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.

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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.

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STAFF RECOMMENDATION

APPROVAL

BACKUP DOCUMENTS

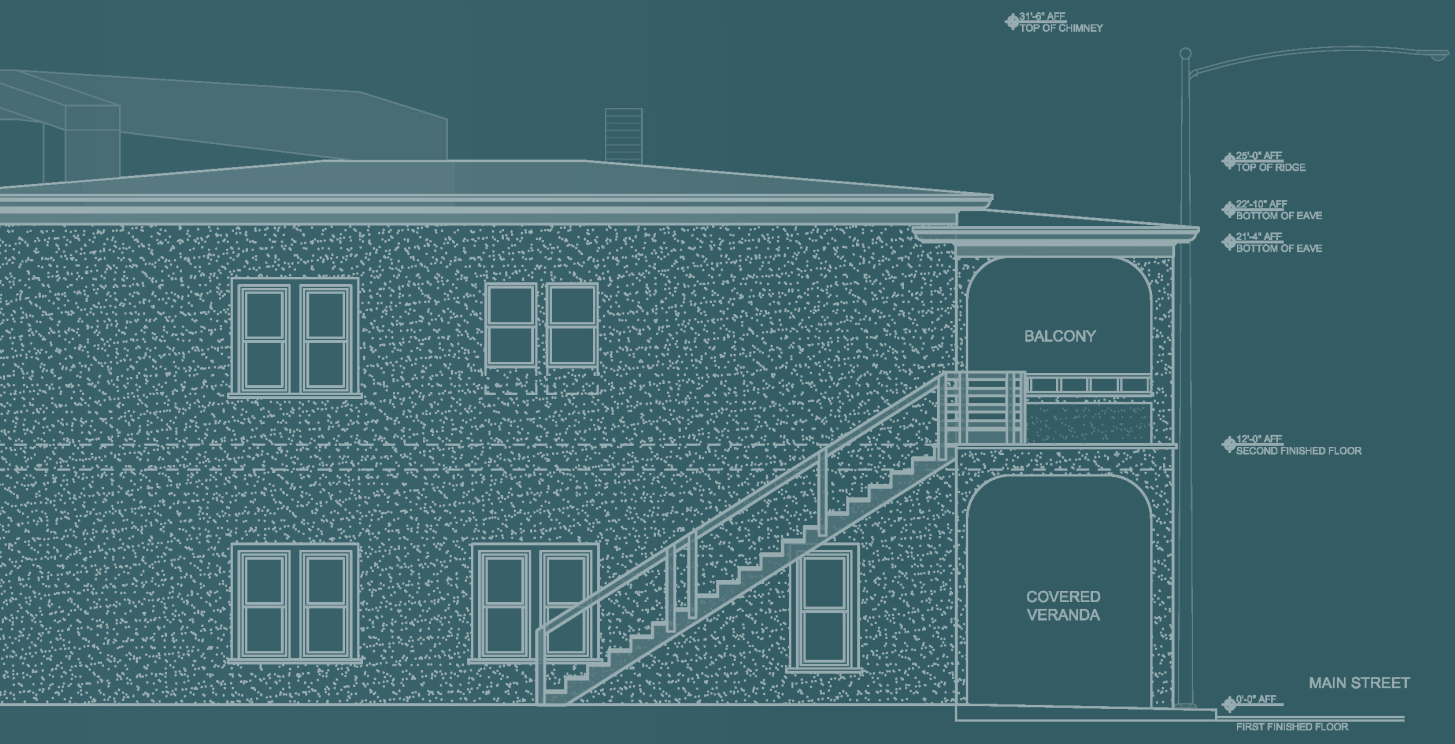
- Final Historic Building Condition Assessment Report and Preservation Plan for the Victory Hotel, October 21, 2013.
- Power Point presentation of preservation options and cost estimates for each option.
- DRAFT resolution of support for the historic preservation of the Victory Hotel.

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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

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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

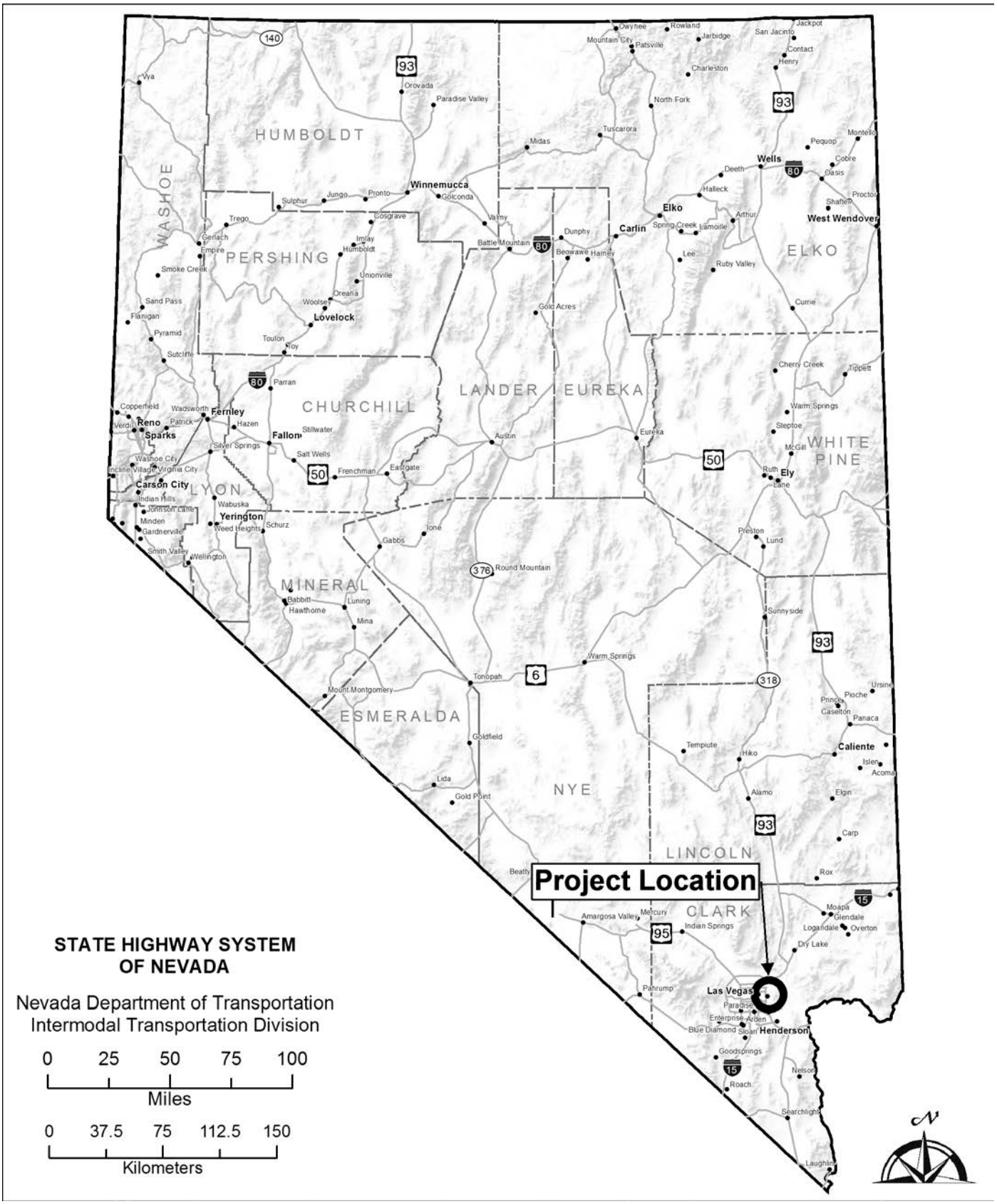


Figure 1. State/county location.

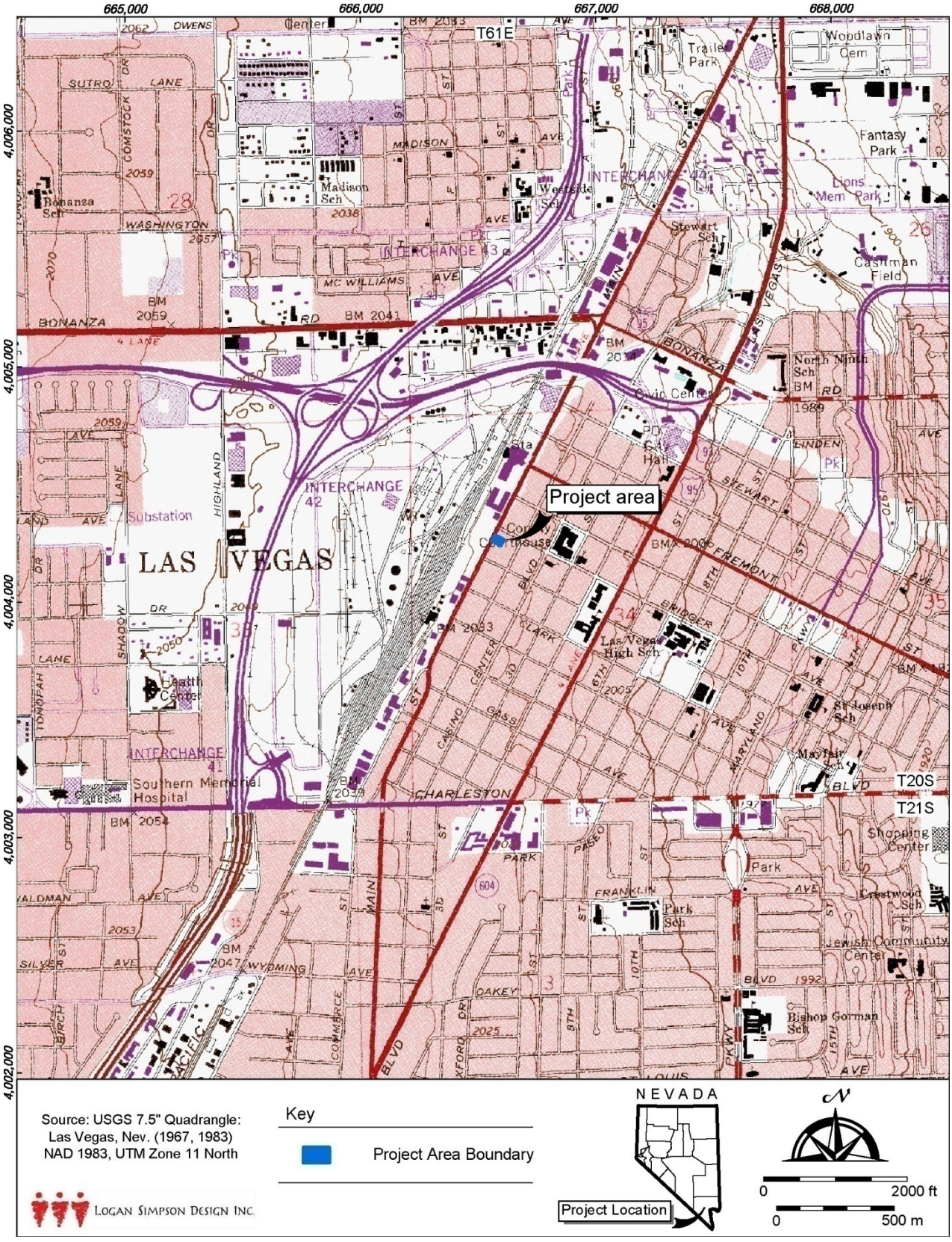


Figure 2. Project location.

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

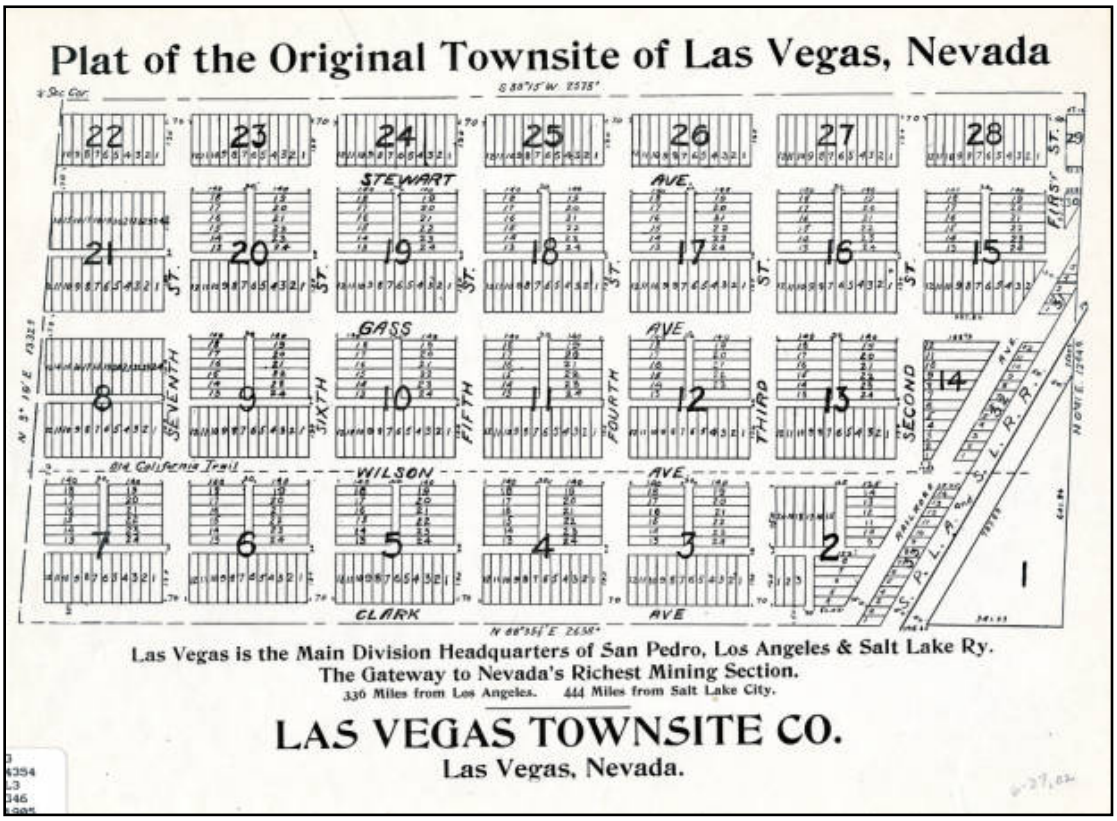


Figure 3. Plat of the original townsite of Las Vegas (also known as the McWilliams Townsite), ca. 1905 (Image courtesy of the UNLV Special Collections Library Las Vegas).

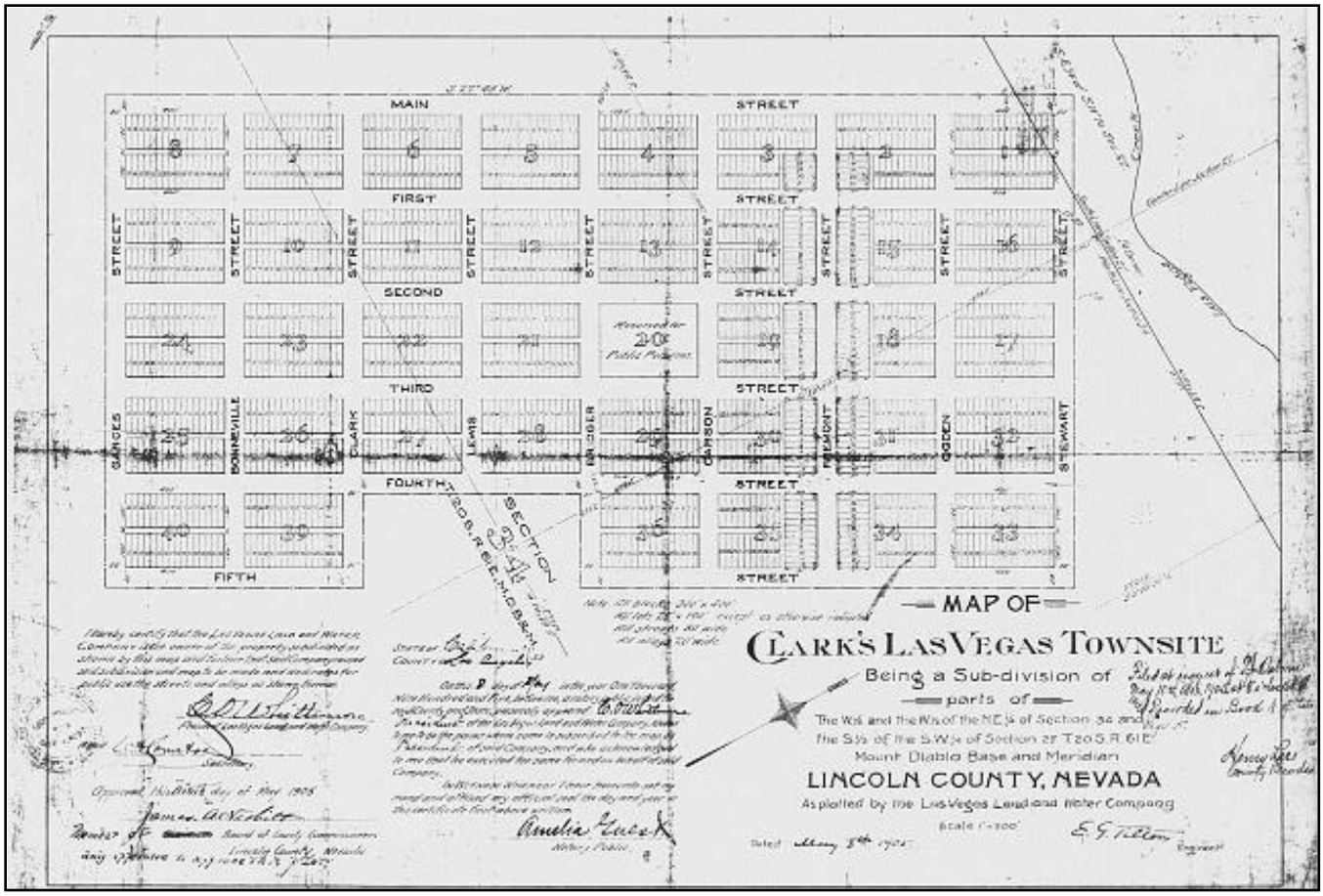


Figure 4. 1905 map of Clark's Las Vegas Townsite (Image available at the Clark County Assessor's Office, Las Vegas).

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).

