularly.

The event will serve as the opening for a temporary exhibit of several dozen photographs from the book.

"It covers a fascinating era, sort of the bridge between Nevada's beginnings and modern time," said Tom Dyer, exhibits manager for the museum.

At first, Dyer wondered why a museum in Nevada would be interested in the family of a railroad baron and senator from Montana whose connection to the Silver State seemed "very slim."

But even the family's brief intersections with Nevada history left enormous marks, from the creation of the original Las Vegas town site for the Clark-owned San Pedro, Los Angeles & Salt Lake Railroad to the naming of what is now the state's most populous county and its economic engine.

Huguette Clark had even less of a connection with Nevada, though she did briefly live in Reno in the 1930s so she could make use of the state's liberal divorce laws.

In 2003, she sold a Renoir painting called "In the Roses" for $23.5 million, reportedly to Las Vegas casino mogul Steve Wynn. Until the sale, the portrait had not been seen publicly for more than 65 years.

Dyer said his favorite photos from the exhibit show the insides of the mansions the Clark fortune built. These images, like the book, offer glimpses into a world "common folks like us" rarely see, he said.

The fact that these meticulously maintained estates stood empty for decades while Huguette lived in far more humble surroundings only adds to the intrigue.

Saturday's presentation is free with admission to the Springs Preserve on Valley View Boulevard just south of U.S. Highway 95. The photo exhibit is expected to last through the end of the year.

Contact reporter Henry Brean at hbrean@reviewjournal.com or 702-383-0350.

Posted November 18, 2013 - 5:54pm | **Updated** November 18, 2013 - 7:06pm

Tour offers Air Force close-up look at fossil-rich flyover country



Jill DeStefano, left, president of Protectors of Tule Springs, shows U.S. Air Force Col. Rob Ramsden an area of concentrated fossils during a private tour of a small portion of the Tule Springs Fossil Beds National Monument Monday, Nov. 18, 2013, in North Las Vegas. A bill is currently in Congress designed to make the fossil-enriched and 22,650-acre area a National Park. (Ronda Churchill/Las Vegas Review-Journal)





By HENRY BREAN
LAS VEGAS REVIEW-JOURNAL

Air Force Col. Barry Cornish has flown over Tule Springs in the cockpit of an F-15 more times than he can remember, but even the bones of a mammoth are pretty tough to spot at 400 mph.

The commander of Nellis Air Force Base got a more leisurely look at the proposed national monument Monday during a ground-level tour through the fossil-laden hills at the northern edge of the valley.

Advocates for protecting a broad section of the Upper Las Vegas Wash took Cornish and other Nellis officers on a short hike to some significant points of interest, including the remnants of a major dig researchers conducted there 50 years ago.

The tour came as identical bills await action in Congress to designate a saw-toothed swath of federal land covering almost 23,000 acres as Tule Springs Fossil Beds National Monument.

The Senate Natural Resources Committee is slated to review the legislation Thursday and send it on for a vote of the full Senate.

The measure is backed by Nevada's full congressional delegation, as well as the state, the county and the cities of Las Vegas and North Las Vegas.

The Air Force supports it too, in large part because it would preserve one of two flyways between Nellis and the nearly 3 million acre Nevada Test and Training Range.

"This is probably one of the busiest ranges in the states, and we're not the only ones who use it," Cornish said, noting that dozens of countries have sent pilots and aircraft to train in the skies over Central Nevada. "It is kind of the preferred venue around the world."

UNLV geologists Josh Bonde and Steve Rowland led Monday's tour, pointing out fossils and passing around fragments of bone and mammoth tusk ivory.

In one 20-foot area, Bonde showed the group what he called "an active quarry" of camel bones and a low slope dusted with other fossil fragments. There are ice age remnants everywhere you look, he said.

"It's ridiculous. This is job security."

The area is prized because it contains a wealth of fossils from a vast cross-section of time, allowing researchers to study climate change and its impact on animals through the last 200,000 years or so.

Much of the tour focused on the so-called Big Dig of the early 1960s, which was a scientific achievement in its own right, marking the first large-scale use of radiocarbon dating to gauge the age of rock and fossilized material.

In some places, holes were dug by hand. In others, bulldozers carved trenches as much as 30 feet deep and hundreds of feet long through the mounds of ice age sediment.

"What these guys did in the '60s, you'd never get away with that again," Bonde said.

Later, he showed the group a nondescript hillside where, in the summer of 2012, he found a single bone from an extinct predator known as a dire wolf, the first such discovery in Nevada.

He also pointed out a small hill someone used as a dirt bike ramp, despite a ban on motorized vehicles in the area without a permit. In other places, tire tracks cross directly over fossilized mammoth bones — visual proof of the need for greater protections, he said.

"I don't think they're being malicious. If I was a kid with a motorcycle, this would seem like a good place to ride," he said. "But please don't jump your motorcycles off our fossils."

Jill DeStefano helped organize Monday's tour. She is the president — and one of the founding members — of the Protectors of Tule Springs, a small volunteer group formed to keep the fossil beds from being trashed or covered in homes.

She's eager to see the monument designated, developed and opened to the public.

"I am looking forward to sharing it with more people," she said. "Right now it's so restricted."

After the tour, Cornish said he was impressed by what he saw, and he reiterated the Air Force's support for the monument.

Military officials have even come to accept the designation of a second power transmission corridor through the area, though it will give low-flying military helicopters something new to worry about during training flights.

Cornish and company are more concerned about parts of the Tule Springs bill that would transfer separate pieces of federal land, some of them right around the base, to local entities for economic development.

Cornish said he's all for that, as long as the land is used in a way that's compatible with the base and its mission to test aircraft, train pilots and protect the country.

"We want to protect our past," he said, standing among the fossil covered hills, "but we also want to protect our future."

Contact reporter Henry Brean at hbrean@reviewjournal.com or 702-383-0350. Find him on Twitter at @RefriedBrean.

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'Welcome to Las Vegas' sign to go solar



JUSTIN YURKANIN/LAS VEGAS REVIEW-JOURNAL

On Monday, officials broke ground for the installation of a solar tree to power the iconic "Welcome to Fabulous Las Vegas" sign sign starting in early 2014.





By JUSTIN YURKANIN
LAS VEGAS REVIEW-JOURNAL

With more than 50 years of service and millions of tourists greeted, the “Welcome to Fabulous Las Vegas” sign will get a new power source: the sun.

On Monday, a delegation of Clark County officials, partners from the Clean Energy Project and representatives from NV Energy and Bombard Renewable Energy broke ground for the installation of a solar tree to power the iconic sign starting in early 2014.

The sign was designed by Betty Willis and was put in place on the south end of Las Vegas Boulevard. in 1959. A few years back a parking lot was installed in the medium to make picture taking safer for tourists. The people behind the solar power project want to use the sign to showcase Las Vegas' commitment to renewable energy.

Clark County Commissioner Chris Giunchigliani said the trees will not obstruct the sign for picture takers.

Posted November 18, 2013 - 10:04am

Museum looks toward future after gaining national status



People tour the National Atomic Testing Museum in August. The facility at 755 E. Flamingo Road gained national designation after Congress passed the National Defense Authorization Act of 2012. (John Locher/View file photo)

By F. ANDREW TAYLOR
View Staff Writer

On the last day of 2011, the Atomic Testing Museum adjusted its name to match its new status. The facility at 755 E. Flamingo Road is now the National Atomic Testing Museum, and it is one of only 37 national museums in the country.

“There are several museums that have the word ‘national’ in their title, but to become a national museum of the United States requires an act of Congress,” said Allan Palmer, executive director and CEO of the museum. “We achieved that status when Congress passed the National Defense Authorization Act of 2012, which was signed by President Obama.”

Of the 37 museums, only four, including the National Atomic Testing Museum, are nonprofits. Palmer said most of the museums are east of the Mississippi River. More than half of the country’s national museums are affiliates of the Smithsonian Institution.

“That means we do obtain materials and artifacts from the Smithsonian but not funding or direction,” Palmer said. “We’re independent in that regard.”

The museum, which opened in 2005, was created to educate visitors about the history of the United States’ nuclear weapons testing program at the Nevada Test Site. The museum had been open less than a year when the test site, which had been operating since the 1950s, underwent a name change, becoming the Nevada National Security Site. When the museum achieved national status, its mandate changed.

“We are the keepers of of the story of all our nation’s nuclear weapons testing programs,” Palmer said. “Since people found out, they have been sending us cards and letters and artifacts for us to take care of. It’s expanded our workload and the scope of what we do.”

The expansion of the collection may soon prove too much for the current building. Palmer said the collection on display may someday include airplanes, a 140-foot-long atomic cannon and a lunar rover.

“They tested a lunar rover out on the test site before they brought one up to the moon,” Palmer said. “If we’re going to add those kinds of artifacts to the display, we’re either going to have to grow in place here, which is difficult, or find some other place to branch into.”

He said Las Vegas Mayor Carolyn Goodman and others have expressed interest in bringing the museum downtown, but he is still exploring the museum’s options.

“We like our current location near the middle of the Strip,” Palmer said. “It brings in a lot of tourists. There’s an argument for moving closer to other museums, though.”

The museum’s permanent collection is linear, taking visitors from the dawn of the Atomic Age through the present. Near the middle of the museum, a theater allows visitors to experience a virtual atomic blast from inside a bunker. In addition to the artifacts and reproductions, there are models of parts of the Nevada Test Site crafted by its former workers. Some of the former workers, such as Mark Heiner, who began working at the test site in 1965, volunteer as docents at the museum, explaining the displays to visitors.

“When I was getting ready to retire last year, I visited the museum and saw all these projects and programs I worked on,” Heiner said. “I thought that maybe I needed to spend some time down here.”

Heiner volunteers at least once a week and works during most of the museum’s special events. He enjoys meeting visitors from all over the world, but some of his favorite people to meet those who worked at the test site before his time.

“I love to meet veterans from the atmospheric testing days,” Heiner said. “They are heroes to me.”

One of those veterans, Al Tseu, returned to Nevada to speak at the National Day of Remembrance on Oct. 25. The 82-year-old veteran paratrooper was part of a group that jumped into ground zero of an above-ground nuclear test less than an hour after detonation.

“The chutes in those days really yanked you hard when they deployed,” Tseu said. “I knew I was in trouble when I pulled my ripcord and that didn’t happen.”

Tseu told a packed house how he deployed his backup parachute and pulled his way partially up his fouled main parachute to untangle it. A photo from the jump shows Tseu hanging from his two parachutes, surrounded by fellow paratroopers floating down to the freshly blasted Nevada desert.

The museum has also started hosting off-site lectures, such as its Pub Lecture series at Atomic Liquors, 917 Fremont St.

“It’s a way to get people out of the museum and into another place where they may be a little looser, more comfortable and have a bit of fun with it.” Palmer said. “We don’t have any Pub Lectures scheduled right now, but we’ll probably have one in the first quarter of 2014.”