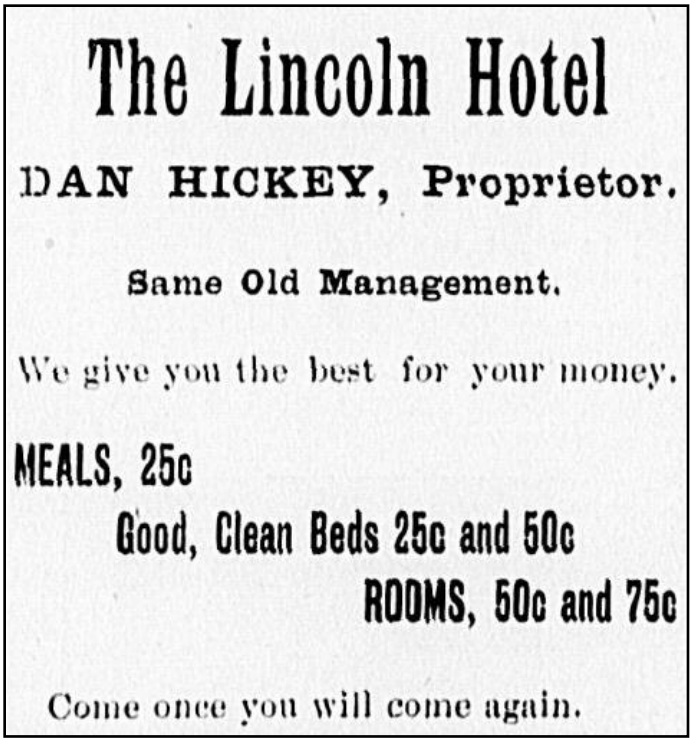


Figure 6. Advertisement for the original Lincoln Hotel (formerly the Butte Hotel) (*Las Vegas Age*, 3 November 1906).

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.

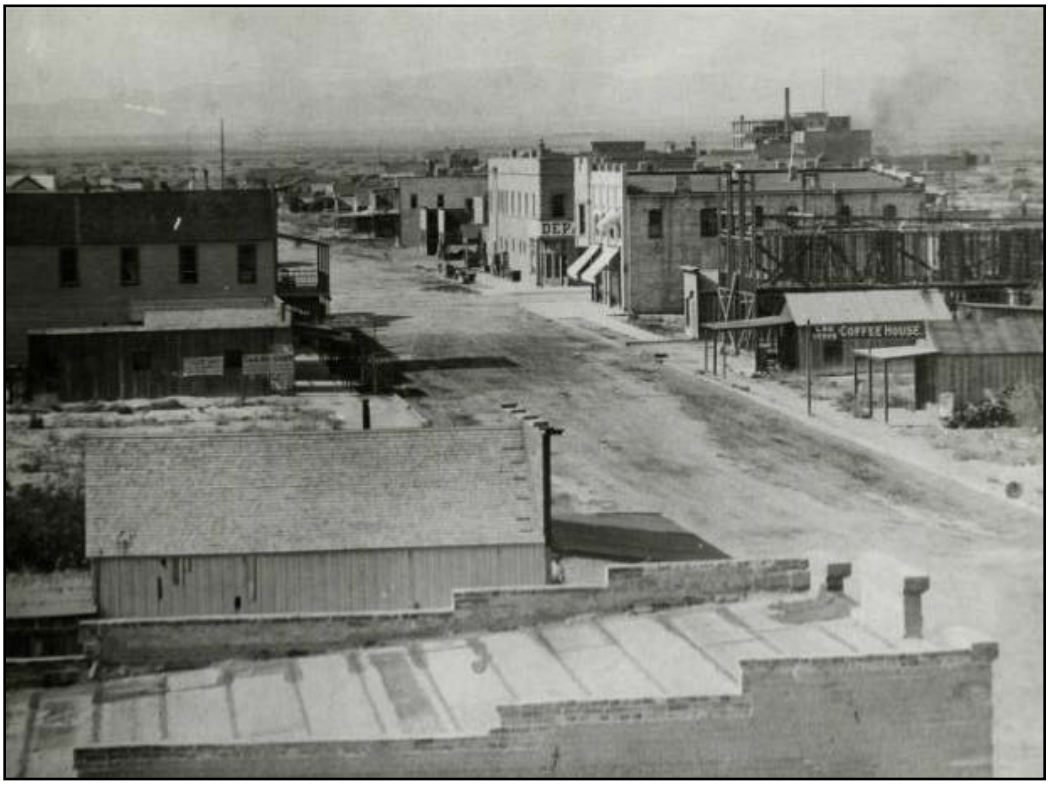


Figure 8. Photograph of N. First Street in Las Vegas showing commercial buildings and structures, ca. 1909 (Image courtesy of UNLV Special Collections Library, Las Vegas).

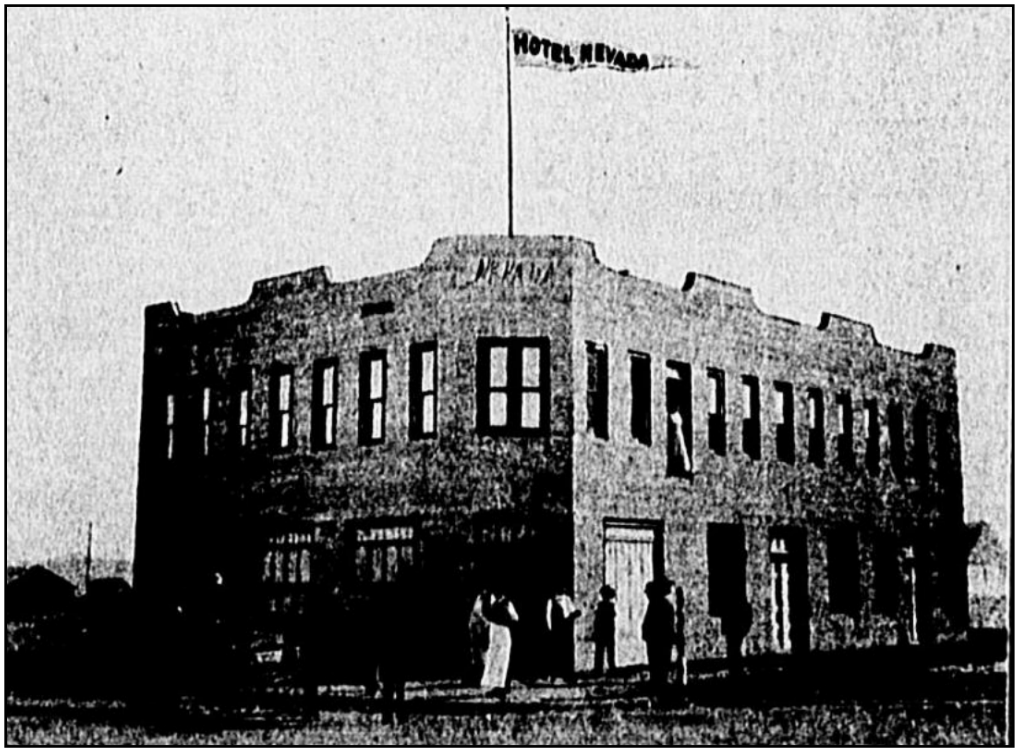


Figure 9. Advertisement for the Hotel Nevada (*Las Vegas Age*, 28 April 1906).

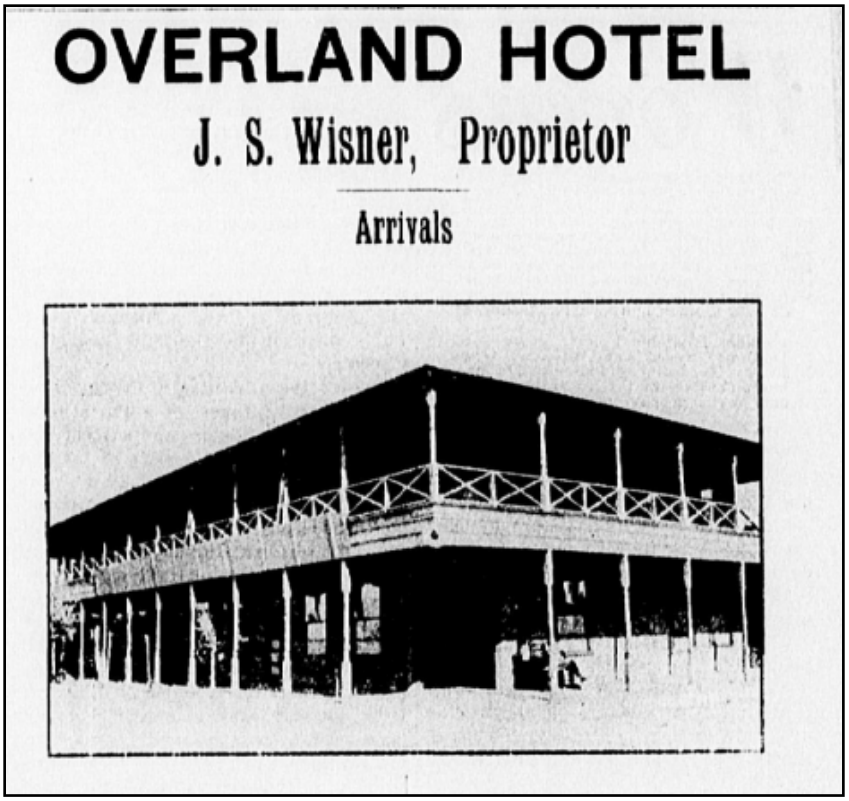


Figure 10. Advertisement for the Overland Hotel (*Las Vegas Age*, 5 June 1909).



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.

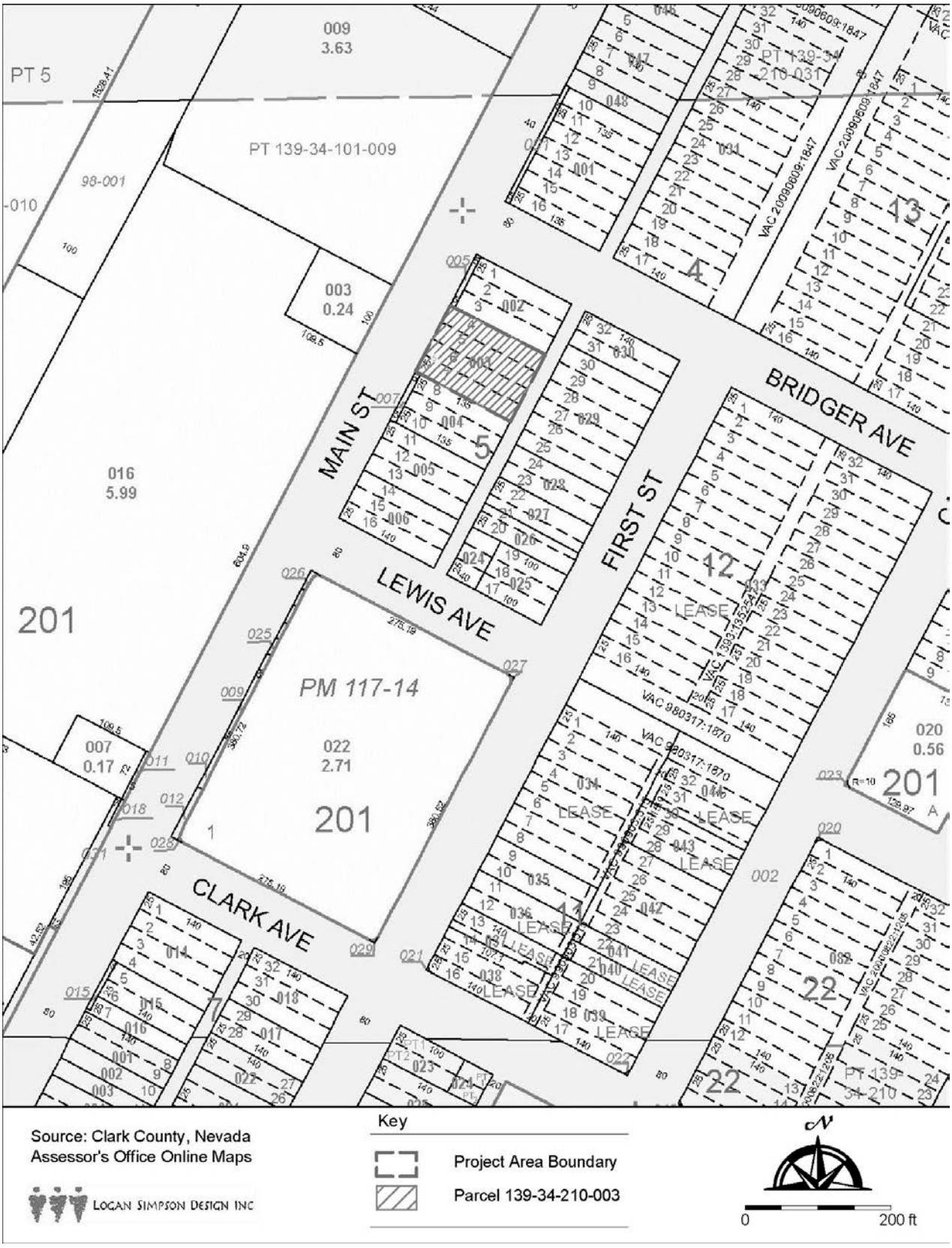


Figure 13. Map showing the parcels comprising the Victory Hotel property (Parcel data courtesy of the Clark County Assessor's Office).



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.

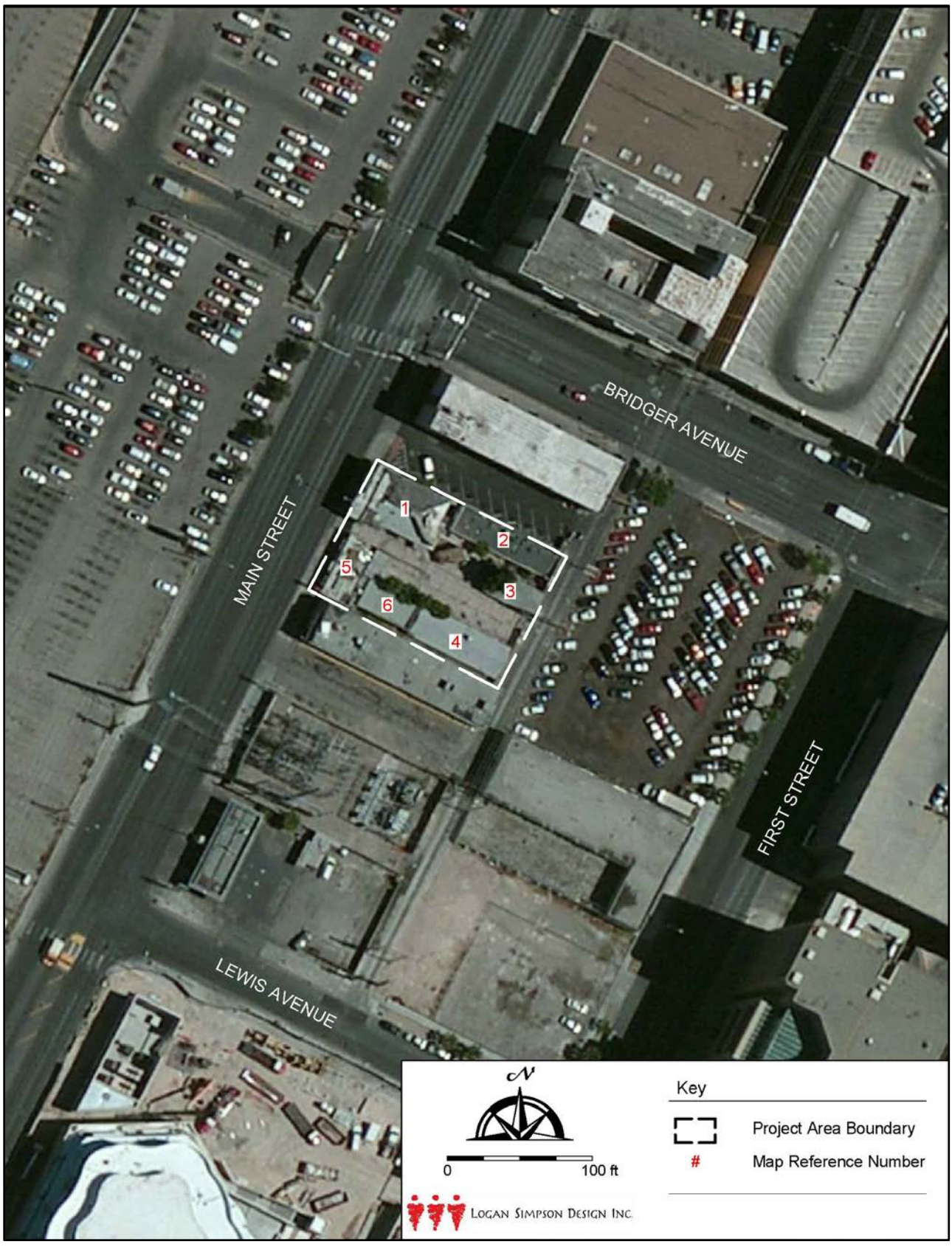


Figure 14. Map showing the principal buildings associated the Victory Hotel property.

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).

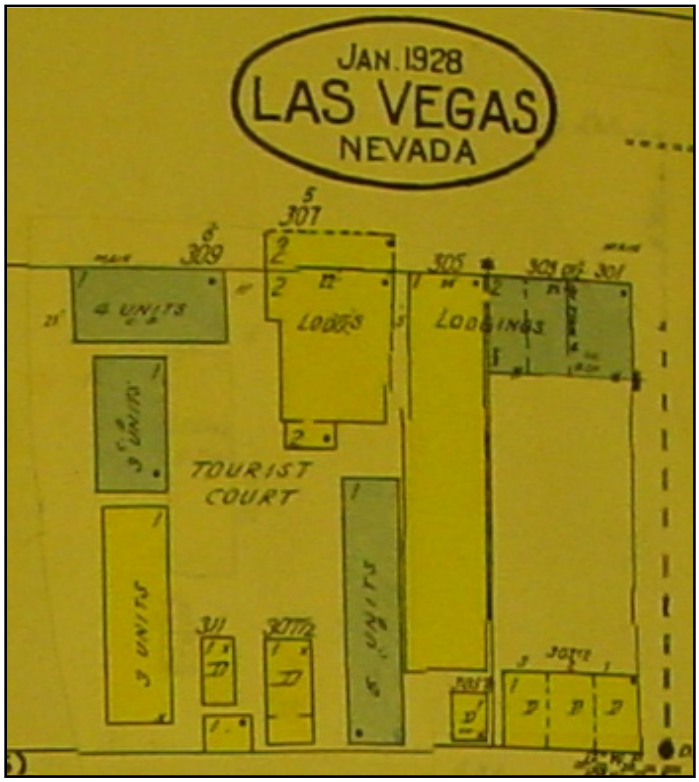


Figure 15. Excerpt from the 1950 Sanborn Fire Insurance map showing the Victory Hotel and its associated buildings (Complete series of maps on file at the Nevada State Library, Carson City).