The museum has the Harry Reid Exhibit Hall for temporary displays, but for the last year, the show has remained the same.

“The show is called ‘Area 51 — Myth or Reality,’ and it has turned out to be amazingly popular,” Palmer said. “We only intended to have it up for a year, but it’s been held over at least another year or two by popular demand.”

The exhibit includes artifacts and photographs that were recently declassified from the testing area. It also includes the mythology surrounding it and its appearance in popular media and allows the viewer to sort out fact from fiction.

“There’s a fascination with Area 51, extraterrestrials and all the stuff that goes with it,” Palmer said. “The real story of Area 51, which we’re able to tell now, is almost as fascinating as anything you could make up.”

For more information, call 702-794-5161 or visit atomictestingmuseum.org.

Contact Paradise/Downtown View reporter F. Andrew Taylor at ataylor@viewnews.com or 702-380-4532.

Posted November 14, 2013 - 4:44pm | **Updated** November 15, 2013 - 9:23am

Restored railroad cottage opening to public in Henderson



Joe Maturino installs a hand rail at an old railroad cottage at the Clark County Museum in Henderson Thursday. The cottage was moved from Las Vegas to the museum and will be open to the public. (John Locher/Las Vegas Review-Journal)







By MICHAEL LYLE
LAS VEGAS REVIEW-JOURNAL

If walls could talk, the original concrete blocks of the historic railroad cottage at the Clark County Museum would have more than 100 years' worth of stories.

It housed some of the first families of Las Vegas before being relocated nearly 25 miles to its new home in Henderson.

After months of restoration, the cottage will be dedicated Saturday at the museum, 1830 S. Boulder Highway, as it opens to the public to showcase life in the early 1900s.

"This is the first (cottage) to be renovated to historic condition and open to the public," said Mark Hall-Patton, the administrator for the Clark County museum system. "It's amazing to see it open."

Crossing the threshold of the 763-square-foot, two-bedroom, one-bathroom house, guests are ushered back to a simple time that had smaller stoves, kitchens with built-in pie racks and living rooms with Edison record players.

"(The cottage) tells the story of Clark County in a way," Hall-Patton said. "You get a sense of what was real. This is not something embalmed. This is how people lived."

The exhibit joins other houses on Heritage Street, which is a collection of restored historic buildings that depict life from different eras in Las Vegas, Henderson and Boulder City.

Hall-Patton said the railroad cottage was one of 64 houses built between 1909 and 1911 on four blocks between Casino Center Boulevard and Fourth Street and Garces Avenue and Clark Avenue.

Each house was made of concrete.

"It kept houses cool during the summer and insulated during the winter," he said.

At $18 a month, a two-bedroom house probably would have gone to long-term employees such as conductors, engineers, clerks and brakemen with the railroad.

The museum acquired this house, formerly located at 521 Third St., and moved it in 2002.

It belonged to the family of former Clark County School District Superintendent Brian Cram.

"I think it's wonderful that we can preserve our roots," County Commissioner Mary Beth Scow said. "It helps people understand where we came from."

Scow toured the property Thursday.

"This enlightens us to what the lifestyle was like back then compared to what it is today," she said. "Life was more simple."

There are still five cottages located in the downtown area and four at the Springs Preserve.

The houses downtown, however, have been remodeled, Hall-Patton said.

With the cottage, the museum is dedicating a root cellar that was originally part of Bishop Ranch, which operated from 1905 to 1917.

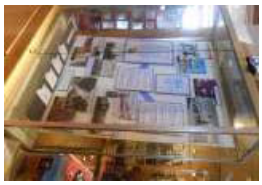
The cellar was discovered in an archaeological dig in 2008 at Wetlands Park. It was moved to the museum that same year in a joint effort by the county, the Southern Nevada Water Authority, the Las Vegas Valley Water District, the U.S. Bureau of Water Reclamation and HRA Archaeology, a Las Vegas company.

Contact reporter Michael Lyle at mlyle@viewnews.com or 702-387-5201.

Posted November 18, 2013 - 12:03pm | **Updated** November 19, 2013 - 4:07pm

Exhibit traces Clark County's days before its date with the Silver State







Museum to light up for holidays

Heritage Street Holidays, a re-creation of festive traditions throughout local history, is scheduled from 5 to 8 p.m. Dec. 13-14 at the Clark County Museum, 1830 S. Boulder Highway. Volunteers dress up in period attire and welcome visitors to decorated homes along the museum's Heritage Street. Admission is free after 5 p.m. Visit www.clarkcountynv.gov.

By MICHAEL LYLE
View Staff Writer

Welcome to fabulous Las Vegas, Ariz.

According to Mark Hall-Patton, the administrator for the Clark County museum system, Las Vegas being in Arizona is not such a far-fetched idea.

In honor of Nevada's 150th anniversary, the Clark County Museum has set up an exhibit called "Welcome to Las Vegas, Arizona" that looks at the founding of Nevada and how close Clark County and Las Vegas were to being part of another state.

The exhibit includes photos and tidbits of information scheduled to be displayed until Oct. 31, 2014, in the lobby of the Clark County Museum, 1830 S. Boulder Highway.

Hall-Patton said even though Nevada became a state in 1864, it didn't have the same borders it does today.

"Nevada changed its eastern border twice and its southern border three times," Hall-Patton said.

It wasn't until 1867 that Southern Nevada was included in the borders.

Even after that, Hall-Patton said there was still confusion among residents as to which state they were in.

Hall-Patton said it wasn't until 1869 when the area had its first visit from a public official — a tax collector — that things started to get sorted out.

"But the constitution wasn't amended until 1982," he said.

In the 1970s, the Nevada Supreme Court heard a few court cases in which criminals tried to get off because they committed crimes in the area — which they claimed wasn't technically part of Nevada per its constitution.

Hall-Patton said despite clunky language in the constitution, the court determined that those criminals still committed crimes in Nevada.

"But (the court) suggested the legislature finally change the language," he said.

Hall-Patton added that if Southern Nevada were part of another state, there probably wouldn't be Henderson, Nellis Air Force Base or dozens of other institutions.

"The Las Vegas Valley we know today would be dramatically different if Clark County hadn't become part of the Silver State," he said. "We'd be a much smaller community, probably more along the lines of St. George, Utah or Kingman, Ariz., than the 2 million-plus population we are today."

In addition to the exhibit, which opened Oct. 31, the museum was also scheduled to dedicate the Union Pacific Railroad cottage, a project that has been 13 years in the making, on Nov. 16 as part of the 150th celebration.

Clark County Commissioner Mary Beth Scow was scheduled to speak at the dedication.

"The cottage is a must-see attraction for anyone who appreciates our local history," she said. "It has been a labor of love among hundreds of dedicated professionals and volunteers to preserve and renovate this cottage for public viewing."

The cottage, which originally stood at 521 Third St. in Las Vegas, was used by railroad workers in the 1900s.

In 2002, the museum acquired it in hopes of renovating it as part of its collection on Heritage Street, a collection of restored historic buildings that depict life from different eras in Las Vegas, Henderson and Boulder City.

After waiting for funding to finalize, work began in July to get rid of lead paint and asbestos in the house.

The inside has also been restored to showcase how the original inhabitants would have lived.

“When you walk inside the front door, you’ll be able to see the living room, a bedroom, kitchen and a bathroom and get a wonderful sense of how families lived here near the turn of the 20th century,” Scow said.

The museum is open from 9 a.m. to 4 p.m. daily. Admission is $2 for adults and $1 for seniors and children. For more information, call 702-455-7955.

Contact Henderson/Anthem View reporter Michael Lyle at mlyle@viewnews.com or 702-387-5201.

Museum to light up for holidays

Heritage Street Holidays, a re-creation of festive traditions throughout local history, is scheduled from 5 to 8 p.m. Dec. 13-14 at the Clark County Museum, 1830 S. Boulder Highway. Volunteers dress up in period attire and welcome visitors to decorated homes along the museum’s Heritage Street. Admission is free after 5 p.m. Visit clarkcountynv.gov.

I-Team: Mystery Arrows Dot Remote Nevada Landscape

Posted: Nov 19, 2013 11:44 AM PST
Updated: Nov 19, 2013 3:15 PM PST

By George Knapp, Chief Investigative Reporter - bio | email
By Matt Adams, Chief Photojournalist - email





Dozens of concrete arrows can be found in Nevada.



U.S. Mail air service.

LAS VEGAS -- The vast deserts of the American West are home to numerous myths and mysteries, including relics left behind by long-forgotten people. When the I-Team heard about some oddly-shaped structures found in remote and inhospitable spots of the state, they investigated.

The mystery arrows came to the attention of the I-Team several months ago. It is immediately obvious that whoever made the arrows meant for them to be seen from the sky, a conclusion that raises all sorts of exotic questions.

Even from the vantage point of a helicopter, it's not easy to pick out the odd shape that sits on the desert floor on the north side of Mormon Mesa, but it is a concrete arrow. It's not a shape that occurs in nature, it was seemingly created for the benefit of sky people, not



Mail was delivered by plane to communities.



Nationwide map of mail routes.



unlike the famed Nazca lines of Peru or maybe exotic agri-glyphs that appear in crop fields.

Mystified hikers or backpackers occasionally stumble across one of the arrows in remote locations in the West and wonder if they are they turn signals for the planet or directions to some mythical place, like Oz?

"I didn't really have an idea what they were about or anything," said Dave Valentine, a former Bureau of Land Management archeologist.

Map of Mystery Arrows in Nevada and Other States

He first investigated the arrows years ago while working in Nevada as an archeologist for the BLM. He learned the arrows once stretched all the way across the country, including a line of arrows that slices through northern Nevada, parallel to what is now Interstate 80.

There's another one, found just this week by the I-Team, on a hilltop near Sloan Canyon, not far from Las Vegas Boulevard. It turns out, they were made to be seen by sky people, specifically by the daring pilots who made up the first transcontinental airmail program.

"They didn't have good compasses. They didn't have good barometers. They didn't have good maps. It was all just barnstorming type flying, so they would fly along railroad tracks until it got dark," Valentine said.

In the years after WW1, America found itself with a surplus of airplanes, and daredevil pilots. The initial airmail program was fraught with peril for the flyers whose only navigational tool was their eyes. Like their predecessors in the Pony Express, some of these aerial postmen got lost or killed while carrying mail. And when the sun went down, so did their planes.

"It was extremely dangerous. They were beautiful pilots, those guys, and some of them were killed," former WWII pilot Dr. Creed Evans told KUTV in Salt Lake City, Utah.

It sounds strange now, but in that bygone era, Congress used to pass legislation. It approved funding for a nationwide network of arrows and beacons along the major airmail routes. The arrows outside of St. George, Utah were placed every 10 miles, literally pointing the way so airmail pilots -- and later, passenger pilots -- could pick their way across the country.