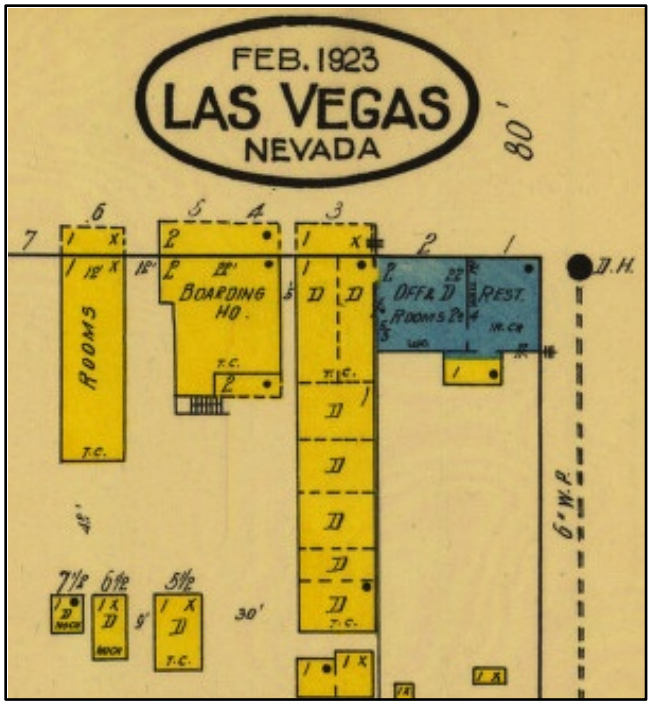
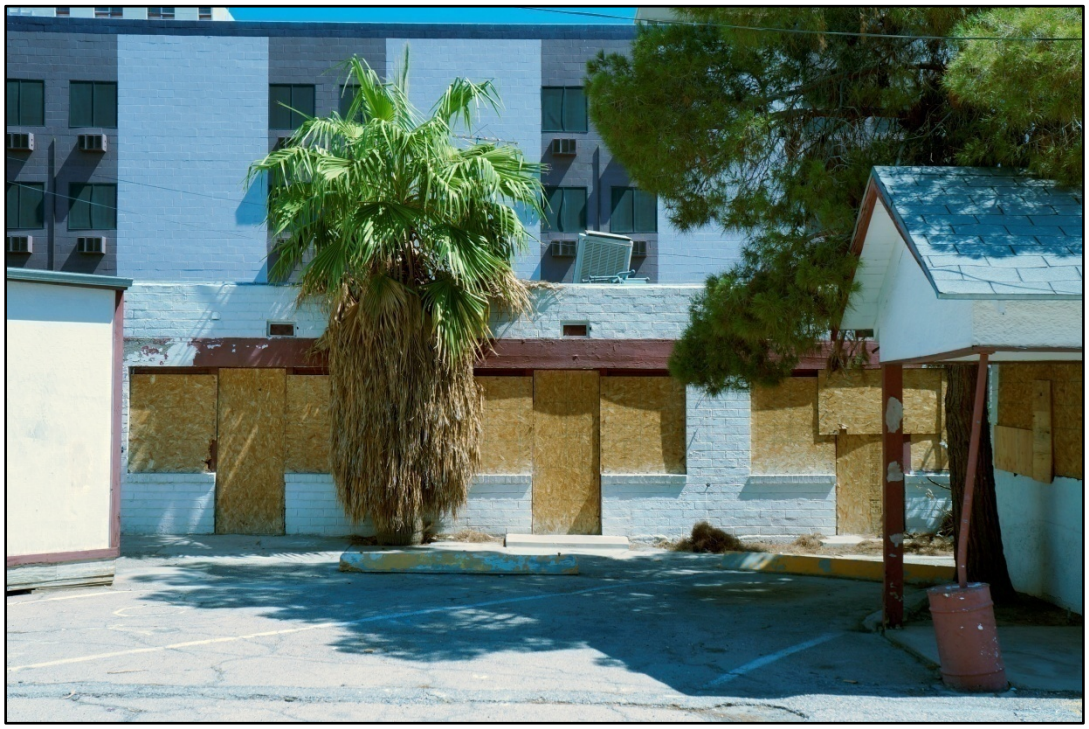


Figure 16. Excerpt from the 1923 Sanborn Fire Insurance map showing the Victory Hotel and its associated buildings, the majority of which have subsequently been demolished (Complete series of maps on file at the Nevada State Library, Carson City).



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

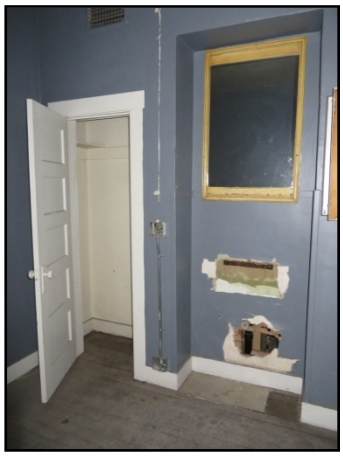
Water damage to plaster and paint finishes.

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

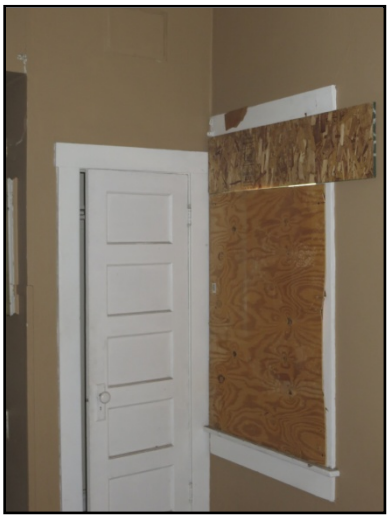
04	Doors

	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	

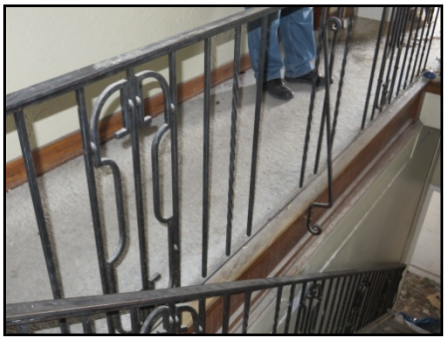
DESCRIPTION



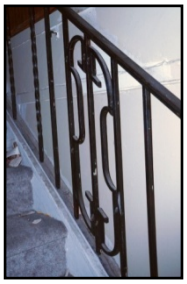
Interior stairs are intact and unaltered with the exception of the circa 1975 stairway enclosure. The original wrought iron balcony and stair railings are generally intact, missing only a few segments of wrought iron balustrades with decorative filigree. Carpet added to stair treads does not allow visual 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.

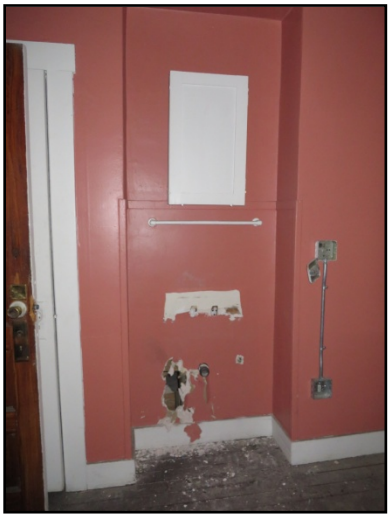
D Systems

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,

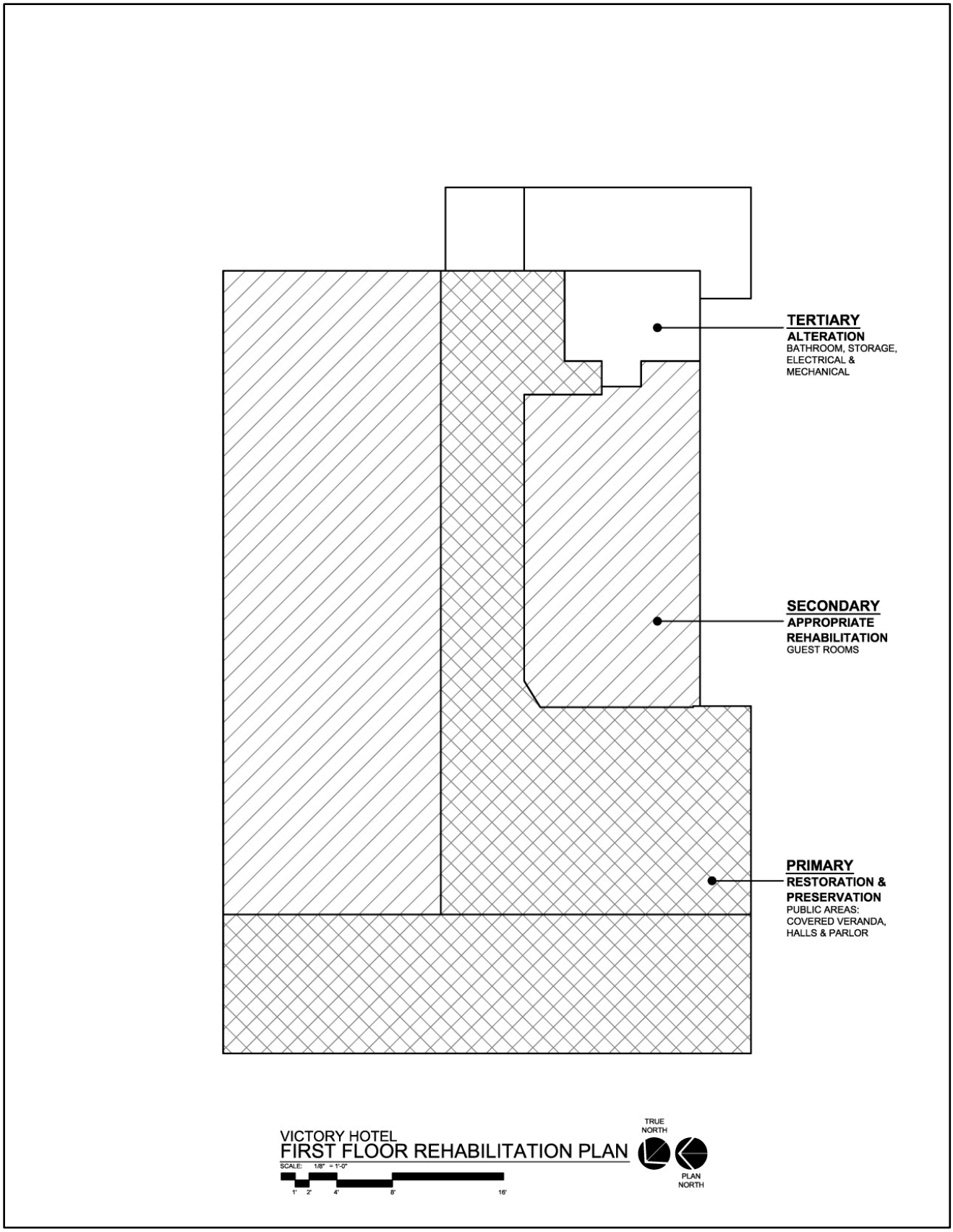


Figure 17. First floor rehabilitation plan.

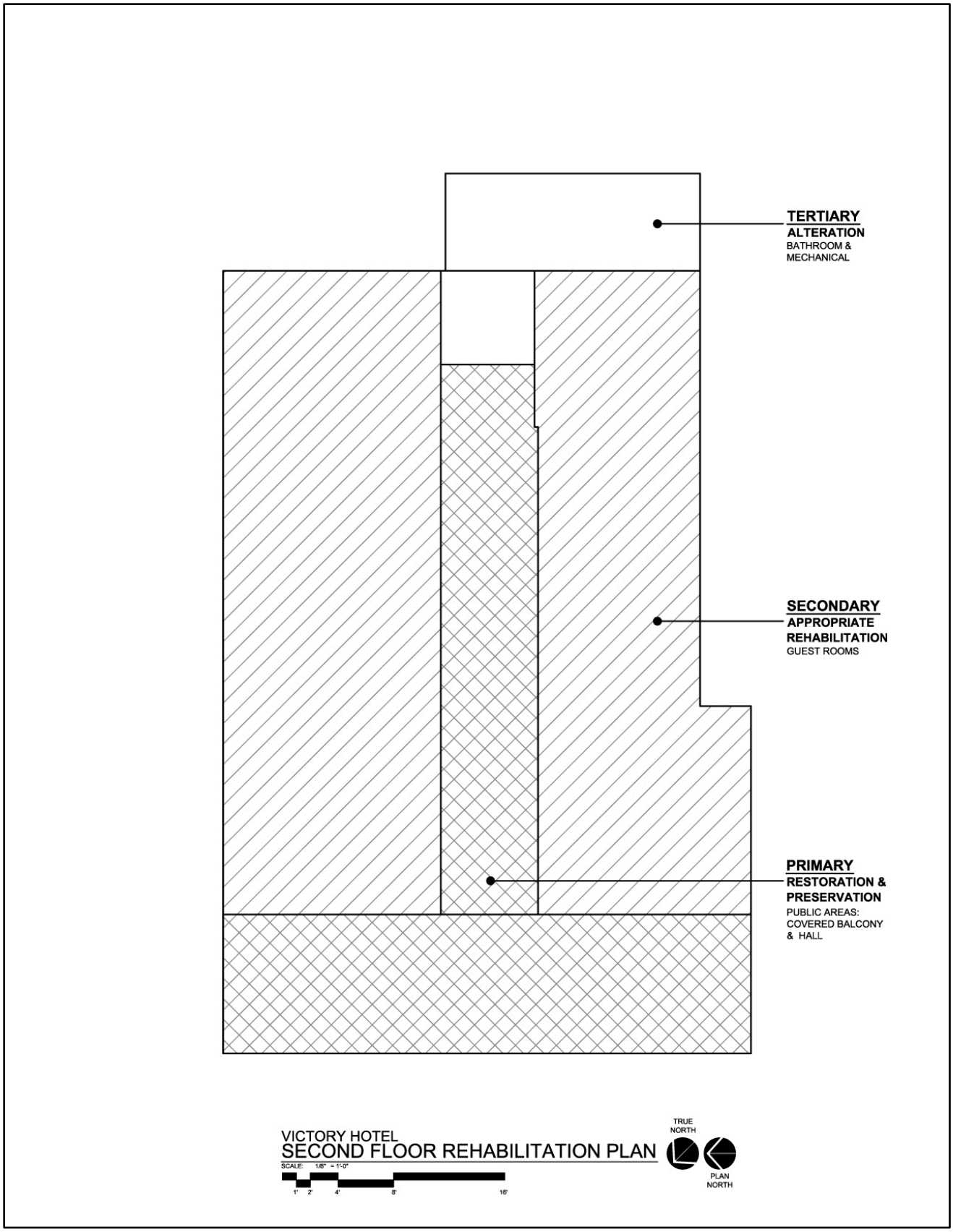


Figure 18. Second floor rehabilitation plan.

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.

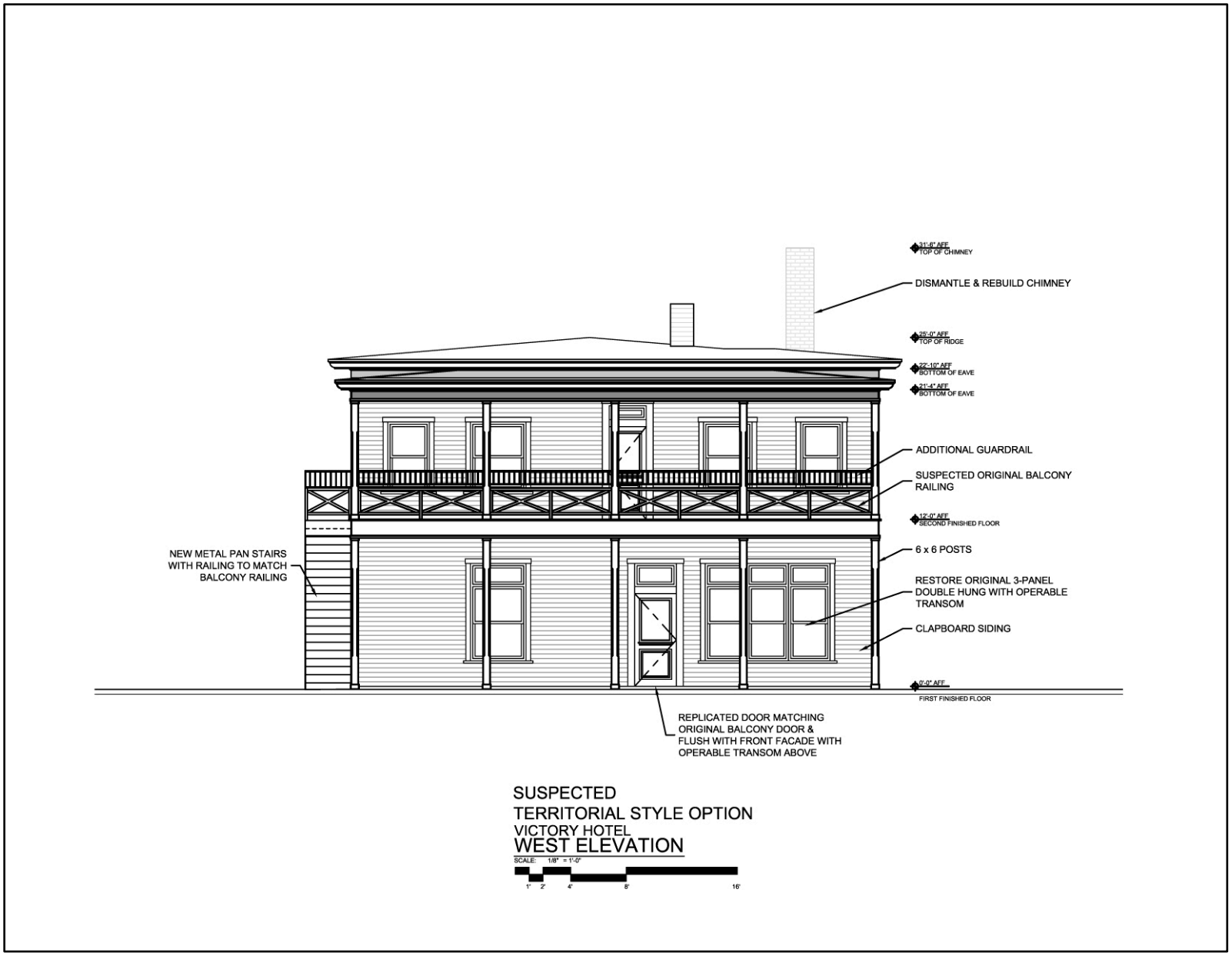


Figure 19. Architectural drawing illustrating the suspected Vernacular Style appearance of the Victory Hotel.

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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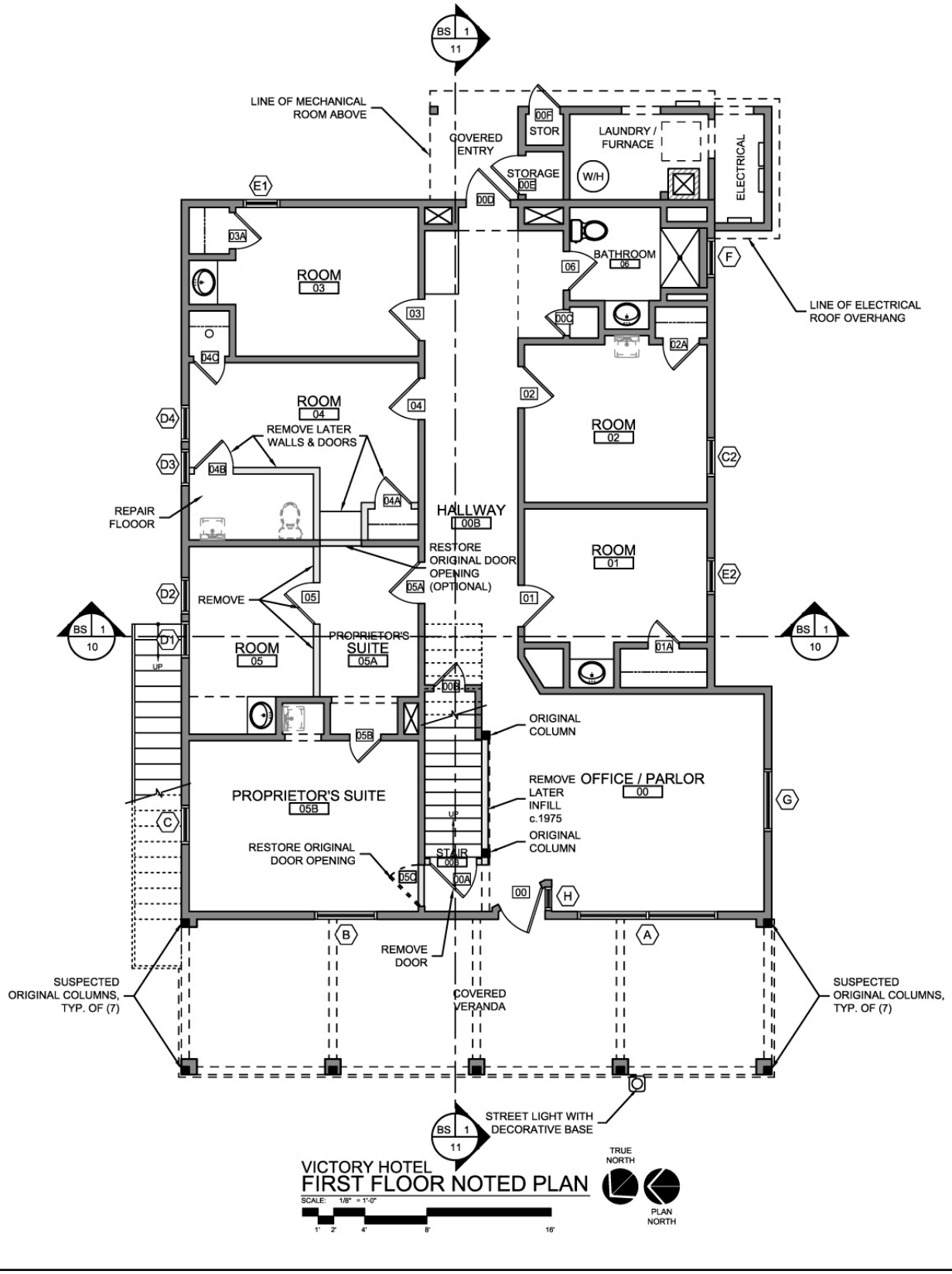
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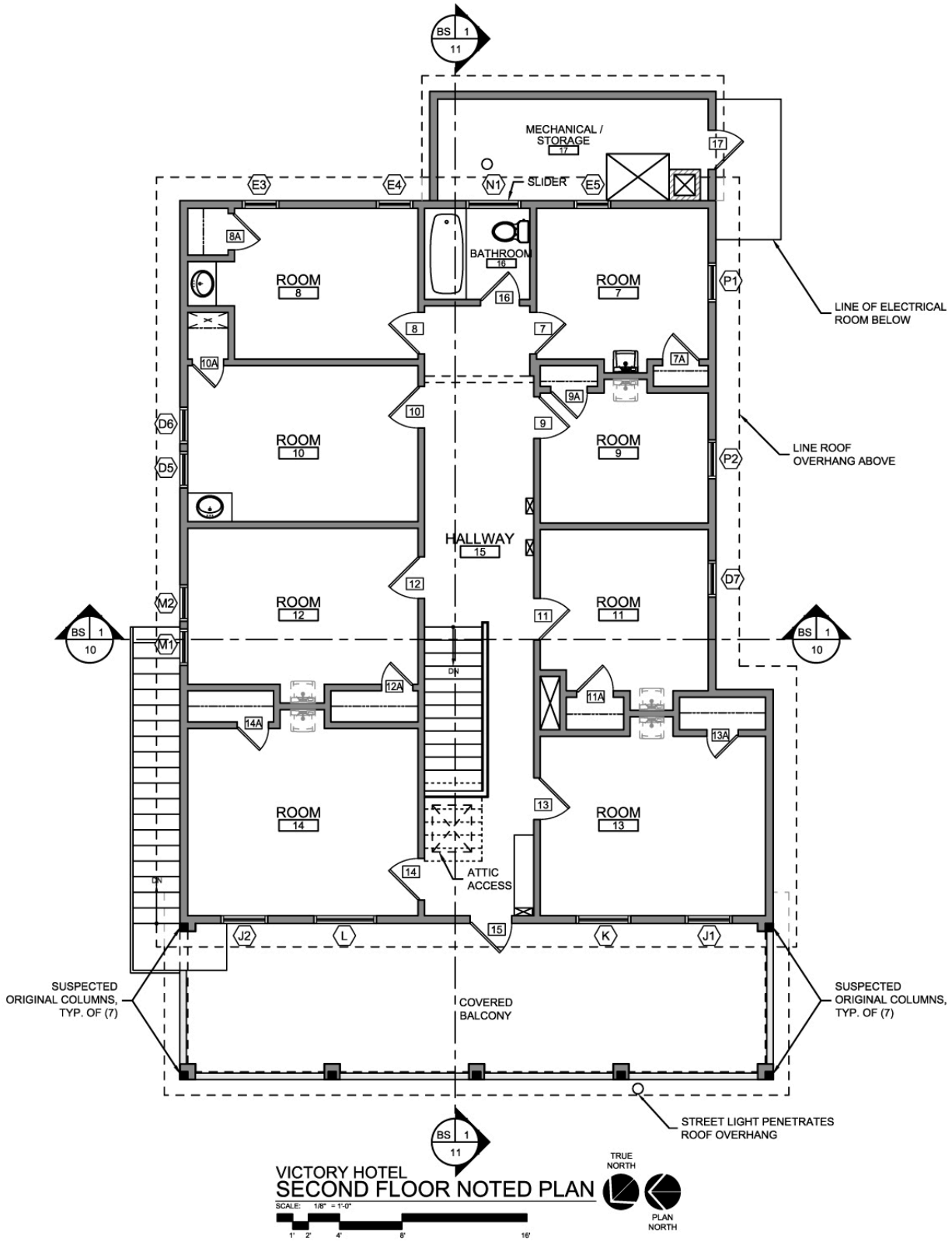
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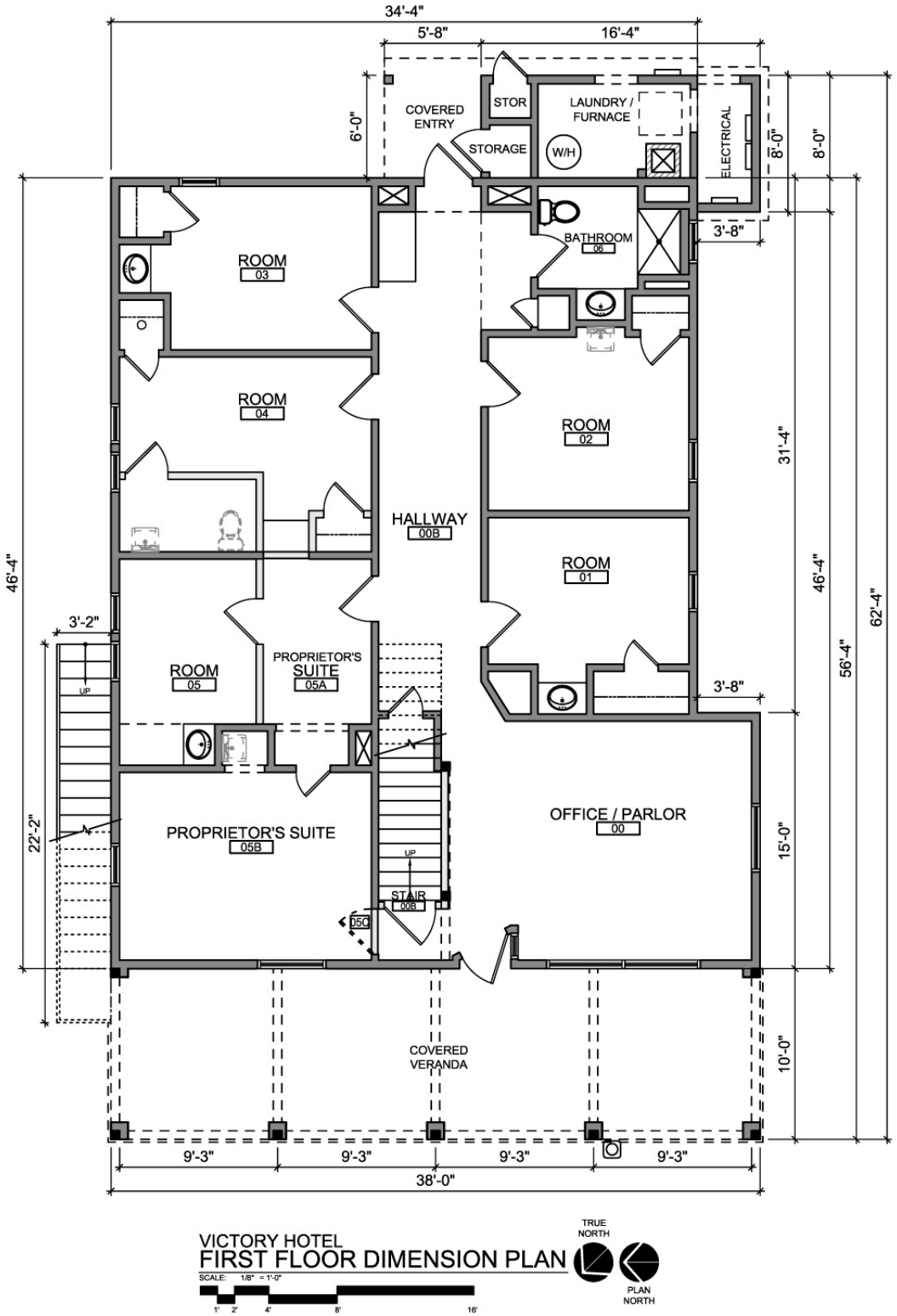
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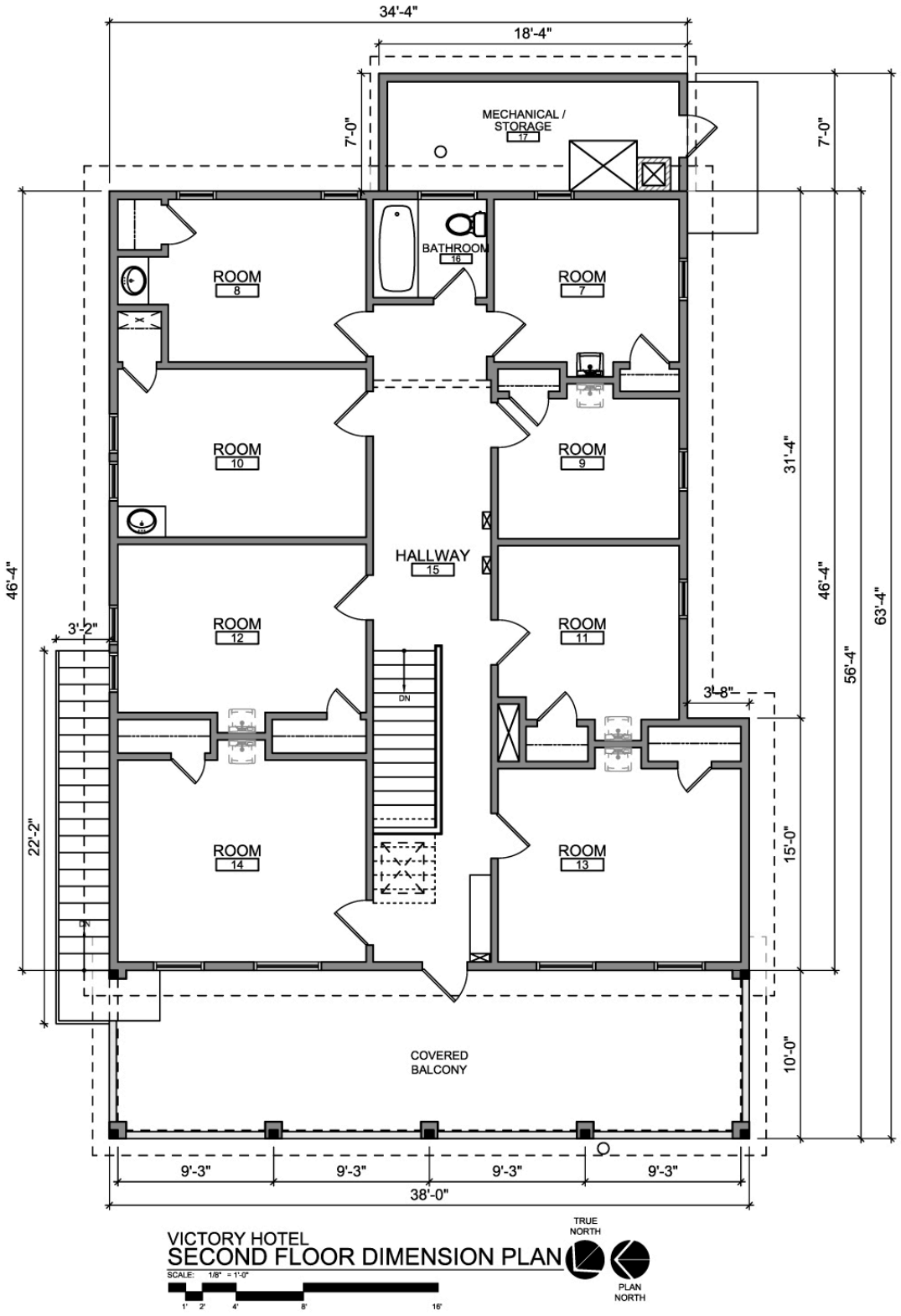
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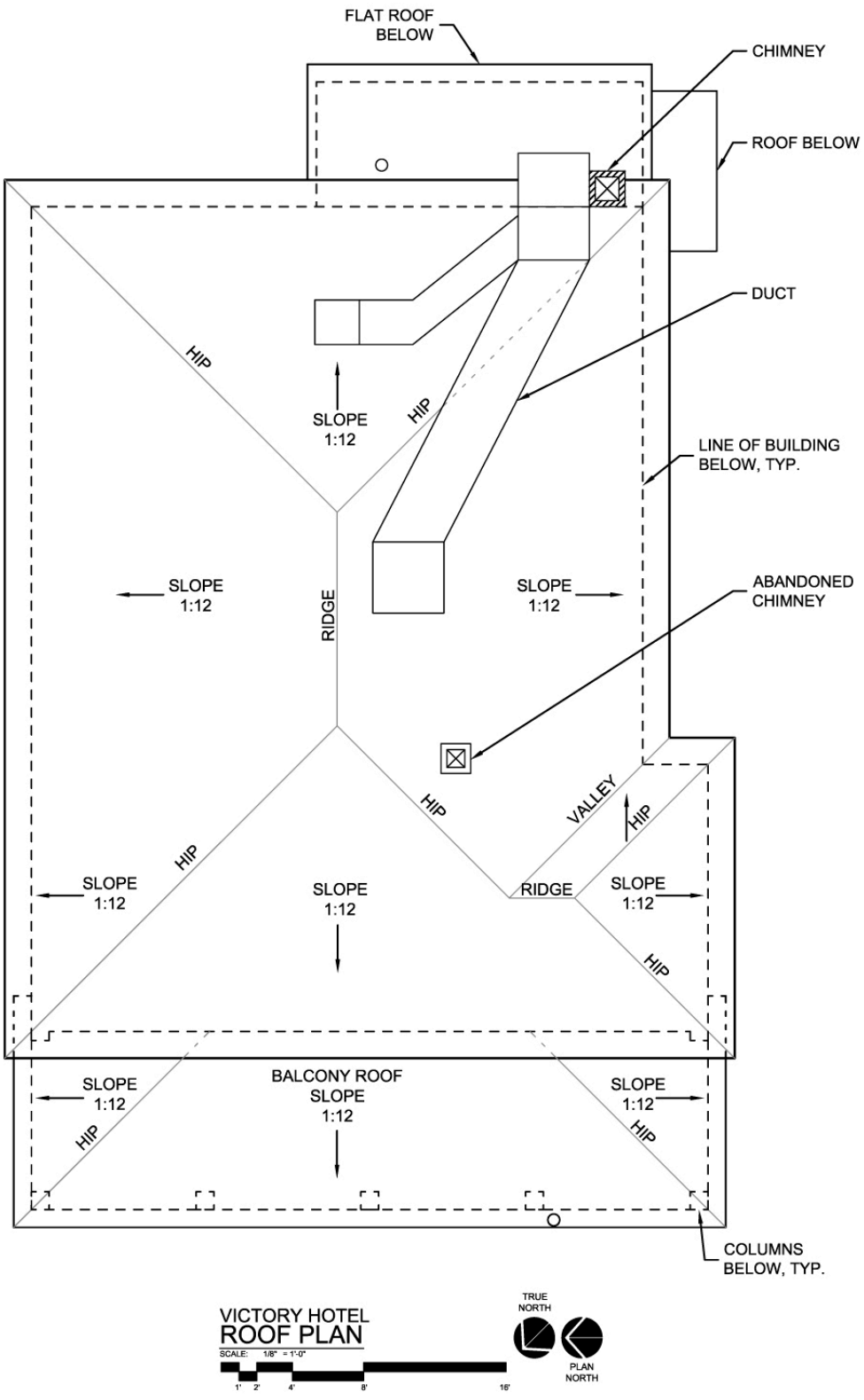
APPENDIX A: ARCHITECTURAL DRAWINGS OF THE VICTORY HOTEL