"There were thousands of them, pretty sure there were over 400 arrows, beacons I should say," Valentine said.

Not all of the beacons had an arrow, but most of the arrows had a beacon, he added. The postal service took cues from the U.S. Coast Guard's lighthouse program. Typically, a metal tower 50 feet high was built in the middle of the arrow slabs. Atop each one was a light, gas lamps at first, and later electric beacons. Historian Mark

one from Mormon Mesa -- at the Clark County Museum and says the crude navigational system was vital to the development of commercial aviation and the first red eye flights.

"Using the beacons was one way you could fly at night, which mean you could fly further, fly all the time. It meant air mail was delivered that much faster, commercial air travel was faster. It made commercial air traffic possible in the U.S.," Patton said.

Most of the arrows that remain are located in the West with their photos plastered over the Internet. Most of the towers were nearly all removed in WWII for their scrap metal value, but at least one has been restored to its original condition. It's in New Mexico. A few more live on in other guises.

"I actually found one at a guy's ranch in Clover Valley south of Wells," Valentine said. "He saw it being advertised, bought it, went back to his ranch and set it up, and it's his TV antenna. He probably even gets channel 8."

So, at least, its being used for something worthwhile.

City of Las Vegas

STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 12/11/13
DEPARTMENT: PLANNING
ITEM DESCRIPTION: Report by Department of Planning regarding Project Update list

SUMMARY

The project update list is updated every month, with updated information showing in red.

STAFF RECOMMENDATION

No action required.

BACKUP DOCUMENTS

Project Update List.

JG

PROJECT	STATUS / ANALYSIS	NEXT MILESTONE	PROJECT DEADLINE	COMMENTS/NOTES
Potential Historic Preservation Fund (SHPO CLG grant) projects Updates				
GRANT APPLICATIONS / PROJECTS				
2013 HPF Grant	HPC voted to request funding for historic resource survey and inventory of a portion of the Huntridge Neighborhood 10/24/12; application submitted 12/3/12; awarded $30k of $45k request; submitted revised budget and scope 8/21/13	RFP released; pre-proposal meeting held 11/26/13	09/30/14	Work includes historic survey of a portion of the Huntridge Subdivision Amended Tracts 1, 2 and 3, all of the Huntridge Subdivision Tract 3, and the Huntridge Circle Park and 2) administration of the Certified Local Government program in the city of Las Vegas
2014 HPF Grant	HPC voted to request funding for historic resource survey and inventory of a portion of the Huntridge Neighborhood 10/23/13	Application submitted on or before 12/06/13	9/30/15	Work includes historic survey of Tract 4 of the Huntridge Neighborhood and administration of the Certified Local Government program in the city of Las Vegas.
Scenic Byway Grants	2009 - $313,760 Grant for restoration and installation of the Apache Motel and Golden Inn historic neon signs in Las Vegas Boulevard median	Planning to coordinate with Public Works and Neon Museum to restore and install the signs	6/30/14	Historic neon signs are provided by the Neon Museum
HISTORIC PROPERTY UPDATES (*City-owned properties)				
Bonanza Underpass	Eligible for inclusion on local register	Prepare application for nomination	N/A	Property is listed on the National Register of Historic Places
Historic El Cortez Hotel & Casino	National Register plaque installed 5/8/13, unveiling event 5/9/13	No pending activities	05/11/13	Property is listed on the National Register of Historic Places
Floyd Lamb Park at Tule Springs	Centennial Commission approved request for $21,150 for archaeological, engineering and feasibility study for restoration of adobe 10/17/11; draft engineering study has been submitted; installation of markers and exhibits complete; Mel Green, historic structural engineer, presented findings of adobe study to the Centennial Commission on 4/22/13 and to the HPC on 5/22/13; Staff submitted an application for funds from the NV Commission of Cultural Affairs to rehabilitate the "Old Adobe"	P&D and Parks, Recreation and Neighborhood Services to continue to work together on implementation of historic preservation plan	N/A	Centennial funds used for existing conditions report. Property is listed on the local and National Registers of Historic Places
Huntridge Theatre	Development plan approved by City Council 12-3-08; property is eligible for inclusion on the local register; CCA covenants expire 2017	Pending	N/A	Property is listed on the state and National Register of Historic Places
J.D. Smith House	Eligible for inclusion on local register	Work with owner to prepare application for nomination	N/A	Property is listed on the National Register of Historic Places
Springs Preserve	Eligible for inclusion on local register	Work with owners to prepare application for nomination	N/A	Property is listed on the National Register of Historic Places
Lorenzi Park*	NV Board of Museums and History approved nomination to NR on 12/5/08; designated as historic district by City Council 5/20/09; NR nomination denied by NR; Consultant revised and resubmitted; SHPO submitted an application to the NV Board of Museums for listing on the State Register of Historic Places	HPO to coordinate with Parks, Recreation and Leisure Services on any plans for the park; NV Board of Museums meeting to be held December 6, 2013	N/A	Property is listed on the city of Las Vegas Historic Property Register
Morelli House	National Register plaque ordered 5/20/13; National Register plaque installed 09/30/13	No pending action.	N/A	Property is listed on the local, state and National Register of Historic Places

PROJECT	STATUS / ANALYSIS	NEXT MILESTONE	PROJECT DEADLINE	COMMENTS/NOTES
Potential Historic Preservation Fund (SHPO CLG grant) projects Updates				
Mormon Fort	Eligible for inclusion on local register	Work with owners to prepare application for nomination	N/A	Property is listed on the state and National Register of Historic Places
Moulin Rouge	Majority of historic buildings destroyed by demolition or fire – portion of original hotel building remains	Historic sign is stored at Neon Museum	N/A	Property is listed on the local and National Register of Historic Places
Railroad cottages	Springs Preserve to receive $11 million in SNPLMA funds, a portion of which will go toward cottage restoration/interpretation; HSR complete; cottages have been moved to their permanent location; presentation from Springs Preserve re: status 05/22/13; Restored railroad cottage dedication held 11/16/13 at the Clark County Museum	Work with the LV Springs Preserve on cottage project as necessary	N/A	Cottages are listed on the National Register of Historic Places
Westside School*	HPC to receive quarterly updates	Westside School coordination team meets bi-monthly	N/A	Property is listed on the local, state and National Register of Historic Places
CENTENNIAL PROJECTS				
HPC Legacy Funds	City Council approved revised MOU on 9/5/07. HPC approved projects and cost estimates for Legacy funds 2/27/08; LVA would like to schedule an event; meeting of HPC budget subcommittee held 8/17/11	Move forward with projects	N/A	Grant funds received from the Las Vegas Commission for the Centennial
ENDANGERED PROPERTIES, SITES				
Victory Hotel	Property owned by Oakbrook Realty and Investment II, LLC since 2008; entire city block including Victory Hotel is for sale; Councilman Coffin has requested a rehabilitation assessment – RFP released 03/05/13; RFP review 4/16/13; Logan Simpson Design submitted draft historic rehab analysis 09/19/13; LSD submitted final report 10/21/13	Staff and Ward 3 council office to work with property owner on next steps	10/31/13	Report funded by the Las Vegas Commission for the Centennial

City of Las Vegas

STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 12/11/13
DEPARTMENT: PLANNING
ITEM DESCRIPTION: Report by Department of Planning regarding Downtown Project list

SUMMARY

Map changes since the October map release:

Project 6 — Existing Project: 1,280 square-foot Urban Lounge. Project now listed as Approved at the 10/06/13 City Council meeting date. Site Address – 1115 South Casino Center Boulevard.

Project 7 — Existing Project: Tattoo Parlor/Body Piercing Studio. Project now listed as Approved at the 10/06/13 City Council meeting date. Site Address – 1408 South 3rd Street.

Project 35 — New Project: 28,700 square-foot Liquor Establishment Tavern. Project now listed as Proposed with a 12/10/13 Planning Commission meeting date. Site Address – 300 Stewart Avenue.

Project 37 — New Project: 4,084 square-foot Tavern-Limited Establishment. Project now listed as Proposed with a 12/10/13 Planning Commission meeting date. Site Address – 1120 South Main Street.

Project 45 — Existing Project: Accessory Package Liquor Off-Sale within a 4,400 square-foot General Retail Store. Project now listed as Abeyed with a 02/05/14 City Council meeting date. Site Address – 316 Fremont Street.

Project 90 — Existing Project: 80,000 square-foot Shopping Center with a six story parking garage. Project now listed as Approved at the 10/06/13 City Council meeting date. Site Address – 300 North Casino Center Boulevard and 350 Stewart Avenue.

STAFF RECOMMENDATION

No action required.

BACKUP DOCUMENTS

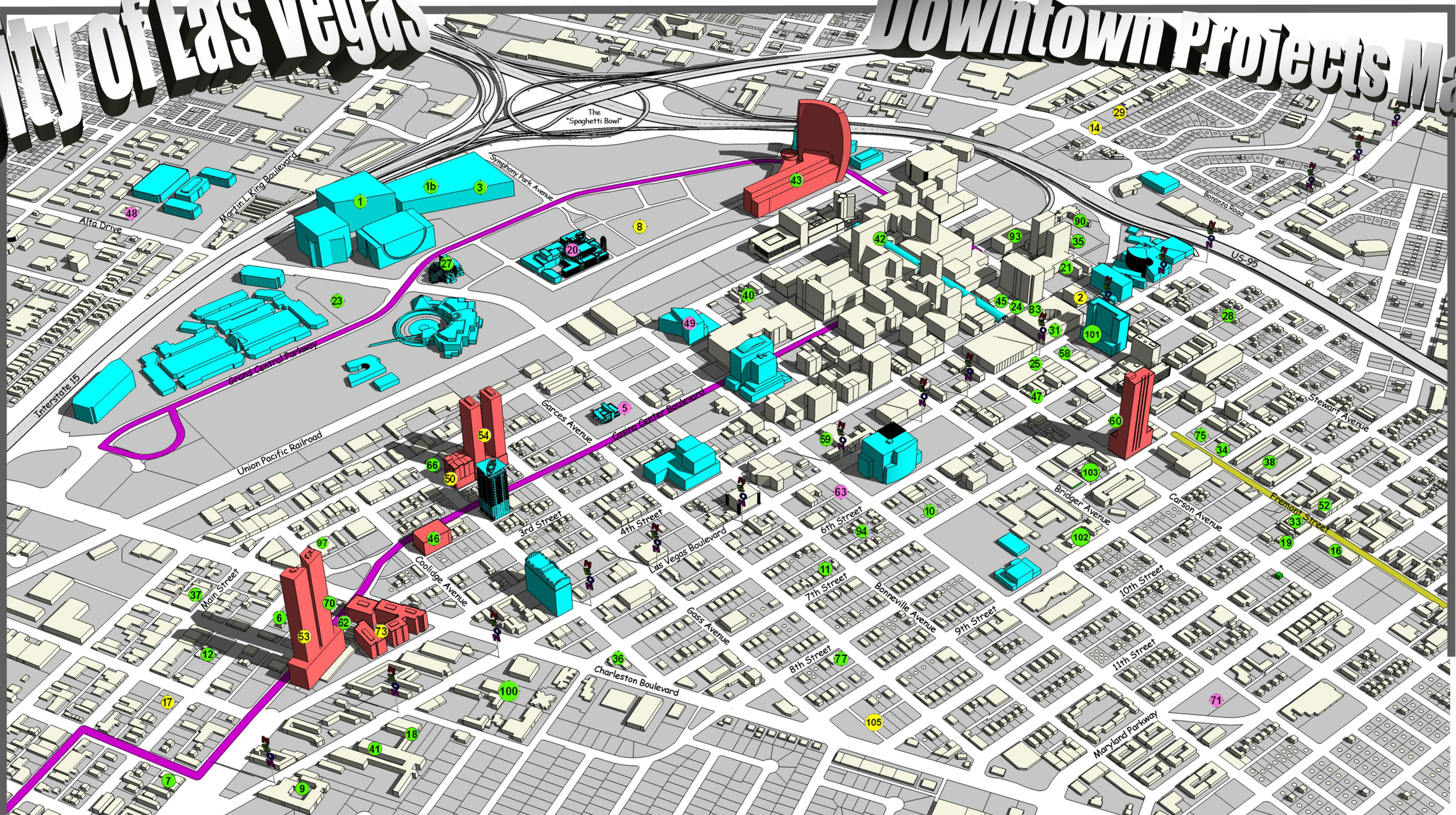
Map of downtown projects.