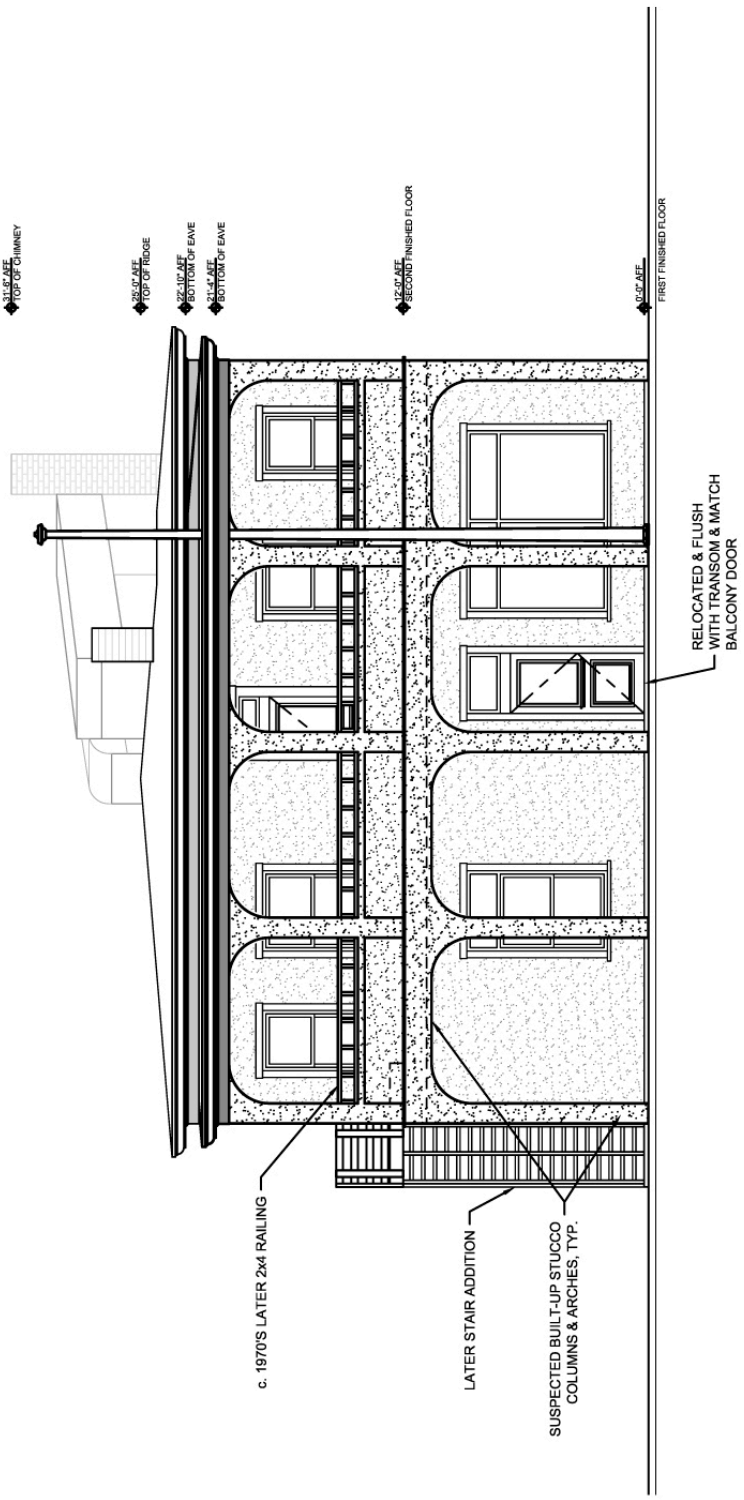

BS 1 11
LINE OF MECHANICAL ROOM ABOVE
GOVERED ENTRY
00F
STOR
LAUNDRY / FURNACE
STORAGE 00E
W/H
ELECTRICAL
E1
00D
03A
ROOM 03
BATHROOM 06
F
LINE OF ELECTRICAL ROOF OVERHANG
03
00C
02A
04C
ROOM 04
02
ROOM 02
D4
REMOVE LATER WALLS & DOORS
C2
D3
04B
04A
HALLWAY 00B
REPAIR FLOOOR
RESTORE ORIGINAL DOOR OPENING 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

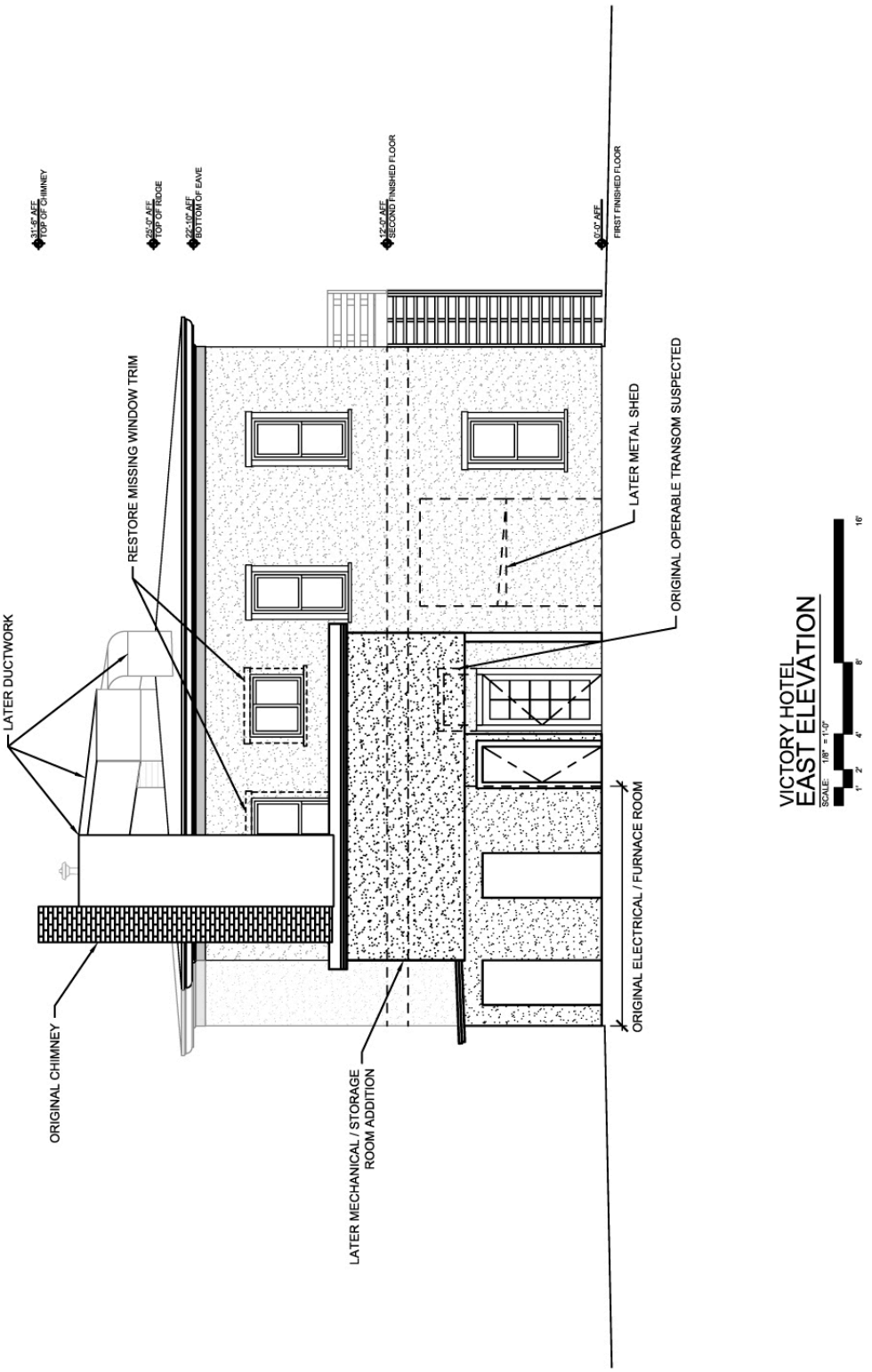

BS 1 11
MECHANICAL / STORAGE 17
17
E3
E4
N1
SLIDER
E5
8A
BATHROOM 18
ROOM 8
ROOM 7
16
P1
LINE OF ELECTRICAL ROOM BELOW
8
7
10A
7A
9A
10
9
D6
D5
ROOM 10
ROOM 9
P2
LINE ROOF OVERHANG ABOVE
HALLWAY 15
12
D7
M2
ROOM 12
ROOM 11
11
BS 1 10
M1
BS 1 10
DN
12A
11A
14A
13A
ROOM 14
ROOM 13
13
14
ATTIC ACCESS
DN
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

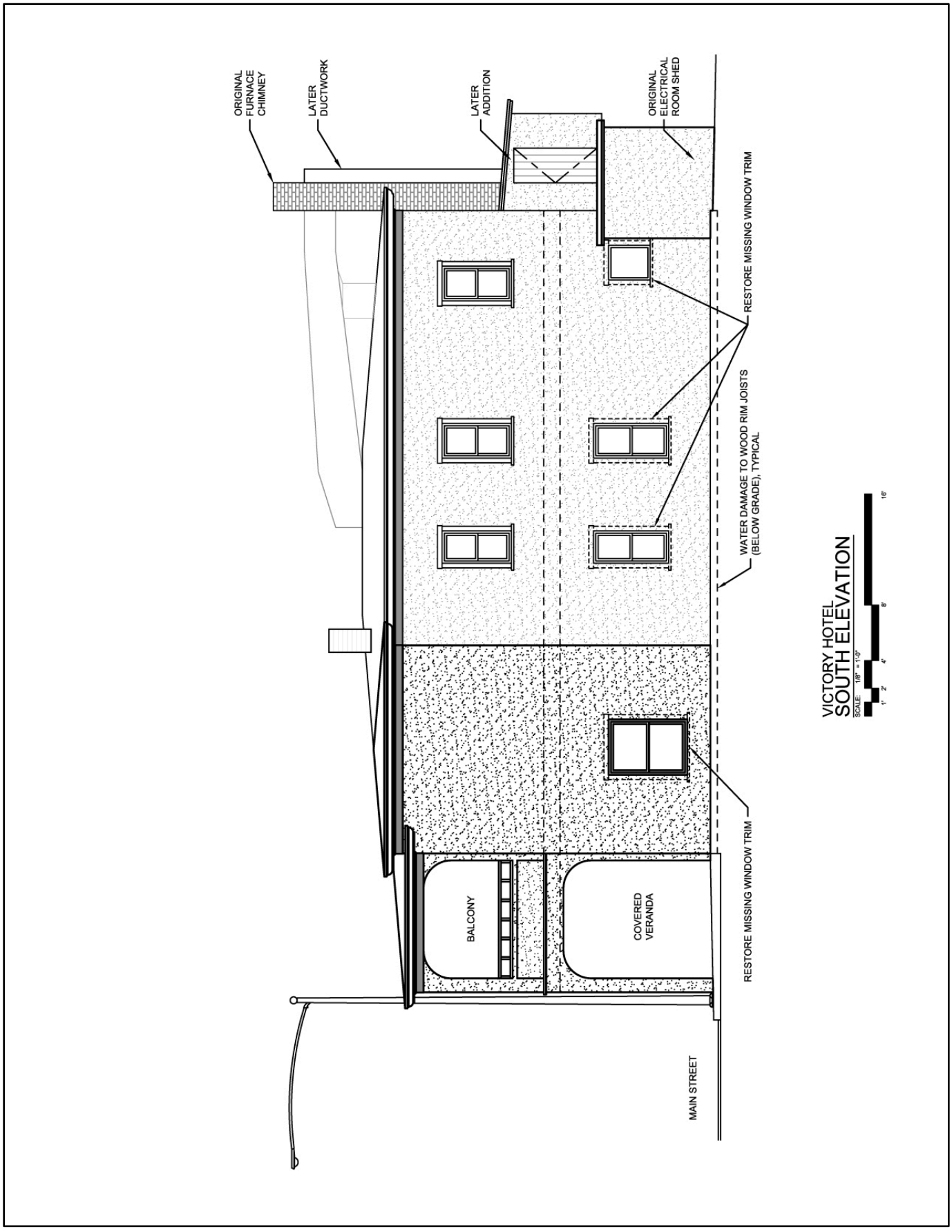

34'-4"
5'-8"
16'-4"
6'-0"
COVERED ENTRY
STOR
LAUNDRY / FURNACE
STORAGE
W/H
ELECTRICAL
8'-0"
8'-0"
3'-8"
BATHROOM
08
ROOM
03
ROOM
04
ROOM
02
HALLWAY
00B
ROOM
01
31'-4"
46'-4"
46'-4"
62'-4"
56'-4"
3'-2"
ROOM
05
PROPRIETOR'S SUITE
05A
UP
3'-8"
PROPRIETOR'S SUITE
05B
OFFICE / PARLOR
00
22'-2"
15'-0"
UP
STAIR
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

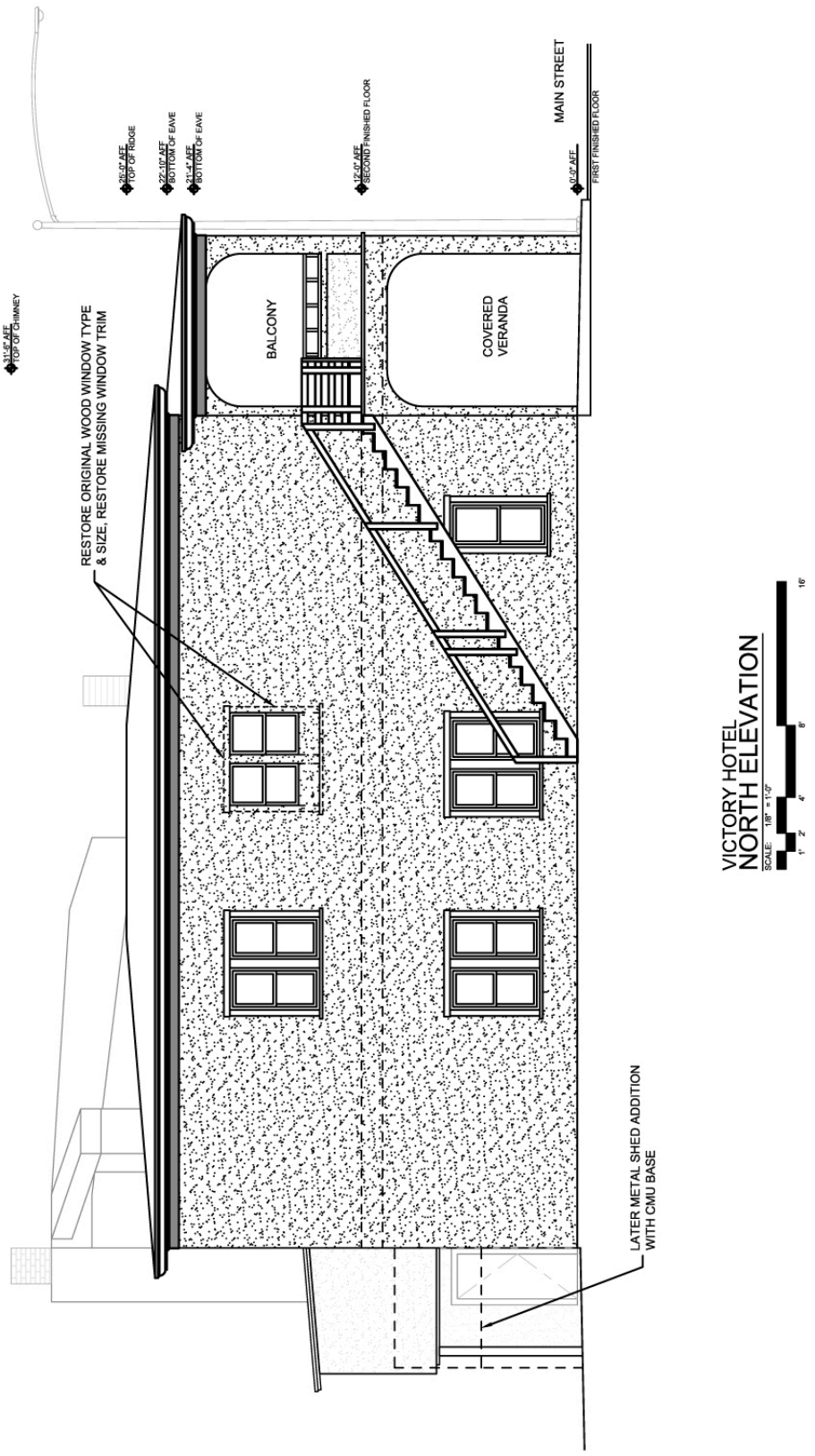

34'-4"
18'-4"
7'-0"
MECHANICAL / STORAGE
17
7'-0"
BATHROOM
16
ROOM
8
ROOM
7
ROOM
10
ROOM
9
HALLWAY
15
ROOM
12
ROOM
11
ROOM
14
ROOM
13
DN
DN
46'-4"
3'-2"
22'-2"
3'-8"
31'-4"
46'-4"
56'-4"
63'-4"
15'-0"
10'-0"
COVERED BALCONY
9'-3"
9'-3"
9'-3"
9'-3"
38'-0"
VICTORY HOTEL
SECOND FLOOR DIMENSION PLAN
SCALE: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