JG

City of Las Vegas

Downtown Projects Map

NOVEMBER 2013



BRT Streetscape

Streetscapes

Signs on Sticks

Commercial Development

Residential Development

Government/Public Development

Additional Map Information:

LIGHT BLUE buildings are recently built or points of interest, RED buildings are proposed, approved or under construction, further information is available on the backside of this map under the project label number. This map is updated continually due to development activity

Map Updated: November 7, 2013

Downtown Projects

1 World Market Center Furniture Mart Phase III 1.2 Million SF (Completed)
1b World Market Center Furniture Mart 2,175 Unit Parking Structure (Completed)
2 Private Pedestrian Plaza & 162 Unit Hotel to Single Room Occupancy Residence - (Proposed) CC-11/20/13 50826
3 World Market Center Phase IV—1.1 Million SF Wholesale/Retail (Approved)
4 601 Fremont – 627 Units, 2 – 35 Story Towers (Approved)
5 Transit Passenger Facility — (Completed)
6 1,280 SF Urban Lounge - (Approved) CC-10/16/13 50296
7 Tattoo Parlor/Body Piercing Studio - (Approved) CC-10/16/13 50419
8 Symphony Park (61 Acre site) – Mixed-use Development with 3,200 Residential Units (Approved)
9 Tavern Limited, 6,683 SF - (Proposed) CC-11/20/13 50850
10 5 Story, 120 Feet Tall, 55,132 SF Office Building (Approved) CC-12/01/10 39121
11 Conversion of SF Residence to 1,418 SF Office Bldg (Approved) CC-6/19/13 48832
12 SUP for a Hotel, Residence (Approved) PC - 5/14/13 48741
13 Urban Lofts – 85 Unit Residential Development (Permitting)
14 Verge – 296 Unit, 7 Story Building (Permitting)
15 54 Unit Apartment Complex — (Approved)
16 Tattoo Parlor/Body Piercing Studio - (Proposed) CC-11/20/13 50810
17 Mixed-use Project – 60 Unit, 60,000 SF Development (Approved)
18 Tavern Limited Establishment, 5,669 SF - (Proposed) CC-11/20/13 50774
19 Tavern Expansion - (Proposed) PC-11/12/13 51434
20 The Smith Center for the Performing Arts — (Completed)
21 10,780 SF Expansion of existing Gaming Establishment (Approved) PC-1/10/12 43968
22 Commercial Development – 177,200 SF of Retail and Office (Approved)
23 LV Premium Outlet Mall – Expansion w/159,257 SF of Commercial & 4 Level expansion of existing parking garage - (Approved) PC-5/8/12 44929
24 SUP for 3,643 SF Tavern with 401 SF Outdoor seating (Approved) CC - 6/19/13 48816
25 15,995 SF Tavern - Limited (Approved) CC-12/19/12 46294
26 Medical Office - 15,000 SF (Under Construction)
27 Cleveland Clinic Lou Ruvo Center for Brain Health – 62,616 SF of Medical Research (Completed)
28 Temporary Parking Lot - (Approved) PC - 5/14/13 ADMIN 49158
29 Main Street Tower – 109 Unit, 8 Story Tower (Approved)
30 Commercial Development— 39,420 SF New Structure (Approved)
31 1,030 SF Tattoo Parlor/Body Piercing Studio - (Approved) CC-7/18/12 45076
32 Neon Heights – 352 Units, 47 Story Building (Approved)
33 7,270 SF Tavern with 7,293 SF Commercial/Recreation outdoor space (Proposed) PC-11/12/13 51443
34 Commercial Recreation/Amusement Private Dog Park (Approved) PC-7/9/13 49532
35 SUP for Tavern Establishment (Proposed) PC-12/10/13 51788
36 Animal Hospital, Clinic or Shelter with no outside pens - (Approved) CC-7/18/12 45203
37 4,084 SF Tavern Limited Establishment (Proposed) PC-12/10/13 51810
38 Temporary Parking Lot (Approved) PC-2/12/13 47823
39
40 1,176 SF General Retail store with Package Liquor (Approved) PC-3/12/13 48091
41 4,000 SF Tavern-Limited (Approved) PC-8/13/13 49910
42 Tattoo/Body Piercing Studio (Approved) PC-7/9/13 49523
43 47 Story Hotel with Gaming, 1,600,000 SF (Approved)
44
45 Package Liquor Off Sale for existing establishment (Proposed) CC-2/05/14 49543
46 16 Story, Mixed-use Development with 16,000 SF of Commercial & 330 Multi-family Units (Approved) CC-9/7/11 41829
47 SUP for Tavern-Limited (Proposed) PC-11/12/13 51430
48 Social Service Provider with 16,576 SF (Approved) CC-8/17/11 42006
49 New City Hall Building - (Completed)
50 Solterra Lofts - 130 Units, 14 Stories (Approved)
51 Grandview Towers – 1445 Units, 20 Stories (Approved)
52 Motel conversion to 50,768 SF retail center with 3 Taverns (Suites 100, 140 & 145) (Approved) CC-10/02/13 49548
53 Renzi Towers – 1011 Unit, 2 – 63 Story Towers (Approved)
54 Solterra Towers - 700 Units, 50 Stories (Approved)
55 1,918 SF Second Floor addition to existing building - (Approved) CC-6/6/12 44942
56 71 Unit, Live/Work Development, 3 Stories (Approved)
57 Tattoo/Body Piercing Studio - (Approved) PC-5/8/12 44896
58 3,166 SF Tavern Limited - (Approved) PC-8/14/12 45934
59 Historic 5th Street School, Site Re-use (Completed)
60 Commercial Development and Plaza - (Approved) CC-10/17/12 45945
61
62 13 Story Mixed Use development— (Approved) CC-7/1/09 33587
63 10 Story, 131,228 SF Office Building and 8 Story Parking Garage (Approved) PC-1/10/12 43975
64
65
66 6,452 SF Tavern with 1,236 SF Outdoor seating (Approved) PC-7/9/13 49432
67
68
69 Restaurant Service Bar (Permitting)
70 SUP for a Tattoo Parlor/Body Piercing Studio (Approved) CC - 6/19/13 48861
71 Community Recreational Facility within existing 15,000 SF Building - (Proposed) 5/15/12 ADMIN - 45262
72
73 Aquarius - 12 stories, 1,100 condo units (Approved)
74
75 Venue of Vegas - 43,000 SF Tavern & Banquet Facility (Permitting)
76
77 730 SF Addition to an existing Office Bldg (Approved) PC-8/14/12 45963
78
79 2 Story, 21,000 SF Commercial Building, a 547 foot tall roof sign structure and Gaming (EOT) (Approved) CC-9/7/11 42606
80
81 The View – 327 Units, 1 – 25 Story Tower (Approved)
82
83 Liquor Establishment - Tavern (Approved) CC-10/17/12 46297
84
85 Private School – 12,480 SF private school facility (Approved)
86
87 37,611 SF Expansion to an existing SOB (Approved) CC-6/15/11 41038
88
89 Garces Venture – 349 Units, 45 Story Tower w/Commercial (Approved)
90 80,000 SF Shopping center & 6 Story Parking garage (Approved) CC - 10/16/13 48856
91
92
93
94 Office Building - 3,284 SF Professional Office (Approved)
95 Commercial Building – 2,956 SF (Under Construction)
96
97 5,020 SF Urban Lounge (Approved) PC-8/14/12 45950
98 6,772 SF Tavern (Approved) CC-11/7/12 46576
99 3,320 SF Tavern (Approved) CC-11/7/12 46569
100 1,044 SF addition to existing Financial Institution (Approved) PC-3/12/13 48152
101 2 Tavern SUP's (Approved) CC-1/23/13 47293 & 47295
102 Private School (Approved) PC-12/11/12 47297
103 Alternative Parking Standard Site (Approved) PC-12/11/12 47504
104
105 6 Story Mixed-use w/166 Residential Units & 47,100 SF Commercial (Approved) CC-5/15/2013 48464
106
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112

Not all projects listed to the left are shown on the illustrated maps. Some projects fall outside the boundaries of the maps in this document, but are still included as Downtown Projects due to their proximity to the area.

G: RTC - "Green Line" BRT Line (2011) H: RTC - "Gold Line" BRT Line (2010)
J: RTC - "Sahara Avenue" BRT Line (2012) K: Charleston Corridor - Study Area

North Strip Inset



Commercial Development **Residential Development** **Government/Public Development** **BRT Streetscape** **Streetscapes**

City of Las Vegas

STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 12/11/13
DEPARTMENT: PLANNING
ITEM DESCRIPTION: Discussion regarding topics for future agenda items by the Historic Preservation Commission. Comments made during this portion of the agenda by individual Commission Members shall refer solely to proposals for future agenda items and any discussion shall be limited to whether or not any such proposed item(s) is/are within the purview of the Commission and/or whether such proposed item(s) shall be placed on a future agenda. No discussion regarding the substance of any such proposed topic shall occur and no action shall be taken regarding the proposal

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SUMMARY

No items to report.

STAFF RECOMMENDATION

Take appropriate action.

BACKUP DOCUMENTS

None.

JG