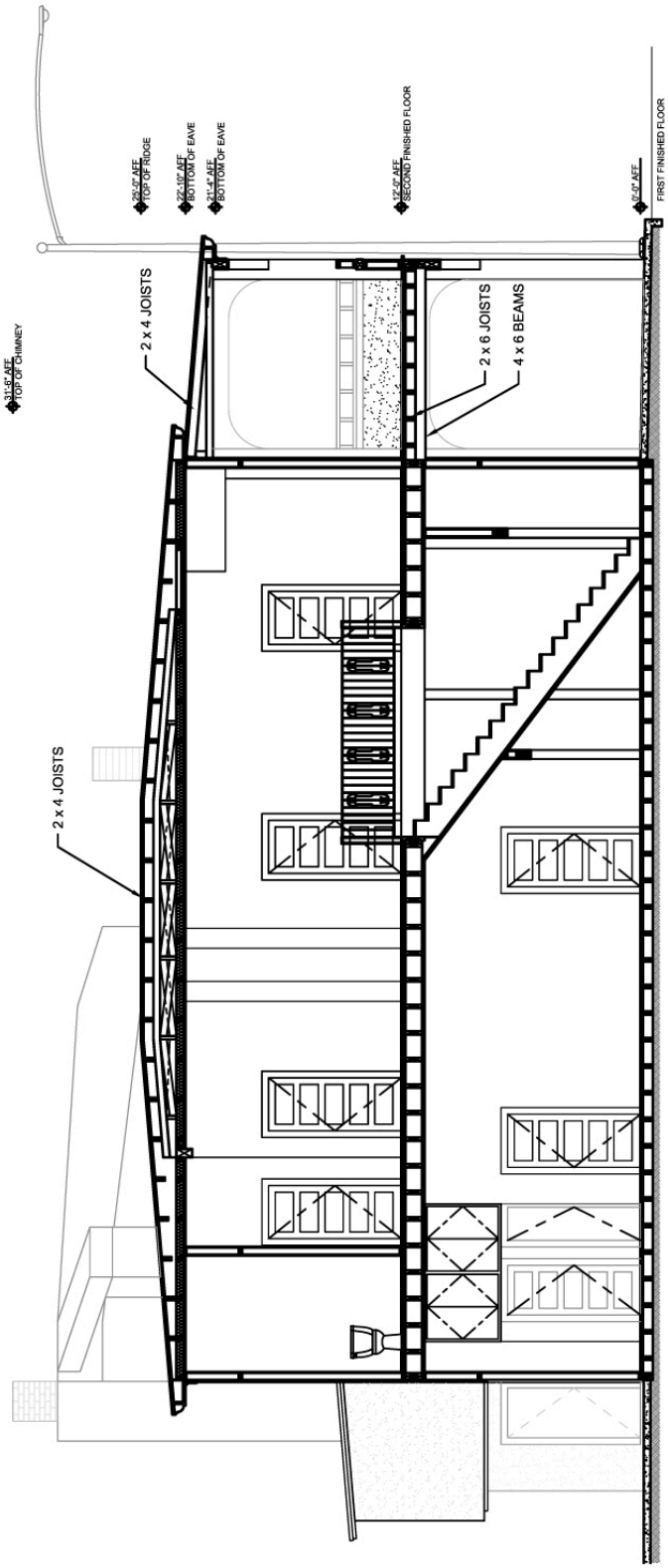

31'-6" AFF
TOP OF CHIMNEY
25'-0" AFF
TOP OF RIDGE
22'-10" AFF
BOTTOM OF EAVE
21'-4" AFF
BOTTOM OF EAVE
12'-0" AFF
SECOND FINISHED FLOOR
0'-0" AFF
FIRST FINISHED FLOOR
RELOCATED & FLUSH
WITH TRANSOM & MATCH
BALCONY DOOR
c. 1970'S LATER 2x4 RAILING
LATER STAIR ADDITION
SUSPECTED BUILT-UP STUCCO
COLUMNS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



1430 North Fifth Street - Phoenix, Arizona 85013 Telephone 602/280-7777 Telefax 602/280-7773

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

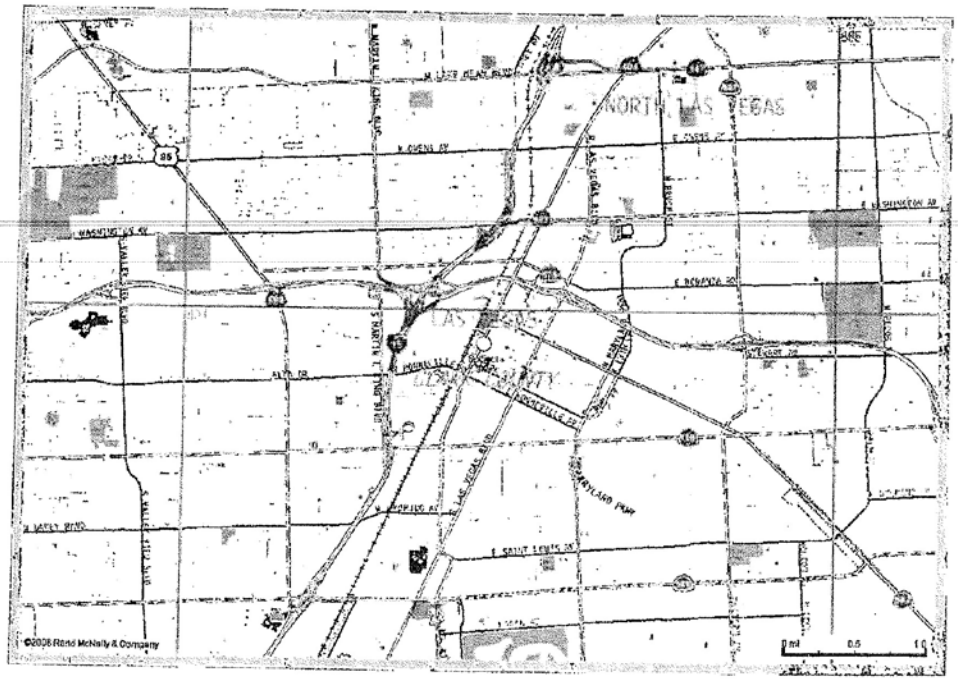
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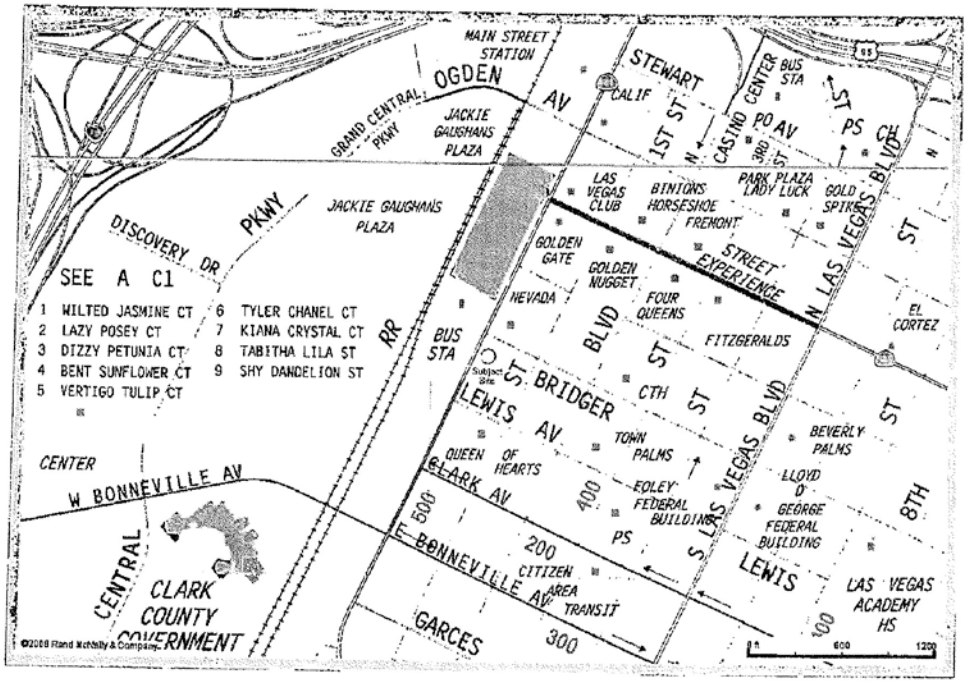
Appendix A

FIGURE 1 – KEY MAP/LOCATION MAP

Key Map



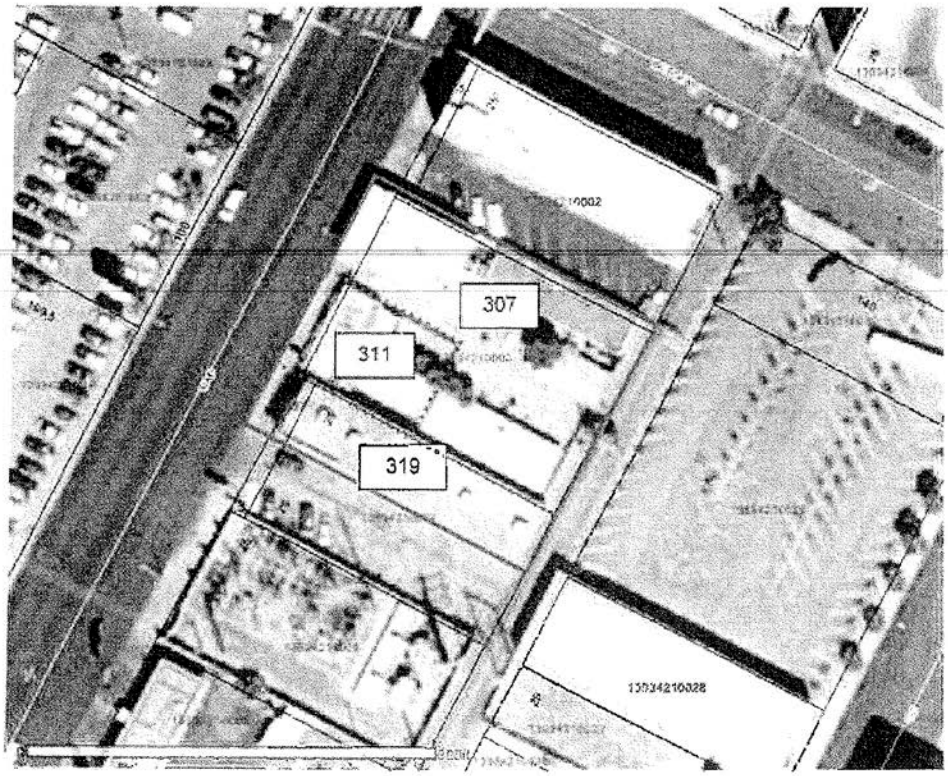
Location Map



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

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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

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Sample	Location	Appearance	Non-Asbestos % Fibrous	Non-Asbestos % Non-Fibrous	Asbestos % 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)

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PLM-1

2

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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
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

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PLM-1

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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

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PLM-1

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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

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.

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5

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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

			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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PLM-1

6

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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
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)

[illegible]
or other approved signatory

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8

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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)

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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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Received: 05/29/08 9:45 AM
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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1

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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

			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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2

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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

			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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3

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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

			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)

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
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

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Analysis Date: 5/29/2008
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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
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)

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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

Sample	Location	Appearance	Non-Asbestos % Fibrous	Non-Asbestos % Non-Fibrous	Asbestos % 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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PLM-1

3

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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
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)

or other approved signatory

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PLM-1

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EMSL [illegible]
[illegible] Suite 1300, Belden, CO [illegible]
Phone: [illegible] Fax: (303) 232-0388 Email: [illegible]

Attn: **Mark Baxter**
OGI Environmental, LLC
830 South Durango Drive
Suite 103
Las Vegas, NV 89145

Fax: (702) 804-4649 Phone: (702) 804-8545
Project: **319 S. Main St.**
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

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		96% 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

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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[illegible], Oakdale, CT [illegible]
Fax: [illegible] Phone: [illegible] Email: [illegible]

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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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EMSL
[illegible]

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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
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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9711 Commerce Center Circle, Golden, CO 80401
Fax: (303) 431-0253 Phone: (303) 431-0253 Email: [illegible]

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Sample	Location	Appearance	Non-Asbestos % Fibrous	Non-Asbestos % Non-Fibrous	Asbestos % 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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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

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PATTON JOHNSON CONTRACTORS INC.

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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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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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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**

104 EAST CONCORDA DRIVE
TEMPE, ARIZONA 85282
E-MAIL: snpattonpjc@gmail.com
PHONES CELL 480.332.6766 OFFICE 480.967.0123 FAX. 480.968.9781

PATTON JOHNSON CONTRACTORS INC.

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

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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PATTON JOHNSON CONTRACTORS INC.
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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

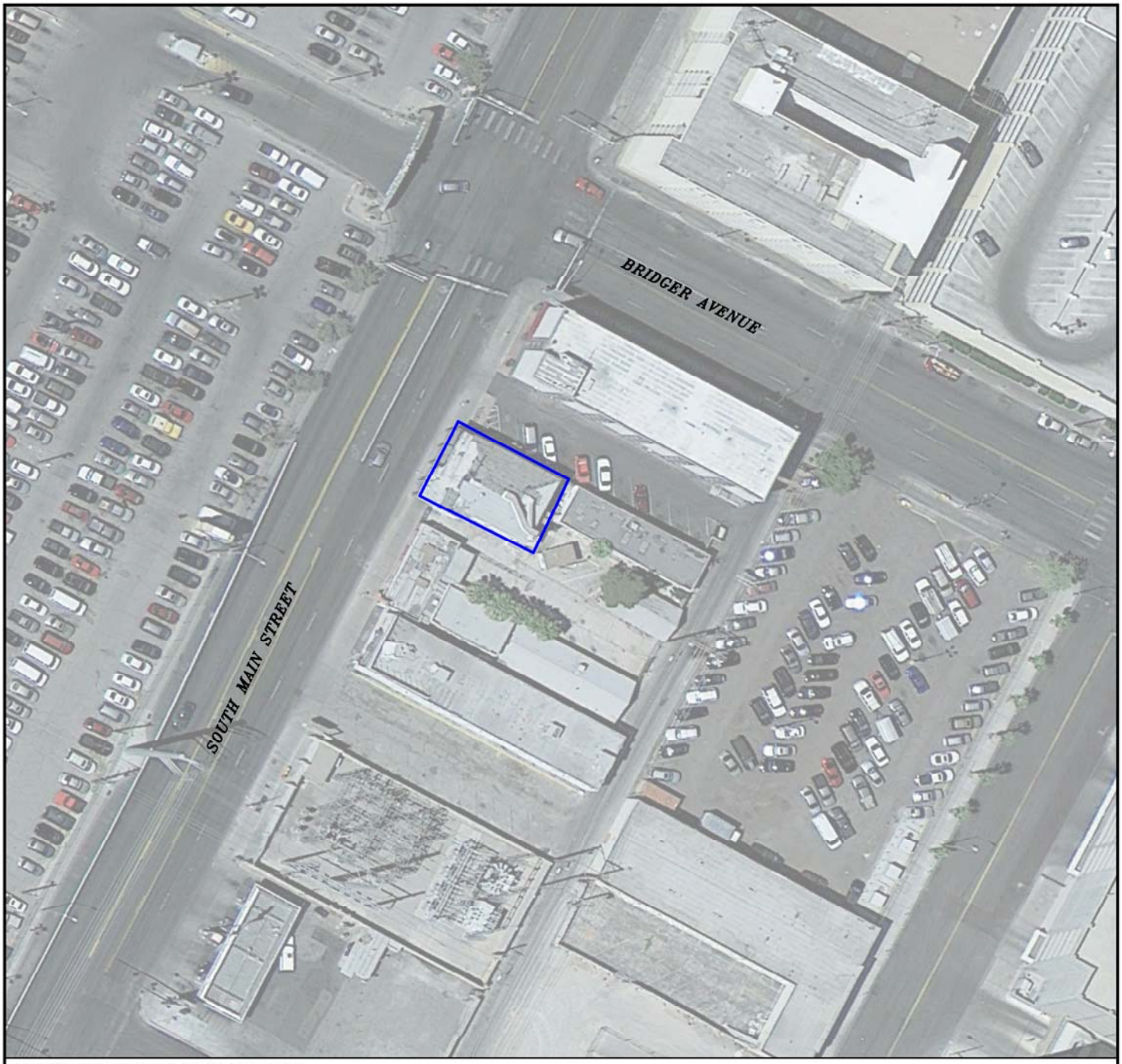
9-19-13
Date

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 FINVIII 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/
Relationship to user (for example, principal, employee, agent, consultant) ONLY KNOWLEDGE IS EPA REPORT 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 Nuzzo & Mury/
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 Brook 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/

Experience · Quality · Commitment

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)
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Experience · Quality · Commitment

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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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	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

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	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

- 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

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
Rev: 02/05/2013
ID/Status: NVD981989908

ADDRESS: MAIN & FREMONT
LAS VEGAS, NV 89101
CLARK

SOURCE: US EPA

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
Rev: 04/10/2013
ID/Status: H-000709
ID/Status: 01/12/2009

ADDRESS: 60 FREMONT STREET
LAS VEGAS, NV 89101
CLARK

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

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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

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

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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

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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

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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

- Continued on next page -

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

- Continued on next page -

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

- Continued on next page -

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

- Continued on next page -

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		

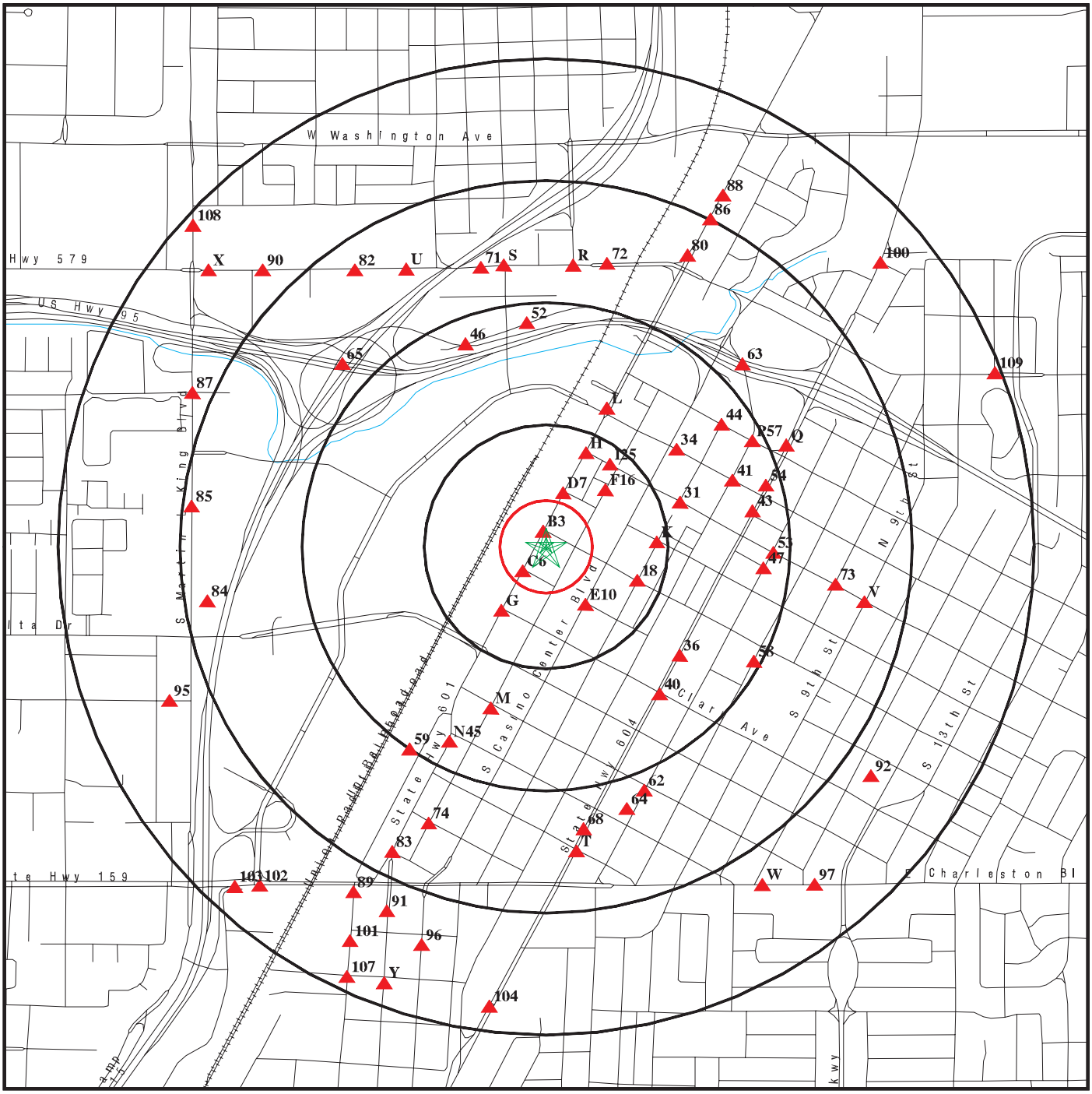
Environmental FirstSearch

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

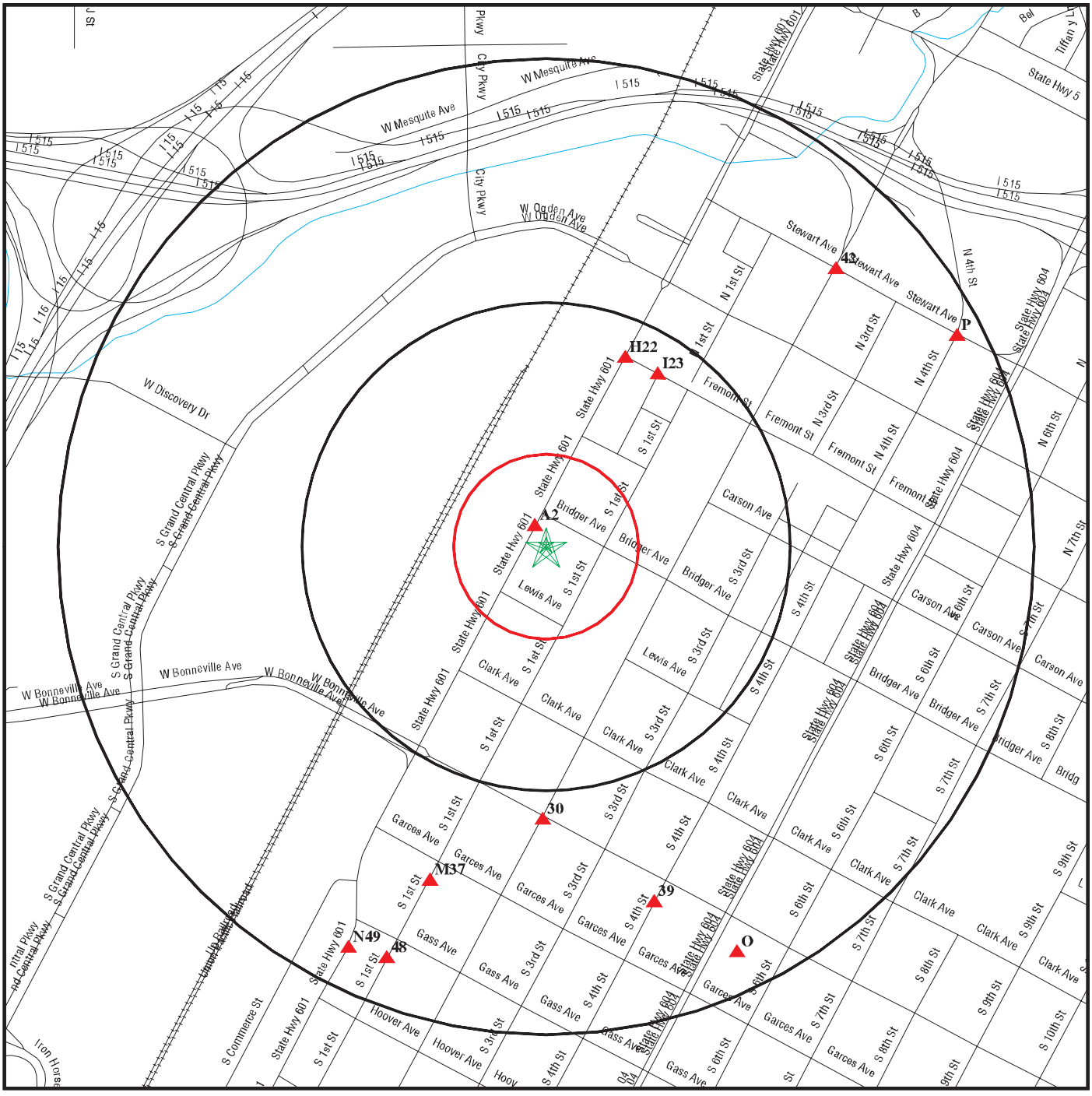
Environmental FirstSearch

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

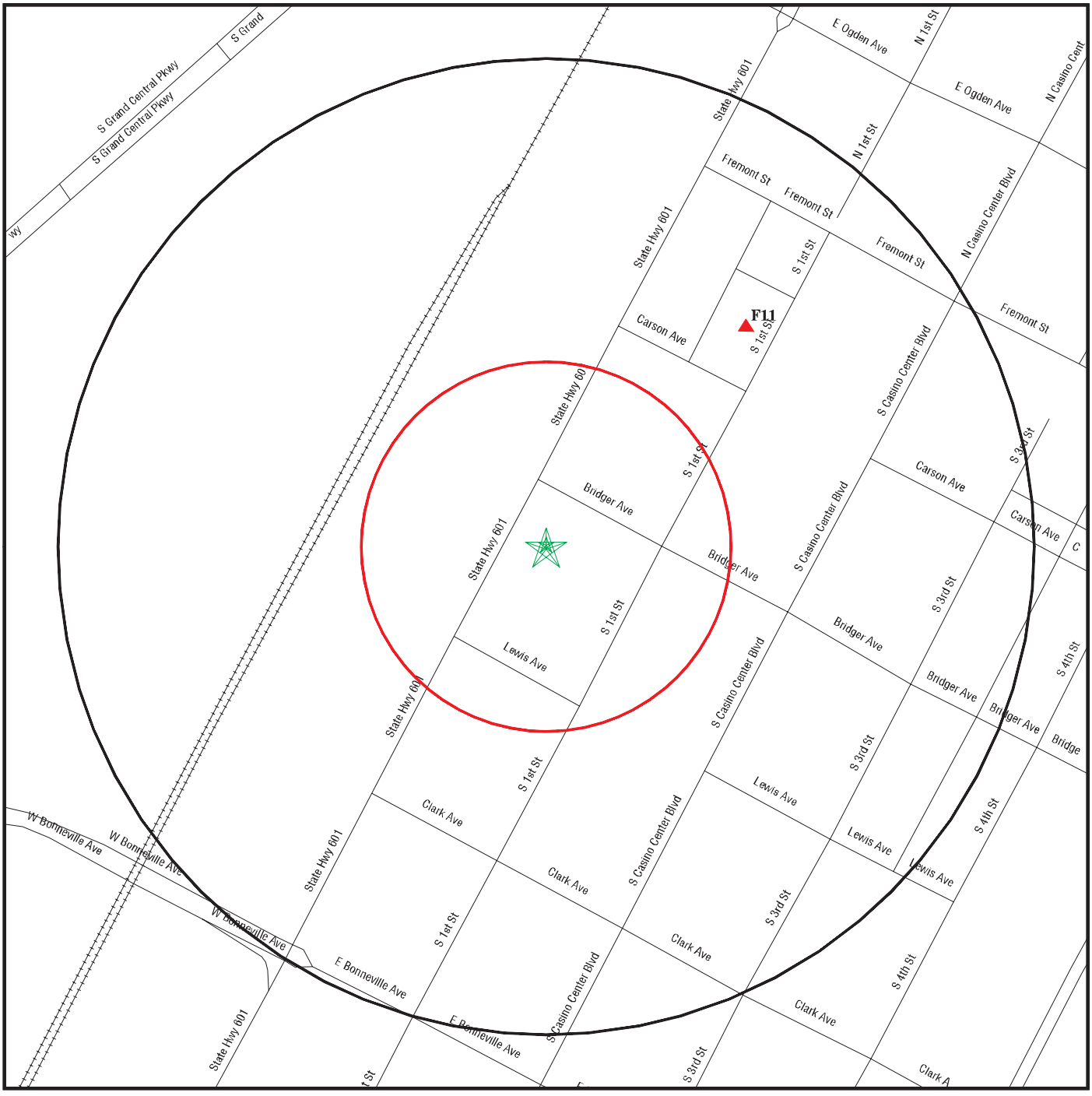
Environmental FirstSearch

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

EDR Reference Code (EDR internal use only): 3690429.1s

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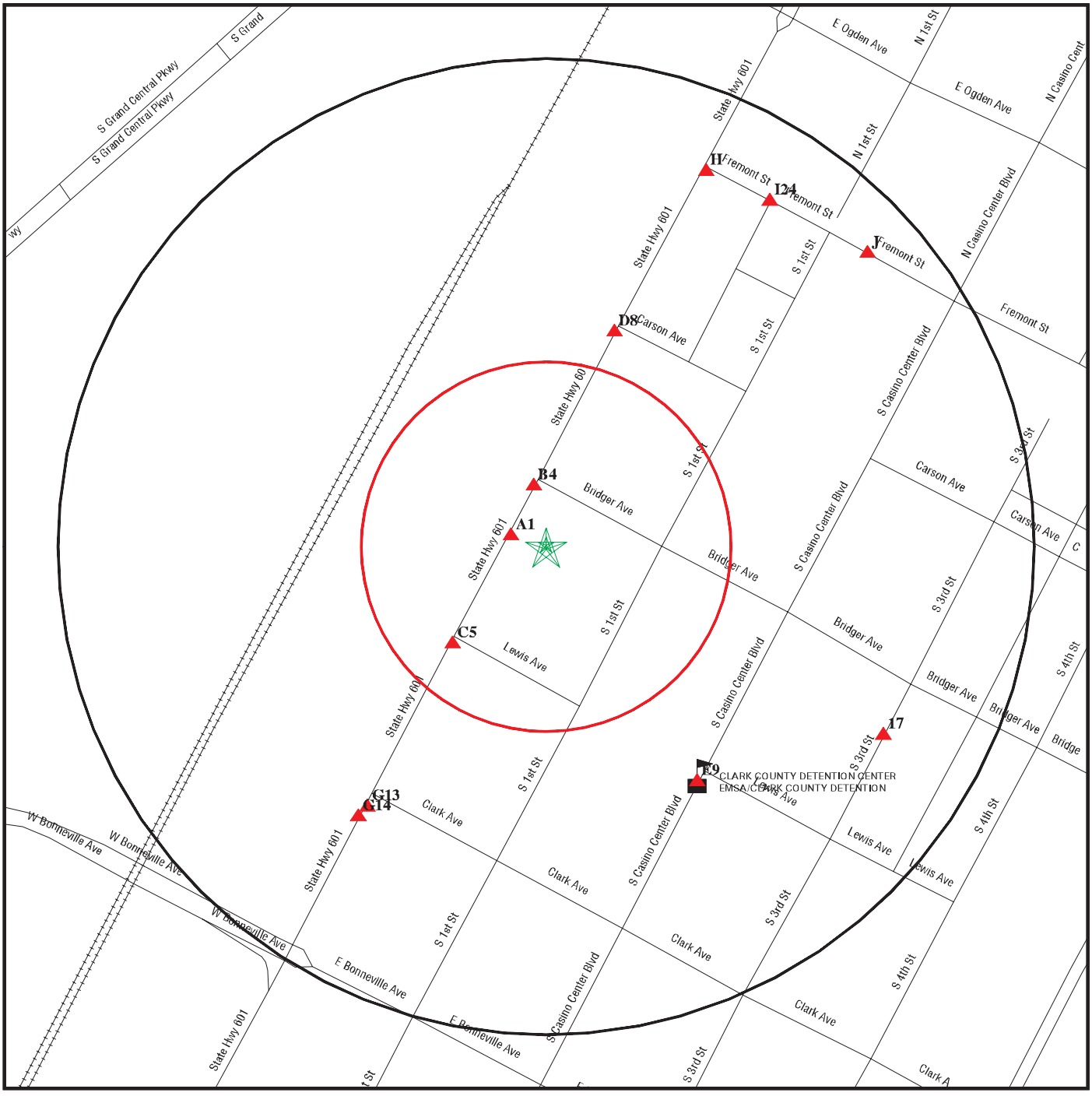
13-08-08.16:54:21.Thu

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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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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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

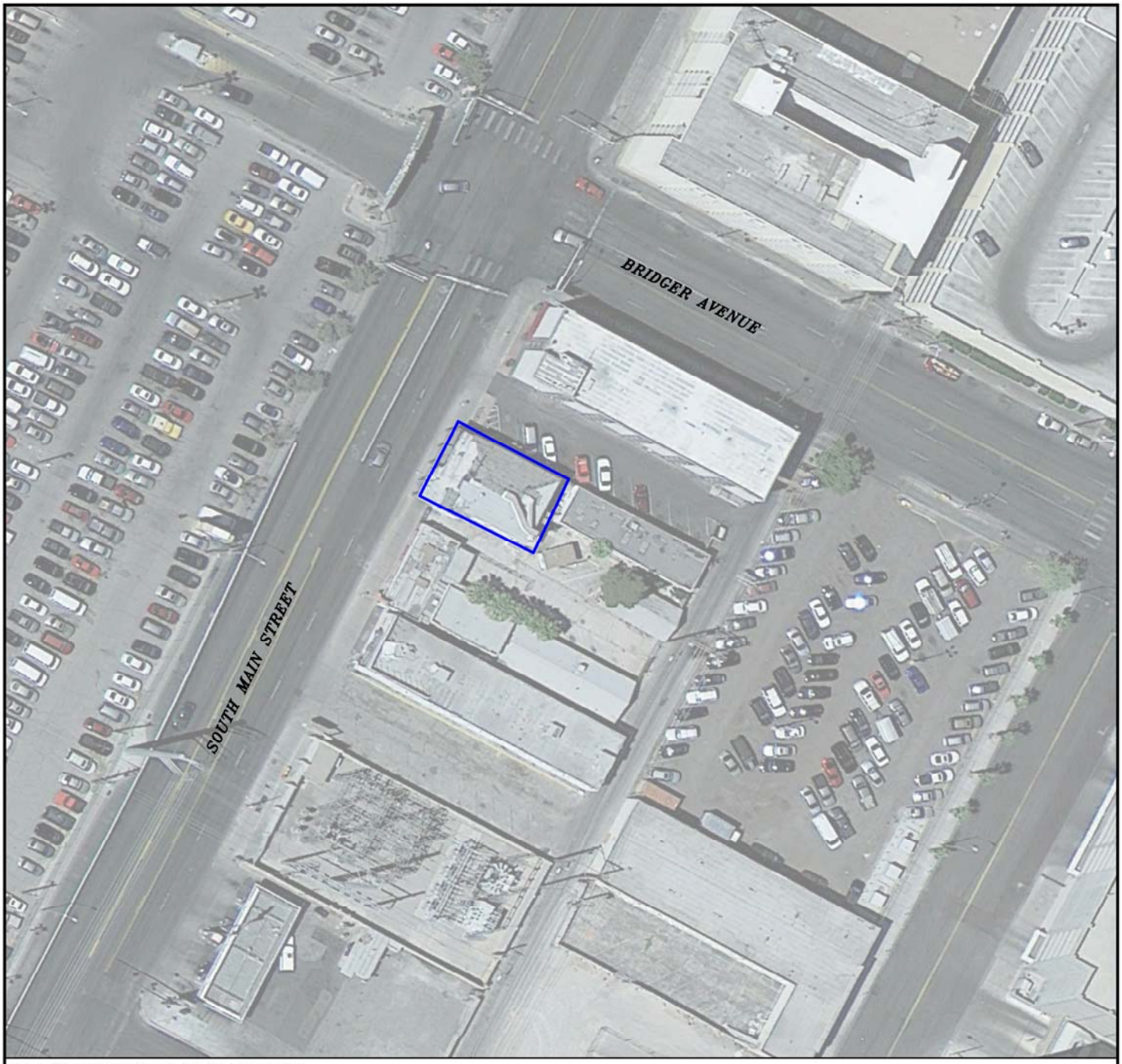
Reading No.	Floor	Room/ Area	Component	Substrate	Condition	Color	Lead Reading (mg/cm^2)	Precision (+/- mg/cm^2)	Results (Pos/Neg)
L-135	2	Interior, Room 12, West, Closet	Shelf	Wood	Poor	White	0.13	0.03	Negative
L-136	2	Interior, Room 12, West, Closet	Wall	Plaster	Poor	White	0.18	0.05	Negative
L-137	2	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

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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.**



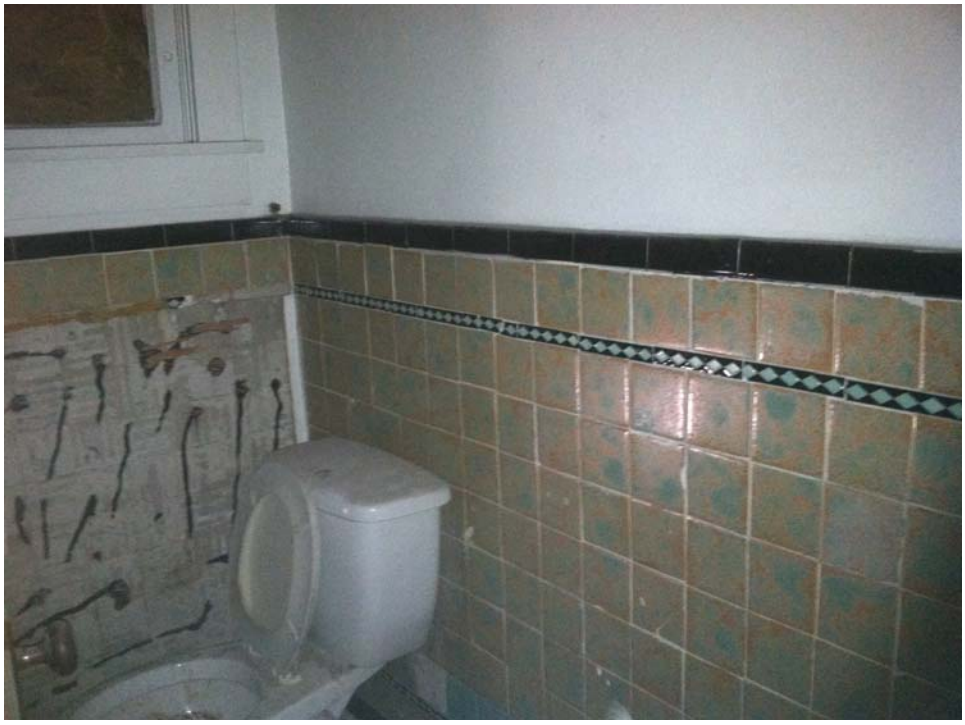
Photograph 4: **View of south and west side of subject structure, facing northeast.**



Photograph 5: **View of lobby area of main structure.**



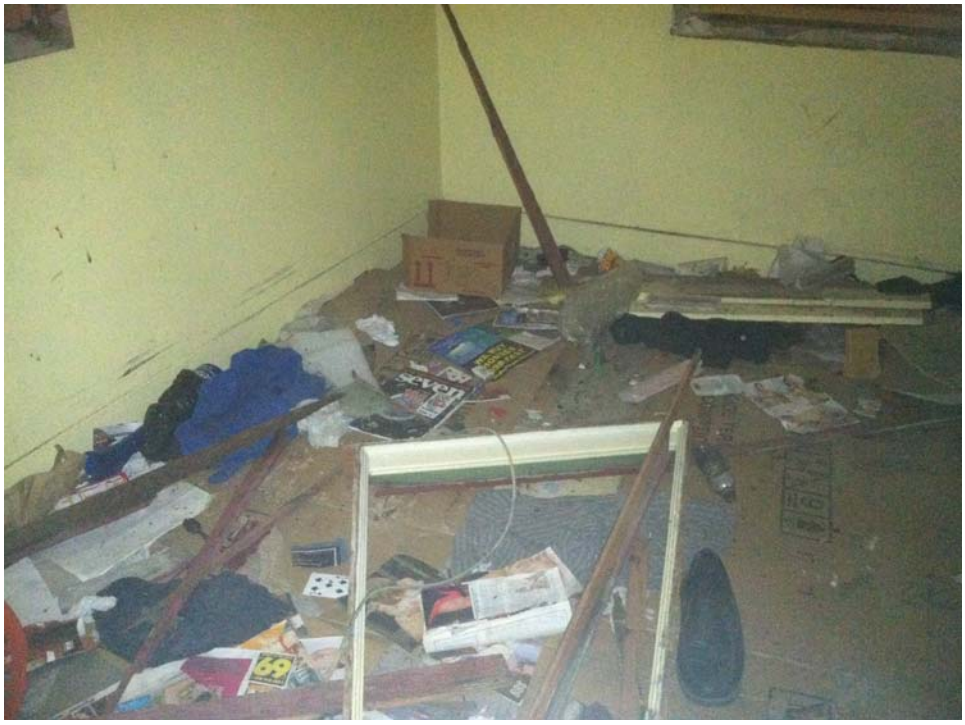
Photograph 6: **View of second floor hallway, facing east.**



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

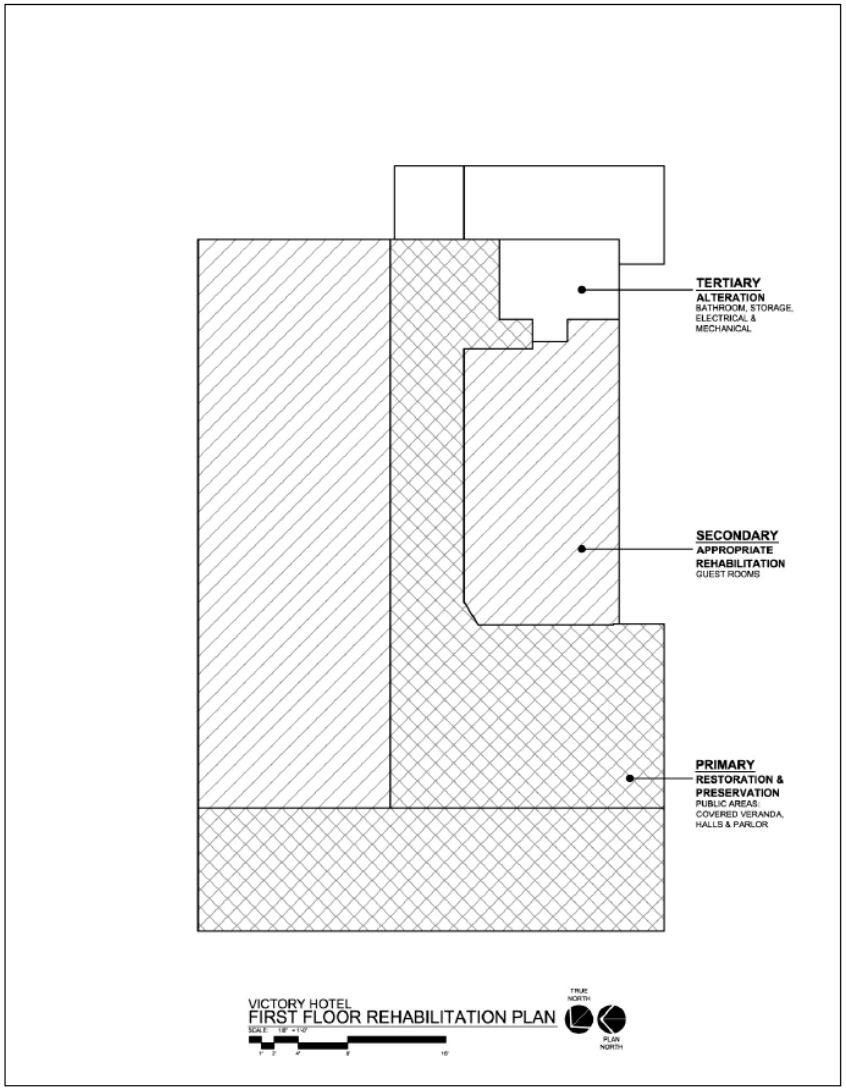
Communities and Ecosystems Division

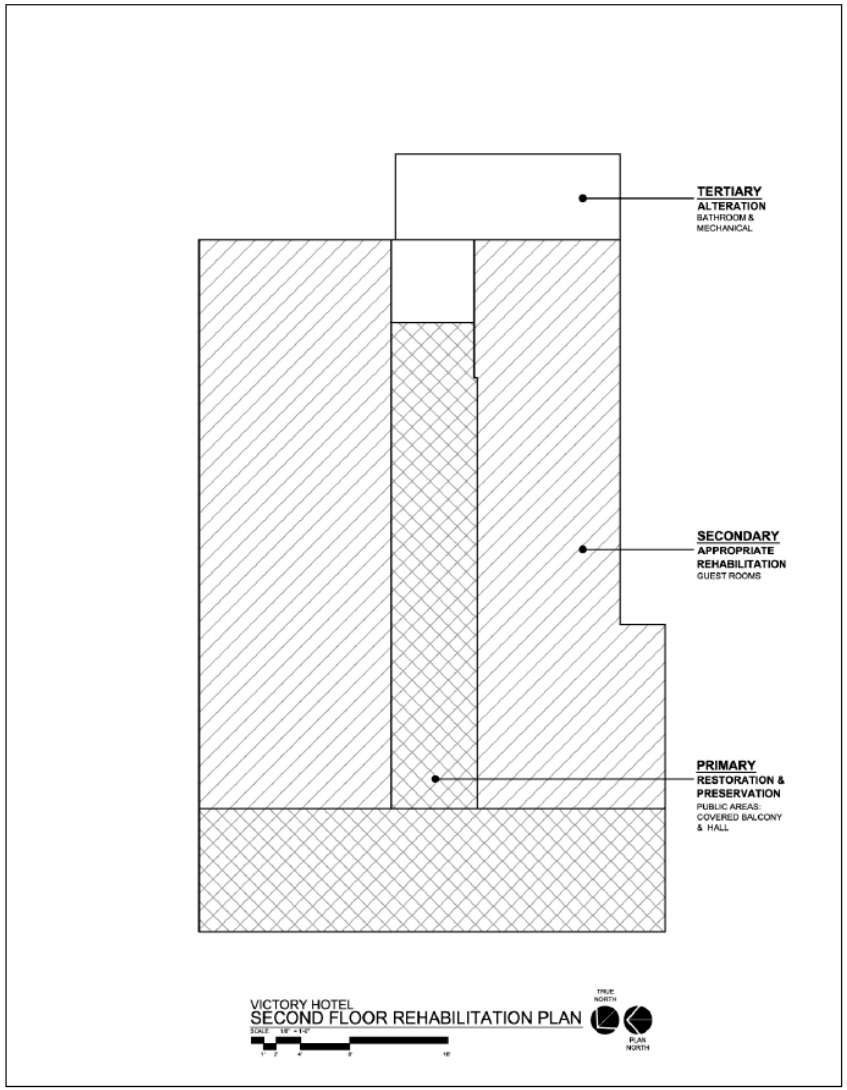
has fulfilled the requirements of the Toxics Substance Control Act (TSCA Section 402 and has received certification to conduct lead–based paint activities pursuant to 40 CFR Part 745.226 as a:

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

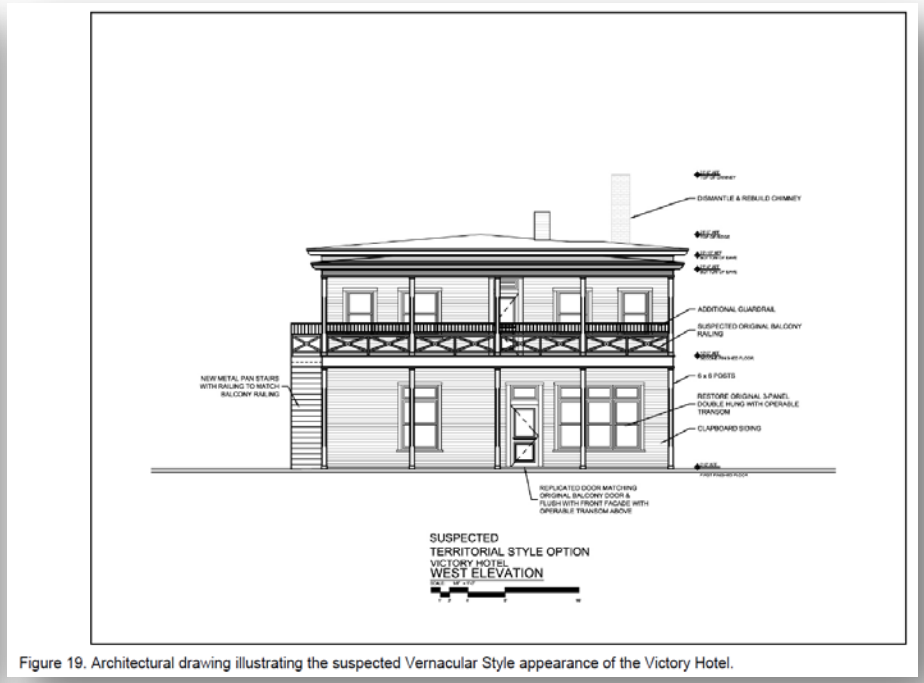


Figure 19. Architectural drawing illustrating the suspected Vernacular Style appearance of the Victory Hotel.

Estimated cost: $1.5 million

Preservation Options

3. Move entire building



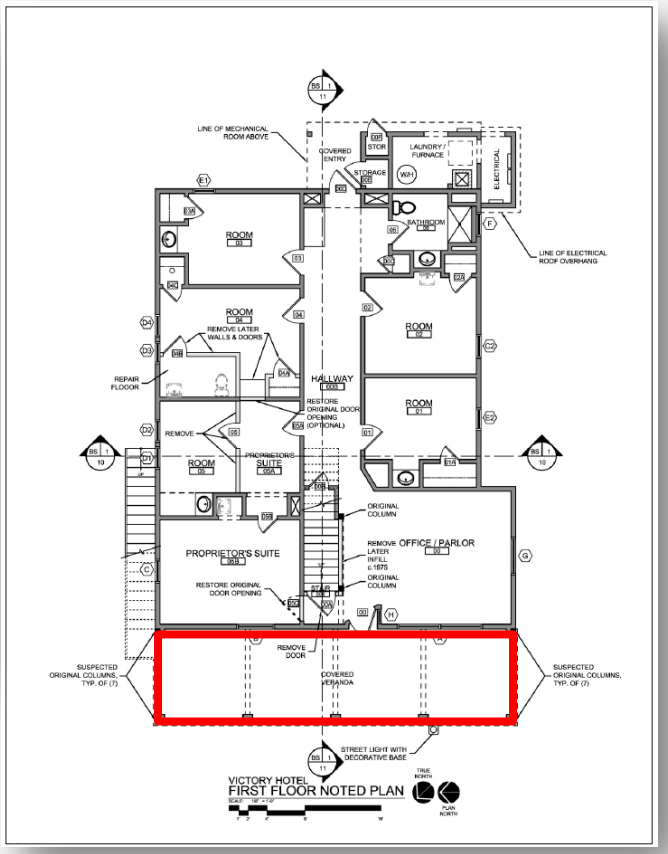
Estimated cost: $379,000

Preservation Options

4. Remove and reassemble front porch only



Estimated cost: $102,000



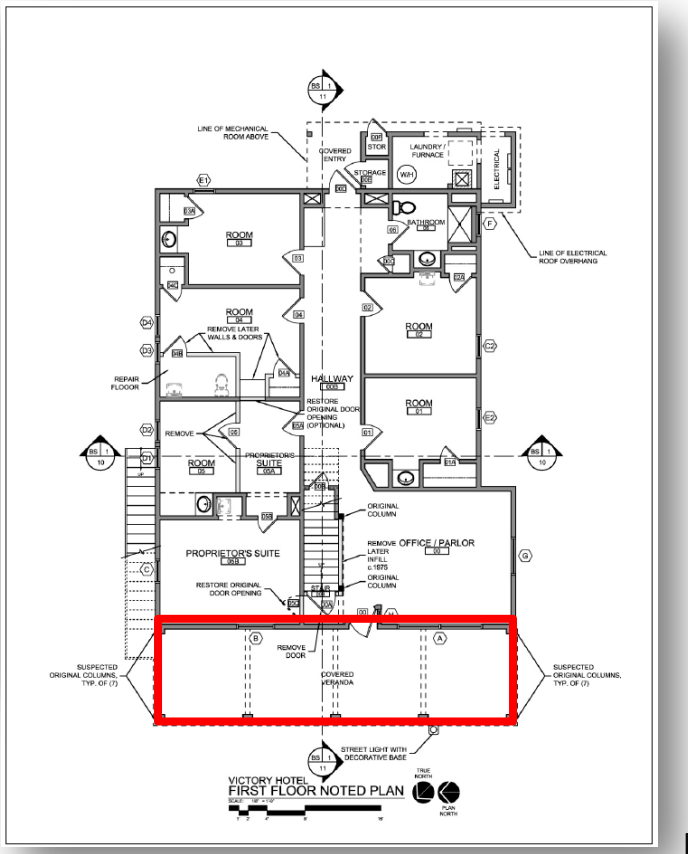
HPC-XXXX

Preservation Options

5. Remove and reassemble front porch and front wall with doors and windows, portion of upper cornice and eave detail



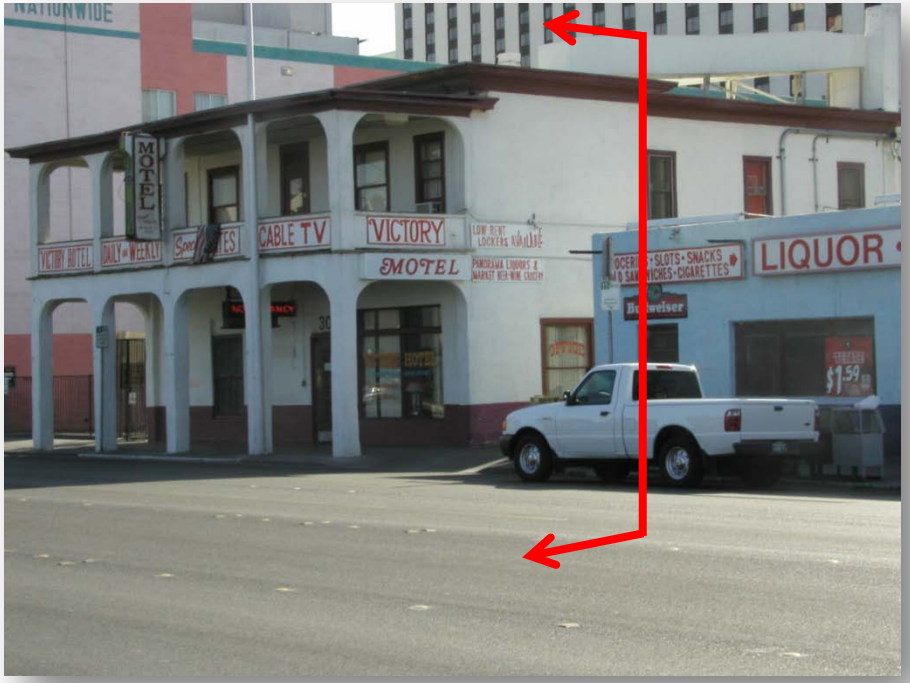
Estimated cost: $183,400



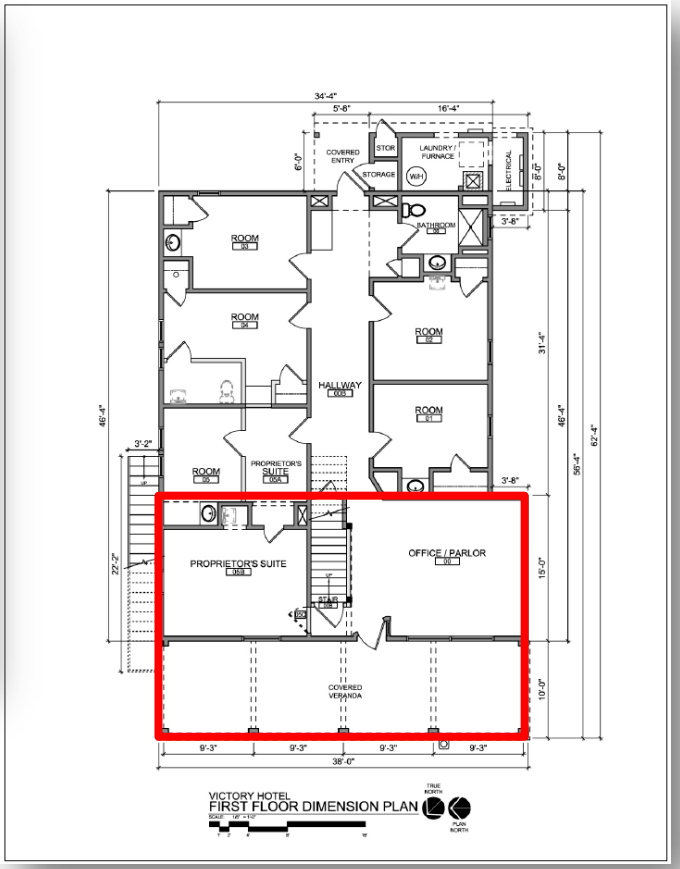
HPC-XXXX

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